PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

60-80 Edmondson Avenue Austral, NSW

Austral 1 Pty Ltd – September 2016





DOCUMENT CONTROL

PHASE I ENVIRONMENTAL

SITE ASSESSMENT REPORT

60-80 Edmondson Avenue Austral, NSW

PREPARED FOR

Austral 1 Pty Ltd C/- Vantage Property Pty Ltd Suite 205, 12 O'Connell Street Sydney NSW 2000

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EXECUTIVE SUMMARY

Geo-Logix Pty Ltd (Geo-Logix) was engaged by Austral 1 Pty Ltd on behalf of Vantage Property Pty Ltd to conduct a Phase 1 Environmental Site Assessment (ESA) of the property located at 60-80 Edmondson Avenue, Austral NSW. The objective of the Phase I ESA was to conduct a site inspection and collate site historical information in order to establish whether activities have occurred on site which may have resulted in contamination of land. The findings of the report are based on a review of historical site data and a site inspection conducted on 6 September 2016.

The site is located within a rural residential area and consists of one rectangular lot encompassing an area of 17,160 m². At the time of inspection, the site was occupied by two separate residential dwellings and grassed paddocks.

The northern dwelling at 80 Edmondson Avenue consists of a double story brick house, landscaped gardens and a below ground swimming pool. A large commercial-style shed is located between the swimming pool and the western site boundary. A collection of smaller sheds and a shipping container is located to the north of the large shed. The large shed contains a mobile spray painting booth, a partially dismantled car, gardening equipment and miscellaneous household items. The concrete flooring appeared to be in good condition. The smaller sheds and shipping container to the north contain numerous miscellaneous household items, tools and equipment. Two cars and a boat were observed stored next to the large shed.

Numerous items including paint tins, gas cylinders, fire extinguishers, scrap metal, household items, tyres and empty oil drums are stored to the north of the residential dwelling. Minor oil staining was noted on the ground surface near one of the drums.

The paddock to the north of the dwelling is grassed with numerous mature eucalypt trees. Several small soil stockpiles are located in the north east corner of paddock along with two stockpiles of brick. Several stockpiles of timber, compressed fibre sheeting, vegetation and plastic were noted along the western site boundary. An open grassed area with some mature trees is also located to the south of the dwelling. A fire pit was observed in this area with several burnt fragments of potential asbestos containing material (ACM) observed within the fire pit. A large truck was is located to the in the south west corner of the property.

The southern dwelling at 60 Edmondson Avenue consists of a single story metal clad and cement fibre sheet house surrounded by gardens and open grassed areas. The dwelling appeared to be in good condition with the exception of peeling paint observed across the exterior. A large diameter asbestos pipe was found to be used as a planter box in the courtyard of the dwelling. The attached garage contained a disused car and household items. Gardening equipment, fuel jerry cans and a spray bottle were also observed in an attached carport to the rear of the garage. Concrete pavements throughout the property appeared to be in good condition with only minor cracking observed.

A small orchard is located to the rear of the dwelling and contains a fire pit that appeared to be used for burning timber and garden waste. Stockpiles timber and scrap metal were observed along the fence line to the north of the dwelling. The remainder of the property consists of an open grassed area with market garden furrows still visible on the ground surface. A large stockpile of timber and green waste is located in the central portion of the grassed area.

The review of historical data indicates the following site history:

• Title records and aerial imagery indicates the southern portion of the site was used for market gardening between 1943 and 1956.



- Aerial imagery indicates the dwelling at 60 Edmondson Avenue was constructed between 1955 and 1965 with the western portion of the dwelling extended between 1975 and 1986.
- Council records indicate residential dwelling was constructed in 1987 with swimming pool and the large farm shed constructed in 1989 and 1993 respectively.
- Council approval for operation of a panel beating and spray painting business was granted in 1996. A mobile spray booth is still located in the large farm shed.
- Council records and aerial imagery indicates the residential dwelling at 80 Edmondson Avenue was extended to the south in 1998.
- Review of aerial imagery and historical information indicates the site has remained largely unchanged since 2006.

Results of the Phase I ESA indicates that the site and surrounds have a history of rural / residential use with minor commercial activities. Potential sources of contamination noted onsite include:

- Market gardening;
- Hazardous building materials;
- Fill of unknown origin; and
- Operation of a panel beating / spray painting business.

Given the site history and results of previous environmental assessment, Geo-Logix concludes there is a potential for land contamination at the site. Further investigation would be required to assess the presence or otherwise of such contamination.



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FIGURES

Figure 1: Site Location Map Figure 2: Site Features

ATTACHMENTS

Attachment A: Planning Certificate under Section 149(2, 5)

- Attachment B: Photographic Plates
- Attachment C: Groundwater Bore Search
- Attachment D: Acid Sulphate Soils Map
- Attachment E: Underground Utilities Plans
- Attachment F: Title Documents
- Attachment G: Aerial Photographs
- Attachment H: WorkCover NSW Records
- Attachment I: WorkCover NSW Records
- Attachment J: NSW Office of Environment and Heritage Contaminated Land Database
- Attachment K: Protection of Environment Operations Act 1997 Public Register
- Attachment L: List of NSW Contaminated Sites Notified to NSW Office of Environment and Heritage
- Attachment M: Unexploded Ordinance Record



1. INTRODUCTION

Geo-Logix Pty Ltd (Geo-Logix) was engaged by Austral 1 Pty Ltd on behalf of Vantage Property Pty Ltd to conduct a Phase 1 Environmental Site Assessment (ESA) of the property located at 60-80 Edmondson Avenue, Austral, NSW (Figure 1).

The objective of the Phase I ESA was to conduct a site inspection and collate site historical information in order to establish whether activities have occurred on site which may have resulted in contamination of land. The findings of the report are based on a review of historical site data and a site inspection conducted on 6 September 2016.

2. SITE INFORMATION

2.1 Site Identification

The investigation area comprises the following properties:

Street Address	Lot and Deposited Plan (DP)	Approximate Area (m²)
60-80 Edmondson Avenue, Austral 2179	Lot A DP 416093	17,160

2.2 Site Zoning and Land Use

Under Liverpool Council Local Environment Plan (LEP) (2008), the site is zoned Low density residential (R2). Planning and Development Certificates are provided in Attachment A.

2.3 Site Description

The following descriptions are based on a site inspection conducted by Geo-Logix on 6 September 2016. A photographic log is presented in Attachment B.

The site is located within a rural residential area on the corner of Sixth Avenue and Edmondson Avenue, Austral NSW. The site, accessed via Edmondson Avenue, consists of one rectangular lot encompassing an area of 17,160 m² (Figure 2). At the time of inspection, the site was occupied by two separate residential dwellings and grassed paddocks.

80 Edmondson Avenue

The northern dwelling at 80 Edmondson Avenue consists of a double story brick house, landscaped gardens and a below ground swimming pool. A large commercial-style shed is located between the swimming pool and the western site boundary. A collection of smaller sheds and a shipping container is located to the north of the large shed. The large shed contains a mobile spray painting booth, a partially dismantled car, gardening equipment and miscellaneous household items. The concrete flooring appeared to be in good condition. The smaller sheds and shipping container to the north contain numerous miscellaneous household items, tools and equipment. Two cars and a boat were observed stored next to the large shed.



Numerous items including paint tins, gas cylinders, fire extinguishers, scrap metal, household items, tyres and empty oil drums are stored to the north of the residential dwelling. Minor oil staining was noted on the ground surface near one of the drums.

The paddock to the north of the dwelling is grassed with numerous mature eucalypt trees. Several small soil stockpiles are located in the north east corner of paddock along with two stockpiles of brick. The septic tank discharges in the southern portion of the paddock with saturated soils surrounding this area. Several stockpiles of timber, compressed fibre sheeting, vegetation and plastic were noted along the western site boundary.

An open grassed area with some mature trees is also located to the south of the dwelling. A fire pit was observed in this area with several burnt fragments of potential asbestos containing material (ACM) observed within the fire pit. A large truck was located to the in the south west corner of the property.

60 Edmondson Avenue

The southern dwelling at 60 Edmondson Avenue consists of a single story metal clad and cement fibre sheet house surrounded by gardens and open grassed areas. The dwelling appeared to be in good condition with the exception of peeling paint observed across the exterior. A large diameter asbestos pipe was found to be used as a planter box in the courtyard of the dwelling. The attached garage contained a disused car and household items. Gardening equipment, fuel jerry cans and a spray bottle were also observed in an attached carport to the rear of the garage. Concrete pavements throughout the property appeared to be in good condition with only minor cracking observed.

A small orchard is located to the rear of the dwelling and contains a fire pit that appeared to be used for burning timber and garden waste. Stockpiles timber and scrap metal were observed along the fence line to the north of the dwelling. The remainder of the property consists of an open grassed area with market garden furrows still visible on the ground surface. A large stockpile of timber and green waste is located in the central portion of the grassed area.

2.4 Surrounding Land Use

Based on observations during the site inspection and a review of aerial imagery, the surrounding land use comprised the following:

- North Sixth Avenue with rural residential properties beyond;
- South Rural residential properties with Fifth Avenue beyond;
- East Edmondson Avenue with Scalabrini Village beyond.
- West Rural residential properties with Fourth Avenue beyond.

2.5 Topography

The site slopes gently down towards the north east from an approximate elevation of 74 m Australian Height Datum (AHD) in the south west corner to 69 m AHD in the north east corner of the site.

2.6 Surface Water

The nearest surface water is an unnamed tributary to Kemps Creek, located approximately 110 m north east of the site.



2.7 Geology

Review of the NSW 1:100,000 Penrith Geological Map (Geological Survey of NSW, 1991) indicates the site is situated on Wianamatta group shale characterised by shale, carbonaceous claystone, laminite, fine to medium-grained lithic sandstone, rare coal and tuff.

2.8 Hydrogeology

It is expected that groundwater would follow the natural regional topography and generally flow north– east. Reference to the NSW Water Groundwater Works Report (NSW Government, 2016) indicates there are no registered groundwater bores within a 500 m radius of the site. The groundwater bore map is presented in Attachment C.

2.9 Acid Sulphate Soils

Review of the Land and Water Conservation Acid Sulfate Soil Risk Map (LWC, 1997) indicates no known occurrence of ASS soil material at the subject site. Acid Sulphate Soils Map is presented as Attachment D.

2.10 Underground Utilities

A Dial Before You Dig search was conducted to determine the presence of underground utilities which may act as conduits for contamination migration, both on site and off site (Attachment E). The plans indicate Sydney Water, Telstra utilities run underneath Sixth Avenue to the north and Edmondson Avenue to the east. Telstra utilities enter the site from the north-eastern boundary and terminate at 80 Edmondson Avenue.

3. PREVIOUS INVESTIGATIONS

No previous environmental reports were provided to Geo-Logix at the time of reporting.

4. SITE HISTORY

The following information has been reviewed to determine historical land use and assess the likelihood of potentially contaminating activities having occurred at the site:

- Current and historical title deeds;
- Historical aerial photographs;
- Liverpool Council Section 149 Planning Certificate and historical records;
- NSW WorkCover Dangerous Goods Licence records;
- NSW Office of Environment and Heritage (OEH) contaminated land database and public register for regulated contaminated sites;
- Protection of Environment Operations Act 1997 Public Register; and
- List of NSW Contaminated Sites Notified to OEH.



4.1 Title Search

A title deeds search was conducted through the Land Titles Office and summarised below. A detailed summary and title documents are presented in Attachment F.

Period	Lot 4 DP 1142262
1912-1919	The site formed part of a property owned by the Oriental Bank Corporation Limited.
1919-1942	The property was owned by several people whose occupations are noted as farmers.
1942-1943	Property purchased by Ethel Maud Benton, married woman.
1943-1960	The property was purchased by the Separovich family who are noted as market gardeners from 1943-1956.
1960-2008	The property was transferred to the Pudarich family. The professions of the property owners is not noted on title records with the exception of Ivan Pudarich, builder.
2008-2014	The property was purchased by Elizabeth Banasik.
2014-Present	Property transferred by death to Adam Liszniew, Eve-Catherine Dropmann and Susan Yule.

4.2 Aerial Photograph Review

Geo-Logix undertook a review of historical aerial photographs on record at the NSW Land and Property Management Authority (LPI). Photos were examined for the years 1955, 1965, 1975, 1986 and 1994. A Google Earth image was examined for the year 2006 and 2016. Photos are presented in Attachment G.

Aerial 1955

Area	Description
Site	The northern portion of the site is partially cleared with a farm dam observed adjacent to Sixth Avenue. The southern portion of the site is cleared with market garden furrows observed in this area.
Surroundings	A mixture of open bushland with grazing and market gardening properties. Sixth Avenue appears to be an informal track.

Aerial 1965

Area	Description
Site	The dwelling at 60 Edmondson Avenue has been constructed. Vegetation across the northern portion of the property has increased with market gardening areas in the southern portion of the site appearing disused.
Surroundings	Surrounding land use appears similar to the previous photograph with the exception of a large horse training track that has been constructed on the property to the east. Six Avenue appears to have been formalised.

Aerial 1975

Area	Description
Site	The majority of vegetation has been cleared across the site. Remainder of the site appears unchanged from the previous aerial image.
Surroundings	Some development of surrounding land as rural residential properties with some agricultural uses. Scalabrini Village has commenced construction on the property to the east. Edmondson Avenue appears sealed.



Aerial 1986

Area	Description
Site	Vegetation has increased across the northern portion of the site and the small farm dam appears to have been filled. A small soil stockpile is noted in the central portion of the site. The dwelling at 60 Edmondson Avenue has been extended west with a large burn patch noted on the grass behind the building
Surroundings	Surrounding land use appears similar to the previous photograph. Construction of the Scalabrini Village is complete.

Aerial 1994

Area	Description
Site	The dwelling at 80 Edmondson Avenue has been constructed including the pool and large farm shed.
Surroundings	Residential dwellings have been constructed on the adjacent properties

Aerial 2006

Area	Description
Site	The dwelling at 80 Edmondson Avenue has been extended to the south. Remainder of the site appears unchanged from the previous photograph.
Surroundings	Additional units have been constructed on the northern part of Scalabrini Village. The remaining surrounds appear unchanged from the previous photograph.

Aerial 2016

Area	Description
Site	Appears unchanged from the previous photograph.
Surroundings	Appears unchanged from the previous photograph.

4.3 Liverpool Council Records

Council Records

A search of Liverpool Council records identified a number of records for the site, however council were unable to release some of these documents to Geo-Logix. A list of relevant documents is provided below with available documents provided in Attachment H.

Year	Description
1987	Notice of determination (residential dwelling) 136/87
1987	Building permit (residential dwelling) 342/87
1989	Building permit (swimming pool) 1707/89
1991	Statement of Environmental Effects (panel beating / spray painting) 532/91
1991	Notice of determination – refusal (panel beating / spray painting workshop) 532/91
1993	Notice of determination (farm shed) 2370/93
1996	Stamped plans (panel beating / spray painting workshop) 586/96
1996	Notice of determination (panel beating / spray painting workshop) 586/96
1998	Notice of determination (dwelling additions) 3743/98



Section 149 Planning Certificates

Review of Planning Certificates under Section 149 of the *Environmental Planning and Assessment Act* 1979 indicates the following for the site:

- The land is not proclaimed to be a mine subsidence district;
- Development on the land is subject to flood related development controls;
- The land is biodiversity certified land;
- The land is subject to a tree preservation provision;
- The land is not bushfire prone land; and
- Council has not been advised that the land is subject to any notifications under the *Contaminated Land Management Act 1997.*

4.4 NSW WorkCover Dangerous Goods Licences

A search of the WorkCover Stored Chemical Information Database was undertaken to identify any dangerous goods storage licences held for Lot A DP 416093. No records were identified for these lots. Search records are presented in Attachment I.

4.5 NSW OEH Contaminated Land Database

A review of the NSW OEH Contaminated Land Database established under Section 58 of the *Contaminated Land Management Act 1997* found no records for the site or within 500 m. The search record is presented in Attachment J.

4.6 Protection of Environment Operations Act 1997 Public Register

A search of the public register established under Section 308 of the *Protection of the Environment Operations Act 1997* (POEO Act) found no records for the site but identified one former record relating to Environmental Protection Licences, Licence Applications or Pollution Notices for properties located within 500 m:

• Scalabrini Village Ltd (65 Edmondson Avenue, Austral) for sewerage treatment processing.

Given the cross-gradient location of this site, it is unlikely potential contamination originating from this property will have impacted the site. The search record is presented in Attachment K.

4.7 NSW Contaminated Sites Notified to NSW OEH

A search of the List of NSW Contaminated Sites Notified to NSW OEH, found no records for the site or within 500 m. The search record is presented in Attachment L.



4.8 Unexploded Ordinance

A search of the Australian Department of Defence unexploded ordinance (UXO) register did not identify records for the site. The search record is presented in Attachment M.

5. SITE HISTORY SUMMARY

The review of historical data indicates the following site history:

- Title records and aerial imagery indicates the southern portion of the site was used for market gardening between 1943 and 1956;
- Aerial imagery indicates the dwelling at 60 Edmondson Avenue was constructed between 1955 and 1965 with the western portion of the dwelling extended between 1975 and 1986;
- Council records indicate residential dwelling was constructed in 1987 with swimming pool and the large farm shed constructed in 1989 and 1993 respectively;
- Council approval for operation of a panel beating and spray painting business was granted in 1996. A mobile spray booth is still located in the large farm shed;
- Council records and aerial imagery indicates the residential dwelling at 80 Edmondson Avenue was extended to the south in 1998; and
- Review of aerial imagery and historical information indicates the site has remained largely unchanged since 2006.

6. POTENTIAL SITE CONTAMINATION

A site inspection and review of the site history have identified the following potential contamination issues:

Market Gardens

Market gardens previously occupied the entire site from at least 1943. By 1965, historical aerial imagery indicates market gardening areas were not actively used. Contaminants of Potential Concern (COPC) associated with market gardening activities include:

- Total Recoverable Hydrocarbons (TRH);
- Benzene, Toluene, Ethylbenzene and Xylenes (BTEX);
- Organochlorine pesticides (OCPs);
- Organophosphate pesticides (OPPs); and
- Heavy metals.



