

Cardile Family Trust and Cardile Eagle Tower Family Trust
13 & 7-9 Norfolk Street
Liverpool NSW 2170

Project 44224.01
24 March 2017
44224.01.R.001.Rev0
PMM/JMN:mm

Attention: Joe Cardile

Email: jcardile@eaglehomes.com.au

Dear Sirs

Addendum Letter: Updated PSI
Proposed Mixed Use Development
7-9 and 13 Norfolk Street Liverpool

1. Introduction

A previous PSI was undertaken by Douglas Partners Pty Ltd (DP) in September 2006 (Project 44224) for Captain Developments Pty Ltd, which involved a desktop review and limited sampling of the 0.21 hectare site. The subject site is bounded by Norfolk Street and Castlereagh Street, Liverpool.

The objective of this Addendum Letter is to determine if any changes have occurred since the previous report in 2006. Specifically, this Addendum Letter has been prepared in response to the council request as follows:

'... 2) Contamination Assessment

Engage the services of a suitably qualified and experienced contaminated land consultant to review the submitted report prepared by Douglas Partners (project no: 44224) Dated September 2006 to ensure that the findings are still valid and that site conditions remain unchanged from the time that the report was prepared...'

The site is identified as 13 Norfolk Street (Baptist Church) - Lots 1 and 2 in DP 7541 and 7-9 Norfolk Street (Eagle Homes) - Lot 34 in DP 777411 in the parish of St Luke and the County of Cumberland. The local government authority is Liverpool City Council. Previous testing was undertaken on 6 samples from 3 test bores and samples were compared to the site criteria which were relevant in 2006. DP notes that the guidelines have changed since this time.

DP also notes that hazardous building materials were suspected to be present at the site and it was recommended that a Hazardous Building Material Survey and Report should be undertaken. DP do not know if a Hazardous Building Material Survey and Report has been undertaken and review of this report is outside the scope of this Addendum.

2. Scope of Works

The scope of works for this Addendum Letter (updated PSI) is as follows:

- Review of previous DP *Phase 1 Contamination Assessment (2006) Report 44224*;
- Review of previous historical data;
- Review of current EPA records and 2014 Section 149 Certificate provided for the site;
- Review of previous aerial photographs from the previous report and comparison between the latest aerial in the previous report (2002 photo) and the earliest Nearmap image available (2009 photo);
- Review of Nearmap images from a range of available dates (2009 to present) Review previous analytical data against current guidelines;
- A site walkover by an environmental scientist/engineer; and
- Preparation of this Addendum Letter to be read in conjunction with the PSI (DP, September 2006).

3. Previous PSI

Desktop review of historical information indicated that southern portion of the site (The Baptist Church, 11-13 Norfolk Street) was residential until the 1930's and since that time has been a Baptist church. The northern portion of the site (Eagle Homes 7-9 Norfolk Street) was residential until 1988 at which it was bought by commercial interest and redeveloped into an office and loading bay/storage area.

A comparison between the earliest available Nearmap image (2009) and 2002 aerial imagery (from the 2006 report) revealed no significant changes to the buildings or the site layout during this time. Nearmap images from 2009 to present do not show any significant change to the site layout and no apparent cut and fill operations have been undertaken on the site.



Figure 1: Current site layout, Nearmap February 2017

4. Updated Site History Review

A search of the NSW EPA website on 22 March 2017 indicates that:

- No licences or notices have been issued for the site under the Protection of the Environment Operations Act, 1997; and
- No notices or orders to investigate or remediate the site are reported to have been issued for the site under the Contaminated Land Management Act, 1997.

The subject site is located within Liverpool City Council and is currently zoned B4 Mixed Use. The subject site is not reported to be affected by matters arising under the Contaminated Land Management Act, 1997 based on the previous Section 149 (2006) and the additional 149 Certificate (dated 2014) provided for the Baptist Church site at 13 Norfolk Street (attached).

During the previous PSI, DP concluded that *'based on the nature of the site that a WorkCover search for underground tanks or chemical storage facilities was unnecessary. This would only be conducted in the event the other site history information sources or the site inspection raised concerns about the presence of chemical storage on the site.'* The Safe Work Australia search has not been undertaken as part of the updated PSI and may require to be undertaken at a later stage if required.

5. Site Walkover

A site walkover was undertaken by an experienced Environmental Scientist on 17 March 2017. Site photographs are provided as an attachment to the Addendum. A summary of the observations follows:

- The regional gradient slopes to the north east along Norfolk St;
- The site still contains the Eagle Homes property at 7-9 Norfolk Ave (two storey concrete and steel structure) which is used as an office and storage unit and a ground level concrete car park (Photos 4-6). The entire Eagle Homes property remains sealed in concrete which is in good condition with no cracks or staining of concern. There was no evidence of chemical storage either above or below ground which is consistent with the previous observations;
- The property at 13 Norfolk Street contains two buildings, The Main Building of Baptist Church Hall (fibreboard single storey building) and the Liverpool Baptist Church (two storey brick building). This site layout does not appear to have changed since 2006;
- Vegetation and grass on a landscaped area on Norfolk Street between the two buildings at 13 Norfolk Street appears to be lush; no obvious contamination was noticed on the surface (filling, stains etc);
- Interiors of the buildings were inspected, including offices, kitchen, store rooms, hallways, a gymnasium and adjoining rooms and no evidence of dangerous goods or hazardous chemicals were noted inside the buildings;
- Some domestic cleaning products were observed in the kitchen and storerooms;
- A hazardous Building Material Survey was outside the scope of this inspection, however possible asbestos fibre cement on the church hall, possible asbestos containing laminate flooring and sprayed concrete on inside ceilings, as well as possible PCB containing lighting were observed. These were also observed during the previous PSI (2006);
- An excavation site was evident (off-site) to the south across Norfolk Street;
- A Metro Service Station is located to the north and down gradient of the site on the corner of Castlereagh and Memorial Ave, which was noted in 2006 ;
- A Beaurepaires Site was evident corner of Castlereagh St and Norfolk Serviceway (no mention is made of this property in the previous report); and
- Much of the property up-gradient of the site was residential and commercial (office units) as noted in the previous report.

Access into the Church Hall was not possible on the day of the site walkover (17 March 2017), however the client provided some photos of the interior which are included in the attached site photographs (attached). There is no evidence of dangerous goods or hazardous chemicals shown on the photographs in the Church Hall.

DP concluded that based on the site inspection which was undertaken by the same DP Environmental Scientist in 2006 and 2017, the general site layout has remained unchanged and the site operations appear to be similar from a contamination perspective.

6. Previous Results

As part of the current assessment, previous analytical results for the 3 bores drilled in 2006 were assessed (as a Tier 1 assessment) against the SAC comprising the investigation and screening levels of Schedule B1, National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended 2013 (NEPC, 2013). The NEPC guidelines are endorsed by the NSW EPA under the CLM Act 1997.

The generic HIL and HSL are considered to be appropriate for a Tier 1 assessment. Given the proposed land use the applicable HIL and HSL are:

- **HIL B** – Residential with minimal opportunities for soil access;
- **HSL AB** – Low to high density residential;
- **HIL D** – Commercial Industrial; and
- **HSL D** – Commercial Industrial.

All laboratory results were within the site assessment criteria (SAC) for HILB and HILD, with the exception of the TPH (C10- C36 fraction of 6200 mg/kg) in sample BH4A/0.1. This result could not be compared with the current guidelines as the reported TRH chain lengths in the 2006 Laboratory Report do correlate directly with current TRH guideline (NEPC, 2013). Nevertheless, DP notes that during the previous assessment, the chromatograph of the sample was inspected and revealed the TRH to be consistent with that of mineral oil as opposed to a petroleum fuel product. Additionally the filling in this area is relatively shallow (0.2 m) and given the bulk excavation proposed in the forthcoming development, it is assumed that any surficial contaminants would be removed from the site and sent to a licensed facility legally able to accept the waste.

A preliminary waste classification was conducted based on the 2006 data with reference to the six step process as set out in NSW EPA Waste Classification Guidelines 2014 (EPA, 2014) which is summarised in Table 1 below.

Table 1 - Six Step Classification

Step	Comments	Rationale
1. Is it special waste?	No	Waste not considered to have clinical, or tyre waste. No asbestos was observed on test bore logs or in analytical results for filling at the site during the 2006 investigation.
2. Is it liquid waste?	No	Waste composed of soil
3. Is the waste “pre-classified”?	No	The fill is not pre-classified.

