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PRELIMINARY SITE INVESTIGATION (PSI)

185 Fifth Avenue, Austral NSW

Prepared for

GM Architects

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ABBREVIATIONS

AIP	<i>Australian Institute of Petroleum Ltd</i>	QA/QC	<i>Quality Assurance, Quality Control</i>
ANZECC	<i>Australian and New Zealand Environment and Conservation Council</i>	RAC	<i>Remediation Acceptance Criteria</i>
AST	<i>Aboveground Storage Tank</i>	RAP	<i>Remediation Action Plan</i>
BGL	<i>Below Ground Level</i>	RPD	<i>Relative Percentage Difference</i>
BTEX	<i>Benzene, Toluene, Ethyl benzene and Xylene</i>	SAC	<i>Site Assessment Criteria</i>
COC	<i>Chain of Custody</i>	SVC	<i>Site Validation Criteria</i>
DA	<i>Development Approval</i>	SWL	<i>Standing Water Level</i>
DP	<i>Deposited Plan</i>	TCLP	<i>Toxicity Characteristics Leaching Procedure</i>
DQOs	<i>Data Quality Objectives</i>	TPH	<i>Total Petroleum Hydrocarbons</i>
EPA	<i>Environment Protection Authority</i>	UCL	<i>Upper Confidence Limit</i>
ESA	<i>Environmental Site Assessment</i>	UST	<i>Underground Storage Tank</i>
HIL	<i>Health-Based Soil Investigation Level</i>	VHC	<i>Volatile Halogenated Compounds</i>
LGA	<i>Local Government Area</i>	VOC	<i>Volatile Organic Compounds</i>
NEHF	<i>National Environmental Health Forum</i>	DPI	Department of Primary Industries
NEPC	<i>National Environmental Protection Council</i>		
NHMRC	<i>National Health and Medical Research Council</i>		
OCP	<i>Organochlorine Pesticides</i>		
OPP	<i>Organophosphate Pesticides</i>		
PAH	<i>Polycyclic Aromatic Hydrocarbon</i>		
PCB	<i>Polychlorinated Biphenyl</i>		
PID	<i>Photo Ionisation Detector</i>		
PQL	<i>Practical Quantitation Limit</i>		

TABLE OF CONTENTS

1.0	INTRODUCTION	8
2.0	OBJECTIVE.....	9
3.0	SCOPE OF WORKS.....	9
4.0	SITE IDENTIFICATION.....	10
4.1	SITE IDENTIFICATION	10
5.0	SITE HISTORY AND PROPOSED DEVELOPMENT.....	11
5.1	UNDERGROUND SERVICES	11
5.2	REVIEW OF HISTORICAL MAPS.....	11
5.3	REVIEW OF AERIAL PHOTOGRAPHS.....	11
5.4	TITLE SEARCH.....	13
5.5	NSW EPA RECORDS	14
5.6	NSW EPA POEO REGISTER.....	14
5.7	COUNCIL RECORDS.....	15
5.8	ANECDOTAL EVIDENCE	16
5.9	SUMMARY OF SITE HISTORY	16
5.10	INTEGRITY ASSESSMENT	17
5.11	PROPOSED DEVELOPMENT.....	17
6.0	SITE CONDITION AND SURROUNDING ENVIRONMENT.....	19
7.0	SITE INSPECTION	22
7.1	SITE OBSERVATIONS	22
8.0	CONCEPTUAL SITE MODEL (CSM)	24
9.0	DISCUSSION.....	29
9.1	SOILS.....	29
9.1	DATA GAPS	30
10.0	CONCLUSION AND RECOMMENDATION	31
11.0	LIMITATIONS	32

LIST OF TABLES

Table 1: Site Identification Review	10
Table 2 Review of Aerial Photographs	12
Table 3 Historical land title data	13
Table 4: Site Condition and Surrounding Environment Review	19
Table 5: Site Inspection Review	22
Table 6: Areas and Contaminants of Concern	24
Table 7: Potentially Contaminated Media	24

LIST OF APPENDICES

Figure 1	Site Locality
Figure 2	Site Features Plan
Appendix A	DBYD Plans
Appendix B	Historical Aerial Photographs
Appendix C	Land Title Information
Appendix D	NSW EPA Records
Appendix E	Council Records
Appendix F	Proposed Development Plans & Survey
Appendix G	Salinity Risk Map
Appendix H	DPI (Office of Water) Database Records
Appendix I	Bureau of Meteorology
Appendix J	Site Photographs

EXECUTIVE SUMMARY

Benviron Group was appointed by GM Architects to undertake a Preliminary Site Investigation (PSI) for the property situated at 185 Fifth Avenue, Austral NSW ("the site").

Refer to **Figure 1** - Site Locality and **Figure 2** - Site Features Plan.

The site is currently occupied by a rural residential property and is proposed to be redeveloped into a multi-level residential apartment complex including two level basement, landscaping, road widening & new road.

A site visit was undertaken on 18 & 19th May 2017. Fieldwork and reporting was conducted in general accordance with the Benviron Group proposal and with reference to relevant regulatory criteria and Benviron Group fieldwork protocols.

A number of potential areas of environmental concerns were identified at the site, particularly:

- Historical uses including agricultural (farming / market gardening);
- Where pesticides were potentially utilised;
- Carpark areas / driveways where leaks and spills from cars may have occurred;
- degrading building features

The following data gaps were identified:

- The proposed development plans include landscape areas which are recommended for intrusive investigation to determine site suitability in relation to the proposed development.

- The groundwater quality at the site has not been investigated.
- The SafeWork NSW records & Section 149 certificates have not been searched, received and/or reviewed as part of this investigation.

A summary of the investigation components including the previous site history (farming / market gardening & home industry use for the garage), underground services plans & site inspection; indicates the potential for significant soil and/or groundwater impact is considered medium. In applying the NEPM 2013 Schedule B2 “Guideline on Site Characterisation”; there is sufficient evidence, uncertainty and/ or suspicion of contamination, therefore further investigation is recommended.

Based on the results of this investigation it is considered that the risks to human health and the environment associated with soil and groundwater contamination at the site are medium in the context of the proposed use of the site. The site ***can be made suitable*** for the proposed development, subject to the following recommendations:

- Preparation of a Detailed Site Investigation (Phase 2 Environmental Site assessment) by a suitably qualified Environmental Consultant.
- Any soil requiring removal from the site, as part of future site works, should be classified in accordance with the “Waste Classification Guidelines, Part 1: Classifying Waste” NSW EPA (2014).
- An Asbestos Clearance Certificate is recommended to be completed once all existing buildings are structures have been demolished.
- All further works may be undertaken during construction certificate stage.

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

1.0 INTRODUCTION

Benviron Group was appointed by GM Architects to undertake a Preliminary Site Investigation (PSI) for the property situated at 185 Fifth Avenue, Austral NSW ("the site").