Hazardous Building Materials

Fragments of burnt cement fibre sheeting were observed in a fire pit to the south of the dwelling at 80 Edmondson Avenue. Fragments did not appear to be asbestos containing but the presence of ACM could not be ruled out. ACM sheeting used in the construction of the dwelling at 60 Edmondson Avenue appeared to be in relatively good condition although a large diameter asbestos pipe was being used as a planter box in the courtyard. Peeling paint was also observed across the exterior of the dwelling at 60 Edmondson Avenue.

There is potential for land contamination arising from hazardous building materials including lead-based paint and asbestos

Fill of Unknown Origin

A former farm dam in the northern portion of the property has been filled and a number of small soil stockpiles and brick stockpiles were observed within the northern portion of the property. Fill may have also been imported during construction of the large shed and dwelling at 80 Edmondson Avenue. COPC associated with fill of unknown origin comprise:

- TRH and BTEX;
- Polycyclic Aromatic Hydrocarbons (PAHs);
- OCPs;
- Polychlorinated Biphenyls (PCBs);
- Heavy metals; and
- Asbestos

Panel Beating and Spray Painting Operations

Council records indicate that a panel beating and spray painting business operated in the large shed at 80 Edmondson Avenue from 1996 to at least 2008. A spray booth was also observed in the shed during at the site inspection. Maintenance of farm equipment may have also been undertaken within the shed. COPC commonly associated with panel beating and spray painting activities include:

- TRH and BTEX;
- PAHs;
- Heavy metals; and
- Volatile Organic Compounds (VOCs).

Off-site Sources

Neighbouring properties rural residential properties and are not considered to be a potential off-site contamination sources.

7. CONCLUSIONS

Results of the Phase I ESA indicates that the site and surrounds have a history of rural / residential use with minor commercial activities. Potential sources of contamination noted on site include:

- Market gardening;
- Hazardous building materials;



- Fill of unknown origin; and
- Operation of a panel beating / spray painting operation.

Given the site history and results of previous environmental assessment, Geo-Logix concludes there is a potential for land contamination at the site. Further investigation would be required to assess the presence or otherwise of such contamination.



8. LIMITATIONS

This report sets out the findings of a preliminary site investigation by Geo-Logix. A detailed site assessment is required before any conclusions may be drawn as to the:

- presence, identity and extent of specific substances, or
- suitability of the Site for any specific use, or category of use, or
- approvals, if any, that may be needed in respect of any use or category of use, or
- level of remediation, if any, that is warranted to render the Site suitable for any specific use, or category of use.

This report should be read in full, and no executive summary, conclusion or other section of the report may be used or relied on in isolation, or taken as representative of the report as a whole. No responsibility is accepted by Geo-Logix, and any duty of care that would or may arise but for this statement is excluded, in relation to any use of any part of this report other than on this basis.

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The works undertaken by Geo-Logix are based solely on the scope of works, as agreed by the Client (Scope of Works). No other investigations, sampling, monitoring works or reporting will be carried out other than as expressly provided in the Scope of Works. A COPY OF THE SCOPE OF WORKS IS AVAILABLE ON REQUEST.

The conclusions stated in this report are based solely on the information, Scope of Works, analysis and data that are stated or expressly referred to in this report.

To the extent that the information and data relied upon to prepare this report has been conveyed to Geo-Logix by the Client or third parties orally or in the form of documents, Geo-Logix has assumed that the information and data are completely accurate and has not sought independently to verify the accuracy of the information or data. Geo-Logix assumes no responsibility or duty of care in respect of any errors or omissions in the information or data provided to it.

Geo-Logix assumes no responsibility in respect of any changes in the condition of the Site which have occurred since the time when Geo-Logix gathered data and/or took samples from the Site on its site inspections dated **6 September 2016**.



Given the nature of asbestos, and the difficulties involved in identifying asbestos fibres, despite the exercise of all reasonable due care and diligence, thorough investigations may not always reveal its presence in either buildings or fill. Even if asbestos has been tested for and those tests' results do not reveal the presence of asbestos at those specific points of sampling, asbestos or asbestos containing materials may still be present at the Site, particularly if fill has been imported at any time, buildings constructed prior to 1970 have been demolished on the Site or materials from such buildings have been disposed of on the Site.

Geo-Logix has not investigated any off site conditions, including the extent if any to which substances in the Site may be emanating off Site, and if so whether any adjoining sites have been or may be impacted by contamination originating from the Site.

Geo-Logix has prepared this report with the diligence, care and skill which a reasonable person would expect from a reputable environmental consultancy and in accordance with environmental regulatory authority and industry standards, guidelines and assessment criteria applicable as at the date of this report. Industry standards and environmental criteria change frequently, and may change at any time after the date of this report.



9. REFERENCES

Geological Survey of New South Wales (1991), Penrith 1:100,000 Geological Series Sheet 9030, NSW Department of Mineral Resources, Sydney.

Google (2016). Google Earth interactive map, Austral NSW.

LWC (1997). Land and Water Conservation Acid Sulfate Soil Risk Map. Sydney

New South Wales Land and Property Management Authority aerial photographs (Austral)

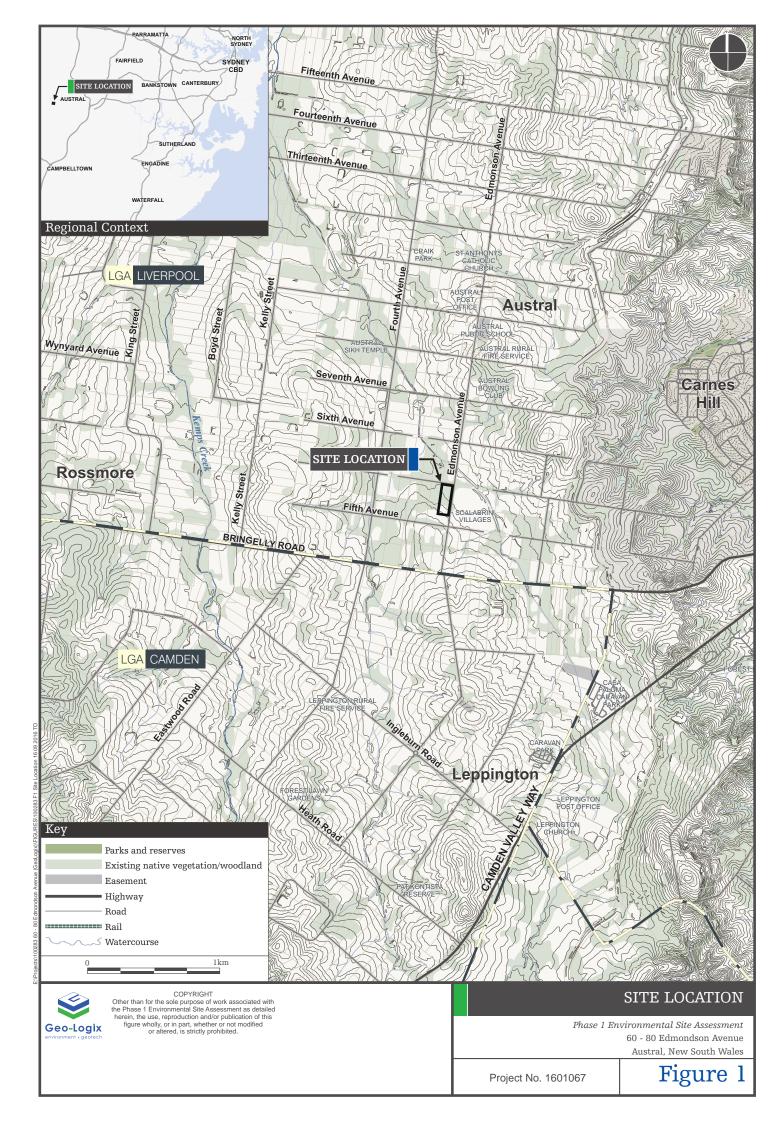
NSW Government (2016) Groundwater Works Report. www.allwaterdata.water.nsw.gov.au/water.stm. Accessed 21/06/2016.

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OEH (2016) List of NSW Contaminated Sites Notified to OEH as at 21/06/2016. NSW Government.

OEH (2016) POEO Public Register search, www.environment.nsw.gov.au/prpoeoapp/. NSW Government. Accessed 21/06/2016.

FIGURES



- Former farm dam 1
- 2
- Stockpiles of soil Stockpiles of bricks
- Septic discharge area
- 3 4 5 Various stockpiles or timber, vegetation and scrap metal
- 6 Shipping container
- Shed with various materials stored
- 7
- 8 Storage of paint cans, gas cylinders, oil drums
 9 Large farm shed with spray booth
 10 Attached residential unit

- Swimming pool
 Residential dwelling (80 Edmondson Avenue)
- 13 Asphalt driveway14 Fire pit with fragments of cement sheeting
- 15 Truck
- 16 Stockpile of timber and vegetation17 Storage of timber and scrap metal
- 18 Asbestos pipe planter box
- 19 Backyard with orchard
- 20 Residential dwelling (60 Edmondson Avenue) 21 Former market gardening area



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SIXTH AVENU

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Phase 1 Environmental Site Assessment

60 - 80 Edmondson Avenue Austral, New South Wales

Project No. 1601067

Figure 2

ATTACHMENT A



Ref.: AUSTRAL:37484 Ppty: 23502	Cert. No.: Page No.:	1262 1
Applicant:	Receipt No.:	3404223
GEO-LOGIX	Receipt Amt.:	133.00
2309/4 DAYDREAM ST	Date:	01-Sep-2016
WARRIEWOOD NSW 2102		

Property Desc: 60-80 EDMONDSON AVENUE, AUSTRAL NSW 2179 DP 416093 Cnr Lot 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.



Customer Service Centre Ground Floor, 33 Moore Street, Liverpool NSW 2170, DX 5030 Liverpool All correspondance to Locked Bag 7064 Liverpool BC NSW 1871 Call Centre 1300 36 2170 Fax 9821 9333 Email Icc@liverpool.nsw.gov.au Web www.liverpcol.nsw.gov.au NRS 13 36 77 ABN 84 181 182 471



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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) Not Applicable

State Environmental Planning Policies (SEPPs)

SEPP No 19 – Bushland in Urban Areas

SEPP No 21 – Caravan Parks

SEPP No 30 – Intensive Agriculture

SEPP No 33 – Hazardous and Offensive Development

SEPP No 44 – Koala Habitat Protection

- SEPP No 50 Canal Estate Development
- SEPP No 55 Remediation of Land
- SEPP (Exempt and Complying Development Codes) 2008
- SEPP No 62 Sustainable Aquaculture
- SEPP No 64 Advertising and Signage

SEPP No 65 – Design Quality of Residential Flat Development

SEPP (Building Sustainability Index: BASIX) 2004

SEPP No. 70 – Affordable Housing (Revised Schemes)

SEPP (Infrastructure) 2007

SEPP (Mining, Petroleum Production and Extractive Industries) 2007

SEPP (Miscellaneous Consent Provisions) 2007

SEPP (Affordable Rental Housing) 2009

SEPP (Sydney Region Growth Centres) 2006

SEPP (State and Regional Development) 2011

SEPP (Housing for Seniors or People with a Disability) 2004

Deemed State Environmental Planning Policies (Deemed SEPPs) SREP No 20 – Hawkesbury – Nepean River (No. 2 – 1997)

(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



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

Liverpool Growth Centre Precincts DCP

- (4) In this clause, proposed environmental planning instrument includes a planning proposal for an LEP or a draft environmental planning instrument.
- 2. ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS Not Applicable

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

To the extent that the land is within any zone (however described) under:

Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP), or

A Precinct Plan (within the meaning of the 2006 SEPP), or

A proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act, or

State Environmental Planning Policy State Significant Precincts 2005.

The land is zoned under:

SEPP (Sydney Region Growth Centres) 2006

- (a) Name of zone, and the EPI from which the land zoning information is derived. R2 Low Density Residential - SEPP (Sydney Region Growth Centres) 2006
- (b) The purposes for which 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 development may not be carried out within the zone except with development consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Business identification signs; Child care centres; Community facilities; Drainage; Dual occupancies; Dwelling houses; Educational establishments; Environmental protection works; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home businesses; Home industries; Multi dwelling housing; Neighbourhood shops; Places of public worship; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing; Studio dwellings

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





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

(e) Dwelling House

The development standards applying to the land that fix minimum land dimensions for the erection of a dwelling house on the land are listed below:

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

(f) Critical Habitat

The provisions applying to the land that relate to critical habitat are outlined below:-

The land does not include or comprise critical habitat.

(g) Conservation Area

The provisions applying to the land that relate to a conservation areas are outlined below: -

No

(h) Environmental Heritage

The provisions applying to the land that relate to an item of environmental heritage is/are outlined below:

No

3. Complying development

(1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1) (C3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

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 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.

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Complying Development under the Commercial and Industrial Alterations 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 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 the land.

(2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (C3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

Not Applicable

(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 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:





PLANNING CERTIFICATE UNDER SECTION 149Cert. No.: 1262ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979Page No.: 6

(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 (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 not affected by any road widening or road realignment.

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

Whether or not the land is affected by a policy:

- (a) adopted by the council, or
- (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

Land Slip

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





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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 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 Sulphate 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 sulphate 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.

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.

Part of the land is affected by flood inundation and therefore flood related development controls apply to the land.

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

Part of the land is affected by flood inundation and therefore flood related development controls apply to development or any other purpose.

Note: Words and expressions in this clause have the same meanings as in the instrument set out in the





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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.

No

9. Contribution Plans

The name of each contribution plan applying to the land is/are outlined below:

Liverpool Contributions Plan 2014 - Austral and Leppington North Precincts

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

10. Biobanking 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).

No

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





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

No such direction applies to the land.

15. Site Compatibility Certificates and Conditions for Seniors Housing

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

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

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.





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(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.

18. Paper subdivision information

- 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

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 date when the certificate is issued

Not Applicable





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(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.

20. Loose-fill Asbestos Insulation

Some residential homes located in the Liverpool may have been identified as containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Contact NSW Fair Trading for further information.





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ADDITIONAL INFORMATION PROVIDED PURSUANT TO

SECTION 149(5) OF THE

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

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 (i.e. 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.

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.

3. Controlled Access Road No

4. Other Information in Relation to Water

The property is identified as flood prone and is within the medium risk flood category. Medium Flood Risk Category means land below the 1% Annual Exceedance Probability flood that is not subject to a high hydraulic hazard or where there is no significant evacuation (*See Section 1 Clause 3 of the 149 Certificate for the relevant Development Control Plan for controls relating to flood prone land*).

For further information on flood risk, contact Council on 1300 362 170.

5. Sydney Water Corporation

The land is within an area in which development cannot be carried out unless satisfactory arrangements have been made with the M.W.S & D.B. for the provision of Water Supply and Sewerage.

6. Foreshore Building Line

Nil

7. Contaminated Land

Nil



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8. Airport Noise Affectation 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 Luke West Administration Services Coordinator Liverpool City Council



Customer Service Centre Ground Floor, 33 Moore Street, Liverpool NSW 2170, DX 5030 Liverpool All correspondance to Locked Bag 7064 Liverpool BC NSW 1871 Call Centre 1300 36 2170 Fax 9821 9333 Email Icc@liverpool.nsw.gov.au Web www.liverpool.nsw.gov.au Web www.liverpool.nsw.gov.au **ATTACHMENT B**

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT 230 Sixth Avenue, Austral NSW



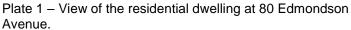




Plate 2 – View south towards residential dwelling.



Plate 3 – Surface depressions in location of former dam



Plate 5 – Stockpile of bricks in the northern portion of the site.



Plate 4 – Stockpiles of soil and bricks in the northern portion of the site.



Plate 6 – Timber sheeting in the northern portion of the site. Note shipping container in background.



Plate 7 – Material stored north of the residential dwelling.



Plate 9 – Paint cans and chemical containers stored to the north of the residential dwelling.



Plate 11 – Drums containing glass fragments.



Plate 8 – Metal sheeting stored to the north of the residential dwelling.



Plate 10 - Sheets of fibre cement sheeting. Did not appear to be ACM.



Plate 12 – Minor oil staining noted on ground surface near oil drums.



Plate 11 – Material storage to the north of the residential dwelling.



Plate 11 - Internal view of storage shed



Plate 13 – Internal view of shipping container.



Plate 12 – Shed used to store miscellaneous equipment.



Plate 12 – Fire pit near attached dwelling near the shed.



Plate 14 – Attached dwelling near large shed.



Plate 15 – Rear view of the large shed.



Plate 17 – Materials stored within the large shed.



Plate 19 – Various items and wrecked car stored near the entrance to the shed.



Plate 16 – Internal view of the large shed showing mobile spray booth.



Plate 18 – Collection of lawn mowers stored within the shed.



Plate 20 – Car and boat stored between the shed and western property boundary.



Plate 21 – Area of burning in the grassed area south of the dwelling at 80 Edmondson Avenue.



Plate 23 – Grassed area south of the dwelling at 80 Edmondson Avenue.



Plate 25 – Stockpile of timber and green waste in the former market gardening area.



Plate 22 – Fragments of burnt fibre cement sheeting in area of burning.



Plate 24 – Former market gardening area between the dwellings at 60 and 80 Edmondson Avenue.



Plate 26 – Timber and metal stored north of the dwelling at 60 Edmondson Avenue.



Plate 27 – Front of the dwelling located at 60 Edmondson Avenue.



Plate 29 – The garage at 60 Edmondson Avenue.



Plate 31 – ACM building material within the dwelling at 60 Edmondson Avenue.



Plate 28 – Peeling paint around window frames at 60 Edmondson Avenue.



Plate 30 – Asbestos pipe used as planter box.