Step	Comments	Rationale
4. Does the Waste have hazardous waste characteristics	No	Waste not observed to/ or considered at risk to contain explosives, gases, flammable solids, oxidising agents, organic peroxides, toxic substances or corrosive substances, substances liable to spontaneous combustion
5. Chemical Assessment	Conducted	Refer to Previous PSI (DP 2006)
6. Is the Waste Putrescible?	No	All observed components of filling composed of materials pre-classified as non-putrescible

Results for OCP, PCB and phenols were below laboratory detection levels. Selected samples, based on location and highest concentrations, were analysed using TCLP to determine leachable concentrations as summarised on Table 1A attached. The results indicated that all samples recorded concentrations within both the TCLP1 and SCC1 contaminant thresholds for General Solid Waste (GSW) for metals and PAH. Despite the elevated concentration of TRH, C₁₀-C₃₆ of 6200 mg/kg in filling material in borehole 4A, this result did not exceed the CT1 and SCC1 criteria of 10000 mg/kg. The results are provided in a Table 1A (attached).

Based on the results, the filling material described as brown and yellow sandy clay filling and brown silty clay filling in the vicinity of BH1, BH2 and BH4 encountered at the site is preliminarily classified for off-site disposal purposes as **General Solid Waste (non-putrescible)**.

It should be noted however that this waste classification is considered provisional and that additional investigations should be conducted to more adequately characterise the site and to provide a final waste classification, following demolition of buildings at the site.

7. Conclusion

DP considers the conclusions and recommendations of the previous PSI Report 44224 (DP 2006) are still valid and that site conditions have remained unchanged, from a contamination perspective, since 2006.

8. Limitations

Douglas Partners (DP) has prepared this report (or services) for this project at 13 Norfolk Street Liverpool in accordance with DP's proposal dated 6 March 2017 and acceptance received from Cardile Family Trust and Cardile Eagle Tower Family Trust dated 10 March 2017. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of

Cardile Family Trust and Cardile Eagle Tower Family Trust for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

The results provided in the report are indicative of the sub-surface conditions on the site only at the specific sampling and/or testing locations, and then only to the depths investigated and at the time the work was carried out. Sub-surface conditions can change abruptly due to variable geological processes and also as a result of human influences. Such changes may occur after DP's field testing has been completed.

DP's advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by DP in this report may be affected by undetected variations in ground conditions across the site between and beyond the sampling and/or testing locations. The advice may also be limited by budget constraints imposed by others or by site accessibility.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by DP. This is because this report has been written as advice and opinion rather than instructions for construction.

Asbestos has not been detected by observation or by laboratory analysis, either on the surface of the site, or in filling materials at the test locations sampled and analysed. Building demolition materials, such as concrete, brick, tile [list as appropriate to the field work findings], were, however, located in previous below-ground filling and/or above-ground stockpiles [as appropriate], and these are considered as indicative of the possible presence of hazardous building materials (HBM), including asbestos.

Although the sampling plan adopted for this investigation is considered appropriate to achieve the stated project objectives, there are necessarily parts of the site that have not been sampled and analysed. This is either due to undetected variations in ground conditions or to budget constraints (as discussed above), or to parts of the site being inaccessible and not available for inspection/sampling [where appropriate], or to vegetation preventing visual inspection and reasonable access [where appropriate]. It is therefore considered possible that HBM, including asbestos, may be present in unobserved or untested parts of the site, between and beyond sampling locations, and hence no warranty can be given that asbestos is not present.

The contents of this report do not constitute formal design components such as are required, by the Health and Safety Legislation and Regulations, to be included in a Safety Report specifying the hazards likely to be encountered during construction and the controls required to mitigate risk. This

design process requires risk assessment to be undertaken, with such assessment being dependent upon factors relating to likelihood of occurrence and consequences of damage to property and to life. This, in turn, requires project data and analysis presently beyond the knowledge and project role respectively of DP. DP may be able, however, to assist the client in carrying out a risk assessment of potential hazards contained in the Comments section of this report, as an extension to the current scope of works, if so requested, and provided that suitable additional information is made available to DP. Any such risk assessment would, however, be necessarily restricted to the (geotechnical / environmental / groundwater) components set out in this report and to their application by the project designers to project design, construction, maintenance and demolition.

Please contact the undersigned if you have any questions on this matter.

Yours faithfully
Douglas Partners Pty Ltd

PP 

Paula Maurici
Associate

Reviewed by



Mike Nash
Principal

Attachments: About this Report
 DP Site Photographs (2017)
 Site photographs provided by the client for interior of Church Hall
 Section 149 Certificate provided for 13 Norfolk Street
 Proposed Development Plans
 Table 1A Waste Classification Results (2006 Soil Results)

About this Report

Douglas Partners



Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

Copyright

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;

- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.



Photo 1 - View of site on corner of Norfolk and Castlereagh Streets



Photo 2 - Baptist church hall


 Douglas Partners Geotechnics Environment Groundwater	Site Photographs		PROJECT: 44224.01
	Updated PSI		PLATE No: 1
	7-13 Norfolk Street Liverpool		REV: A
	CLIENT: Cardile Family Trust	DATE:	17-Mar-17



Photo 3 - Castlereagh St side of Baptist church hall



Photo 4 - Possible asbestos building materials on church hall



Site Photographs

Updated PSI

7-13 Norfolk Street Liverpool

CLIENT: Cardile Family Trust

PROJECT: 44224.01

PLATE No: 2

REV: A

DATE: 17-Mar-17



Photo 5 - Liverpool Baptist Church main building fronting Norfolk St



Photo 6 - View of Liverpool Baptist Church main building (rear from Castlereagh St)



Site Photographs

Updated PSI

7-13 Norfolk Street Liverpool

CLIENT: Cardile Family Trust

PROJECT: 44224.01

PLATE No: 3

REV: A

DATE: 17-Mar-17



Photo 7 - Underfloor access door under Liverpool Baptist Church Building



Photo 8 - Kitchen Interior (main building)


	Site Photographs	PROJECT: 44224.01
	Updated PSI	PLATE No: 4
	7-13 Norfolk Street Liverpool	REV: A
	CLIENT: Cardile Family Trust	DATE: 17-Mar-17



Photo 9 - Interior Kitchen (main building)



Photo 10 - Hallway (main building)


 Douglas Partners Geotechnics Environment Groundwater	Site Photographs		PROJECT: 44224.01
	Updated PSI		PLATE No: 5
	7-13 Norfolk Street Liverpool		REV: A
	CLIENT: Cardile Family Trust		DATE: 17-Mar-17



Photo 11 - Cracked wall between main building and Church hall



Photo 12 - Storeroom


 Douglas Partners <i>Geotechnics Environment Groundwater</i>	Site Photographs	PROJECT: 44224.01
	Updated PSI	PLATE No: 6
	7-13 Norfolk Street Liverpool	REV: A
	CLIENT: Cardile Family Trust	DATE: 17-Mar-17



Photo 13 - Gymnasium (main building)



Photo 14 - Gymnasium (main building)


	Site Photographs		PROJECT: 44224.01
	Updated PSI		PLATE No: 7
	7-13 Norfolk Street Liverpool		REV: A
	CLIENT: Cardile Family Trust		DATE: 17-Mar-17



Photo 15 - Gymnasium (main building)



Photo 16 - Gymnasium Entrance (main building)



Site Photographs

Updated PSI

7-13 Norfolk Street Liverpool

CLIENT: Cardile Family Trust

PROJECT: 44224.01

PLATE No: 8

REV: A

DATE: 17-Mar-17



Photo 17 - Adjoining Room in main building



Photo 18 - Corridor (main building)


 Douglas Partners <small>Geotechnics Environment Groundwater</small>	Site Photographs		PROJECT: 44224.01
	Updated PSI		PLATE No: 9
	7-13 Norfolk Street Liverpool		REV: A
	CLIENT: Cardile Family Trust	DATE: 17-Mar-17	



Photo 19 - Eagle Homes buildings



Photo 20 - Eagle Homes offices and carpark



Photo 21 - Development site opposite Norfolk St



Photo 22 - Excavation works on site opposite Norfolk St



Site Photographs

Updated PSI

7-13 Norfolk Street Liverpool

CLIENT: Cardile Family Trust

PROJECT: 44224.01

PLATE No: 11

REV: A

DATE: 17-Mar-17



Photo 23 - Caryard and gym on corner of Bathurst and Macquarie Sts



Photo 24 - NBC office buildings to the north of Eagle Homes (and subject site)


	Site Photographs Updated PSI 7-13 Norfolk Street Liverpool	PROJECT: 44224.01
		PLATE No: 12
	CLIENT: Cardile Family Trust	REV: A
		DATE: 17-Mar-17



Photo 25 - Service station (corner of Castlereagh St and Memorial Ave)