Refer to **Figure 1** - Site Locality and **Figure 2** - Site Features Plan.

The site is currently occupied by a rural residential property and is proposed to be redeveloped into a multi-level residential apartment complex including two level basement, landscaping, road widening & new road.

This PSI has been requested by the current owner of the site to determine the potential for onsite contamination arising from any areas of concern located within the site and its surrounding area. This report shall provide a preliminary assessment of any site contamination and, if required, provide a basis for a more detailed investigation.

A site visit was undertaken on 18th & 19th May 2017. Fieldwork and reporting was conducted in general accordance with the Benviron Group proposal and with reference to relevant regulatory criteria and Benviron Group fieldwork protocols.

The format of this report closely follows that recommended in the NSW Environment Protection Authority (EPA), now the Office of Environment and Heritage (OEH) *"Guidelines for Consultants Reporting on Contaminated Sites"* - 2011.

2.0 OBJECTIVE

The objective of this PSI was to assess the potential for the soils and groundwater at the site to have been impacted by previous and current activities undertaken at or adjacent to the site and to assess the site suitability for the proposed development.

This report may also recommend additional investigations and / or remediation works and possible strategies for the management of the site.

3.0 SCOPE OF WORKS

The scope of works for this PSI included:

- Research and review of the information available, including previous environmental investigations, past and current titles, aerial photographs, EPA records and anecdotal evidence, site survey, site records on waste management practices;
- Site walkover, including research of the location of sewers, drains, holding tanks and pits, spills, patches of discoloured vegetation, etc;
- Quality Assurance/Quality Control (QA/QC): work will be undertaken in accordance with relevant regulations and are consistent with industry standards.

4.0 SITE IDENTIFICATION

4.1 Site identification

The site is identified as follows:

Table 1: Site Identification Review

Site Identifier	Site Details	
Site Location	185 Fifth Avenue, Austral NSW 2765	
Lot/DP	Lot 1115 in DP2475	
Site Coordinates #	NE corner: Latitude: -33.945508, Longitude: 150.805922 NW corner: Latitude: -33.945381, Longitude: 150.805072 SE corner: Latitude: -33.946836, Longitude: 150.805651 SW corner: Latitude: -33.946716, Longitude: 150.804796	
Parish	Cabramatta	
County	Cumberland	
Nearest Survey Marker	PM178460 131m West	
Site Area ##	12,120.425 m ²	
Local Government Area (LGA)	Liverpool	
Zoning##	R2 – Low Density Residential	
Surrounding Land Uses	North	Rural Residential & Agricultural
	South	Fifth Avenue and rural residential
	East	Rural residential
	West	Rural Residential & Commercial / Agricultural

Notes:

Refer to NSW LPI “Six Maps” <https://maps.six.nsw.gov.au/> accessed 12.5.2017

<https://www.planningportal.nsw.gov.au/find-a-property>

5.0 SITE HISTORY AND PROPOSED DEVELOPMENT

5.1 Underground Services

'Dial Before You Dig' plans were requested and reviewed for the Site. Plans were provided by Endeavour Energy, Jemena Gas West, Sydney Water & Telstra NSW. The plans did not indicate the presence of any major underground services or utility easements at the Site.

Refer to **Appendix A** – DBYD Plans.

5.2 Review of Historical Maps

A review of the maps originally produced by Higinbotham & Robinson from 1885-1890 was undertaken. No relevant map was found.

5.3 Review of Aerial Photographs

A number of aerial photographs obtained from the NSW Department of Lands and/or the Land and Property Information Spatial Information Exchange website "Six maps" were reviewed as part of this DSI. Copies of the aerial photographs are kept in the offices of Benviron Group and are available for examination upon request. The results of this review are presented in the following table:

Table 2 Review of Aerial Photographs

Year	Site		Surrounding areas
1955	Cleared land	The site appeared to be cleared vacant land and part of an agricultural (farming / market gardening) property.	N: Vacant uncleared bushland & rural residential / agricultural S: Semi cleared land and agricultural E: Rural residential and agricultural W: Vacant, road followed by agricultural
1970	Rural residential and agricultural	The site appeared to be developed into a new rural residential property with free standing sheds and with agricultural/ farming activities evident.	N: Rural residential and agricultural S: Rural residential and agricultural E: Rural residential and agricultural W: Vacant followed by agricultural
1994	Rural residential	The site had been further developed with extensions to the house, two large sheds / garages & swimming pool. No agricultural activities appeared evident.	N: Rural residential S: Rural residential followed by agricultural E: Rural residential W: Rural residential followed agricultural
2005	Rural residential	The swimming pool appeared to have been filled in and an additional shed appeared visible.	N: Rural residential & residential
Current	As per inspection	The site is as inspected (section 7.1)	As per inspection

The aerial photographs indicate the site had been cleared vacant land and part of a larger agricultural property in 1955. From 1955 to 1970 the site was developed into a new rural residential property with freestanding sheds and with agricultural/ farming activities evident. From 1970 to the current date the site has remained a rural residential with no evidence of agricultural activities.

The surrounding land had been a mixture of vacant uncleared bushland, rural residential, agricultural and vacant cleared land in the 1955 aerial photograph. The land surrounding the site has remained a mixture of rural residential, residential and agricultural to the current date.

Refer to **Appendix B** – Historical Aerial Photos

5.4 Title search

A review of historical documents held at the NSW Department of Lands offices was undertaken to characterise the previous land use and occupiers of the site.

Table 3 Historical land title data

Lot 1115 in DP2475 (185 Fifth Avenue, Austral NSW)		
Year	Proprietor	Company/Personal Occupation
1998-Current	Michael Murphy Patricia Duke	
1996	Stephanie Uren	
1987	Stephanie Uren Christine Lucey	
1959	Erwin Lade	Market Gardener
1958	Gertrude Mulhall	
1956	Radinoj Stoilkovich	Agent
1952	Martin Mulhall	
1947	Cecil Oliver CarMichael	Farmer
1925	James Freeland Leacock	Land Valuer

In summary, the land titles have indicated the following:

- The property at 185 Fifth Avenue has been owned by private individuals from 1925 to 1998. From 1998 to the current date the property has been continued to be owned by private individuals.
- The land titles have revealed the following concerns in relation to potential land use;

- Farmer and Market Gardener were listed as personal occupations in 1947 and 1959 respectively.

Refer to **Appendix C** – Land Title Information.

5.5 NSW EPA Records

The NSW EPA publishes records of contaminated sites under Section 58 of the Contaminated Land Management (CLM) Act 1997. The notices relate to investigation and/or remediation of site contamination considered to pose a significant risk of harm under the definition in the CLM Act.

A search of the database revealed that the subject site is not listed and there were no listed properties within the suburb of Austral.

It should be noted that the NSW EPA record of Notices for Contaminated Land does not provide a record of all contaminated land in NSW.