Plate 32 – Carport at the rear of the dwelling at 60 Edmondson Avenue used to store gardening equipment. Note minor oil staining on concrete.



Plate 31 – Small orchard at the rear of the dwelling



Plate 32 – Small fire pit at the rear of the dwelling.

ATTACHMENT C

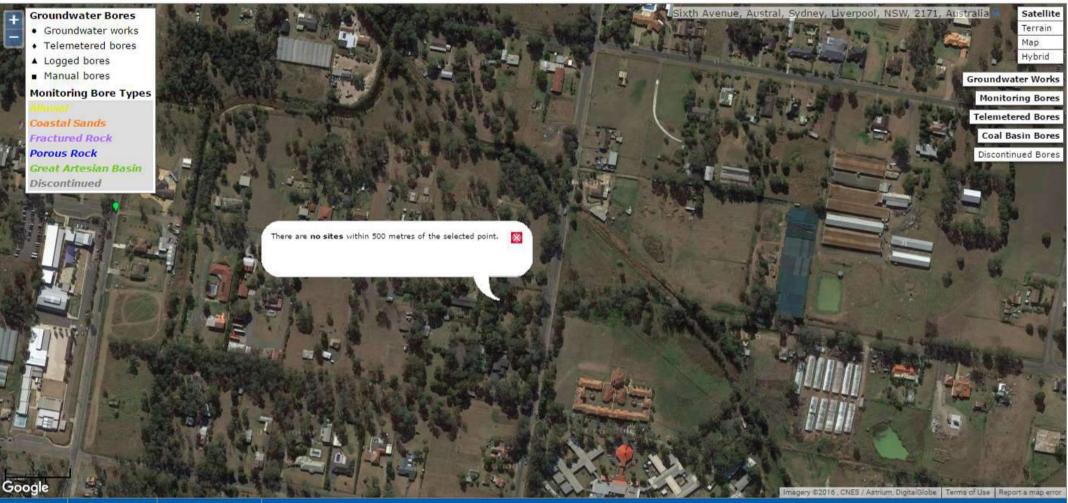
bookmark this page

All Groundwater

All Groundwater Map

All data times are Eastern Standard Time

Map Info



ATTACHMENT D



ATTACHMENT E



Job No 11210049

Caller Details

Contact:	Mr Tim Gunns	Caller Id:	1486843	Phone:	0411724429
Company:	Geo-Logix	Mobile:	0411724429	Fax:	Not Supplied
Address:	Building Q2, Level 3 Unit 2309 Daydream Stre Email:		tgunns@geo-logix.co	om.au	
	Warriewood NSW 2102				

Dig Site and Enquiry Details

WARNING: The map below only displays the location of the proposed dig site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.



g asset owners, who will send inf	, , , , , , , , , , , , , , , , , , , ,	
User Reference:	80 Edmondson	
Working on Behalf of:		
Private		
Enquiry Date:	Start Date:	End Date:
07/09/2016	30/09/2016	03/10/2016
Address:		
80 Edmondson Avenue		
Austral NSW 2179		
Job Purpose:	Excavation	
Onsite Activity:	Vertical Boring	
Location of Workplace	Private Property	
Location in Road:	Not Supplied	
 Check that the location submit a new enquiry. Should the scope of wo you must submit a new Do NOT dig without pla If you do not understar 	orks change, or plan v v enquiry. ans. Safe excavation i	validity dates expire, is your responsibility.

please contact the relevant asset owners.

Notes/Description of Works:

Test Pitting

Your Responsibilities and Duty of Care

- If plans are not received within 2 working days, contact the asset owners directly & quote their Sequence No.
- ALWAYS perform an onsite inspection for the presence of assets. Should you require an onsite location, contact the asset owners directly. Please remember, plans do not detail the exact location of assets.
- Pothole to establish the exact location of all underground assets using a hand shovel, before using heavy machinery.
- Ensure you adhere to any State legislative requirements regarding Duty of Care and safe digging requirements.
- If you damage an underground asset you MUST advise the asset owner immediately.
- By using this service, you agree to Privacy Policy and the terms and disclaimers set out at www.1100.com.au
- For more information on safe excavation practices, visit www.1100.com.au

Asset Owner Details

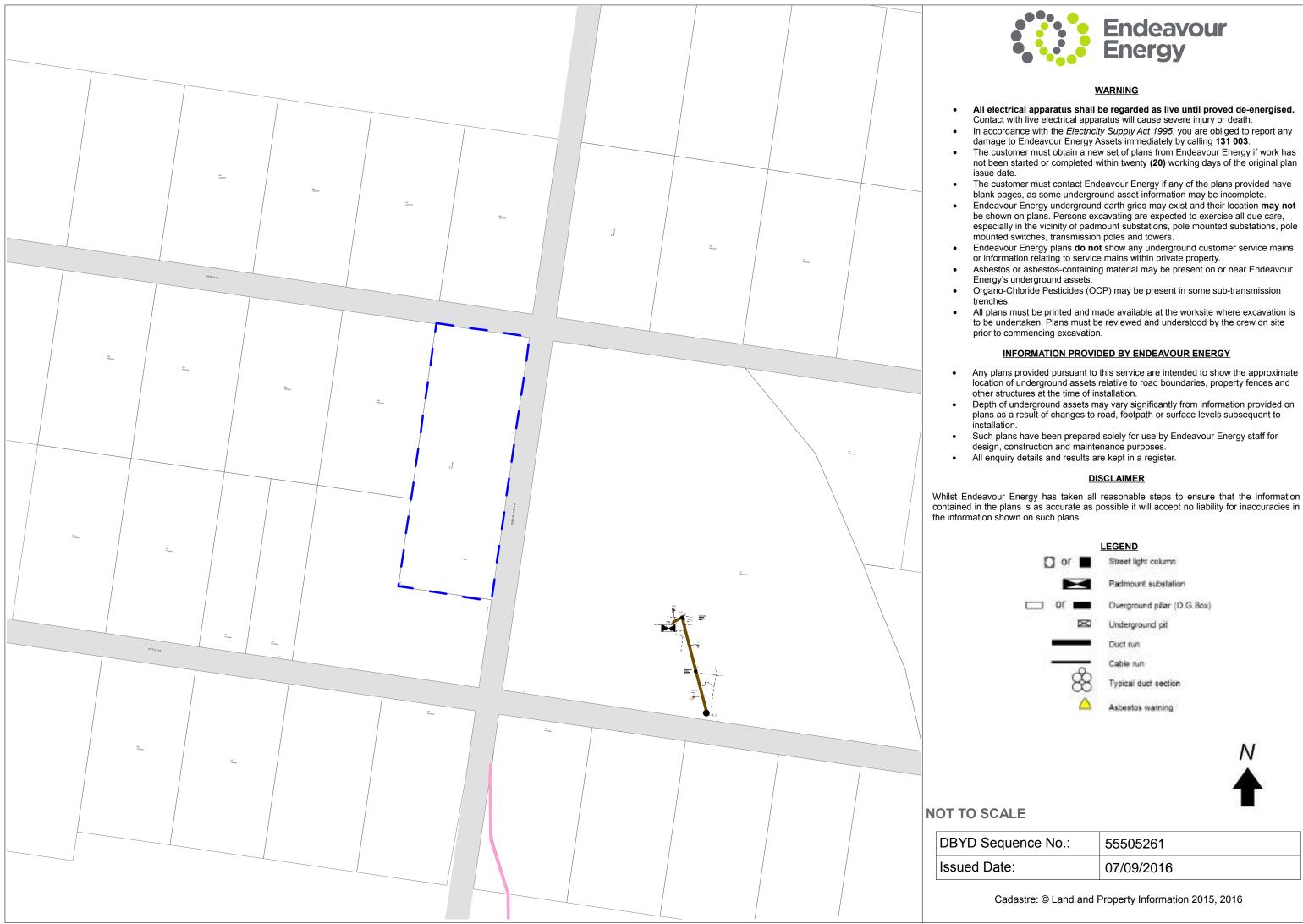
The assets owners listed below have been requested to contact you with information about their asset locations within 2 working days. Additional time should be allowed for information issued by post. It is **your responsibility** to identify the presence of any underground assets in and around your proposed dig site. Please be aware, that not all asset owners are registered with the Dial Before You Dig service,

so it is **your responsibility** to identify and contact any asset owners not listed here directly. ** Asset owners highlighted by asterisks ** require that you visit their offices to collect plans.

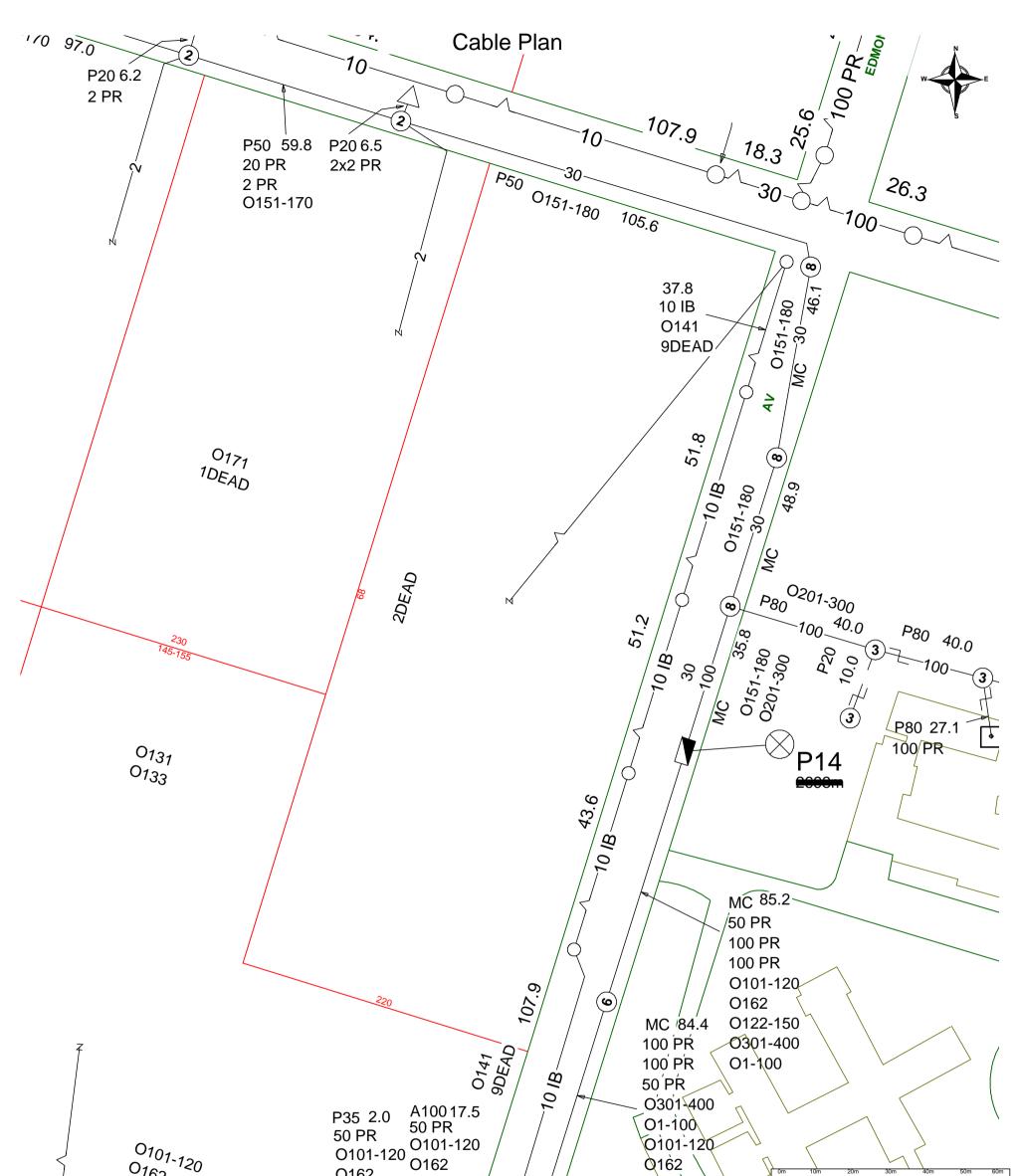
Asset owners highlighted with a hash require that you call them to discuss your enquiry or to obtain plans.

Seq. No.	Authority Name	Phone	Status
55505261	Endeavour Energy	0298534161	NOTIFIED
55505263	Jemena Gas West	1300880906	NOTIFIED
55505264	Sydney Water	132092	NOTIFIED
55505262	Telstra NSW, Central	1800653935	NOTIFIED

END OF UTILITIES LIST



nz/00/2016	uence No.:	55505261
01109/2010	te:	07/09/2016



	O162 O102 / / /	
For all Telstra DBYD plan enquiries - email - Telstra.Plans@team.telstra.com		Sequence Number: 55505262
Verstru	For urgent onsite contact only - ph 1800 653 935 (bus hrs)	CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and
TELSTRA C	ORPORATION LIMITED A.C.N. 051 775 556	
$C_{\text{ansatad}} = 0.7/00/2016 10.5000$		contact Telstra Plan Services should you require any assistance.

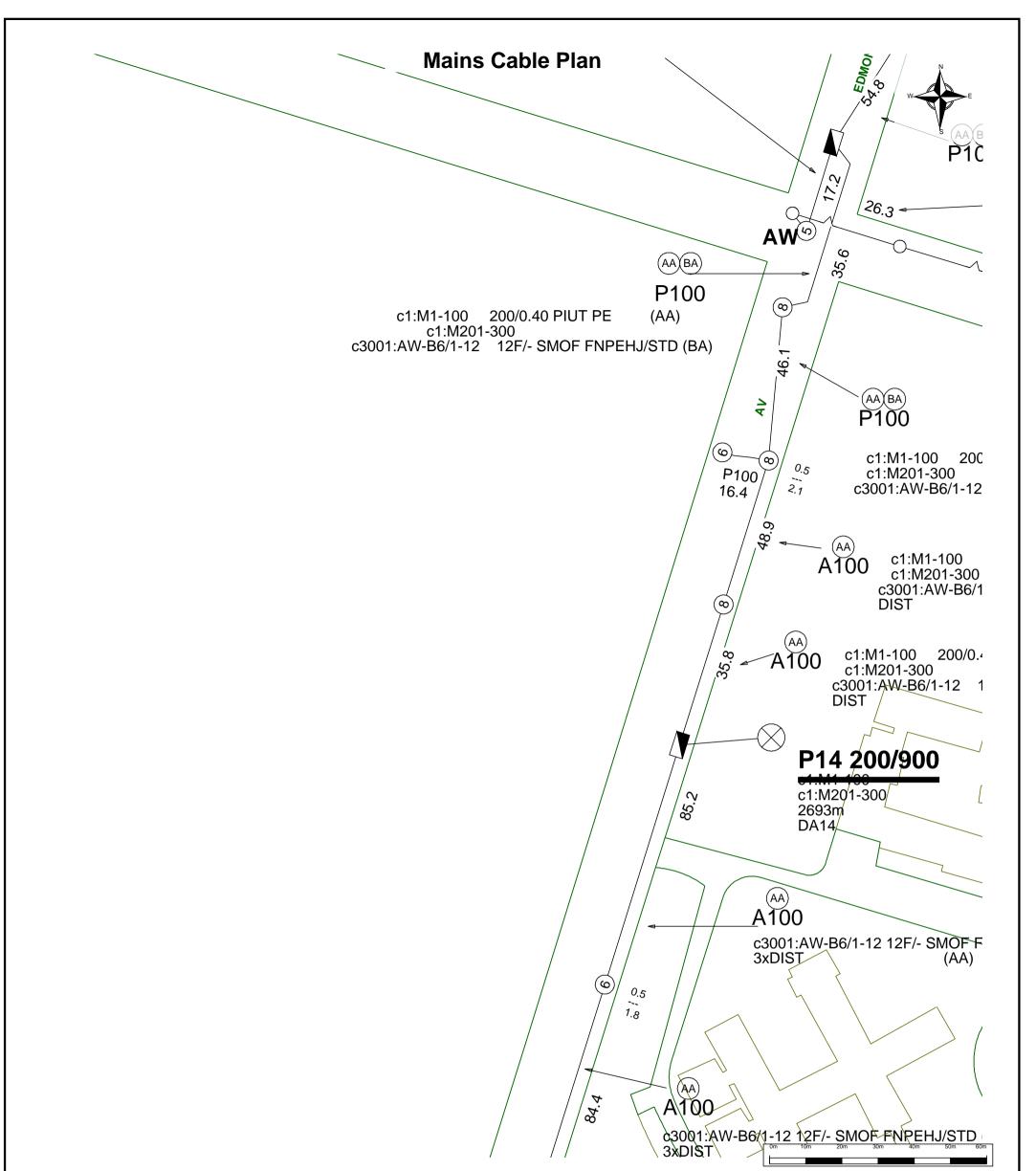
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.



elstra	email - Telstra.Plans@team.telstra.com For urgent onsite contact only - ph 1800 653 935 (bus hrs)	Sequence Number: 55505262
		CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and
$C_{\text{ansatad}} = 07/00/2016$		contact Telstra Plan Services should you require any assistance.