Photo 26 - Beaurepaires site (corner of Castlereagh St and Norfolk Serviceway)



	Site Photographs		PROJECT: 44224.01
	Updated PSI		PLATE No: 13
	7-13 Norfolk Street Liverpool		REV: A
	CLIENT: Cardile Family Trust	DATE: 17-Mar-17	



Photo 27 - Shopping complex corner Castlereagh St and Norfolk Serviceway

 Douglas Partners Geotechnics Environment Groundwater	Site Photographs Updated PSI 7-13 Norfolk Street Liverpool	PROJECT: 44224.01
		PLATE No: 14
	CLIENT: Cardile Family Trust	REV: A
		DATE: 17-Mar-17



















**PLANNING CERTIFICATE UNDER SECTION 149
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Ref.: BAPTIST (SALE):20616
Ppty: 19525

Cert. No.: 3795
Page No.: 1

Applicant:
MOSCA AND SCOTT PTY LTD
85-87 MOORE ST
LIVERPOOL NSW 2170

Receipt No.: 2926911
Receipt Amt.: 133.00
Date: 17-Dec-2014

Property Desc: 13 NORFOLK STREET, LIVERPOOL NSW 2170
LOT 1 DP 7541

PART A
**PRESCRIBED INFORMATION PROVIDED PURSUANT
TO SECTION 149(2) OF THE ENVIRONMENTAL PLANNING AND
ASSESSMENT ACT 1979**

NOTE: The following information is provided pursuant to Section 149(2) of the Environmental Planning and Assessment Act (EP&A Act) 1979 as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation (EP&A Regulation) 2000 and is applicable to the subject land as of the date of this certificate.

The Environmental Planning and Assessment Amendment Act 1997 commenced operation on the 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional) Regulation, 1998.

A.66990 14.11.13.
CITY OF LIVERPOOL

PLAN

D.P.7541

of Subdivision of the land shown on
Application Plan 17653
Municipality of Liverpool
Parish of St Luke. — County of Cumberland.

Scale - 50 feet to an inch.



MEMORIAL STREET.
Aligned 12°42'12" S

CASTLEREAGH STREET.
Aligned 12°42'12" S

BATHURST STREET.
Aligned 12°42'12" S

NORFOLK STREET.
Aligned 12°42'12" S

DECLARATION
I, the undersigned, being the owner of the land shown on the above plan, do hereby declare that the same is the property of the City of Liverpool, and that the same is required for the purposes of the City of Liverpool, and that the same is required for the purposes of the City of Liverpool, and that the same is required for the purposes of the City of Liverpool.

Subscribed and signed before me at Liverpool,
this 27th day of September, 1913.
John M. M. M.
Mayor of Liverpool.

W. J. P. J. P.
Date of Survey, February, 1913.

I, Bruce Richard Davies, Registrar General for the North Wales, certify that the application is a preliminary plan of a proposed subdivision of land in the County of Liverpool, and that the same is required for the purposes of the City of Liverpool, and that the same is required for the purposes of the City of Liverpool.

1

SECTION	AREA	PERCENTAGE	REMARKS
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(1) Names of relevant planning instruments and DCPs

- (1) The name of each environment planning instrument that applies to the carrying out of Development on the land is/are listed below: -

Local Environmental Plans (LEPs)

Liverpool Local Environmental Plan 2008

State Environmental Planning Policies (SEPPs)

State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development

State Environmental Planning Policy – (Building Sustainability Index: BASIX) 2004

State Environmental Planning Policy – (Infrastructure) 2007

State Environmental Planning Policy – (Mining, Petroleum Production and Extractive Industries) 2007

State Environmental Planning Policy – (Miscellaneous Consent Provisions) 2007

State Environmental Planning Policy No. 62 – Sustainable Aquaculture

State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy – (Exempt and Complying Development Codes) 2008

State Environmental Planning Policy No. 1 – Development Standards

State Environmental Planning Policy – (Affordable Rental Housing) 2009

State Environmental Planning Policy No. 19 – Bushland in Urban Areas

State Environmental Planning Policy No. 21 – Caravan Parks

State Environmental Planning Policy No. 30 – Intensive Agriculture

State Environmental Planning Policy No. 32 – Urban Consolidation (Redevelopment of Urban Land)

State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

State Environmental Planning Policy No. 44 – Koala Habitat

State Environmental Planning Policy No. 50 – Canal Estate Development

State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 64 – Advertising and Signage

State Environmental Planning Policy – (Housing for Seniors or People with a Disability) 2004

Deemed State Environmental Planning Policies (Deemed SEPPs)



Liverpool city council
creating our future together

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Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment

This plan aims to preserve and protect and to encourage the restoration or rehabilitation of regionally significant sensitive natural environments, to preserve, enhance and protect the freshwater and estuarine ecosystems within the Catchment and to ensure that development achieves the environmental objectives for the Catchment.

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

Draft Local Environmental Plans (LEPs)

Not Applicable

Draft State Environmental Planning Policies (SEPPs)

Draft State Environmental Planning Policy (Competition) 2010

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

Liverpool Development Control Plan 2008 (as amended).

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

2. ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

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

Liverpool Local Environmental Plan 2008

- (a) The Identity of the zone



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B4 Mixed Use

- (b) The purposes for which the instrument provides that development may be carried out within the zone without the need for development consent.

Home-based child care; Home occupations

- (c) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent.

Boarding houses; Building identification signs; Business identification signs; Car parks; Child care centres; Commercial premises; Community facilities; Depots; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Helipads; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Multi dwelling housing; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Service stations; Shop top housing; Tourist and visitor accommodation; Vehicle repair stations; Veterinary hospitals; Water recreation structures

- (d) The purposes for which the instrument provides that development is prohibited within the Zone

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

- (e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,

No development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land

- (f) whether the land includes or comprises critical habitat

The land does not include or comprise critical habitat.

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

Land is not located in a Conservation Area.



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(h) whether an item of environmental heritage (however described) is situated on the land

No item of Environmental Heritage is situated on the land.

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

Not Applicable

3. COMPLYING DEVELOPMENT

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

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

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

Complying Development under the Subdivisions Code may be carried out on this land.

Complying Development under the Demolition Code may be carried out on this land.

Complying development under the General Development Code may be carried out on this land.

Complying development under the Rural Housing Code may be carried out on part of this land.

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

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

Complying development under the General Housing Code may be carried out on part of this land.

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

Complying development may not be carried out on part of the land because of the following provisions;

Part of the land is excluded being land that is reserved for a public purpose in an environmental planning instrument.

- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Not Applicable

4. Coastal Protection Act 1979

There has been no notification from the Department of Public Works that the land is subject to the operation of Section 38 or 39 of the Coastal Protection Act, 1979.

4A Certain information relating to beaches and coasts

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

Not Applicable

- (2) In relation to a coastal council:

- (a) whether the council has been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and
(b) if works have been so placed—whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

Not Applicable



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

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

Not Applicable

5. Mine Subsidence

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

The land is not a mine subsidence district.

6. Road Widening and Road Realignment

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

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

The land is affected by road widening or road alignment proposal under an environmental planning instrument.

7. Council and Other Public Authority Policies on Hazard Risk Restrictions

The policies applying to the land from Council and other Public Authorities regarding hazard risk restrictions is/are outlined below: -

(a) Council Policy – Other Risks

Land Slip

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of land slip.

Bushfire

The land is not affected by a policy adopted by the Council, or any other public



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authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate which restricts the development of the land because of the likelihood of bushfire.

Tidal Inundation

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of tidal inundation.

Subsidence

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of subsidence.

Acid Sulfate Soil

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of acid sulfate soil.

Other Risks

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of any other risk.

(b) Public Authority Policies

The land is not affected by a policy adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in the planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk.

7A. Flood Related Development Controls Information

Whether or not development on that land or part of the land for purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not



including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

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

Development on all of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings is not subject to flood related development controls.

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

Development on all of the land for any other purpose is not subject to flood related development controls.

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

8. Land Reserved for Acquisition

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

An environmental planning instrument or proposed environmental planning instrument applying to the land makes provision for all or part of the land to be acquired by a public authority.

9. Contribution Plans

The name of each contribution plan applying to the land is/are outlined below: -
Liverpool Contributions Plan 2007 (Liverpool City Centre)

9A Biodiversity certified land

If the land is biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995), a statement to that effect.

The land is not biodiversity certified land within the meaning of Part 7AA of the Threatened Species Conservation Act (1995).

10. Bio banking agreements

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

The land is not land to which a biobanking agreement under part 7A of the *Threatened Species Conservation Act 1995* relates.