Refer to **Appendix D** – NSW EPA Records.

5.6 NSW EPA POEO Register

A search of the POEO Register revealed that the site was not listed.

Refer to **Appendix D** – NSW EPA Records.

5.7 Council Records

The Liverpool Council database was accessed in order to disclose file records relating to the site and the search revealed the following:

- In 1956, consent to development was approved for the erection of cottage and garage.
- In 1960, a building permit was approved for the erection of a fibro dwelling addition.
- In 1962, consent to development was approved for the erection of additions to the existing dwelling (lounge room, kitchen and adjoining room).
- In 1964, consent to development was approved for the erection of a carport for a motor vehicle.
- In 1964, a building permit was approved for the erection of a brick and fibro carport and tool shed addition.
- In 1979, a development application was approved for the erection of a garage / workshop for home industry use including design work and building small models / prototypes or samples of castings.
- In 1979, a building permit was approved for a detached garage.
- In 1981, a building permit was approved for brick addition.
- In 1982, a building permit was approved for a fibro dwelling addition.
- In 1992, a building permit was approved for the proposed garage and stables.
- In 1992, development consent was provided for the erection of a garage & stables.
- In 1993, a building application was approved for the proposed class 10a awning.

- In 1998, a building certificate was issued for a class 1a dwelling & class 10 patio, awning, aviary, sheds and stables.

Refer to **Appendix E** – Council Records.

5.8 Anecdotal evidence

No anecdotal evidence regarding contamination was identified for the site.

5.9 Summary of site history

In summary:

- The land title information indicated the property at 185 Fifth Avenue has been owned by private individuals from 1925 to 1998. From 1998 to the current date the property has been continued to be owned by private individuals.
- The land titles have revealed the following concerns in relation to potential land use;
 - Farmer and Market Gardener were listed as personal occupations in 1947 and 1959 respectively.
- The aerial photographs indicate the site had been cleared vacant land and part of a larger agricultural property in 1955. From 1955 to 1970 the site was developed into a new rural residential property with freestanding sheds and agricultural/ farming activities evident. From 1970 to the current date the site has remained a rural residential with no evidence of agricultural activities.
- The surrounding land had been a mixture of vacant uncleared bushland, rural residential, agricultural and vacant cleared land in the 1955 aerial photograph.

The land surrounding the site has remained a mixture of rural residential, residential and agricultural to the current date.

- NSW EPA Records reveal that the subject site is not listed.
- The SafeWork NSW records & Section 149 certificates have not been searched, received and/or reviewed as part of this investigation.
- The Council records have flagged some potential concern in relation to land use and/or contamination including the development of multiple buildings onsite and the use of the garage / workshop for home industry use.

5.10 Integrity Assessment

The information found in the historical sources has been found to be in general concurrence. It is therefore considered that accuracy of this data is acceptable for this investigation.

5.11 Proposed Development

The site is currently occupied by a rural residential property and is proposed to be redeveloped into a multi-level residential apartment complex including two level basement, landscaping, road widening & new road.

- The proposed RL of basement 2 is 66.40
- The proposed RL of basement 1 is 69.40
- The proposed RL of the ground floor is 72.35
- The proposed basement floor levels are confirmed to contain car spaces & lift pits.

- The development contains multi levels of residential apartments, landscape areas, road widening and new road.

Refer to **Appendix F** - Proposed Development Plans & Survey

6.0 SITE CONDITION AND SURROUNDING ENVIRONMENT

Table 4: Site Condition and Surrounding Environment Review

Site Information	Descriptions
Sensitive Receivers <i>Review of NSW Soil and Land Information website ESPADE.</i>	<p>The nearest sensitive human receptors are the current and future users of the site, construction workers during the site redevelopment and the general public.</p> <p>The nearest watercourse is a tributary of Kemps Creek located 83m north west of the site.</p>
Soil Landscape <i>Review of NSW Soil and Land Information website ESPADE.</i>	<p>The Soil Landscape Map viewed on NSW ESPADE indicates that the site is located within the Blacktown landscape area. These soils are considered moderately reactive highly plastic subsoil, low soil fertility with poor soil drainage.</p>
Topography <i>Review of NSW Soil and Land Information website ESPADE.</i>	<p>The topography viewed on NSW ESPADE indicated the following for the Blacktown Landscape:</p> <p>Gently undulating rises on Wianamatta Shale with local relief 10-30 m and slopes generally <5% but up to 10%. Crests and ridges are broad (200-600 m) and rounded with convex upper slopes grading into concave lower slopes. Rock outcrop is absent.</p> <p>Based on the site inspection it was determined that the site was sloping to the north west at approximately 2-4°.</p>

Site Information	Descriptions					
Geological Profile	The Geological Map of Penrith (Geological Series Sheet 9030, Scale 1:100,000, Edition 1, 1991), published by the Department of Minerals and Energy indicates the residual soils within the site to be underlain by Triassic Age Shale of the Wianamatta Group, comprising shale, carbonaceous claystone, claystone, laminitite, fine to medium grained lithic sandstone, rare coal and tuff.					
Salinity Potential Review of DIPNR Salinity Potential in Western Sydney 2002 Risk Map Refer to Appendix G – Salinity Risk Map.	A review of the Salinity Potential in Western Sydney 2002 Map (DIPNR March 2003) was undertaken for the site. The map indicated the site is located in an area listed with moderate salinity potential. Reference should be made to Appendix G for a copy of the Salinity Risk Map.					
Presence of Acid Sulphate Soils <i>Review of NSW Department of Land & Water Conservation (DLWC) Acid Sulphate Soil Risk Maps (Edition Two, December 1997, Scale 1:250,000).</i>	A review of the Liverpool map indicated the site has “No Known Occurrence” of acid sulphate soil material expected within the soil profile.					
Localised Hydrogeology Review of DPI (Office of Water) Database. Appendix H – DPI (Office of	Number	Location from Site	Depth (m BGL)	SWL (m BGL)	Use	Water Bearing Zones
	GW107007	2.7km NE	267.00	4	Test Bore	Shale
	GW112662	2.7km SE	-	-	Monitoring	-

Site Information	Descriptions					
Water) Database Records.	GW072372	6.0km W	228.0	-	Stock /	Sandstone Domestic
Nearest Surface Water Body	The nearest watercourse is a tributary of Kemps Creek located 83m north west of the site.					
Local Meteorology (Bureau of Meteorology BOM website) Appendix I – BOM Data.	The monthly rainfall of the local surrounding area is represented by the data collected from the BOM rainfall gauge located in Rossmore (South Creek), which is located approximately 3.5km from Austral. The records indicate that the lowest & highest monthly rainfall recorded from 2007 to 2017 in May (date of fieldwork) was 7mm & 105mm.					
Nearest Active Service Station (Google Maps Search)	2.5km south of the site.					