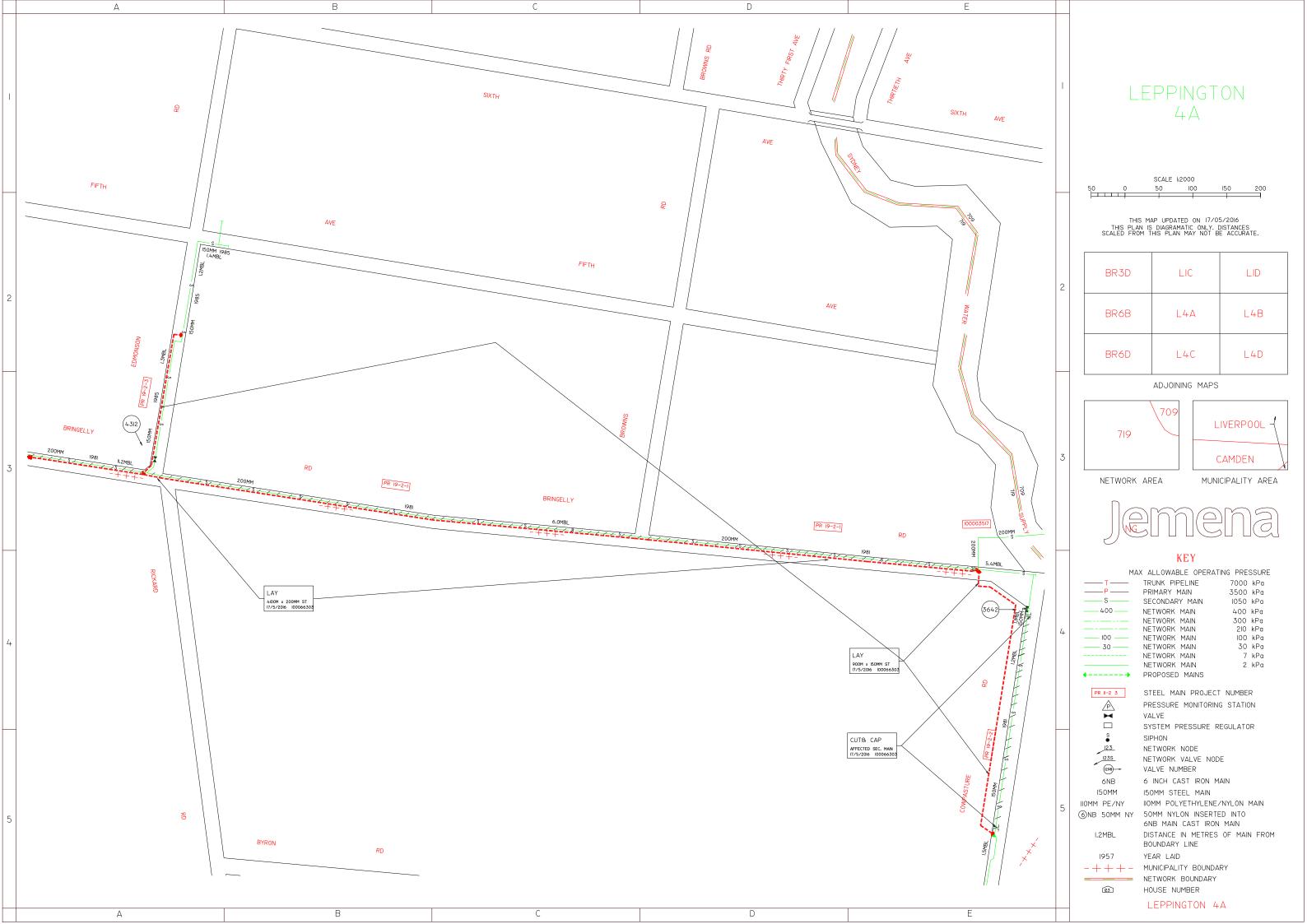
WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

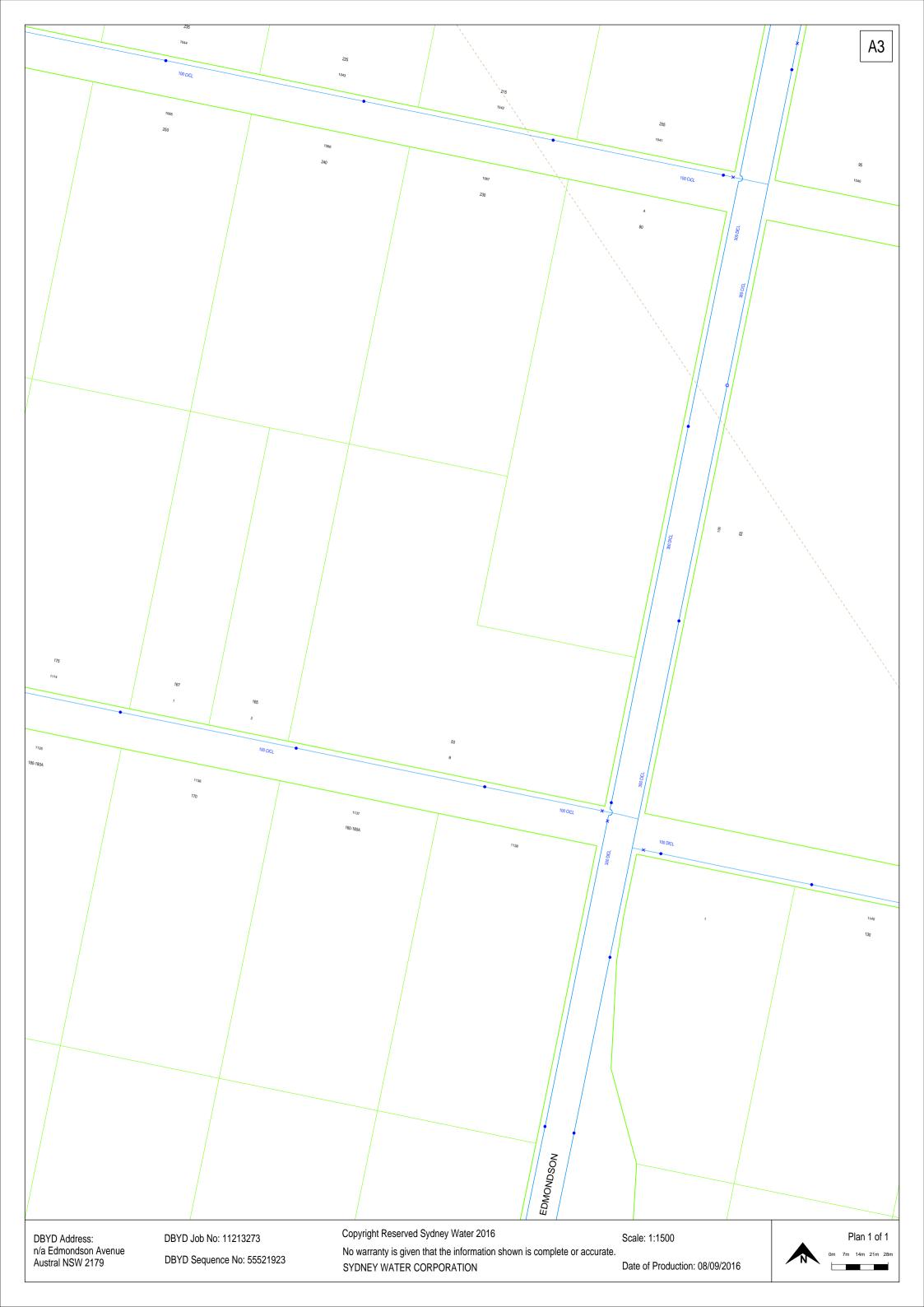
It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.







ATTACHMENT F

ADVANCE LEGAL SEARCHERS PTY LIMITED

(ACN 147 943 842) ABN 82 147 943 842

P.O. Box 149 Yagoona NSW 2199

 Telephone:
 +612 9644 1679

 Mobile:
 0412 169 809

 Facsimile:
 +612 8076 3026

 Email:
 alsearch@optusnet.com.au

29th August, 2016

GEO-LOGIX PTY LTD

Building Q2, Level 3, Unit 2309/4 Daydream Street, WARRIEWOOD NSW 2102

Attention: Tim Gunns,

RE:

60-80 Edmondson Avenue, Austral PO No: 1473

Note 1: Lot A DP 416093 (page 1)

Note 1:

Current Search

Folio Identifier A/416093 (title attached) DP 416093 (plan attached) Dated 25th August, 2016 Registered Proprietor: **SUSAN ANN YULE ADAM PAUL LISZNIEW EVE-CATHERINE DROPMANN**

Title Tree Lot A DP 416093

Folio Identifier A/416093

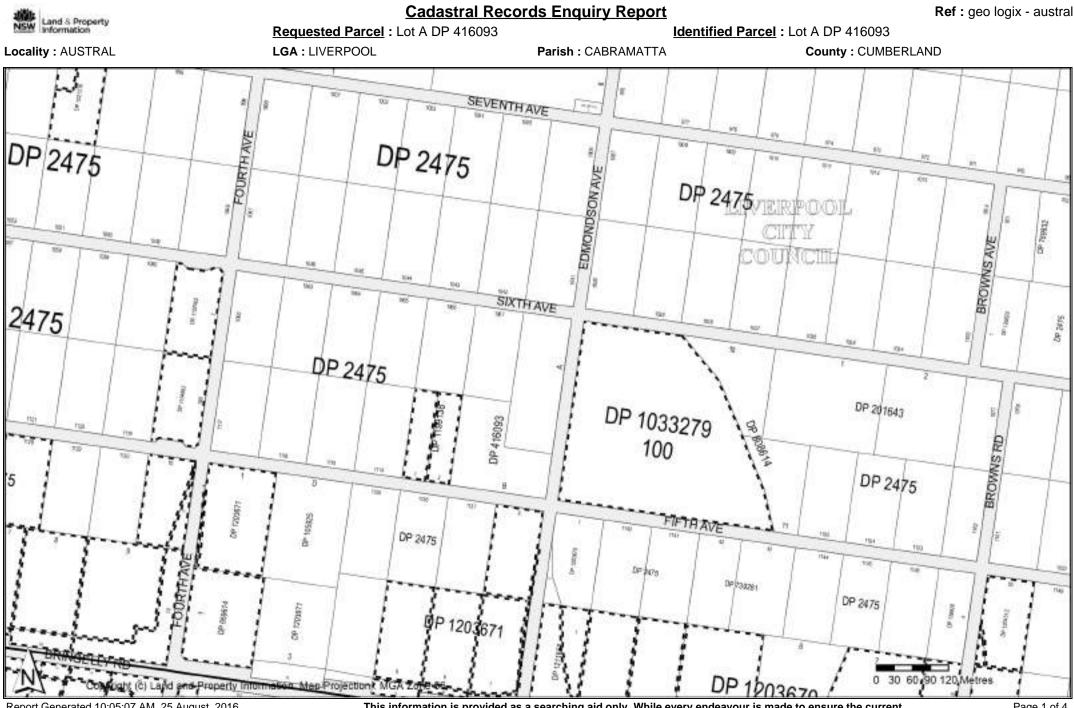
Certificate of Title Volume 7992 Folio 109 Certificate of Title Volume 7173 Folio's 215 & 216 Certificate of Title Volume 5437 Folio 8 Certificate of Title Volume 5388 Folio's 206 & 207 Certificate of Title Volume 2902 Folio 178 Certificate of Title Volume 1101 Folio 115

Summary of Proprietors Lot A DP 416093

Year

Proprietor

	(Lot A DP 416093)
2014 - todate	Susan Ann Yule
	Adam Paul Liszniew
	Eve-Catherine Dropmann
2014 - 2014	Eve-Catherine Dropmann
	Adam Paul Liszniew
2008 - 2014	Elizabeth Alexandra Banasik
1997 - 2008	Frank Pudarich
1989 – 1997	Kathleen Pudarich
	(Lot A DP 416093 – Area 4 Acres 2 Roods – CTVol 7992 Fol 109)
1987 – 1989	Kathleen Pudarich
1969 - 1987	Ivan Pudarich, builder
	Kathleen Pudarich, wife
1960 - 1969	Kathleen Pudarich, married woman
	(Lot's 1068, 1111 & 1112 DP 2475 – Area 9 Acres – CTVol 7173
	Fol's 215 & 216)
1956 - 1960	Kathleen Pudarich, married woman
	Maria Separovich, married woman
	(Lot's 1068, 1111 & 1112 DP 2475 – Area 9 Acres – CTVol 5437
	Fol 8)
1949 - 1956	Peter Separovich, market gardener
1944 - 1949	Anton Separovich, market gardener
	(Lot's 1068, 1111 & 1112 DP 2475 – Area 9 Acres – CTVol 5388
	Fol's 206 & 207)
1943 – 1944	Anton Separovich, market gardener
	Kuzma Anich, market gardener
	(Lot 1068 & 1111 DP 2475 – Area 6 Acres – CTVol 2902 Fol 178)
1942 - 1943	Ethel Maud Benton, wife of John Benton, member of Commonwealth
	Military Forces
1941 - 1942	John Moore Watson, farmer
1938 – 1941	Millicent Edith Watson, divorcee
1932 - 1938	John Henry Wiggins, farmer
1919 – 1932	Stephen Bond, farmer
	(Portion 33 Parish Cabramatta and other lands – Area 4228 Acres
	– CTVol 1101 Fol 115)
1912 – 1919	The Oriental Bank Corporation Limited



Report Generated 10:05:07 AM, 25 August, 2016 Copyright © Land and Property Information ABN: 84 104 377 806 This information is provided as a searching aid only. While every endeavour is made to ensure the current cadastral pattern is accurately reflected, the Registrar General cannot guarantee the information provided. For all ACTIVITY PRIOR to SEPT 2002 you must refer to the RGs Charting and Reference Maps.

Page 1 of 4

alite .	Cadastral Re	cords Enquiry Repor	t Ref : geo logix - austral
NSW Information	Requested Parcel : Lot	A DP 416093 Iden	tified Parcel : Lot A DP 416093
Locality : AUSTRAL	LGA : LIVERPOOL	Parish : CABRAMATT	A County : CUMBERLAND
	Status	Surv/Comp	Purpose
DP2475			
Lot(s): 1127, 1128			
DP1220415 Lot(s): 1163	PRE-ALLOCATED	UNAVAILABLE	REDEFINITION
DP1204512	REGISTERED	SURVEY	ROADS ACT, 1993
DP659614			
Lot(s): 1	REGISTERED	SURVEY	RESUMPTION OR ACQUISITION
DP1033279	REGISTERED	SURVET	
Lot(s): 100			
DP2475	HISTORICAL	COMPILATION	UNRESEARCHED
DP808614 DP1122562	HISTORICAL	SURVEY	SUBDIVISION
Lot(s): 1			
🖳 DP2475	HISTORICAL	COMPILATION	UNRESEARCHED
🦳 DP1154882	REGISTERED	SURVEY	SUBDIVISION
DP1154882 Lot(s): 100			
DP2475	HISTORICAL	COMPILATION	UNRESEARCHED
DP1172207			
Lot(s): 502			
🦳 DP811170 具 DP1204146	HISTORICAL REGISTERED	SURVEY SURVEY	SUBDIVISION
NSW GAZ.	20-07-2012		ROADS ACT, 1993 Folio : 3365
		ONMENTAL PLANNING AND	
		GNATED (A) SHOWN ON DP	
DP1199136			
Lot(s): 1, 2	HISTORICAL	COMPILATION	UNRESEARCHED
DP1203670			
Lot(s): 5, 7			
P533382	HISTORICAL	SURVEY	SUBDIVISION
Lot(s): 3, 4, 8 QP2475	HISTORICAL	COMPILATION	UNRESEARCHED
DP1203671			
Lot(s): 6, 14			
UP1066228	REGISTERED	COMPILATION	DEPARTMENTAL
Lot(s): 1, 9 QP105925	HISTORICAL	COMPILATION	UNRESEARCHED
Lot(s): 5, 6, 7, 8, 13, 14, 16, 17			
🧧 DP2475	HISTORICAL	COMPILATION	UNRESEARCHED
Lot(s): 14	12 02 2015		
MSW GAZ. ACQUIRED FOR COU	13-02-2015 INCIL PURPOSES		Folio : 312
LOT 14 DP1203671			
Lot(s): 16	40.00.0045		
MSW GAZ. ACQUIRED FOR COU	13-02-2015		Folio : 312
LOTS 15-16 DP120367			
Lot(s): 17			
MSW GAZ. ACQUIRED FOR COU			Folio : 312
LOT 17 DP1203671	INGIL PURPOSES		
Lot(s): 9			
MSW GAZ.	17-04-2015		Folio : 1001
LOT 9 DP1203671 SE	PURPOSES OF THE ROAD	S ACT, 1993	
DP1203674			
Lot(s): 9, 19			
DP581189	HISTORICAL	COMPILATION	CONSOLIDATION
Lot(s): 7, 17 Q DP581050	HISTORICAL	SURVEY	SUBDIVISION
Lot(s): 8, 18	HOTORIONE	JUNET	
P408221	HISTORICAL	COMPILATION	UNRESEARCHED

Caution: For all **ACTIVITY PRIOR to SEPT 2002** you must refer to the RGs Charting and Reference Maps.