11. Bushfire Prone Land

None of the land is bush fire prone land as defined in the Environmental Planning and Assessment Act 1979.

12. Property Vegetation Plans

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

The land is not land to which a property vegetation plan relates, as all land in the Liverpool Local Government Area is excluded from the operation of the *Native Vegetation Act 2003*.

13. Orders under Trees (Disputes Between Neighbours) Act 2006

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

Council has not been notified of an order made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

14. Directions under Part 3A

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

No such direction applies to the land.

15. Site Compatibility Certificates and Conditions for Seniors Housing



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

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

Council is not aware of a current site compatibility certificate (seniors housing) on the land

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

There have been no such terms imposed as a condition of consent to development on the land.

16. Site Compatibility Certificates for Infrastructure

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

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

Council is not aware of a current site compatibility certificate (infrastructure) on the land.

17. Site compatibility certificates and conditions for affordable rental housing

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

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

Council is not aware of a current site compatibility certificate (affordable rental housing) on the land.

- (2) A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of State



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Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land.

There have been no such terms imposed as a condition of consent to development on the land.

18. Paper subdivision information

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

No such plan applies to the land.

- (2) The date of any subdivision order that applies to the land.

No subdivision order applies to the land

- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site verification certificates

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

- (a) the matter certified by the certificate, and

Council is not aware of a current site verification certificate on the land.

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

- (b) the date on which the certificate ceases to be current (if any), and

Not Applicable

- (c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure.

Not Applicable

Note. The following matters are prescribed by section 59 (2) of the Contaminated Land Management

Customer Service Centre Level 2, 33 Moore Street, Liverpool NSW 2170. DX 5030 Liver
All correspondence to The General Manager, Locked Bag 7064 Liverpool BC NSW 1871 Call Centre 1300 36 3
Fax 9821 9333 Email cc@liverpool.nsw.gov.au Web www.liverpool.nsw.gov.au TTY 9821 8800 ABN 84 181 182



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Act 1997 as additional matters to be specified in a planning certificate:

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

Not Applicable

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

Not Applicable

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

Not Applicable

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

Not Applicable

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

Not Applicable

Note. Section 26 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009 provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the council is provided with a copy of the exemption or authorisation by the Co-ordinator General under that Act.

No such exemption or authorisation applies to the land.

PART B
ADDITIONAL INFORMATION PROVIDED PURSUANT
TO SECTION 149(5) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

0, DX 5030 Liver
Centre 1300 36
fax 9821 9333 Email ipc@liverpool.nsw.gov.au Web www.liverpool.nsw.gov.au TTY 9821 8800 ABN 84 181 182



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1. Threatened Species Conservation Act

It is advisable for any application intending to purchase and/or develop land within the Liverpool Local Government Area to approach Council to ascertain if the requirements of the Threatened Species Act, 1995 are likely to apply to their land.

If the land has native vegetation of any sort (ie trees, shrubs, ground covers etc), has recently been cleared or is vacant land, it may have impediments to development under the Threatened Species Act, 1995.

This notation should be read in conjunction with Liverpool Local Environmental Plan 2008, and the Threatened Species Act, 1995.

Enquiries should be directed to Council's Infrastructure and Environment Department on 1300 362 170.

2. Tree Preservation Provision

The land is subject to a tree preservation provision under the Liverpool Local Environmental Plan 2008.

3. Controlled Access Road

The land does not have a boundary to a controlled access road under the provisions of the Liverpool Local Environmental Plan 2008.

4. Other Information in Relation to Water

Nil

5. Sydney Water Corporation

Nil

6. Foreshore Building Line

Nil

7. Contaminated Land

Nil

Customer Service Centre Level 2, 33 Moore Street, Liverpool NSW 2170. DX 5030 Liver
All correspondence to The General Manager, Locked Bag 7064 Liverpool GC NSW 1871 Call Centre 1300 36 7
Fax 9821 9333 Email lcc@liverpool.nsw.gov.au Web www.liverpool.nsw.gov.au TTY 9821 8800 ABN 24 181 182



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8. **Airport Noise Affection**
Badgerys Creek Airport
Nil
9. **Airport Acquisition**
Nil
10. **Environmentally Significant Land**
Nil
11. **Archaeological Management Plan**
Nil
12. **Unhealthy Building Land Proclamation**
Nil

For further information, please contact
CALL CENTRE – 1300 36 2170

Simon Porter
Acting Manager – Strategic Planning
Liverpool City Council

**PLANNING CERTIFICATE UNDER SECTION 149
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Ref.: BAPTIST (SALE):20730
Ppty: 19525

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Applicant:
MOSCA AND SCOTT PTY LTD
85-87 MOORE ST
LIVERPOOL NSW 2170

Receipt No.: 2930444
Receipt Amt.: 133.00
Date: 19-Dec-2014

Property Desc: 13 NORFOLK STREET, LIVERPOOL NSW 2170
LOT 2 DP 7541

PART A
PRESCRIBED INFORMATION PROVIDED PURSUANT
TO SECTION 149(2) OF THE ENVIRONMENTAL PLANNING AND
ASSESSMENT ACT 1979

NOTE: The following information is provided pursuant to Section 149(2) of the Environmental Planning and Assessment Act (EP&A Act) 1979 as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation (EP&A Regulation) 2000 and is applicable to the subject land as of the date of this certificate.

The Environmental Planning and Assessment Amendment Act 1997 commenced operation on the 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional) Regulation, 1998.

(1) Names of relevant planning instruments and DCPs

- (1) The name of each environment planning instrument that applies to the carrying out of Development on the land is/are listed below: -

Local Environmental Plans (LEPs)

Liverpool Local Environmental Plan 2008

State Environmental Planning Policies (SEPPs)

State Environmental Planning Policy No. 1 – Development Standards
 State Environmental Planning Policy No. 19 – Bushland in Urban Areas
 State Environmental Planning Policy No. 21 – Caravan Parks
 State Environmental Planning Policy No. 30 – Intensive Agriculture
 State Environmental Planning Policy No. 32 – Urban Consolidation (Redevelopment of Urban Land)
 State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
 State Environmental Planning Policy No. 44 – Koala Habitat
 State Environmental Planning Policy No. 50 – Canal Estate Development
 State Environmental Planning Policy No. 55 – Remediation of Land
 State Environmental Planning Policy – (Exempt and Complying Development Codes) 2008
 State Environmental Planning Policy No. 62 – Sustainable Aquaculture
 State Environmental Planning Policy No. 64 – Advertising and Signage
 State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development
 State Environmental Planning Policy – (Building Sustainability Index: BASIX) 2004
 State Environmental Planning Policy – (Infrastructure) 2007
 State Environmental Planning Policy – (Mining, Petroleum Production and Extractive Industries) 2007
 State Environmental Planning Policy – (Miscellaneous Consent Provisions) 2007
 State Environmental Planning Policy – (Affordable Rental Housing) 2009
 State Environmental Planning Policy (State and Regional Development) 2011
 State Environmental Planning Policy – (Housing for Seniors or People with a Disability) 2004

Deemed State Environmental Planning Policies (Deemed SEPPs)

Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment



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This plan aims to preserve and protect and to encourage the restoration or rehabilitation of regionally significant sensitive natural environments, to preserve, enhance and protect the freshwater and estuarine ecosystems within the Catchment and to ensure that development achieves the environmental objectives for the Catchment.

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

Draft Local Environmental Plans (LEPs)

Not Applicable

Draft State Environmental Planning Policies (SEPPs)

Draft State Environmental Planning Policy (Competition) 2010

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

Liverpool Development Control Plan 2008 (as amended).

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

2. ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

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

Liverpool Local Environmental Plan 2008

- (a) The Identity of the zone

B4 Mixed Use

- (b) The purposes for which the instrument provides that development may be carried out within the zone without the need for development consent.



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Home-based child care; Home occupations

- (c) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent.

Boarding houses; Building identification signs; Business identification signs; Car parks; Child care centres; Commercial premises; Community facilities; Depots; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Helipads; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Multi dwelling housing; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Service stations; Shop top housing; Tourist and visitor accommodation; Vehicle repair stations; Veterinary hospitals; Water recreation structures

- (d) The purposes for which the instrument provides that development is prohibited within the Zone

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

- (e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,

No development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land

- (f) whether the land includes or comprises critical habitat

The land does not include or comprise critical habitat.

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

Land is not located in a Conservation Area.

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

No item of Environmental Heritage is situated on the land.



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

Not Applicable

3. COMPLYING DEVELOPMENT

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

Complying development under the General Development Code may be carried out on this land.

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

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

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

Complying Development under the Subdivisions Code may be carried out on this land.

Complying Development under the Demolition Code may be carried out on this land.