7.0 SITE INSPECTION

7.1 Site observations

The site was visited on the 18 & 19th May 2017 by Benviron Group Environmental Scientist to inspect the site for any potential sources of contamination.

At the time of the site visit the following observations were made as per the following table:

Table 5: Site Inspection Review

Factors Considered	Description of Sites
Buildings & Structures on Site	The property at 185 Fifth Avenue is rectangular in shape and is occupied by a fibro cement residence with tile roof. The property consisted of a large carport area, garage with attached pergola, sheds, grassed areas, gardens, trees & unsealed driveways.
Percentage Hard-standing surface	15%
Concrete Condition	Average and cracks were visible
Chemical Storage	No chemicals were noted within the site
Above and Underground Storage Tanks	USTs and ASTs were not identified within the property.
Trade Waste Pits	No trade waste agreements or pits were identified for the building.
Nearby Electrical Transformers	No electrical transformers were identified within the site
Asbestos	Fibro cement sheeting was identified within the building

	structures.
Site Vegetation	Appeared healthy.
Soil Staining and Odours	No odours were identified within the property. No significant soil staining was noted during the inspection.
Stormwater and Sewer	Stormwater and sewage were connected to the local utilities.

Refer to **Figure 1** - Site Locality and **Figure 2** - Site Features Plan.

8.0 CONCEPTUAL SITE MODEL (CSM)

Based on the above information, site history and site walkover, the areas of potential concern and associated contaminants for the site CSM were identified. These are summarised in the following table.

Table 6: Areas and Contaminants of Concern

Known and potential contamination source	Associated Contaminants
<i>Historical Site Uses (including agricultural)</i>	Heavy Metals, TRH, BTEX, PAH, OCP, PCB
<i>Imported Fill</i>	Heavy Metals, TRH, BTEX, PAH, OCP, PCB
<i>Car parking Areas</i>	TRH, BTEX, PAH
<i>Building degradation/ Demolition</i>	Heavy Metals and Asbestos

Table 7: Potentially Contaminated Media

Known and potential contamination source	Associated Contaminants
<i>Fill Material</i>	There is the potential for contamination to be present in the upper fill material.
<i>Groundwater</i>	There is the potential for the leaching of contaminants into groundwater onsite and also migration of the contaminants.

Potential for Migration

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

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

The potential contaminants identified as part of the site history review, site inspection and previous report are present in solid (e.g. impacted fill, asbestos) and liquid (e.g. dissolved in water) forms.

Aerial photography has indicated that there are unsealed ground surfaces and therefore there is the potential for migration of contaminants via wind-blown dust.

Rainfall infiltration at the site is expected to occur in unsealed areas. There is therefore the potential that soil contamination could result in impacts to shallow groundwater.

Potential Exposure Pathways

Potential exposure pathways include:

- Dermal;
- Ingestion; and
- Inhalation.

Due to the presence of exposed potentially impacted soil/fill on ground surfaces, dermal exposure is considered a potential exposure pathway.

The potential for ingestion of soil is considered as a potential exposure pathway.

Receptors

Potential receptors of environmental impact present within the site which will be required to be addressed with respect to the suitability of the site for the proposed use include:

- Excavation/construction/maintenance workers conducting activities at the site, who may potentially be exposed to COPCs through direct contact with impacted soils, Vapour Intrusion and/or groundwater present within excavations and/or inhalation of dusts/fibres associated with impacted soils;
- Future occupants/users of the site may potentially be exposed to COPCs through direct contact with impacted soils and/or ingestion of impacted soils and/or inhalation of dusts/fibres associated with impacted soils and/or exposure to vapour; and/or
- Offsite sensitive receptors of groundwater; and/or
- Flora species to be established on vegetated areas of the site.
- Tributary of Kemps Creek

Preferential Pathways

For the purpose of this assessment, preferential pathways have been identified as natural and/or man-made pathways that result in the preferential migration of COPCs as either liquids or gases.

Man-made preferential pathways are present throughout the site, generally associated with fill materials and services present beneath existing ground surface. Fill materials and service lines are anticipated to have a higher permeability than the underlying natural soil and/or bedrock.

9.0 DISCUSSION

9.1 SOILS

A number of potential areas of environmental concerns were identified at the site, particularly:

- Historical uses including agricultural (farming / market gardening);
- Where pesticides were potentially utilised;
- Carpark areas / driveways where leaks and spills from cars may have occurred;
- degrading building features

Based on the investigation including the previous site history (including farming / market gardening & home industry use for the garage), underground services plans & site inspection; the potential for significant soil and/or groundwater impact is considered medium. In applying the NEPM 2013 Schedule B2 "Guideline on Site Characterisation"; there is sufficient evidence, uncertainty and/ or suspicion of contamination, therefore further investigation is recommended.

Off-site impacts of contaminants in soil are generally governed by the transport media available and likely receptor(s). The most common transport medium is water, whilst receptors include uncontaminated soils, groundwater, surface water bodies, humans, flora & fauna.

Migration of soil contaminants to the deeper soils or groundwater regime would generally be via leaching of contaminants from the surface soil or fill, facilitated by the infiltration of surface water.

9.1 DATA GAPS

The following data gaps were identified:

- The proposed development plans include landscape areas which are recommended for intrusive investigation to determine site suitability in relation to the proposed development.
- The groundwater quality at the site has not been investigated.
- The SafeWork NSW records & Section 149 certificates have not been searched, received and/or reviewed as part of this investigation.

10.0 CONCLUSION AND RECOMMENDATION

Based on the results of this investigation it is considered that the risks to human health and the environment associated with soil and groundwater contamination at the site are medium in the context of the proposed use of the site. The site ***can be made suitable*** for the proposed development, subject to the following recommendations:

- Preparation of a Detailed Site Investigation (Phase 2 Environmental Site assessment) by a suitably qualified Environmental Consultant.
- Any soil requiring removal from the site, as part of future site works, should be classified in accordance with the “Waste Classification Guidelines, Part 1: Classifying Waste” NSW EPA (2014).
- An Asbestos Clearance Certificate is recommended to be completed once all existing buildings are structures have been demolished.
- All further works may be undertaken during construction certificate stage.

If during any potential site works any significant unexpected occurrence is identified, site works should cease in that area, at least temporarily, and the environmental consultant should be notified immediately to set up a response to this unexpected occurrence.

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

11.0 LIMITATIONS

To the best of our knowledge information contained in this report is accurate at the date of issue, however, subsurface conditions, including groundwater levels and contaminant concentrations, can change in a limited time. This should be borne in mind if the report is used after a protracted delay.

There is always some disparity in subsurface conditions across a site that cannot be fully defined by investigation. Hence it is unlikely that measurements and values obtained from sampling and testing during environmental works carried out at a site will characterise the extremes of conditions that exist within the site.