All India Second	Cadastral R	ecords Enquiry F	Report Ref : geo logix - austr
NSW Information	Requested Parcel : Lot	A DP 416093	Identified Parcel : Lot A DP 416093
Locality : AUSTRAL	LGA : LIVERPOOL	Parish : CABR	AMATTA County : CUMBERLAND
	Status	Surv/Comp	Purpose
Lot(s): 10, 20			
DP2475	HISTORICAL	COMPILATION	UNRESEARCHED
Lot(s): 19			
NSW GAZ. ACQUIRED FOR THE LOT 19 DP1203674	29-05-2015 PURPOSES OF THE ROAD	DS ACT, 1993	Folio : 1247
DP1204097			
Lot(s): 7, 15			
DP8979	HISTORICAL REGISTERED	SURVEY SURVEY	
🦳 DP1172207 具 DP1196547	REGISTERED	COMPILATION	RESUMPTION OR ACQUISITION EASEMENT
NSW GAZ.	20-07-2012		Folio : 3365
ACQUIRED FOR THE		RONMENTAL PLANNIN	IG AND ASSESSMENT ACT, 1979
Lot(s): 4, 5, 6, 12, 13, 14			
🦳 DP511088	HISTORICAL	SURVEY	SUBDIVISION
Lot(s): 13	05.06.2015		Folio : 1609
	05-06-2015 PURPOSES OF THE ROAE SEE AJ560895	DS ACT, 1993	
Lot(s): 14			
NSW GAZ. ACQUIRED FOR THE LOT 14 DP1204097. S	05-06-2015 PURPOSES OF THE ROAE SEE AJ560895	DS ACT, 1993	Folio : 1609
Lot(s): 15			
NSW GAZ. ACQUIRED FOR THE LOT 15 DP1204097. S	05-06-2015 PURPOSES OF THE ROAE SEE AJ560895	DS ACT, 1993	Folio : 1609
DP1204512			
Lot(s): 50, 58			
PD4244652	HISTORICAL	COMPILATION	UNRESEARCHED
DP1211652 Lot(s): 1, 2			
DP2475	HISTORICAL	COMPILATION	UNRESEARCHED
📃 DP1203670	REGISTERED	SURVEY	ROADS ACT, 1993
DP1221316 Lot(s): 2			
🦳 DP1223993	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
Lot(s): 1, 2			
🦳 DP2475	HISTORICAL	COMPILATION	UNRESEARCHED

Land & Property	Cadastral Reco	ords Enquiry Repo	Ref : geo logix - austral
NSW information	Requested Parcel : Lot A I	DP 416093 Ide	ntified Parcel : Lot A DP 416093
Locality : AUSTRAL	LGA : LIVERPOOL	Parish : CABRAMAT	TA County : CUMBERLAND
Plan	Surv/Comp	Purpo	ose
DP2475	COMPILATION	UNRE	SEARCHED
DP105925	COMPILATION	UNRE	SEARCHED
DP126820	COMPILATION	DEPA	RTMENTAL
DP201643	COMPILATION	SUBE	DIVISION
DP236726	SURVEY		DIVISION
DP397710	SURVEY	UNRE	SEARCHED
DP416093	COMPILATION	UNRE	SEARCHED
DP659614	COMPILATION	DEPA	RTMENTAL
DP739281	COMPILATION	SUBE	DIVISION
DP789832	SURVEY	SUBE	DIVISION
DP808614	SURVEY	SUBE	DIVISION
DP1033279	SURVEY	CONS	SOLIDATION
DP1122562	SURVEY	SUBE	DIVISION
DP1154882	SURVEY	SUBE	DIVISION
DP1172207	UNRESEARCHED	RESU	IMPTION OR ACQUISITION
DP1172207	SURVEY	RESU	IMPTION OR ACQUISITION
DP1199136	UNRESEARCHED	SUBE	DIVISION
DP1199136	SURVEY	SUBE	DIVISION
DP1203670	SURVEY	ROAD	DS ACT, 1993
DP1203671	SURVEY		IMPTION OR ACQUISITION
DP1203674	SURVEY		DS ACT, 1993
DP1204097	SURVEY	ROAD	DS ACT, 1993
DP1204146	SURVEY		DS ACT, 1993
DP1204512	SURVEY		DS ACT, 1993
DP1211652	SURVEY		DS ACT, 1993
DP1221316	UNRESEARCHED	••	DIVISION
DP1221316	SURVEY	SUBE	DIVISION

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(B)	REGISTERED DEALING Experiente	
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(D)	DECEASED REGISTERED PROPRIETOR	KATHLEEN PUDARICH.
(E)	APPLICANT	TA FRANK PUDARICH
(F)	died on .7. AHGUST	SNEFICIARY
(0)	Certified correct for the purposes of the Signed in my presence by the Applican Signature of Witness Fela A BRYDE Nume of Witness (BLOCK LETTERS 227 George St Address of Witness Liver no Witness Liver no Witness Liver no Witness	I who is personally known to me.
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(H)	CONSENT OF EXECUTOR OR ADMINISTRATOR	
1	I MICHAELERANCIS . DOHERTY Executor of the will /Administrator of the estate of the Deceased Registered Proprietor, hereby consent to this application.	
	Signature of Winters	
	Kele A BRYDEN Name of Warrass (BLOCK LETTERS)	
:	227 Grange St allowing Signature of Examined Advisioners	

INSTRUCTIONS FOR COMPLETION

STAMP DUTY; if the Applicant is a deviace, beneficiary, next-of-kin or otherwise beneficially enlitted or little Deceased Registered Proprietor died prior to 31 December 1981 the application must be presented to the Office of State Revenue prior to todgment at the Land Titles Office.

- The Application must be completed clearly and legibly in permanent, dense, black or dark blue concorpying ink. If using a dot-main x primer the prime must be letter-quality.
- Do not use an ansat or correction fluid to make alterations: rule through rejected material. Junal each alteration in the lefthand margin.
- 3. If the space provided at my point is insufficient, you may arrive additional pages. These must be the same size as the form; paper quality, colour, etc. must conform to the requirements so; out in Land Titles Office Information Bulletin No. 19. All pages of any annexure must be signed by the person executing the Application and any autosting wimess.
- The following matricegons refine to the marginal lotters on the application.

(A) LAND

Show the relevant Reference to Title. If there are more than 20 show none in this panel. Place ALL of them on an american (see 3 above) with 20 per sheet.

(B) REGISTERED DEALING

Show the registration number of any lease, mortgage or charge in regard to which the Applicant is applying to be registered as a proprietor.

(C) LODGED BY

This section relates to the person or farm lod ring the Application at the Land Totles Office

Reference (mex. 15 characters) This is optional. Any slashes, data, blank apaces, etc. will be counted as characters.

(D) DECEASED REGISTERED PROPRETOR

Show the name in full. Address and occupation need not be shown.

(E) APPLICANT

Show the name in full. Address and compation need out be shown.

(F) WILL/ESTATE, etc.

Amend "will/estate", "Probate/Letters of Administration," and "Lond/Registered Dealing" as appropriate.

in the relevant spaces show the expansity (executor, devises, etc.) in which the Apploant is entitled to apply, the number and date of grant of the Probate or Letters of Administration pursuant to which the application is made, and the name of the person to whom the grant was made.

(G) EXECUTION

General The application must be executed by or on behalf of the Applicant.

By the Applicant Personally — The application must be signed in the presence of an adult witness who is not an Applicant and who knows thup party executing personally. The witness should complete the appropriate section of the application.

By the Applicant's Attorney The Power of Attorney must be registered in the General Register of Deeds at the Land Titles Office. The execution should take the form, "AB by her atterney XY [fid] name/ mission to Power of Attorney Book 1234 Number 567".

Under Authority If the application is made pursuant to any statutory, judicial or other authority, except a Power of Attorney (see above), the nature of the authority should be disclosed.

By a Corporation under Seal The exemption should include a statement that the seal has been properly affected, for example, "... pursuant to a resolution of the board of directors ...". Alternatively, all those attesting the affixing of the seal must state their position in the corporation.

(H) CONSENT OF EXECUTOR OR ADMINISTRATOR

This is required only where the Applicant claims to be entitled other than as executor, administrator or trustee.

The completed Application must be lodged by hand at the LANO TITLES OFFICE, Queen's Square, Sydney, together with the Certificate of Title, the probate or laters of administration (or a copy thereof cartified by a solicitor to be a lue copy) and a completed Netice of Sale.

If you have any questions about filling out the form, please call 228-6566 and usk for our Customer Services Branch.

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Inanie: Sea	in Poters	S Signature: 🗸 👌 🖡
	Sean Poters, Sol Peters, Sol Peters Lawyes 8 28, 12 O'Sullivan Rd, Ph: 02 4628 5 Fax: 07.4626 6 certifies that the eN	Al The transferee Certified of 1900 by the Signature of Sean Poters, Solicitor Peters Lawyers 8 28, 12 O'Suffiven Rd, Learnean, NSW Phr 02 4626 5552 Fax: 02 4626 6412 certifies that the eNOS data relevant to the

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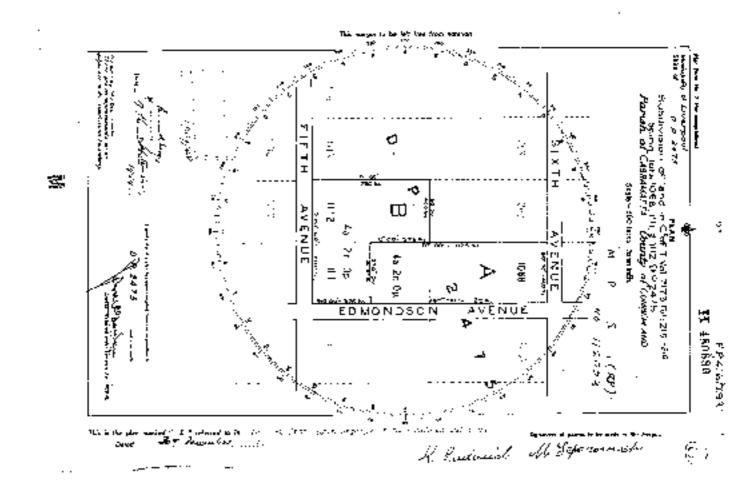
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APPLICANT Noie (c)	ANTHONY PUDARICK of be registered as pro possession of the la determination by dea Tenant) of the estat land above described	155 Fifth Avenue oprietor of an Es and above describ- ath of Maria Sepa- te upon which my	, Austral her tate in fee s ed in consequ rovich (the d	eby applies to imple in ence of the eceased Life	CITICE USE ON T
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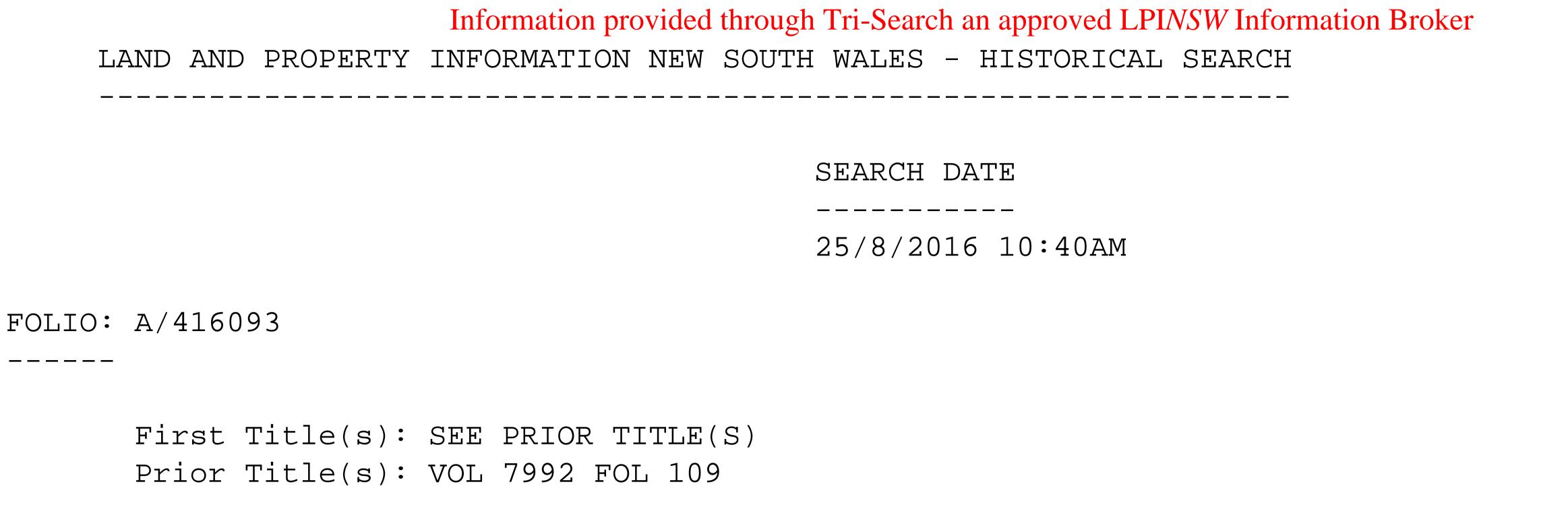








Advance Legal Searchers Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General.



Recorded Number Type of Instrument C.T. Issue

31/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/10/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
13/6/1991	Z714570	MORTGAGE	EDITION 1
9/2/1996	0902135	MORTGAGE	EDITION 2
10/12/1997	3654716	TRANSMISSION APPLICATION	EDITION 3
3/4/1998 3/4/1998	3898466 3898467	DISCHARGE OF MORTGAGE MORTGAGE	EDITION 4
17/9/2001 17/9/2001 17/9/2001	7946813 7946814 7946815	DISCHARGE OF MORTGAGE DISCHARGE OF MORTGAGE MORTGAGE	EDITION 5
30/1/2003 30/1/2003	9333775 9333776	DISCHARGE OF MORTGAGE MORTGAGE	EDITION 6
31/7/2007 31/7/2007 31/7/2007	AD272347 AD293121 AD272348	DISCHARGE OF MORTGAGE CAVEAT MORTGAGE	EDITION 7
8/8/2008 8/8/2008 8/8/2008	AE138022 AE138023 AE138024	DISCHARGE OF MORTGAGE TRANSFER MORTGAGE	EDITION 8
16/4/2014	AI515447	TRANSMISSION APPLICATION (DEVISEE,BENEFICIARY,NEXT OF KIN)	

16/4/2014AI515448TRANSFER WITHOUT MONETARYEDITION 9CONSIDERATION

*** END OF SEARCH ***

geo logix - austr

PRINTED ON 25/8/2016

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



Advance Legal Searchers Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: A/416093

SEARCH DATE TIME EDITION NO DATE _ 10:36 AM 9 16/4/2014 25/8/2016

LAND

LOT A IN DEPOSITED PLAN 416093

AT AUSTRAL

LOCAL GOVERNMENT AREA LIVERPOOL PARISH OF CABRAMATTA COUNTY OF CUMBERLAND TITLE DIAGRAM DP416093

FIRST SCHEDULE

SUSAN ANN YULE IN 216/1000 SHARE ADAM PAUL LISZNIEW IN 392/1000 SHARE EVE-CATHERINE DROPMANN IN 392/1000 SHARE AS TENANTS IN COMMON

(TZ AI515448)

SECOND SCHEDULE (2 NOTIFICATIONS)

RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) 1

2 AE138024 MORTGAGE TO ST. GEORGE BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

END OF SEARCH *** * * *

geo logix - austr

PRINTED ON 25/8/2016

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

ATTACHMENT G



Source: NSW LPI



GEO-LOGIX PTY LTD

UNIT 2309, 4 DAYDREAM ST WARRIEWOOD NSW 2102

Ph: (02) 9979 1722 Fax: (02) 9979 1222

Aerial Photograph – 1955

PHASE 1 PRELIMINARY SITE INVESTIGATION

60 – 80 Edmondson Avenue, Austral NSW

Drawn: TG

Project No. 1601067

Checked: BP





GEO-LOGIX PTY LTD

UNIT 2309, 4 DAYDREAM ST WARRIEWOOD NSW 2102

Ph: (02) 9979 1722 Fax: (02) 9979 1222 Aerial Photograph – 1965

PHASE 1 PRELIMINARY SITE INVESTIGATION

60 – 80 Edmondson Avenue, Austral NSW

Drawn: TG

Project No. 1601067

Checked: BP





GEO-LOGIX PTY LTD UNIT 2309, 4 DAYDREAM ST

UNIT 2309, 4 DAYDREAM ST WARRIEWOOD NSW 2102

Ph: (02) 9979 1722 Fax: (02) 9979 1222 Aerial Photograph – 1975

PHASE 1 PRELIMINARY SITE INVESTIGATION

60 – 80 Edmondson Avenue, Austral NSW

Drawn: TG

Project No. 1601067

Checked: BP





GEO-LOGIX PTY LTD UNIT 2309, 4 DAYDREAM ST

UNIT 2309, 4 DAYDREAM ST WARRIEWOOD NSW 2102

Ph: (02) 9979 1722 Fax: (02) 9979 1222 Aerial Photograph - 1986

PHASE 1 PRELIMINARY SITE INVESTIGATION

60 – 80 Edmondson Avenue, Austral NSW

Drawn: TG

Project No. 1601067

Checked: BP





GEO-LOGIX PTY LTD

UNIT 2309, 4 DAYDREAM ST WARRIEWOOD NSW 2102

Ph: (02) 9979 1722 Fax: (02) 9979 1222 Aerial Photograph – 1994

PHASE 1 PRELIMINARY SITE INVESTIGATION

60 – 80 Edmondson Avenue, Austral NSW

Drawn: TG

Project No. 1601067

Checked: BP





GEO-LOGIX PTY LTD UNIT 2309, 4 DAYDREAM ST

UNIT 2309, 4 DAYDREAM ST WARRIEWOOD NSW 2102

Ph: (02) 9979 1722 Fax: (02) 9979 1222 Google Image - 2006

PHASE 1 PRELIMINARY SITE INVESTIGATION

60 – 80 Edmondson Avenue, Austral NSW

Drawn: TG

Project No. 1601067

Checked: BP





GEO-LOGIX PTY LTD UNIT 2309, 4 DAYDREAM ST

UNIT 2309, 4 DAYDREAM ST WARRIEWOOD NSW 2102

Ph: (02) 9979 1722 Fax: (02) 9979 1222 Google Image - 2016

PHASE 1 PRELIMINARY SITE INVESTIGATION

60 - 80 Edmondson Avenue, Austral NSW

Drawn: TG

Project No. 1601067

Checked: BP

ATTACHMENT H

H&B 768-30 Mr Vecchio

30th March 1987 Assessment No. 0.16113

BUILDING PERMIT NO.342/87

LOCAL GOVERNMENT ACT, 1919 PART XI & ORDINANCE 70

 PROPOSED CLASS I DWELLING

 TO BE ERECTED AT LOT A D.P.416093 NO.30 EDMONDSON AVE., AUSTRAL

 SUBMITTED BY:
 K PUDARICH LO A 1068 EDMONDSON AVE., AUSTRAL

 OWNER:
 AS ABOVE

 BUILDER:
 FRANK PUDARICH 222 KINGS ROAD, INGLEBURN

THIS IS TO CERTIFY that the attached stamped plans and specification have been approved by Council on the date hereon, subject to the following special conditions numbered 1 -20 inclusive.