Complying development under the General Housing Code may be carried out on part of this land.

Complying development under the Rural Housing Code may be carried out on part of this land.

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

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

Customer Service Centre Level 2, 33 Moore Street, Liverpool NSW 2170, DX 5030 Liver

All correspondence to The General Manager, Locked Bag 7064 Liverpool BC NSW 1871 Call Centre 1300 36 1
Fax 9821 9333 Email info@liverpool.nsw.gov.au Web www.liverpool.nsw.gov.au TTY 9821 8800 ABN 84 181 182

Complying development may not be carried out on part of the land because of the following provisions;

Part of the land is excluded being land that is reserved for a public purpose in an environmental planning instrument.

- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Not Applicable

4. Coastal Protection Act 1979

There has been no notification from the Department of Public Works that the land is subject to the operation of Section 38 or 39 of the Coastal Protection Act, 1979.

4A Certain information relating to beaches and coasts

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

Not Applicable

- (2) In relation to a coastal council:

- (a) whether the council has been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and
(b) if works have been so placed—whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

Not Applicable

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

In relation to a coastal council—whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works



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(within the meaning of section 553B of that Act).

Not Applicable

5. Mine Subsidence

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

The land is not a mine subsidence district.

6. Road Widening and Road Realignment

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

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

The land is affected by road widening or road alignment proposal under an environmental planning instrument.

7. Council and Other Public Authority Policies on Hazard Risk Restrictions

The policies applying to the land from Council and other Public Authorities regarding hazard risk restrictions is/are outlined below: -

(a) Council Policy – Other Risks

Land Slip

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of land slip.

Bushfire

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate which restricts the development of the land because of the likelihood of bushfire.

Tidal Inundation

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being



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referred to in a planning certificate that restricts the development of the land because of the likelihood of tidal inundation.

Subsidence

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of subsidence.

Acid Sulfate Soil

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of acid sulfate soil.

Other Risks

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of any other risk.

(b) Public Authority Policies

The land is not affected by a policy adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in the planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk.

7A. Flood Related Development Controls Information

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

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

Development on all of the land for the purposes of dwelling houses, dual

occupancies, multi dwelling housing or residential flat buildings is not subject to flood related development controls.

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

Development on all of the land for any other purpose is not subject to flood related development controls.

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

8. Land Reserved for Acquisition

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

An environmental planning instrument or proposed environmental planning instrument applying to the land makes provision for all or part of the land to be acquired by a public authority.

9. Contribution Plans

The name of each contribution plan applying to the land is/are outlined below: -
Liverpool Contributions Plan 2007 (Liverpool City Centre)

9A Biodiversity certified land

If the land is biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995), a statement to that effect.

The land is not biodiversity certified land within the meaning of Part 7AA of the Threatened Species Conservation Act (1995).

10. Bio banking agreements

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



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Change and Water).

The land is not land to which a biobanking agreement under part 7A of the *Threatened Species Conservation Act 1995* relates.

11. Bushfire Prone Land

None of the land is bush fire prone land as defined in the Environmental Planning and Assessment Act 1979.

12. Property Vegetation Plans

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

The land is not land to which a property vegetation plan relates, as all land in the Liverpool Local Government Area is excluded from the operation of the *Native Vegetation Act 2003*.

13. Orders under Trees (Disputes Between Neighbours) Act 2006

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

Council has not been notified of an order made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

14. Directions under Part 3A

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

No such direction applies to the land.

15. Site Compatibility Certificates and Conditions for Seniors Housing

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

- (a) a statement of whether there is a current site compatibility certificate (seniors housing), of



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which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

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

Council is not aware of a current site compatibility certificate (seniors housing) on the land

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

There have been no such terms imposed as a condition of consent to development on the land.

16. Site Compatibility Certificates for Infrastructure

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

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

Council is not aware of a current site compatibility certificate (infrastructure) on the land.

17. Site compatibility certificates and conditions for affordable rental housing

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

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

Council is not aware of a current site compatibility certificate (affordable rental housing) on the land.

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

There have been no such terms imposed as a condition of consent to development on the land.

Customer Service Centre Level 2, 35 Moore Street, Liverpool NSW 2170, DX 5030 Liver
All correspondence to The General Manager, Locked Bag 7064 Liverpool BC NSW 1871 Call Centre 1300 36 2
Fax 9821 9333 Email icc@liverpool.nsw.gov.au Web www.liverpool.nsw.gov.au TTY 9821 8800 ABN 84 181 182

18. Paper subdivision information

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

No such plan applies to the land.

- (2) The date of any subdivision order that applies to the land.

No subdivision order applies to the land

- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site verification certificates

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

- (a) the matter certified by the certificate, and

Council is not aware of a current site verification certificate on the land.

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

- (b) the date on which the certificate ceases to be current (if any), and

Not Applicable

- (c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure.

Not Applicable

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

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the



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date when the certificate is issued,

Not Applicable

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

Not Applicable

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

Not Applicable

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

Not Applicable

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

Not Applicable

Note. Section 26 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009 provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the council is provided with a copy of the exemption or authorisation by the Co-ordinator General under that Act.

No such exemption or authorisation applies to the land.

PART B
ADDITIONAL INFORMATION PROVIDED PURSUANT
TO SECTION 149(5) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

1. Threatened Species Conservation Act

Customer Service Centre Level 2, 33 Moore Street, Liverpool NSW 2170. DX 5036 Liver
All correspondence to The General Manager, Locked Bag 7064 Liverpool BC NSW 1871. Call Centre 1300 36 2
Fax 9821 9333 Email cc@liverpool.nsw.gov.au Web www.liverpool.nsw.gov.au TTY 9821 8800 ABN 84 181 182



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It is advisable for any application intending to purchase and/or develop land within the Liverpool Local Government Area to approach Council to ascertain if the requirements of the Threatened Species Act, 1995 are likely to apply to their land.

If the land has native vegetation of any sort (ie trees, shrubs, ground covers etc), has recently been cleared or is vacant land, it may have impediments to development under the Threatened Species Act, 1995.

This notation should be read in conjunction with Liverpool Local Environmental Plan 2008, and the Threatened Species Act, 1995.

Enquiries should be directed to Council's Infrastructure and Environment Department on 1300 362 170.

2. Tree Preservation Provision

The land is subject to a tree preservation provision under the Liverpool Local Environmental Plan 2008.

3. Controlled Access Road

The land does not have a boundary to a controlled access road under the provisions of the Liverpool Local Environmental Plan 2008.

4. Other Information in Relation to Water

Nil

5. Sydney Water Corporation

Nil

6. Foreshore Building Line

Nil

7. Contaminated Land

Nil

8. Airport Noise Affection

Badgerys Creek Airport

Nil



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- 9. **Airport Acquisition**
Nil
- 10. **Environmentally Significant Land**
Nil
- 11. **Archaeological Management Plan**
Nil
- 12. **Unhealthy Building Land Proclamation**
Nil

Simon Porter
Acting Manager – Strategic Planning
Liverpool City Council

For further information, please contact
CALL CENTRE – 1300 36 2170

DIAGRAM OF SANITARY DRAINAGEMunicipality of *Liverpool*, SEWER AVAILABLE

Diagram No. 507625

SYMBOLS AND ABBREVIATIONS

B.T. Boundary Trap
 Pit
 G.I. Grease Interceptor
 Bulb
 P.T. P. Trap
 R.S. Reflux Sink
 R.V. Reflux Valve
 C.E. Cleaning Eye
 VERT. Vertical Pipe
 V.P. Vent. Pipe
 S.V.P. Soil Vent. Pipe
 D.C.C. Down Cast Cowl
 I.P. Induct Pipe
 M.F. Mica Flap
 T. Tube
 K.S. Kitchen Sink
 W.C. Water Closet
 B.W. Bath Waste

Bsn. Basin
 Shr. Shower
 W.I.P. Wrought Iron Pipe
 C.I.P. Cast Iron Pipe
 F.W. Floor Waste
 W.M. Washing Machine