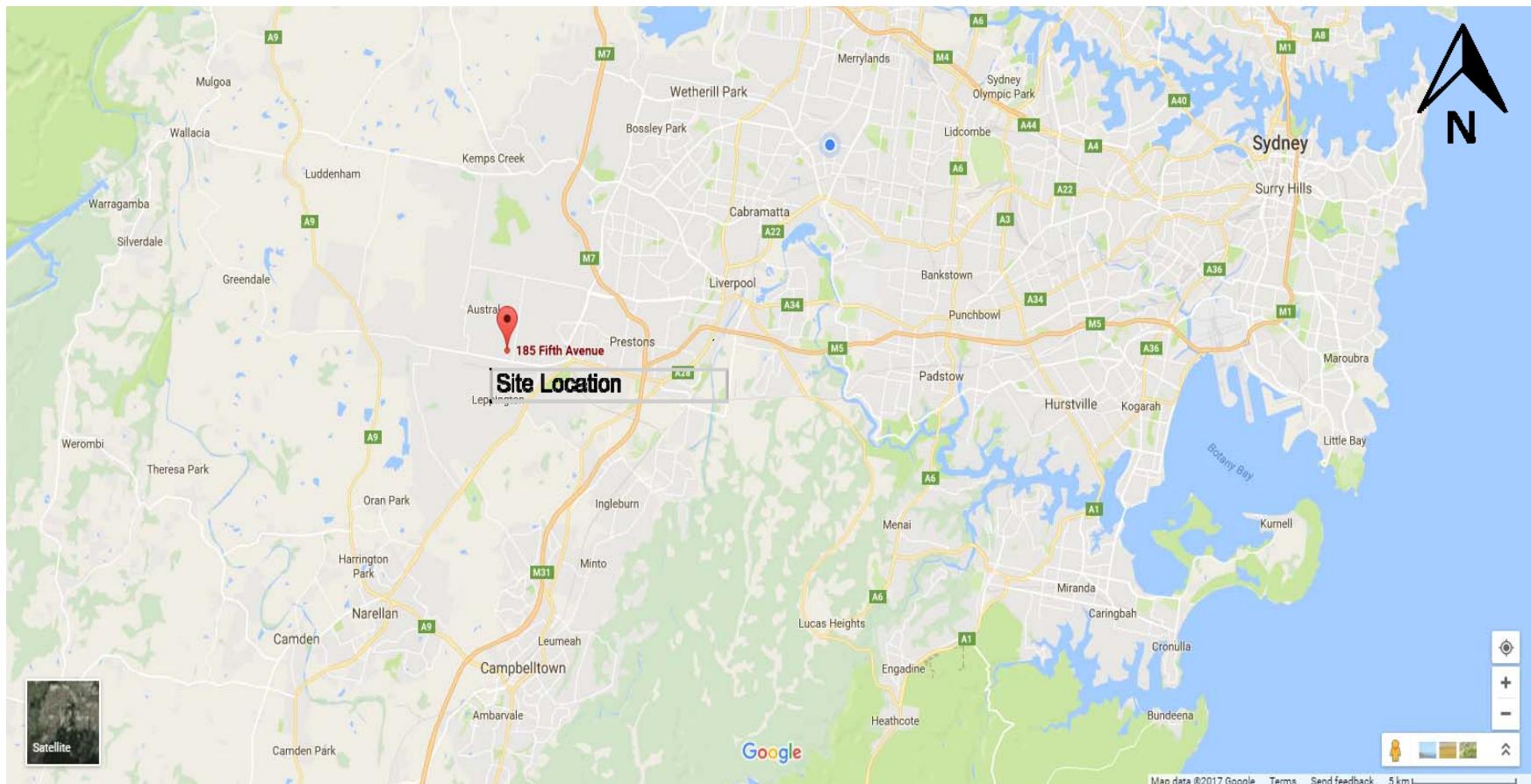
There is no investigation that is thorough enough to preclude the presence of material that presently or in the future, may be considered hazardous at the site. Since regulatory criteria are constantly changing, concentrations of contaminants presently considered low may, in the future, fall under different regulatory standards that require remediation.

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

REFERENCES

- Australian and New Zealand Environment and Conservation Council (ANZECC) (1996)
– *Drinking Water Guidelines*.
- Australian and New Zealand Environment and Conservation Council (ANZECC) (2000)
– *Guidelines for Fresh and Marine Waters*.
- Department of Urban Affairs and Planning – EPA (1998) “*Managing Land Contamination – Planning Guidelines – SEPP 55 – Remediation of Land*”.
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NSW Environment Protection Authority, Sydney.
- NSW EPA (2014) “*Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997*”;
- NSW EPA “*Sampling Design Guidelines*” (1995). NSW Environment Protection Authority, Sydney

FIGURE 1: SITE LOCALITY



Key	Benviron group simple sustainable solutions	DRAWN RL	SITE LOCATION
Site Location		FIGURE 1	GM Architects
		Job # E1292	185 Fifth Avenue, Austral NSW