- 1. Compliance with the Local Government Act, 1919, and Ordinances thereunder.
- 48 hours notice in writing to be given to Council. Inspections are required at the following stages of construction:-
 - (a) all trenches and steel reinforcement prior to pouring of concrete;
 - (b) Framework when complete prior to the fixing of wall sheeting;
 - (c) Flashings in wet areas i.e. bathrooms;
 - (d) Stormwater drainage lines prior to backfilling;
 - (e) Completion of all works.

3. Stamped approved building plans must be submitted to the Metropolitan Water, Sewerage & Drainage Board prior to commencement of work. Failure to do so will render the owner liable to a penalty and may result in the demolition of the work. A regional office of the Board is now located cnr. Bigge & Moore Streets, Liverpool, Telephone 821 0555.

- 4. No trees are to be lopped or removed without prior Council approval.
- Electrical installations must be in accordance with the requirements of Prospect County Council. All enquiries relating to electrical installations should be directed to that authority.
- Finished floor level to be minimum 150 mm above ground surface. Surrounding ground to be graded away from the building on all sides and the building site drained to Council's satisfaction.
- Drainage to be installed to Council's satisfaction to collect and divert any surface water and seepage clear of the excavated portion of the dwelling site.
- Footings to be taken to solid and uniform bearing and a minimum of 450 mm deep.
- Any patio over one (1) metre in height above natural ground level to be provided with a balustrade and handrail.
- Downpipes to be provided to eaves guttering to ensure maximum roof catchment area of 42 m².
- Roof cladding to be fixed and supported in accordance with the manufacturer's recommendations.
- A septic tank is to be installed and is subject to a separate application and approval.
- Floors of bathroom, ensuite to be of approved impervious construction finished to fall to a floor waste.



23rd November 1989 Assessment No. 0.16113 H&B 768-30 Mr Vecchio

BUILDING PERMIT NO.1707/89

LOCAL GOVERNMENT ACT, 1919 PART XI & ORDINANCE 70

PROPOSED CLASS X SWIMMING POOL TO BE ERECTED AT CNR LOT A D.P.416093 EDMONDSON AVE & SIXTH AVE., AUSTRAL SUBMITTED BY: F & K PUDARICH LOT CNR A EDMONDSON AVE & 6TH AVE., AUSTRAL OWNER: AS ABOVE BUILDER: F & K PUDARICH

THIS IS TO CERTIFY that the attached stamped plans and specification have been approved by Council on the date hereon, subject to the following special conditions numbered 1 -12 inclusive.

- 1. Compliance with the Local Government Act, 1919, and Ordinances thereunder.
- 2. 48 hours notice in writing to be given to Council for inspections.
- 3. Stamped approved building plans must be submitted to the The Water Board prior to commencement of work. Failure to do so will render the owner liable to a penalty and may result in the demolition of the work. A regional office of the Board is now located cnr. Bigge & Moore Streets, Liverpool, Telephone 821 0555.
- 4. No trees are to be lopped or removed without prior Council approval.
- Electrical installations must be in accordance with the requirements of Prospect County Council. All enquiries relating to electrical installations should be directed to that authority.
- 6. Approved safety fencing to completely surround the pool area as indicated in red on approved site plan so as to deny direct access to the pool from the house. Safety fencing where of metal to be minimum 1.2 metres in height without horizontal members. Where fencing is of timber paling etc. to be minimum 1.2 metres in height. Fencing to be provided with childproof self-closing and self-latching gates. NOTE: Clothes lines, barbeque facilities etc. to be excluded from pool enclosure.
- The pool is required to be protected with safety fencing before it is filled with water.
- 8. The pool water is to be maintained in a sanitary condition and free from nuisance at all times and in compliance with the requirements of Part XIA Public Health Regulations. NOTE: If an ozone treatment unit is proposed it will also be necessary for conventional chlorination treatment to be used in order to achieve and maintain an acceptable level of water quality.
- All drainage and pool wastes to be disposed of to Council's satisfaction without nuisance and within the confines of the allotment.
- Any external pool lighting is to be positioned and/or shielded to prevent a glare nuisance.
- 11. Pool to be used for private purposes only.
- 12. All buildings to be sited well clear of any easements affecting the allotment. The applicant should ascertain if any easements do exist and if so obtain full details of such prior to construction commencing.



Conditions of Building Approval 1707/89 continued

NOTE: This approval shall be void if the building work to which it refers is not substantially commenced within twelve (12) months after the date of the approval.

An applicant for Building Approval under Part XI of the Local Government Act, 1919, as amended, has the right of appeal pursuant to Section 317L of the said Act to The Land and Environment Court.

Damage Deposit Fee \$650

Receipt No. 12121

Date Paid 21/11/89

D W MEAD TOWN CLERK

per:

B 3600.390 Mr J Vecchio: kw 9821 9343

16 September 1998

Mr F Pudarich 80 Edmondson Avenue AUSTRAL 2171

LOCAL GOVERNMENT ACT, 1993 AND REGULATIONS AND BUILDING CODE OF AUSTRALIA (BCA) 1996

NOTICE TO APPLICANT OF DETERMINATION OF A BUILDING APPLICATION

Being the applicant in respect of Building Application No. 3743/98 and pursuant to Section 99 of the Act, Notice is hereby given of the determination by the Approval Authority of the Building Application No. 3743/98 relating to:

 PROPERTY:
 CNR LOT A, D.P. 416093, NO. 220 SIXTH AVENUE, AUSTRAL

 OWNER:
 MR F PUDARICH, 80 EDMONDSON AVENUE, AUSTRAL

 BUILDER:
 AS ABOVE

The Building Application has been determined on 16 September 1998 by granting of approval which operates from 16 September 1998 subject to conditions specified in this Notice.

DESCRIPTION: PROPOSED CLASS 1a DWELLING ADDITIONS

CONDITIONS:

THIS IS TO CERTIFY that the attached stamped plans and specification have been approved by Council on the date hereon, subject to the following conditions.

GENERAL

- Compliance with the Local Government Act, 1993 and Regulations thereunder.
- A minimum of 24 hours notice should be given for all required inspections by calling Council's Call Centre on 1300 362 170. The required inspections are listed below:
 - (a) All trenches and steel reinforcement prior to pouring of concrete;
 - (b) Framework when complete prior to the fixing of wall sheeting;
 - (c) Flashings in wet areas i.e. bathrooms;
 - (d) Stormwater drainage lines prior to backfilling;
 - (e) Completion of all works.

- Stamped approved building plans must be submitted to Sydney Water prior to commencement of work. Failure to do so will render the owner liable to a penalty and may result in the demolition of the work. A Regional Office of Sydney Water is located cnr. Bigge & Moore Streets, Liverpool, Telephone 9821 0555.
- Permission is hereby granted for the removal of any tree within 3 metres of the building footprint. Trees located outside this area are not to be removed without the consent of Council.
- Electrical installations must be in accordance with the requirements of Integral Energy. All enquiries relating to electrical installations should be directed to that Authority.
- 6. Construction/civil work is only permitted on the site between the hours of 7 am to 6 pm Monday to Friday and 8 am to 1 pm on Saturday with no work permitted on Sundays or Public Holidays, unless otherwise approved by the Planning & Development Department. Construction works do not relate to any works not capable of creating an annoyance to other premises i.e. works not requiring use of machinery or other noise generating processes.
- Access to the site is to be provided only from the entry point to the subject property and is not to be provided from any other site.
- 8. Approval is subject to the condition that the builder or person who does the residential building work complies with the applicable requirements of Part 6 of the Home Building Act 1989 whereby a person must not contract to do any residential building work unless a contract of insurance that complies with this Act is in force in relation to the proposed work. It is the responsibility of the builder or person who is to do the work to satisfy Council that they have complied with the applicable requirements of Part 6.
- 9. Subject to conditions of Development Consent 842/98 dated 10 September 1998.

SITING, SURVEY REPORTS, FLOODING

- 10. The dwelling additions are to be sited in accordance with approved site plan.
- The land may be subject to flooding and the building may be inundated by floodwaters from time to time and Council does not accept any responsibility for any damage sustained as a result of flooding.
- The habitable floor level must be 0.5 metres above the 1% probability flood level which at time of granting of consent is RL 69.6 metres AHD. This development must be to a minimum of 70.1 metres. Survey report is to be submitted upon floor level being reached.

FOOTINGS, SLABS, STRUCTURAL DETAILS

 Structural Engineer's details for the reinforced concrete slab are to be submitted to Council and approval obtained prior to the work being carried out.

DRAINAGE

- 14. Roofwater to be connected to existing house stormwater drainage system.
- Floors of any bathroom, ensuite, water closet and laundry are to be of approved impervious construction finished to fall to a floor waste.

- 16. All wet areas shall be provided with an approved flashing material at the intersection of the walls and the floor to a height of not less than 50 mm above the finished tiled floor level. The vertical corners of the shower recess cubicle are to be suitably flashed behind the wall sheeting to a minimum height of 1.8 metres. NOTE: Dampcourses manufactured to prevent rising dampness in brickwork and the various grades of plastic sheeting designed to provide a dampproofing under concrete shall not be used as flashings in wet rooms.
- 17. An approved shower tray is to be provided to the shower recess. Such tray to be installed strictly in accordance with the manufacturer's recommendations and Council's requirements. The shower tray and/or flashing provided around the periphery of the walls in the shower recess shall be a minimum 50 mm above the finished height of the shower hob.
- 18. All septic wastes to be directed to the existing septic tank.

MISCELLANEOUS

- The dwelling additions are not to be occupied or used until fully completed in accordance with Council's approval.
- Smoke detection system to be installed throughout the building in accordance with the requirements of clause E1.7 of the Building Code of Australia. Detectors shall comply with AS3786 and must:
 - (i) be connected to a permanent 240V power supply; and
 - be provided with a battery backup to activate the alarm unit in the event of failure of the permanent power supply.
- 21. The building is to be protected from subterranean termites in accordance with AS3660.1-1995 and a certificate from the installer is to be submitted to Council on completion of the dwelling. If Dursban is the nominated method of protection against termite attack, to be utilised in the construction of the building, you are advised the expected life of the chemical is:

(a) six (6) years as an underfloor barrier

(b) three (3) years as an external barrier.

The actual period of protection will depend on factors such as termite hazard, climatic and soil conditions. The barrier is less than the economic life of the building.

- In accordance with C1 B1.3, of the Building Code of Australia, a durable notice shall be permanently fixed to the building in a prominent location, such as the meter box or the like, indicating:
 - (a) the method of protection;
 - (b) the date of installation of the system;
 - (c) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and
 - (d) the installer's or manufacturer's recommendations for the scope and frequency of future inspections for termite activity.
- 23. The Sedimentation and Erosion Control measures indicated on the approved plans are to implemented prior to the commencement of site works and are to be maintained to Council's satisfaction until all works on site are complete and the disturbed areas have been restabilised and/or revegetated. The minimum measures required on all sites are to include a sediment fence and all weather driveway. The driveway shall be a minimum of 100mm layer of compacted blue metal.

NOTES:

- A All buildings to be sited well clear of any easements affecting the allotment. The applicant should ascertain if any easements do exist and if so obtain full details of such prior to construction commencing.
- B Telstra recommends prewiring for telephone services during construction of dwellings or dwelling additions. Contact Telstra for further details.
- C A review of this approval may be requested by the applicant within twenty eight (28) days of this determination subject to an appropriate fee.
- D If you are aggrieved by any of the aforementioned conditions of approval you are advised of your right of appeal to the Land and Environment Court of NSW. However, any items may be clarified by contacting your Senior Environmental Health and Building Surveyor at Council's Offices.
- E Contact should be made with Integral Energy to ascertain maximum clearance between the proposal and overhead electricity supply lines to the property.
- F Unimpeded access must be available to Integral Energy during and after building for the electricity meters and metering equipment.
- G ANY FAILURE TO COMPLY WITH THE CONDITIONS OF APPROVAL MAY RESULT IN LEGAL ACTION BEING INSTIGATED AND THE PRECLUSION OF A BUILDING CERTIFICATE AT THE COMPLETION OF WORKS.
- H You are advised that heavy penalties can be imposed on offenders under the Environmental Offences and Penalties Act, for pollution of waterways. Sediment is considered to be a pollutant and the potential for erosion and sedimentation resulting from site works is such that the provision of erosion and sedimentation control devices is required. These shall remain in place until such time as all disturbed areas of the site are restabilised.
- I The conditions are imposed taking into account the Local Government Act, 1993 and Regulations thereunder, relevant standards and site conditions.
- J This approval shall lapse two (2) years from the date on which the approval operates as adopted by Council.
- K Non slip surface finish is to be provided to any driveway located between the front boundary and Councils footpath. Finishes of glazed silicone or smooth trowel will not be permitted.
- L Liverpool City Council encourages the installation of approved rainwater tanks for residential dwellings. Consideration should be given to the installation of a tank and should you have any enquiries in relation to location, size etc. you are requested to contact this office. Water from rainwater tanks is not suitable for drinking.
- M The approval of this application does not imply or infer compliance with the Disability Discrimination Act and that the developer should investigate their liability under the Act. For assistance, you are directed to parts 2, 3 and 4 of the Australian Standards 1428 -Design for access and Mobility (Part 1 is mandatory in the Building Code of Australia).
- N Builders Insurance is optional for the owner builder. However, you are advised if the residential premises is sold within seven (7) years of completion, an Insurance Certificate is to be obtained and attached to any Contract of Sale.

beckio:

Joe Vecchio SENIOR ENVIRONMENTAL HEALTH & BUILDING SURVEYOR

-4-



LIVERPOOL CITY COUNCIL

1 Hoxton Park Road, Liverpool, N.S.W. 2170 Telephone: (02) 821 9222

PROUD OF OUR PAST, CONFIDENT IN OUR FUTURE"

Cornelators P 3600.390 Mr C Reeves: ac 821 9197

12 February 1992

TO: Mr F Pudarich 80 Edmondson Avenue AUSTRAL 2171

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION.

Being the applicant in respect of Development Application No. 532/91 and pursuant to Section 92 of the Act, Notice is hereby given of the determination by the Consent Authority of the Development Application No. 532/91 relating to:

PROPERTY:

LOT A, D.P. 416093, NO. 220 SIXTH AVENUE, AUSTRAL

The Development Application to commence a home industry - car detailing has been determined by **refusing of consent** for the undermentioned reason:

- Insufficient evidence has been provided to confirm that the proposed development will be restricted to detailing work only and will not involve mechanical repairs to vehicles or panel beating and spray painting, which are prohibited uses in the zoning which applies to the site, (Non Urban 1(b) under Interim Development Order No. 74).
- Note: Section 97 of the Act confers on an applicant who is dissatisfied with the determination of a Consent Authority a right of appeal to the Land and Environment Court exercisable within twelve (12) months after receipt of this Notice.

For and the Behalf of the TOWN CEREK/CITY MANAGER

FILE NO: 93600.390 LOCATION CODE: 4055 SUBJECT No: 725 600 FULIO No: DOCUMENT TYPE OL FOLLOW-UP CODE: 00

•	Liverpool City Council			
Your enference Our enference Contract	B 3600-340 Mr A Harriman 821-9353	As per Building Services Corporation Act, 1939 B.S.C. Insurance Premium paid B.S.C. Insurance Premium is nor applicable.	1 Hoxfon Park Fload Uverpool, MSW 2170 Tet 821 9222 Fax: 821 9333 D.X. 9030 Uverpool	
	NAME ADDRESS SUBURB	Mr. F. Pydarych 1063 Gdoryddian Are Austuril Einian 2171		

LOCAL GOVERNMENT ACT, 1993 AND BUILDING CODE OF AUSTRALIA (BCA) & BCA (ADMINISTRATIVE PROVISIONS) ORDINANCE 1991

NOTICE TO APPLICANT OF DETERMINATION OF A BUILDING APPLICATION

Being the applicant in respect of Building Application No.-370 http://www.and pursuant to Section 99 of the Act, Notice is hereby given of the determination by the Approval Authority of the Building Application No.2370 http://www.and.authority.com/action/2012/09/3 relating to:

	La contrata a cli la contrata
PROPERTY:	Let A OP 11693 Nº 220 Ediendson Are Austral
OWNER:	Mr. F. Pedrauch 220 Edwards Ave Austral
BUILDER:	once builder

The Building Application has been determined on 5 Prov 93 by granting of approval which operates from 5 Prov 93 subject to conditions specified in this Notice.

DESCRIPTION: PROPOSED CLASS 100 Form sted

CONDITIONS:

GENERAL

- 1.) Compliance with the Local Government Act, 1993 and Regulations thereunder.
- 48 hours notice in writing to be given to Council. Inspections are required at the following stages of construction:-
 - All trenches and steel reinforcement prior to pouring of concrete;
 - (b) Framework when complete prior to the fixing of wall sheeting;
 - (c) Flashings in wet areas i.e. bathrooms;
 - (d) Stormwater drainage lines prior to backfilling;
 - (c) Completion of all works.
- Stamped approved building plans must be submitted to The Water Board prior to commencement of work. Failure to do so will render the owner liable to a penalty and may result in the demolition of the work. A Regional Office of the Board is now located cnr. Bigge & Moore Streets, Liverpool, Telephone 821 0555.
- To No trees are to be lopped or removed without prior Council approval.
- Electrical installations must be in accordance with the requirements of Prospect Electricity. All enquiries relating to electrical installations should be directed to that Authority.
- 6. Subject to the approval of the Department of Housing as per letter dated

SITING, SURVEY REPORTS, FLOODING

7) The Sheet to be sited in accordance with approved site plan.

- 8. Roof of carport to be sited 500 mm minimum from the side boundary.
- Habitable floor level to be minimum metres A.H.D. determined by a proper survey and a Survey Report describing the floor level of the building in relation to the levels of the allotment and the A.H.D. of the finished floor level is to be submitted to Council prior to work proceeding above floor level.
- 10 The land may be subject to flooding and the building may be inundated by floodwaters from time to time and Council does not accept any responsibility for any damage sustained as a result of flooding.