Existing drainage shown by black lines Scale: 40 Feet to an Inch

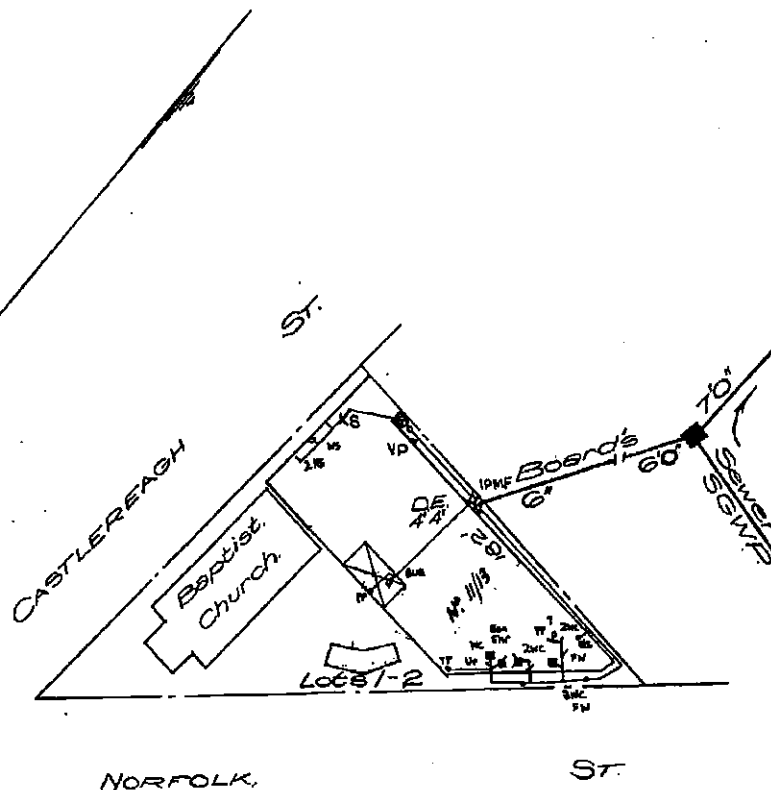
- Proposed new drainage
 - shown by full blue lines.

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

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

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

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



SHEET No. 2456

19
FOR ENGINEER-IN-CHIEF

OFFICE USE ONLY					
W.C.	Designed by	DATE	Inspector	FIRST VISIT SUPERVISOR PASSED	DATE
Bth	Inspector	1/1		1/1	1/1
Shr					
Bsn	Examined by	DATE	Inspector		1/1
K.S.		1/1		Checked	1/1
T	Chief Inspector				
Pig					
D.R. lat.			Drainer is		
			Boundary Trap is		
				490 091 1425	116

NOTE This diagram only indicates availability of a sewer and any sewerage service shown as existing in Sydney Water's records. The existence and position of Sydney Water's sewers, stormwater channels, pipes, mains and structures should be ascertained by inspection of maps available at any of Sydney Water's Customer Centres. Position of structures, boundaries, sewers and sewerage services shown hereon are approximately only.



7-13 Norfolk Street, LIVERPOOL

PROPOSED MIXED-USE DEVELOPMENT

DWG. No:	TITLE	SCALE
AP01	Cover Sheet	
AP02	Data	
AP03	Site & Context Plan	1:500
AP04	Basements 4 & 3	1:200
AP05	Basements 2 & 1	1:200
AP06	Ground Floor & Level 1	1:200
AP07	Levels 2 & 3	1:200
AP08	Levels 4 & 5	1:200
AP09	Levels 6 - 9	1:200
AP10	Levels 10 - 22	1:200
AP11	Levels 23 & 24	1:200
AP12	Plant Area & Roof Plan	1:200
AP13	Elevation	1:250

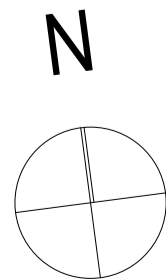
DWG. No:	TITLE	SCALE
AP14	Elevation	1:250
AP15	Sections	1:250
AP16	Adaptable Units	1:100
AP17	Shadow Diagrams	1:1500
AP18	SEPP65 - Compliance	

s c h e d u l e o f f i n i s h e s

1: Prefinished composite metal cladding 'Bronze Metallic' 504 External wall, concrete slabs, ceilings & upstands	2: Austral Bricks 'Urban One - Pepper' External wall & balcony balustrades	3: Austral Bricks 'Urban One - Grecian Gold' External walls	4: Dulux Powdercoat: 'Eternity-Charcoal Pearl Satin (900-88394)' Garage Door, Open Grill Commercial Door, Windows, Doors, Balustrades & Louvre frames	5: Dulux 'Vivid White' External wall and framing - painted finish	6: Dulux 'Namadi' External wall, concrete slabs, hobs & upstands- painted finish	7: Performance Glazing 'Grey Laminated' " Windows, Doors & Balustrades	8: Performance Glazing 'Bronze Laminated' " Louvres	9: Prefinished composite metal cladding 'Pure White' 100 Concrete upstands	10: Dulux Powdercoat: 'Anotec Silver Grey' 51272 External Screens	11: Prefinished composite metal cladding 'Grey Brown' 337 Concrete Columns	12: Dulux 'Olive - Reserve' External feature walls & selected balcony soffits Painted finish

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- ☐ larger scale drawings and written dimensions take preference.
- ☐ do not scale from drawing
- ☐ all dimensions to be checked on site before commencement of work.
- ☐ all discrepancies to be brought to the attention of the author.

Notes



Issue	Description	By	Date
A	Development Application	GH	05/11/15
B	Revisions in accordance with DEP & planning comments as discussed	SB	07.09.16