August 2017

Preliminary Site Investigation, Ref: E1292 Austral

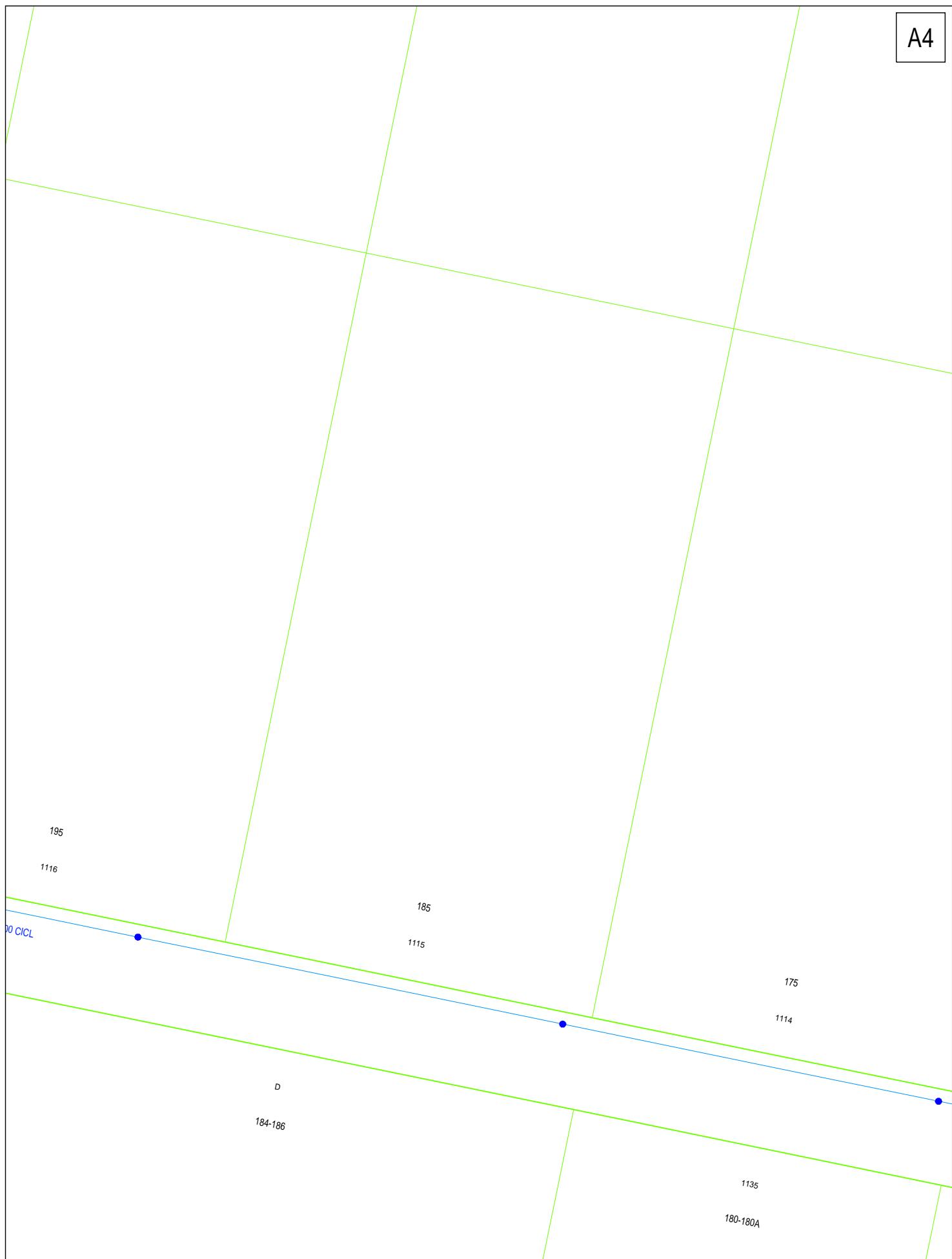
Site: 185 Fifth Avenue, Austral NSW.

Page 35 of 45

FIGURE 2: SITE FEATURES PLAN

<table border="1"> <thead> <tr> <th>Feature No</th><th>Details</th></tr> </thead> <tbody> <tr> <td>a</td><td>Fibro House</td></tr> <tr> <td>b</td><td>Garage with attached pergola</td></tr> <tr> <td>c</td><td>Shed</td></tr> <tr> <td>d</td><td>Carport</td></tr> <tr> <td>e</td><td>Possible Old horse stable</td></tr> <tr> <td>f</td><td>Shed</td></tr> <tr> <td>g</td><td>Unsealed driveway</td></tr> <tr> <td>h</td><td>Access dirt road throughout property</td></tr> <tr> <td>i</td><td>Trees</td></tr> <tr> <td>j</td><td>Grass</td></tr> </tbody> </table>		Feature No	Details	a	Fibro House	b	Garage with attached pergola	c	Shed	d	Carport	e	Possible Old horse stable	f	Shed	g	Unsealed driveway	h	Access dirt road throughout property	i	Trees	j	Grass
Feature No	Details																						
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j	Grass																						
																							
Key	<table border="1"> <thead> <tr> <th>Site Location</th><th>DRAWN MS</th><th>Site Features Plan</th></tr> </thead> <tbody> <tr> <td></td><td>FIGURE 2</td><td>GM Architects</td></tr> <tr> <td></td><td>Job #</td><td>185 Fifth Avenue, Austral NSW</td></tr> <tr> <td></td><td>E1292</td><td></td></tr> </tbody> </table>	Site Location	DRAWN MS	Site Features Plan		FIGURE 2	GM Architects		Job #	185 Fifth Avenue, Austral NSW		E1292											
Site Location	DRAWN MS	Site Features Plan																					
	FIGURE 2	GM Architects																					
	Job #	185 Fifth Avenue, Austral NSW																					
	E1292																						
																							

APPENDIX A: DBYD PLANS



DBYD Address:
185 Fifth Avenue
Austral NSW 2179

DBYD Job No: 12313007

DBYD Sequence No: 61106431

Copyright Reserved Sydney Water 2017

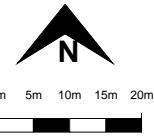
No warranty is given that the information shown is complete or accurate.