FOOTINGS, SLABS, STRUCTURAL DETAILS

- 11. Brick wall to be supported by footings of adequate size.
- (7). Footings to be taken to solid and uniform bearing and a minimum of 450 mm deep.
- External walls of garage to be stiffened by minimum 230 mm x 110 mm engaged brick piers spaced at maximum 1800 mm centres.
- 14. Structural Engineer's details for the following are to be submitted to Council and approval obtained prior to the work being carried out:-
- Council's records indicate the subject allotment to be of 2870 Code for "Residential Slabs & Footings" and Geotechnical Report by
- 16. Details of roof trusses to be submitted to Council and approval obtained prior to erection and for this purpose Structural Engineer certified truss plans will suffice and computation data is not required.
- 17. Prior to work proceeding above floor level the designing Structural Engineer is to certify that the fill placed beneath the reinforced concrete floor slab has been compacted to an adequate degree so as to comply with the requirements of A.S. 2870-1986 "Residential Slabs and Footings" for a soil classification.
- All filling/excavation is to be drained and retained to Council's satisfaction within the confines of the allotment and for this purpose:-
 - (a) Where the amount of fill is 600 mm or greater any remaining portion of fill is to be retained by a dropped edge beam. The extent of cut and fill is to be generally in equal proportions. The fill platform is to be drained and retained at a maximum of height of 600 mm at the side boundary.
 - (b) The maximum depth of cut at any portion of the allotment is 900 mm and the extent of excavation cannot extend any closer from 450 mm from the side boundary. The wall of the dwelling on the excavated side is to be 1.5 m minimum from the side boundary if the excavation exceeds 600 mm in depth.
 - (c) The extent of any cut or fill is limited to a maximum of 2.0 m around the perimeter of the building and any cut or fill beyond this is subject to separate application and approval and will be determined on an individual merit basis.
 - (d) Unless otherwise certified by the designing Structural Engineer, an undisturbed fill platform of 1.0 m minimum is to be provided between the wall of the addition and the closet portion of the retaining wall/drainage, in order to satisfy the requirements of AS 2870.1-1988 Residential Slabs and Footings Part 1 - Construction - Clause 6.1.3(c)(iii).
 - (e) Should these requirements not be complied with an immediate stop-work order will be issued.
 - (f) Any paving should be graded to divert surface water clear of the proposed and adjoining premises with such connected to the stormwater drainage system via an approved sedimentation pit or bunding or other suitable measures adopted to prevent diverted surface water entering adjoining properties.
- In accordance with the acknowledgment submitted with the Building Application, Council will not permit the placement of internal linings to the dwelling addition until the retaining and drainage is satisfactorily completed.
- Final Surveyor's Report will be required to clarify that retaining walls and drainage are located within the confines of the allotment when such fixtures are in close proximity to allotment boundaries.
- 21. The site has been classified as in accordance with Australian Standard 2870, 1988, Residential Slabs and Footings and as such the footings be excavated to a minimum depth of mm. The footings are to be mm deep x mm wide and reinforced with three (3) main wire trench mesh top and bottom. Suitable R6mm stirrups are to be provided at 900 mm minimum centres.

- 22. Pad footings supporting isolated piers are to be a minimum of mm long x mm mm wide x mm below natural ground level. deep with the base of the pad a minimum of
- 23. Any paving should be graded to divert surface water clear of the proposed and adjoining premises with such connected to the stormwater drainage system via an approved sedimentation pit or bunding or other suitable measures adopted to prevent diverted surface water entering adjoining properties.

DRAINAGE

- 24. Finished floor level to be minimum 300 mm above ground surface. Surrounding ground to be graded away from the building on all sides and the building site drained to Council's satisfaction.
- 25. Drainage to be installed to Council's satisfaction to collect and divert any surface water and seepage clear of the excavated portion of the dwelling site. Approved vertical flashing to be installed to sections wall beneath the dwelling site. of
- 26. Drainage to be installed to Council's satisfaction to collect and divert any surface water and seepage clear of the excavated portion of the dwelling site. Such drainage is to be connected to the stormwater drainage system.
- wall beneath ground level. 27. Approved vertical flashing to be installed to sections of
- Roof gutters and downpipes to be installed.
- Roofwater to be connected to existing house stormwater drainage system.
- (3) Roofwater to be disposed of to Council's satisfaction so as not to cause nuisance to adjacent lot boundaries.
- 31. All wet areas shall be provided with an approved flashing material at the intersection of the walls and the floor to a height of not less than 50 mm above the finished tiled floor level. The vertical corners of the shower recess cubicle are to be suitably flashed behind the wall sheeting to a minimum height of 1.8 metres. NOTE: Dampcourses manufactured to prevent rising dampness in brickwork and the various grades of plastic sheeting designed to provide a dampproofing under concrete shall not be used as flashings in wet rooms.
- 32. An approved shower tray is to be provided to the shower recess. Such tray to be installed strictly in accordance with the manufacturer's recommendations and Council's requirements. The shower tray and/or flashing provided around the periphery of the walls in the shower recess shall be a minimum 50 mm above the finished height of the shower hob.
- 33. Any proposed particle board flooring to wet areas to be of an approved preservative tested type. Such flooring is to be edge sealed and evidence of the manufacturer's preservative treatment Licensing Number is to be submitted to Council and approval obtained prior to installation.
- 34. Downpipes to be provided to eaves guttering to ensure maximum roof catchment area of 42 m².
- 35. A septic tank is to be installed and is subject to a separate application and approval. N.B. On site disposal of septic tank wastes excluding approved aerated systems is not permissible.
- 36. The site will necessitate the installation of a holding well to facilitate the discharge of septic tank/sullage effluent by Council's tanker removal service.

MISCELLANEOUS

- not to be enclosed without prior written approval being obtained from Council. 37. The 38. Secondhand materials to be sound and free from any defect.
- to be completed to conform with existing development and amenity of the area. Sted 60
- is not to be used for human habitation, industrial or commercial purposes, sted (40)
- 41. Noggings to be provided to stud walls.
- 42. Underfloor area to be thoroughly cross ventilated and underfloor access provided.
- 43. NOTE: As this approval is granted only for a "screen enclosure" it cannot be inferred that the structure is a habitable room. No future approvals of additions/alterations to the "enclosure" will be granted unless the proposal complies in all respects with the requirements of Building Code of Australia for habitable rooms e.g. ceiling height etc.
- 44. The dwelling additions are not to be occupied or used until fully completed in accordance with Council's approval.
- (5) Roof cladding to be fixed and supported in accordance with the manufacturer's recommendations.
- shall have a flammability 46. Any sarking type materials to be used in the construction of the index of not greater than 5.
- 47. Provision to be made for the parking of two (2) vehicles on the land with at least one (1) space being behind the Building Line.
- 48. Any patio over one (1) metre in height to be provided with a balustrade and handrail.

ADDITIONAL CONDITIONS

NOTES:

A All buildings to be sited well clear of any easements affecting the allotment. The applicant should ascertain if any easements do exist and if so obtain full details of such prior to construction commencing.

The sted is to be located a minimum of 3 Om from the side bandy

- B A review of this approval may be requested by the applicant within twenty eight (28) days of the determination subject to an appropriate fee.
- C If you are aggrieved by any of the aforementioned conditions of approval you are advised of your right of appeal to the Land and Environment Court of NSW. However, any items may be clarified by contacting you District Health and Building Surveyor at Council's Offices.
- D Construction/civil work is not permitted on the site between the hours of 6 pm to 7 am Monday to Saturday with no work permitted on Sundays, unless otherwise approved by the Planning & Development Department.
- E Contact should be made with Prospect Electricity to ascertain maximum clearance between the proposal and overhead electricity supply lines to the property.
- F Unimpeded access must be available to Prospect Electricity during and after building for the electricitymeters and metering equipment.
- G The conditions are imposed taking into account the Local Government Act, 1993 and Regulations thereunder, relevant standards and the information supplied by the applicant.
- H This approval shall lapse two (2) years from the date of determination.
- I Council may revoke this approval if it is found that any information contained within the plans, specifications or checklist has been obtained by fraud, misrepresentation or concealment of facts.

Allan Harriman SENIOR RELIEF BUILDING SURVEYOR





1 Hoxton Park Road, Liverpool, N.S.W. 2170 Telephone: (02) 821 9222

26th March 1987

Tour reference: Daminna

TP 768-30 Mr C Marler: gm frqueen 821 9292

TO: Mr F Pudarich 222 Kings Road INGLEBURN 2565

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION.

Being the applicant in respect of Development Application No. 136/87 and pursuant to Section 92 of the Act, Notice is hereby given of the determination by the Consent Authority of the Development Application No. 136/87 relating to:

LOT A, D.P. 416093, NO. 30 SIXTH AVENUE CNR EDMONDSON AVENUE, PROPERTY: AUSTRAL

NON URBAN 1(b) INTERIM DEVELOPMET ORDER NO 74 APPLIES ZONING:

The Development Application has been determined by granting of consent subject to conditions specified in this Notice.

ERECTION OF A SECOND DWELLING PROPOSAL:

CONDITIONS:

- 1. Proposed second dwelling to be sited a minimum of 20 m from the street boundaries.
- 2. Consent is not granted nor implied to any subdivision of the allotment for the purposes of causing each of the dwellings (i.e. existing and proposed) to be sited on a separate allotment.
- 3. The two dwellings on the allotment (i.e. existing and proposed) shall not be occupied unless the owner of the allotment occupies one of those dwelling houses.

.../2

TF 768-30

-2-

Mr F Pudarich

Notes:

- To ascertain the date upon which the Consent becomes effective refer to Section 93 of the Act.
- (2) To ascertain the extent to which the Consent is liable to lapse refer to Section 99 of the Act.
- (3) Section 97 of the Act confers on an applicant who is dissatisfied with the determination of a Consent Authority a right of appeal to the Land and Environment Court exercisable within twelve (12) months after receipt of this Notice.
- (4) The conditions are imposed taking into account the matters for consideration in determining a Development Application under Section 90(1) of the Environmental Planning and Assessment Act, 1979.

D W Mead TOWN CLERK

per:

Approved/Refused as Above Under Delegation of Authority. 261311

DUCT PLACENING PARTMENT



Contact

P 3600.390 Ms S Webb : ae 9821 9514 1 Hoston Park Road Liverpool NSW 2170 Tel: 9821 9222 Fax: 9821 9333 DX 5030 Liverpool

10 September 1998

Mr F Pudarich 80 Edmondson Avenue AUSTRAL NSW 2171



ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

Being the applicant in respect of Development Application No. 842/98 and pursuant to Section 92 of the Act, Notice is hereby given of the determination by the Consent Authority of the Development Application No. 842/98 relating to:

PROPERTY: LOT A, D.P. 416093, NO. 220 SIXTH AVENUE, AUSTRAL

The Development Application has been determined by granting of consent subject to conditions specified in this Notice.

DESCRIPTION OF DWELLING ADDITIONS DEVELOPMENT:

Before commencing the development please read the Development Consent carefully and make sure that you understand all the conditions that have been imposed. If there are any conditions which you don't understand please contact Susannah Webb.

CONDITIONS:

THE DEVELOPMENT

The following conditions have been imposed to achieve the objectives of the relevant planning instruments and policies.

- Development must be carried out generally in accordance with Development Application received 20 May 1998 and accompanying plans marked DA 842/98, except where modified by the undermentioned conditions.
- The proposed dwelling addition is not to be adapted or converted for use as a separate domicile from the rest of the dwelling.





The following conditions have been imposed to provide for a satisfactory appearance of the development.

The development is to be constructed in materials which match or complement the materials of the existing dwelling.

AMENITY

The following conditions have been imposed to protect the amenity of the area.

 Construction/civil work is only permitted on the site between the hours of 7 am to 6 pm Monday to Friday and 8 am to 1 pm Saturday with no work permitted on Sunday, unless otherwise approved by Council.

LANDSCAPING AND OPEN SPACE

The following conditions have been imposed to ensure adequate provision is made for landscaping and open space in association with the development and the protection of existing trees.

No trees to be removed without prior approval of Council.

THE ENVIRONMENT

The following conditions have been imposed to protect the environment.

6. No fires are to be lit or waste materials burnt on the site.

The following conditions have been imposed to ensure that the drainage collected on and/or passing through the site is conveyed through a controlled system to minimise any impact on the subject land or downstream properties.

FLOODING

 The habitable floor level must be 0.5 metre above the 1% probability flood level which at the time of granting this consent is R.L. 69.6 metres A.H.D. This development must be to a minimum of 70.1 metres.

STORMWATER DRAINAGE

 Alterations to the natural surface contours must not impede or divert natural surface water runoff, so as to cause a nuisance to adjoining property owners.

Notes:

- To ascertain the date upon which the Consent becomes effective refer to Section 93 of the Act.
- (2) In accordance with Section 99 of the Act and Council Resolution of 13th September, 1993 this Consent will lapse unless the development is commenced within two (2) years of the date of this notice. The applicant may apply to Council, within two (2) years of the date of this notice, for an extension of one (1) year.

-2-



- (3) Section 97 of the Act confers on an applicant who is dissatisfied with the determination of a Consent Authority a right of appeal to the Land and Environment Court exercisable within twelve (12) months after receipt of this Notice.
- (4) The conditions are imposed taking into account the matters for consideration in determining a Development Application under Section 90(1) of the Environmental Planning and Assessment Act, 1979.
- (5) The following conditions apply under the Local Government Act, 1993, for the demolition of structures which form part of this development consent:
 - (a) All demolition work to be carried out in accordance with the requirements of Australian Standard 2601-1991.
 - (b) All utility services must be disconnected prior to demolition work commencing.
 - (c) Dangerous or hazardous material must be removed and disposed of by qualified persons.
 - (d) A construction hoarding to be installed in accordance with the requirements of the work cover authority. Separate application to be lodged with Council.
 - (e) Footpath area to be kept free of all building debris.
 - (f) Any damage to the kerb, gutter or footpaving shall be restored to Council's satisfaction at the demolishers expense.
 - (g) Lifting or craning materials over a public footway or roadway is not permitted unless a "B" class construction hoarding has been installed.
 - (h) Site to be watered down in order to minimise the affects of wind blown dust from the demolition works.
 - "Containers" for building debris are to be stored within the confines of the site.
 - Materials must not be burnt or buried on the site.
 - (k) All truck transporting debris from the site must be covered.
- (6) The approval of this application does not imply or infer compliance with the Disability Discrimination Act and that the developer should investigate their liability under the Act. For assistance, you are directed to Parts 2, 3 and 4 of the Australian Standards 1428 - Design for Access and Mobility (Part 1 is mandatory in the Building Code of Australia).

Michael Kelly SENIOR DEVELOPMENT PLANNER

acil://WPDOCS/DC842.SW





Curreterence Curreterence Contact

P 3600.390 Mr M Kelly: ac 821 9347 THoriton Potk Road, Liverpool, NSW 2170 Ter 821 9222 Fax: 821 9353 D.X. 5030 Liverpool

30 May 1996

Mr F Pudarich 80 Edmondson Avenue AUSTRAL 2171

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

Being the applicant in respect of Development Application No. 586/96 and pursuant to Section 92 of the Act, Notice is hereby given of the determination by the Consent Authority of the Development Application No. 586/96 relating to:

PROPERTY: LOT A, D.P. 416093, NO. 220 SIXTH AVENUE, AUSTRAL

The Development Application has been determined by granting of consent subject to conditions specified in this Notice.

DESCRIPTION OF	HOME INDUSTRY - PANEL BEATING AND SPRAY
DEVELOPMENT:	PAINTING WORKSHOP.

Before commencing the development please read the Development Consent carefully and make sure that you understand all the conditions that have been imposed. If there are any conditions which you don't understand please contact Michael Kelly.

CONDITIONS:

THE DEVELOPMENT

The following conditions have been imposed to achieve the objectives of the relevant planning instruments and policies.

- Development must be carried out generally in accordance with Development Application received 19 February 1996 and accompanying plans, except where modified by the undermentioned conditions.
- The premises must not be occupied until such time as the development is completed to the satisfaction of Council.
- 3. All work is to be carried out within the shed.
- Occupation of an area of 50 m² of the shed for the home industry to be delineated by the construction of fixed walls to occur prior to commencement of use, to the satisfaction of Council.



5. Only two (2) cars can be repaired on site at any one time in one week period.

EXTERNAL APPEARANCE

The following conditions have been imposed to provide for a satisfactory appearance of the development.

- No advertising matter is to be erected, painted or displayed without the prior approval of Council.
- No goods or signs are to be displayed or vehicles parked on the public footpath adjacent to the premises.
- All materials, goods and equipment are to be kept within the confines of the building at all times.
- 9. No car bodies or parts are to be stored outside the confines of the shed.

ADJOINING DEVELOPMENT

The following condition has been imposed to minimise any impact from the development on adjoining land or land in the locality.

 Use of the premises must not interfere with the amenity of adjacent residential areas.

AMENITY

The following condition has been imposed to protect the amenity of the area.

11. Hours of operation are limited to 9.00 am until 4.00 pm Monday to Friday.

THE ENVIRONMENT

The following conditions have been imposed to protect the environment.

- 12. Work Cover Authority requirements must be complied with in connection with the installation and use of spray painting equipment and wash down areas. A copy of Work Cover licences are to be provided to Council prior to commencement of use of the development.
- The production/storage of "Dangerous Goods" in quantities as detailed in the "Dangerous Goods Act" must be approved by the Dangerous Goods Branch of the Work Cover Authority.

Notes:

- To ascertain the date upon which the Consent becomes effective refer to Section 93 of the Act.
- (2) In accordance with Section 99 of the Act and Council Resolution of 13th September, 1993 this Consent will lapse unless the development is commenced within two (2) years of the date of this notice. The applicant may apply to Council, within two (2) years of the date of this notice, for an extension of one (1) year.