project
Proposed Mixed-use Development

location
7-13 Norfolk Street

City
LIVERPOOL

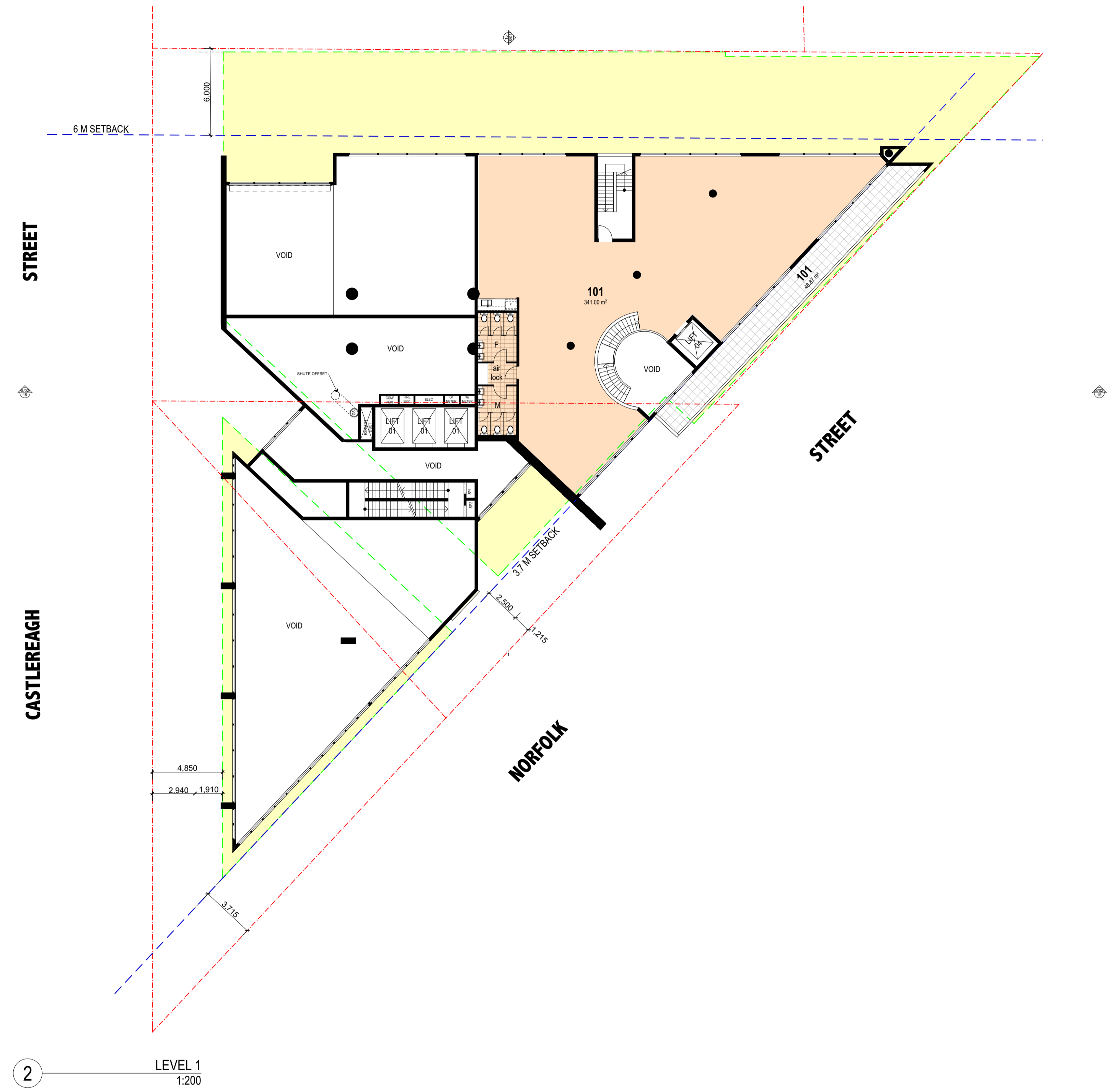
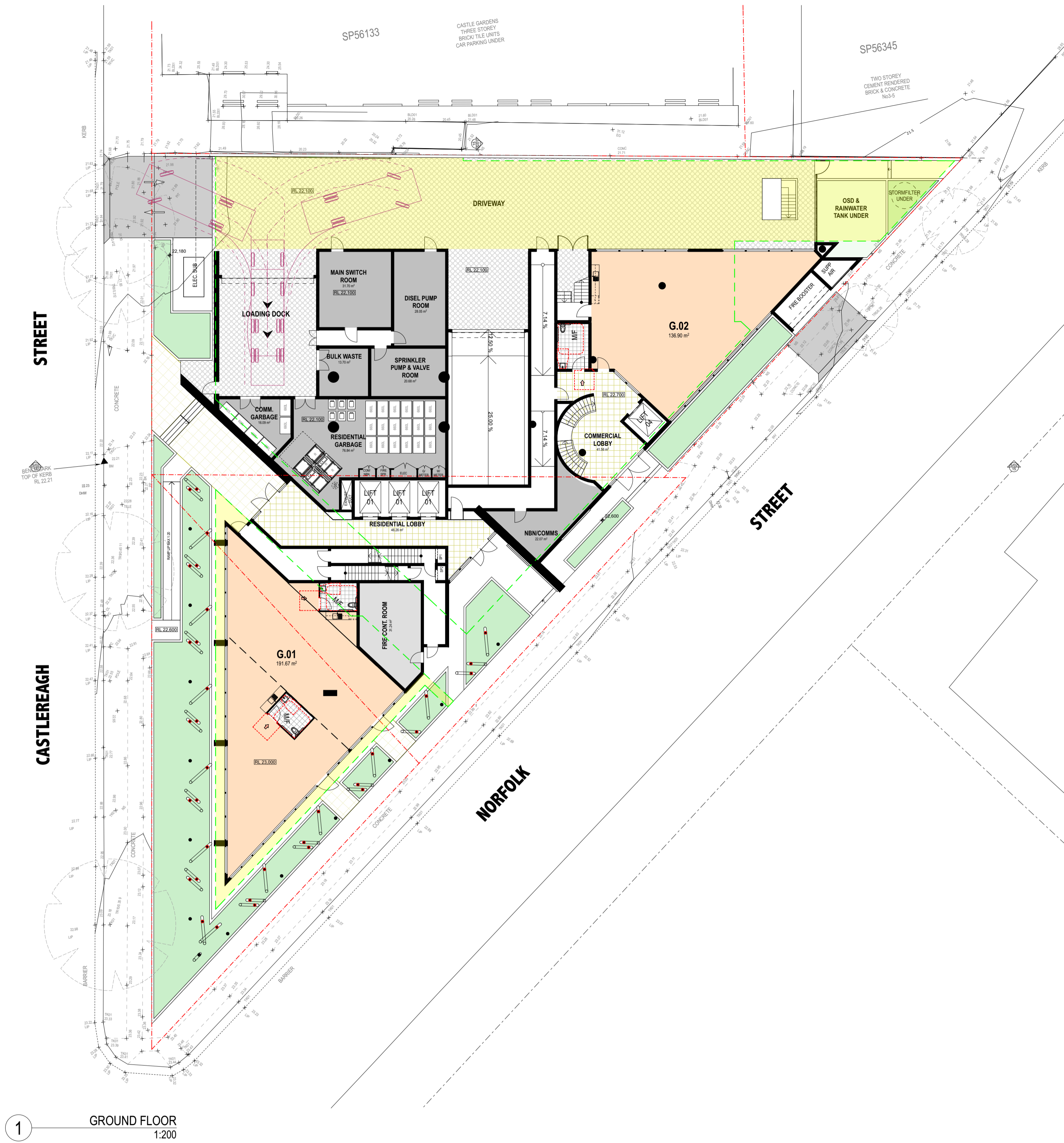
client
Cardile Family Trust & Cardile Eagle Tower Family Trust

drawing title
Cover Sheet

date
23.06.15
checked
GK
project arch.
GK
drawn
SB
scale
AS SHOWN @ A1
no
15011
AP01
issue
B

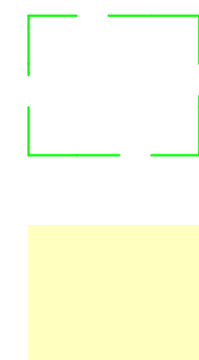
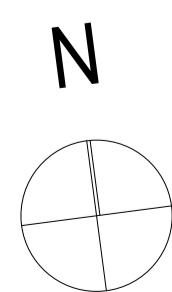
mosca pserras architects

p 02 9601 3244 f 02 9601 6336
a po box 3353, liverpool westfield nsw 2170



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Notes



BUILDING OUTLINE OF PREVIOUS DESIGN

EXTENT OF REDUCED BUILDING FOOTPRINT AS REQUESTED BY DESIGN EXCELLENCE PANEL

Issue	Description	By	Date
A	Development Application	GH	05/11/15
B	Revisions in accordance with DEP & planning comments as discussed	SB	07/09/16

project
Proposed Mixed-use Development

location
7-13 Norfolk Street

City
LIVERPOOL

client Cardile Family Trust & Cardile Eagle Tower Family Trust			
drawing title Ground Floor & Level 1			
date 23.06.15	checked GK	project arch. GK	drawn SB
scale AS SHOWN @ A1	no 15011	AP06	issue B



mosca pserras architects

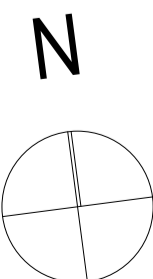
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Issue	Description	By	Date
A	Development Application	GH	05/11/15
B	Revisions in accordance with DEP & planning comments as discussed	SB	07/09/16

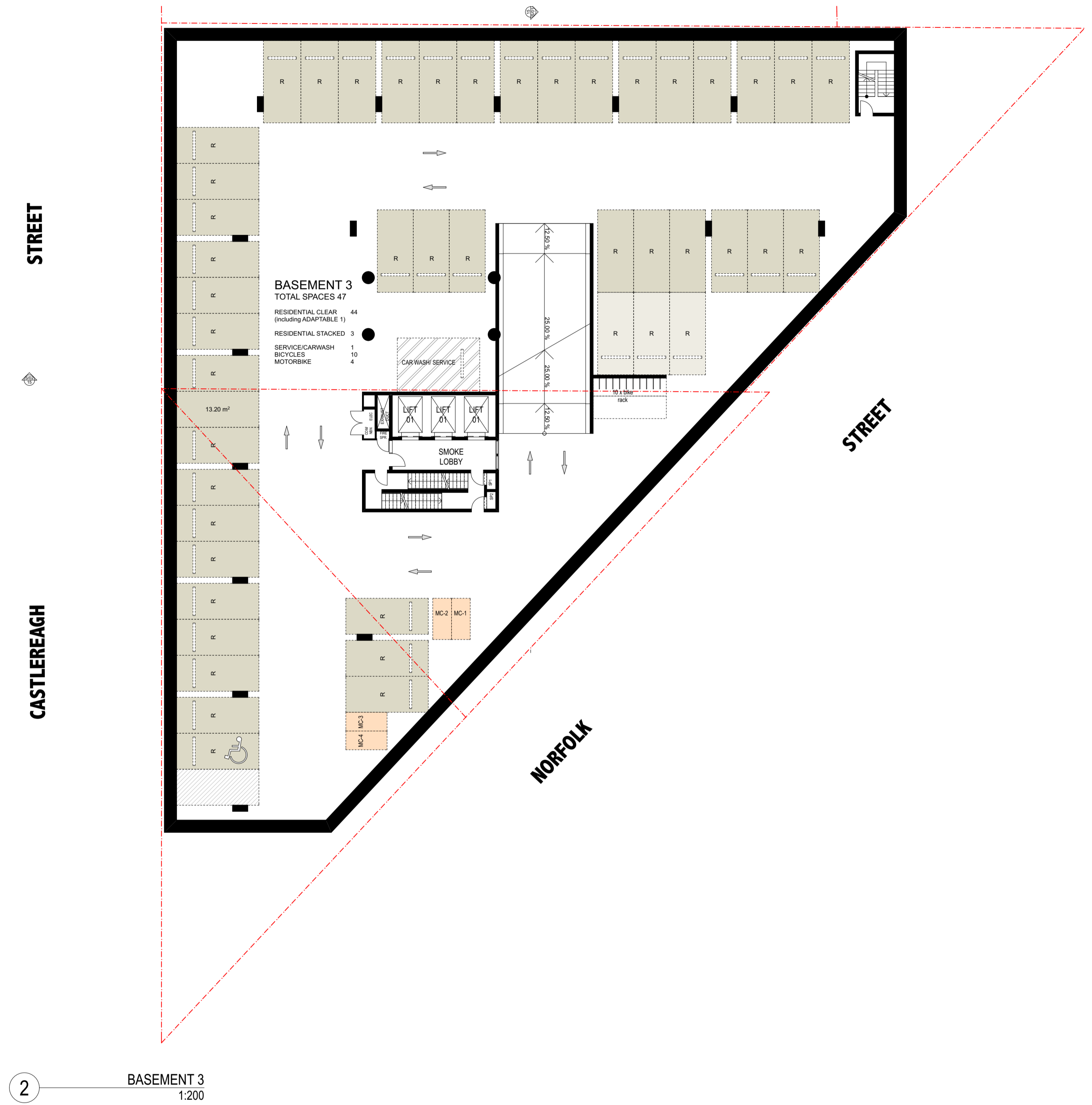
project
Proposed Mixed-use Development
 location
7-13 Norfolk Street
 City
LIVERPOOL