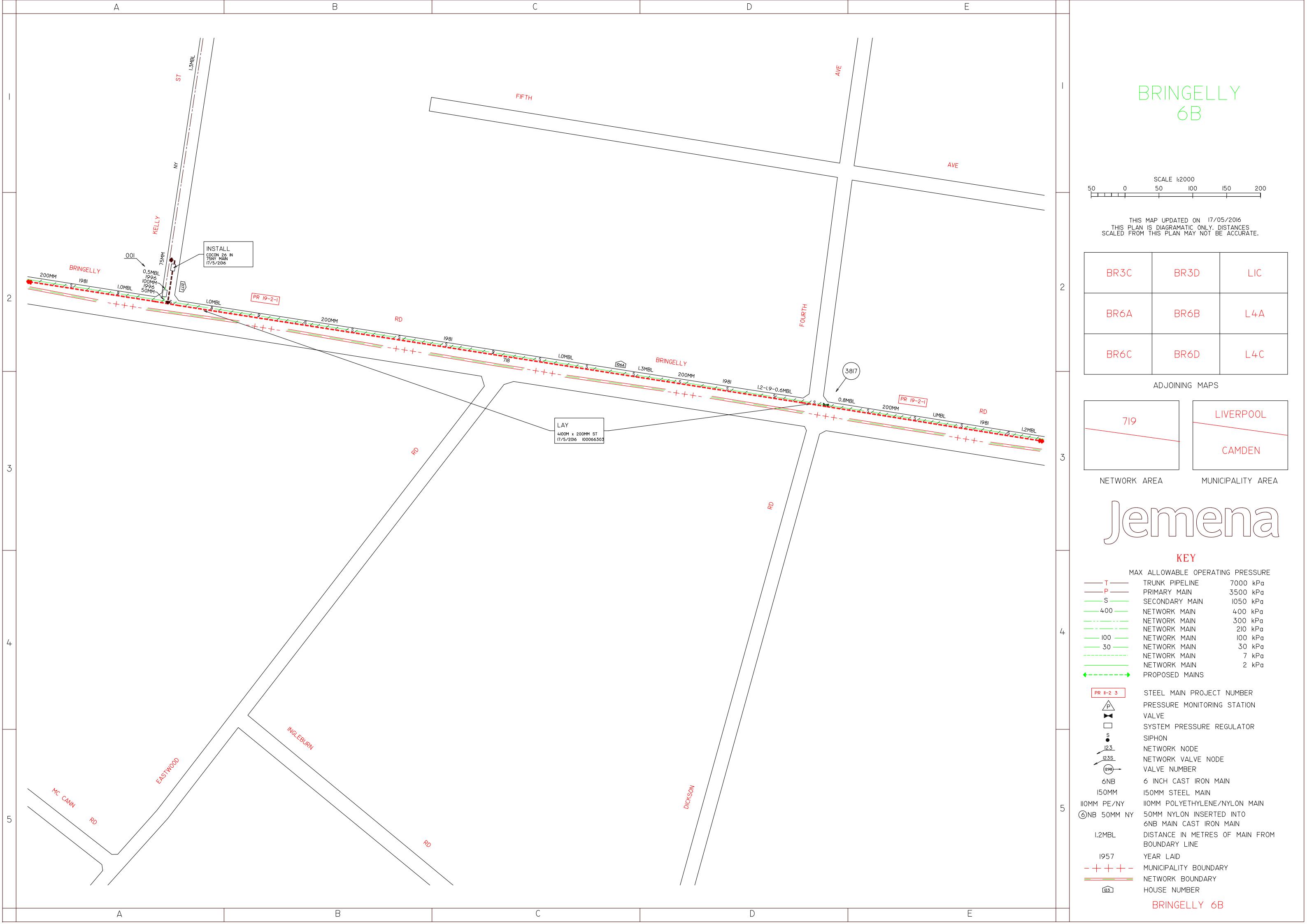
SYDNEY WATER CORPORATION

Scale: 1:1000

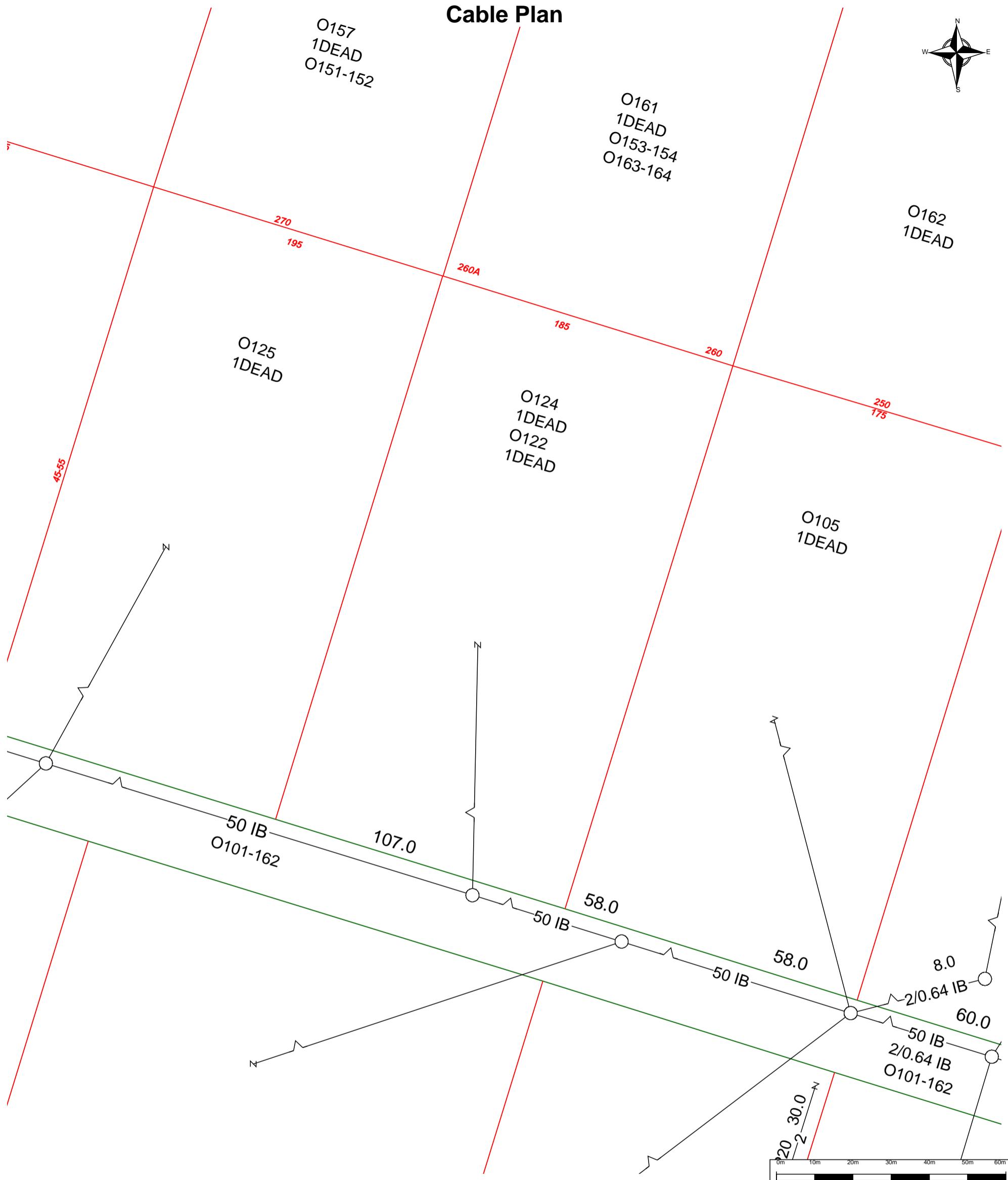
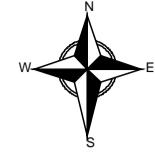
Date of Production: 12/05/2017

Plan 1 of 1





Cable Plan



For all Telstra DBYD plan enquiries -
email - Telstra.Plans@team.telstra.com
For urgent onsite contact only - ph 1800 653 935 (bus hrs)

Sequence Number: 61106428

Please read Duty of Care prior to any excavating

TELSTRA CORPORATION LIMITED A.C.N. 051 775 556

Generated On 12/05/2017 11:18:12

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.

WARNING

- All electrical apparatus shall be regarded as live until proved de-energised. Contact with live electrical apparatus will cause severe injury or death.
- In accordance with the *Electricity Supply Act 1995*, you are obliged to report any damage to Endeavour Energy Assets immediately by calling **131 003**.
- The customer must obtain a new set of plans from Endeavour Energy if work has not been started or completed within twenty (**20**) working days of the original plan issue date.
- The customer must contact Endeavour Energy if any of the plans provided have blank pages, as some underground asset information may be incomplete.
- Endeavour Energy underground earth grids may exist and their location **may not** be shown on plans. Persons excavating are expected to exercise all due care, especially in the vicinity of padmount substations, pole mounted substations, pole mounted switches, transmission poles and towers.
- Endeavour Energy plans **do not** show any underground customer service mains or information relating to service mains within private property.
- Asbestos or asbestos-containing material may be present on or near Endeavour Energy's underground assets.
- Organo-Chloride Pesticides (OCP) may be present in some sub-transmission trenches.
- All plans must be printed and made available at the worksite where excavation is to be undertaken. Plans must be reviewed and understood by the crew on site prior to commencing excavation.