- (3) Section 97 of the Act confers on an applicant who is dissatisfied with the determination of a Consent Authority a right of appeal to the Land and Environment Court exercisable within twelve (12) months after receipt of this Notice.
- (4) The conditions are imposed taking into account the matters for consideration in determining a Development Application under Section 90(1) of the Environmental Planning and Assessment Act, 1979.
- (5) The following conditions apply under the Local Government Act, 1993, for the demolition of structures which form part of this development consent:
 - (a) All demolition work to be carried out in accordance with the requirements of Australian Standard 2601-1991.
 - (b) All utility services must be disconnected prior to demolition work commencing.
 - (c) Dangerous or hazardous material must be removed and disposed of by gualified persons.
 - (d) A construction hoarding to be installed in accordance with the requirements of the work cover authority. Separate application to be lodged with Council.
 - (e) Footpath area to be kept free of all building debris.
 - (f) Any damage to the kerb, gutter or footpaving shall be restored to Council's satisfaction at the demolishers expense.
 - (g) Lifting or craning materials over a public footway or roadway is not permitted unless a "B" class construction hoarding has been installed.
 - (h) Site to be watered down in order to minimise the affects of wind blown dust from the demolition works.
 - (i) "Containers" for building debris are to be stored within the confines of the site.
 - (j) Materials must not be burnt or buried on the site.
 - (k) All truck transporting debris from the site must be covered.

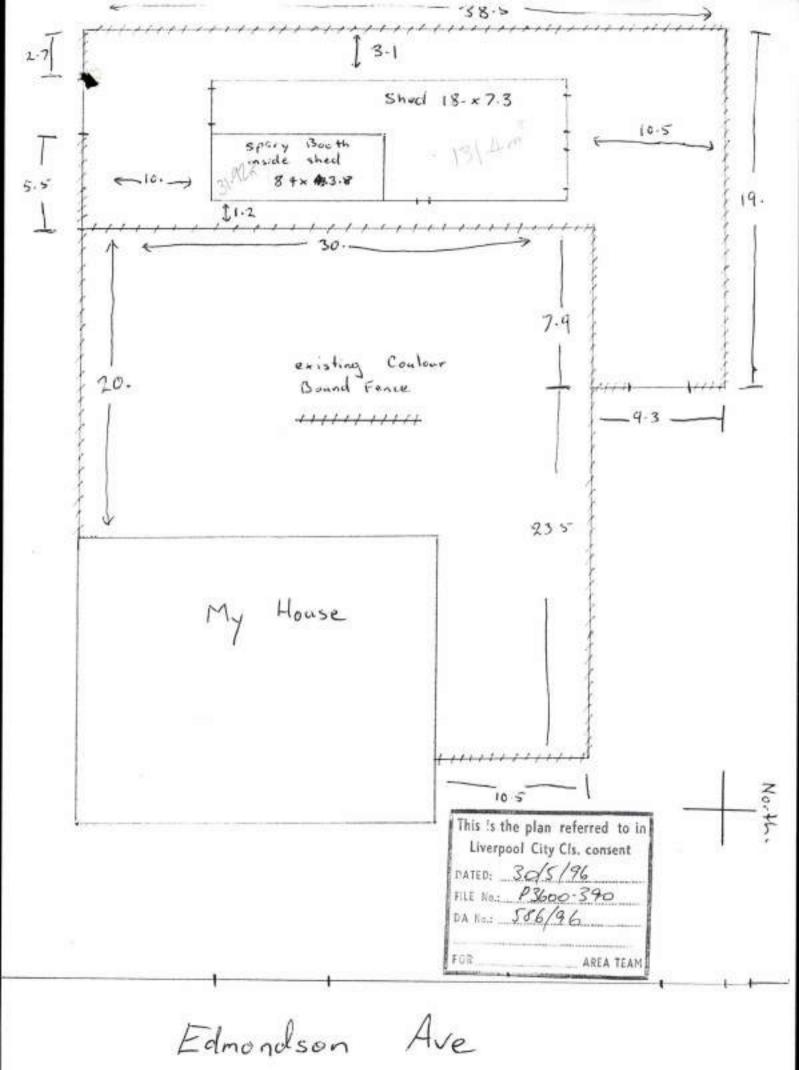
Gerard Turrisi PRINCIPAL PLANNER

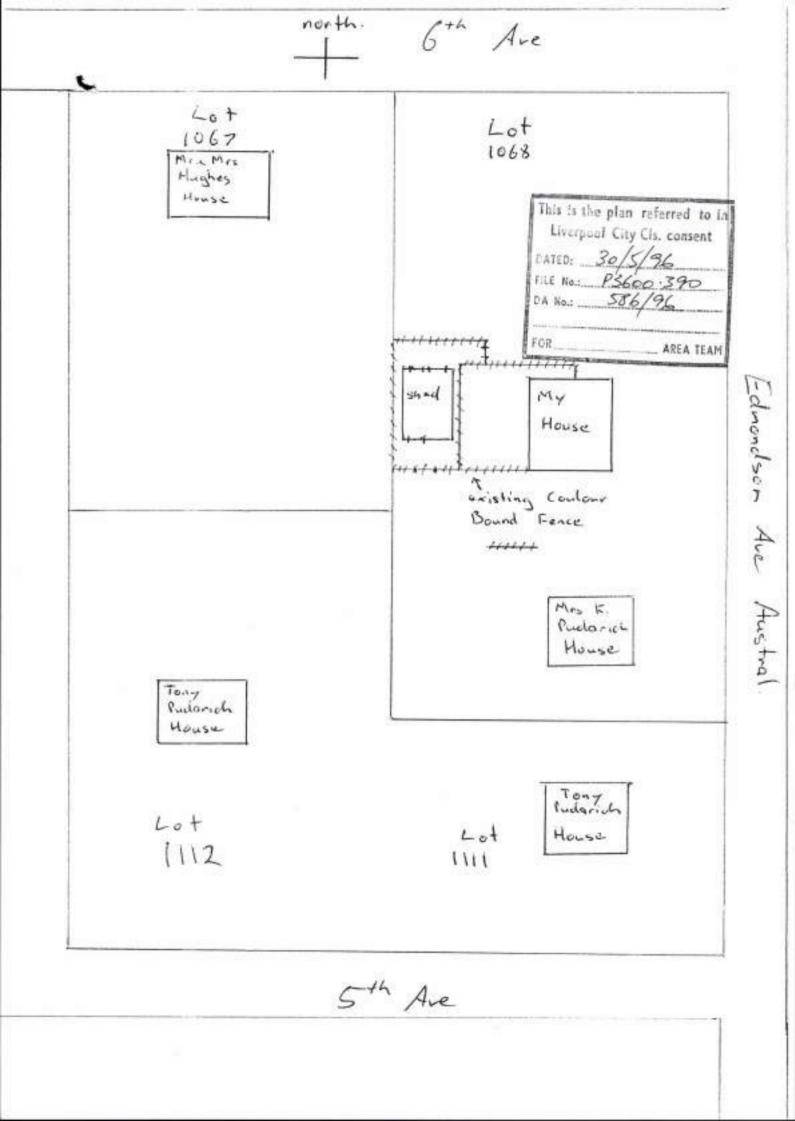
ADVICE FOR SUBMITTING A BUILDING APPLICATION

The issue of this development approval is <u>not</u> an approval to carry out any building works and accordingly the following should be addressed when preparing your building application:

- A. Building Application is to be submitted with the following details:
 - (a) Three (3) sets of plans drawn to a suitable scale and specifications.
 - (b) Structural Engineer's plans for all structural elements of the building.

Should you have any enquiries regarding the building application please contact Bernie Cohen, Council's Building & Health Surveyor.





LIVERPOOL CITY COUNCIL *STATEMENT OF ENVIRONMENTAL EFFECTS* [See Note Below]

- 1. Description of site in current condition: No trees or vecetation, clear site.
- 2. Description of area surrounding site: .Sacttered trees over 3 acres.

 Will project involve demolition or alterations to any building? Give details (including age of building):

No

- 4. Are such buildings of national or local importance?: %/4.....
- Will the project result in permanent destruction of vegetation or will it significantly affect any natural features of the site?:

There is no vegetation ont the site and will not damage any natural features.

6. What potential hazardous chemicals will be stored, transported or used in the manufacturing process? Give details of management procedures to safeguard the environment including waste disposal:

No chemicals will be stored transported or used.

5.2

 Give details of effluent produced, whether solids, liquids, gasses, particulates. Give details of disposal:

....N/A.....

8. Will project produce any odour beyond boundaries of the site? Give details:

- 9. Will project produce any noise beyond boundaries of the site: Give details: $\ensuremath{\mathbb{N}_0}$
- Give details & estimates of the traffic volumes produced by the development: See Reverse side.

11. Will the project require amplification of utility services?

- No
- 12. Will the project produce any impact on the environment not described above, or will it contribute to pollution or the defacement or deterioration of the environment?

13. Will the project have beneficial effects on the environment?

.Yes., improved vegetation from pit.

NOTE: This Form is to be completed and submitted with each Development Application. It should be noted that this Form does not constitute an Environmental Impact Study suitable for consideration of DESIGNATED DEVELOPMENT. For details required to be submitted in the case of DESIGNATED DEVELOPMENT contact Council's Town Planning Department.

10) Details of traffic;

Feing a 1 man project, with the Industry running at full capacity, also taking into consideration the current aconomic climate peaning this could take some time to achieve, I should only increase the traffic by 1.5 cars per day being the amount of work generated by a ! san operation. Which I feel will not make a substantial difference to the area. **ATTACHMENT I**



Our Ref. D16/663159 Your ref. Tim Gunns

31 August 2016

Attention Tim Gunns Geo-Logix Pty Ltd Unit 2309 4 Daydream St Warriewood NSW 2102

Dear Mr Gunns.

RE SITE: 60-80 Edmondson Ave Austral NSW

I refer to your site search request received by SafeWork NSW on 25 August 2016 requesting information on Storage of Hazardous Chemicals for the above site.

A search of the records held by SafeWork NSW has not located any records pertaining to the above mentioned premises.

For further information or if you have any questions, please call our Customer Service Centre on 13 10 50 or email licensing@safework.nsw.gov.au

Yours sincerely.

Brent Jones Customer Service Officer Customer Service Centre - Operations SafeWork NSW **ATTACHMENT J**



Home Contaminated land Record of notices

Search results

Your search for:LGA: Liverpool City Council

		4	to 2 sites.
		5	Search Again
			Refine Search
Suburb	Address	Site Name	Notices related to this site
CHIPPING NORTON	85-107 Alfred STREET	Former ACR	3 current
MOOREBANK	(a) 1 Bapaume ROAD	ABB Australia Pty Ltd	1 current and 8 former

Page 1 of 1

20 June 2016

Matched 12 notices

Environment, Healthy Community, Health

Connect	Feedback	Contact	Government	About
y	Web support Public consultation	Contact us Offices Report pollution	NSW Government jobs.nsw	Accessibility Disclaimer Privacy Copyright

ATTACHMENT K



Healthy Environment, Healthy Community, Healthy Business

<u>Home</u> > <u>Environment protection licences</u> > <u>POEO Public Register</u> > <u>Search for licences, applications and notices</u>

Search results

Suburb - AUSTRAL

returned 1 results

Export to	<u>excel</u>	1 of 1 Pages	
Number	Name	Location	Туре
<u>1789</u>	SCALABRINI VILLAGE LTD	65 EDMONDSON AVE, AUSTRAL, NSW 2171	

Search Again

Status Issued date Surrendered25 Sep 2000

20 June 2016

Connect

Feedback

Contact

Government

NSW Government jobs.nsw About

Accessibility Disclaimer Privacy Copyright

Web support Public consultation Contact us Offices Report pollution ATTACHMENT L

Suburb	Site Name	Address	Contamination Activity Type	Management Class	Latitude	Longitude
ATTUNGA	Attunga Limestone Mine (Waste Oil Site)	Garthowen ROAD	Other Industry	Regulation under CLM Act not required	-30.92920627	150.8579435
AUBURN	RailCorp Auburn	1 Manchester ROAD	Other Industry	Under assessment	-33.84410947	151.0242502
AUBURN	DIC Australia	323 Chisholm ROAD	Other Industry	Regulation under CLM Act not required	-33.87228962	151.0157032
				Contamination currently regulated		
AUBURN	Former Ajax chemical factory	9 Short STREET	Other Industry	under CLM Act	-33.83671601	151.0292071
AUBURN	Janyon	Manchester ROAD	Other Industry	Regulation under CLM Act not required	-33.84467826	151.020745
AWABA	Awaba Colliery	Wilton ROAD	Other Industry	Under assessment	-33.02098186	151.5383612
	Part of Manly Council Maintenance		Other Detrolours	Deculation under CLNA Act act required	22 7002007	151 2670557
BALGOWLAH	Depot	8-10 Roseberry STREET	Other Petroleum	Regulation under CLM Act not required	-33.78928907	151.2679557
BALGOWLAH	BP Service Station	Cnr Sydney Road and Maretimo STREET	Service Station	Under assessment	-33.79546175	151.2559309
BALLINA	Ballina Shell	273 River STREET	Service Station	Under assessment	-28.86809272	153.5552789
B/ LELIN/					20.00005272	155.5552705
BALLINA	Former Mobil Service Station	37-41 Cherry STREET	Service Station	Regulation under CLM Act not required	-28.87022308	153.5620713
BALLINA	Woolworths Petrol	44 Bangalow Road cnr Kerr STREET	Service Station	Under assessment	-28.85824461	153.5605439
BALLINA	Ballina Mays Motors	River STREET	Other Petroleum	Regulation under CLM Act not required	-28.86935402	153.5585931
BALRANALD	Caltex Service Station	Sturt HIGHWAY	Service Station	Under assessment	-34.57451679	142.7431207
				Contamination currently regulated		
BANKSMEADOW	Caltex Terminal	1-3 Penrhyn ROAD	Other Petroleum	under POEO Act	-33.96335328	151.2171062
				Contamination currently regulated		
BANKSMEADOW	Orica Botany (Pre-2003 Regulation)	16-20 Beauchamp ROAD	Chemical Industry	under CLM Act	-33.9516159	151.2195804
				Contamination currently regulated		
BANKSMEADOW	Orica Botany Groundwater Project	16-20 Beauchamp ROAD	Chemical Industry	under CLM Act	-33.9552673	151.2151954
BANKSMEADOW	Discovery Cove, Former Ampol Rail Terminal	1801 Botany ROAD	Other Petroleum	Regulation being finalised	-33.96162178	151.2184122
BANKSIVIEADOW	Terminal	1801 Bolany ROAD	Other Petroleum	Contamination currently regulated	-33.96162178	151.2184122
BANKSMEADOW	Pacific National Rail Siding	Beauchamp ROAD	Unclassified	under CLM Act	-33.95757712	151.2204974
B/ MIGME/ BOW			onelassinea	Contamination currently regulated	33.33737712	151.2204574
BANKSMEADOW	Orica Former Chlor Alkali Plant	Botany Industrial PARK	Chemical Industry	under CLM Act	-33.95664283	151.221685
BANKSMEADOW	Mobil Terminal	Coal Pier ROAD	Other Petroleum	Under assessment	-33.94477081	151.1965027
BANKSMEADOW	Former Pipeline	Corish CIRCLE	Other Petroleum	Regulation being finalised	-33.94705787	151.2209919
BANKSTOWN	7-Eleven Service Station	689 Henry Lawson DRIVE	Service Station	Regulation under CLM Act not required	-33.92749953	150.9804784
BANORA POINT	Caltex Service Station	Corner Leisure and Darlington DRIVE	Service Station	Under assessment	-28.21390712	153.5417434
BARMEDMAN	Caltex - Barmedman	Corner Watson Street and Star STREET	Other Petroleum	Regulation under CLM Act not required	-34.14351302	147.3824934
BARRACK HEIGHTS	Caltex Service Station	332-336 Shellharbour ROAD	Service Station	Under assessment	-34.56489171	150.8597814
	Former les dfill		Landfill	Contamination currently regulated	22 2028205	151 4600046
BATEAU BAY BATEHAVEN	Former landfill Caltex Service Station	The Entrance ROAD 264 Beach ROAD	Service Station	under CLM Act Under assessment	-33.3938305 -35.73255166	151.4699046 150.1997536
BATEMANS BAY	Caltex Service Station	87-89 Princes HIGHWAY	Service Station	Under assessment	-35.73255166	150.1997536
		(Cnr Stewart and Rocket Street) 298			-33./1740/01	130.1/02/00
BATHURST	Shell Coles Express Service Station	Stewart STREET	Service Station	Regulation under CLM Act not required	-33.41910999	149.5677773
BATHURST	Former Mobil Depot	1 Lambert STREET	Other Petroleum	Regulation under CLM Act not required	-33.42875534	149.5806344
BATHURST	Bathurst - Former Caltex Depot	114 Howick STREET	Other Petroleum	Under assessment	-33.42296963	149.5862574
BATHURST	Bathurst Rail Fabrication Centre	34 Alpha STREET	Other Industry	Regulation under CLM Act not required	-33.43037796	149.5821533

ATTACHMENT M



Where is Unexploded Ordnance (UXO)?

UXO can be found in most states within Australia. The following links will take you to an interactive map that will allow you to search the locations of known areas of concern.

<u>SELECT STATE</u> > <u>FIND A MAP</u> > <u>SELECT PARCEL</u>

No Results Found

No parcel found for Lot **A** DP/SP **416093**. Only parcels within 500m of a known UXO area are available. Defence is actively engaged in identifying areas where UXO are likely to be present. Members of the public can assist in this process. If you have any information that may be of assistance please contact UXO@defence.gov.au via email.

Back

Disclaimer: Data supplied on this site is based on Defence's assessment of information obtained from a variety of sources. It does not reflect any UXO remediation conducted on behalf of any person or organisation other than Defence. State, Territory or Local Government land management authorities should be contacted if such information is

GEO-LOGIX PTY LTD

ABN 86 116 892 936

Building Q2, Level 3 Suite 2309, 4 Daydream Street Warriewood NSW 2102

> Phone 02 9979 1722 Fax 02 9979 1222

Email info@geo-logix.com.au Web www.geo-logix.com.au