date 23.06.15	checked GK	project arch. GK	drawn SB
scale AS SHOWN @ A1	no 15011	AP05	issue B

client
Cardile Family Trust & Cardile Eagle Tower Family Trust
 drawing title
Basements 2 & 1

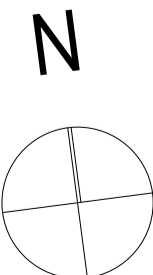
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Notes



Issue	Description	By	Date
A	Development Application	GH	05/11/15
B	Revisions in accordance with DEP & planning comments as discussed	SB	07/09/16

project

Proposed Mixed-use Development

location
7-13 Norfolk Street

City
LIVERPOOL

client

Cardile Family Trust & Cardile Eagle Tower Family Trust

drawing title
Basements 4 & 3

date 23.06.15	checked GK	project arch. GK	drawn SB
scale AS SHOWN @ A1	no 15011	AP04	issue B



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p 02 9601 3244

f 02 9601 6336

a po box 3353, liverpool westfield nsw 2170

Table 1A: Waste Classification Test Results (mg/kg unless shown otherwise)

				Metals											TRH								BTEX					PAH											
				Arsenic	Arsenic TCLP	Cadmium	Cadmium TCLP	Chromium	Chromium TCLP	Copper	Lead	Lead TCLP	Mercury	Mercury TCLP	Nickel	Nickel TCLP	Zinc	C6 - C9	C10 - C14	C15 - C28	C29-C36	C6-C10 (less BTEX F1)	>C10-C16 (less Napthalene F2)	>C16-C34 (F3)	>C34-C40 (F4)	Benzene	Ethylbenzene	Toluene	Xylene (m & p)	Xylene (o)	Xylene (total)	Benzo(a) pyrene	Benzo(a)pyrene TCLP	Benzo(a)pyrene TeQ (half PQL)	Napthalene	PAHs (Sum of postive)			
PQL				4	0.1	0.4	0.1	1	0.1	1	1	0.1	0.1	0.1	1	0.1	1	25	50	100	100	25	50	100	100	0.2	1	0.5	2	1	3	0.05	0.005						
Unit				mg/kg	mg/L	mg/kg	mg/L	mg/kg	mg/L	mg/kg	mg/kg	mg/L	mg/kg	mg/L	mg/kg	mg/L	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/L	mg/kg	mg/kg	mg/kg	mg/kg	
NSW EPA (2014) General Solid Waste (CT1)				100	-	20	-	100	-	-	100	-	4	-	40	-	-	650	10,000		-	-	-	-	10	600	288		1000		0.8	-	-	-	-	200			
NSW EPA (2014) General Solid Waste (SCC1, TCLP1)				500	5	100	1	1900	5	-	1500	5	50	0.2	1050	2	-	650	10,000		-	-	-	-	18	1080	518		1800		10	0.04	-	-	-	200			
NSW EPA (2014) Restricted Solid Waste (CT2)				400	-	80	-	400	-	-	400	-	16	-	160	-	-	2600	40,000		-	-	-	-	40	2400	1152		4000		3.2	-	-	-	-	800			
NSW EPA (2014) Restricted Solid Waste (SCC2, TCLP2)				2000	20	400	4	7600	20	-	6000	20	200	0.8	4200	8	-	2600	40,000		-	-	-	-	72	4320	2073		7200		23	0.16	-	-	-	800			
HIL B (NEPC 2013)				500		150		500		30,000	1200		120		1200		60,000																4		400				
HSL A (Clay, 0 to <1 m bgl)																					50	280			0.7	NL	480			110				5					
Location		Depth (m)	Date	Soil Type																																			
BH1A/0.5	0.5			<4	-	1.9	-	23	<0.01	63	14	-	<0.1	-	60	0.06	46	<25	<50	<100	<100	-	-	-	-	<1	<1	<1	-	-	<3	<0.05	-	-	-	0			
BH2A/0.3	0.3			<4	<0.05	<1	-	11	-	67	49	<0.03	<0.1	-	64	0.06	33	<25	<50	<100	<100	-	-	-	-	<1	<1	<1	-	-	<3	<0.05	-	-	-	0			
BH4A/0.1	0.1			5.5	<0.05	<1	-	13	-	14	75	<0.03	0.12	-	6.4	<0.02	92	<25	<50	2400	3800	-	-	-	-	<1	<1	<1	-	-	<3	<0.05	-	-	-	0			
BH1A/1.0	1			8.5	-	<1	-	14	-	12	14	-	<0.1	-	3.6	-	10	<25	<50	<100	<100	-	-	-	-	<1	<1	<1	-	-	<3	<0.05	-	-	-	0			
BH2A/1.5	1.5			4.9	-	<1	-	9.4	-	10	12	-	<0.1	-	1	-	6	<25	<50	<100	<100	-	-	-	-	<1	<1	<1	-	-	<3	<0.05	-	-	-	0			
BH4A/1.0	1			4.5	-	<1	-	9.3	-	9.3	11	-	<1	-	<1	-	5.5	<25	<50	<100	<100	-	-	-	-	<1	<1	<1	-	-	<3	<0.04	-	-	-	0			

NOTES
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- Not tested / Not Applicable
NAD Not detected at the laboratory reporting limit of 0.1g/kg

Table 1A: Waste Classification Test Results (mg/kg unless shown otherwise)

	Organochlorine Pesticides																				Polychlorinated Biphenyls								Asbestos in Soils					
	4,4'-DDE	α-BHC	Aldrin	Aldrin + Dieldrin	β-BHC	Chlordane (cis)	Chlordane (trans)	δ-BHC	DDD	DDT	DDT + DDD+DDE	Dieldrin	Endosulfan I	Endosulfan II	Endosulfan (total)	Endosulfan sulphate	Endrin	Endrin aldehyde	γ-BHC (Lindane)	HCB	Heptachlor	Heptachlor epoxide	Methoxychlor	Arochlor 1016	Arochlor 1221	Arochlor 1232	Arochlor 1242	Arochlor 1248		Arochlor 1254	Arochlor 1260	Total PCB	Phenol	
PQL	0.1	0.1	0.1	0.2	0.1	0.1	0.1	0.1	0.1	0.1	0.3	0.1	0.1	0.1		0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	5		
Unit	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	-
NSW EPA (2014) General Solid Waste (CT1)	<50 **												60		<50 **		<50 ***		288		none													
NSW EPA (2014) General Solid Waste (SCC1, TCLP1)	<50**												108		<50**		<50 ***		518		none													
NSW EPA (2014) Restricted Solid Waste (CT2)	<50**												240		<50**		<50 ***		1152		none													
NSW EPA (2014) Restricted Solid Waste (SCC2, TCLP2)	<50**												432		<50**		<50 ***		2073		none													
HIL B (NEPC 2013)				6		50	50				240				270		10			10	6		300							1	100			
HSL A (Clay, 0 to <1 m bgl)																																		
Location	Depth (m)	Date	Soil Type	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	NAD		
BH1A/0.5	0.5			<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	NAD		
BH2A/0.3	0.3			<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1			
BH4A/0.1	0.1			<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1			
BH1A/1.0	1			<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1			
BH2A/1.5	1.5			<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1			
BH4A/1.0	1			<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1			

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