INFORMATION PROVIDED BY ENDEAVOUR ENERGY

- Any plans provided pursuant to this service are intended to show the approximate location of underground assets relative to road boundaries, property fences and other structures at the time of installation.
- Depth of underground assets may vary significantly from information provided on plans as a result of changes to road, footpath or surface levels subsequent to installation.
- Such plans have been prepared solely for use by Endeavour Energy staff for design, construction and maintenance purposes.
- All enquiry details and results are kept in a register.

DISCLAIMER

Whilst Endeavour Energy has taken all reasonable steps to ensure that the information contained in the plans is as accurate as possible it will accept no liability for inaccuracies in the information shown on such plans.

LEGEND

 or 	Street light column
	Padmount substation
 or 	Overground pillar (O.G.Box)
	Underground pit
	Duct run
	Cable run
	Typical duct section
	Asbestos warning

N

NOT TO SCALE

DBYD Sequence No.:	61106426
Issued Date:	12/05/2017

APPENDIX B: HISTORICAL AERIAL PHOTOGRAPHS

Historical Aerial Photographs

E1292 Austral

185 Fifth Avenue, Austral NSW

1955:



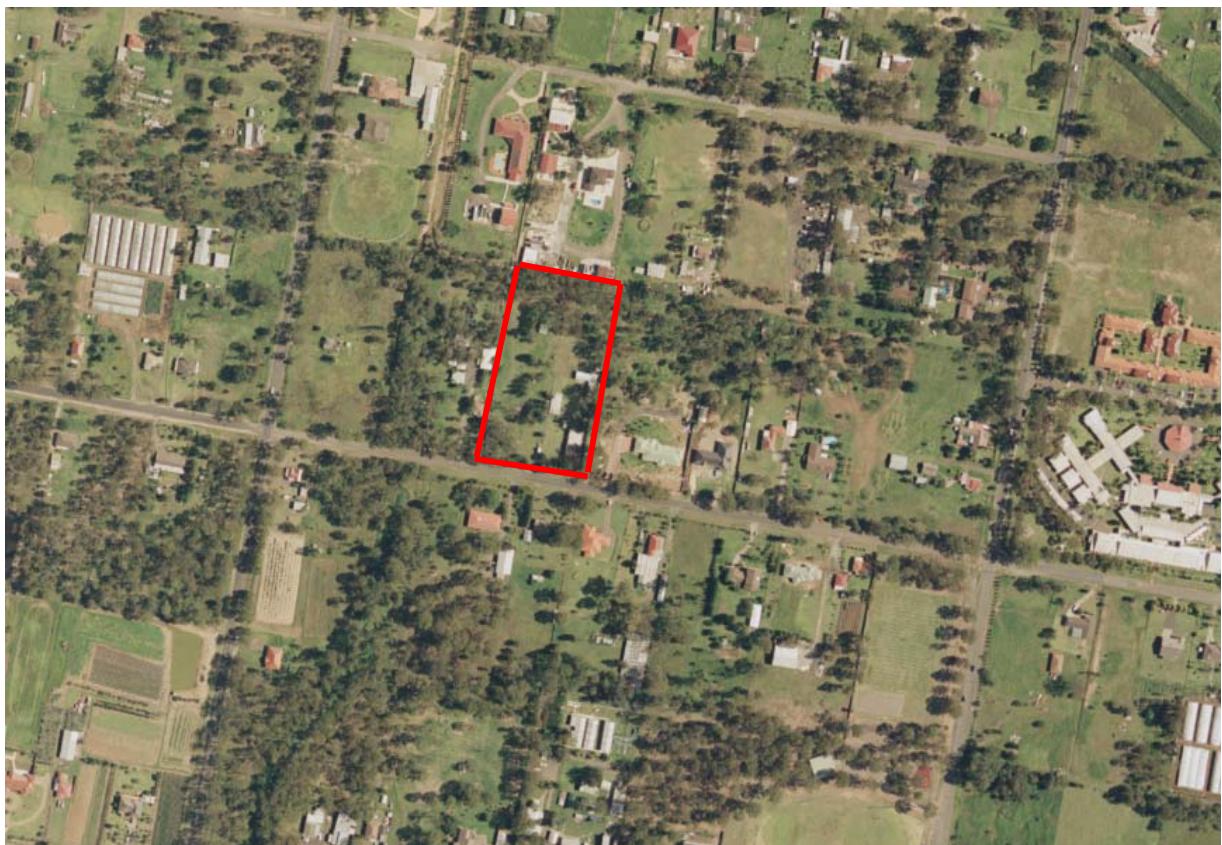
1970:



1994:



2005:



Current (Six Maps):



APPENDIX C LAND TITLE INFORMATION

Appn. No. 5620

Reference to last Certificate
Vol. 1101 Fol. 115

New South Wales.

58035 1.25
[CERTIFICATE OF TITLE.]

REGISTER BOOK.

VOL. 3730 FOL. 70

CANCELLED

W

JAMES FREELAND LEACOCK of Liverpool, Land Valuer, Transferee under Instrument of Transfer No. B.209928 from Assets Realisation Company Limited Mortgagee exercising power of Sale is now the proprietor of an Estate in Fee Simple,

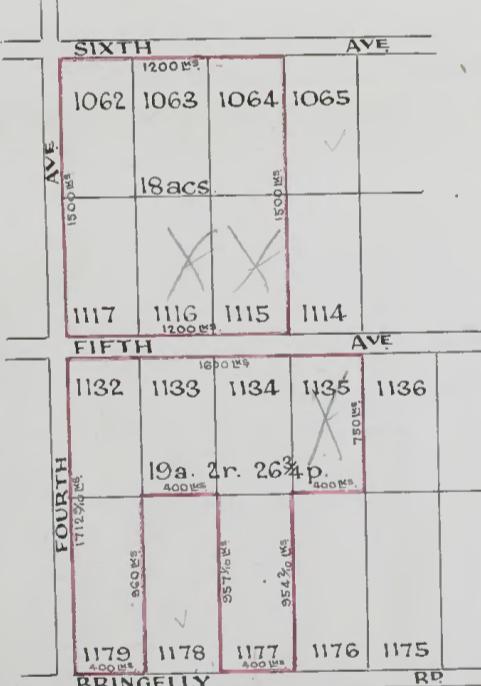
subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens and interests, as are notified hereon, in those pieces of land situated at Hoxton Park in the Shire of Nepean Parish of Cabramatta, and County of Cumberland containing Thirty seven acres two rods twenty six and three quarters perches, or thereabouts, as shown in the Plan hereon and therein edged red, being lots 1062, 1063, 1064, 1065, 1115, 1116, 1117, 1132, 1133, 1134, 1135 1177 and 1179 in a Plan deposited in the Land Titles Office, Sydney, No. 2475 and being parts of 700 acres (Portion 33 of Parish) delineated in the Public Map of the said Parish in the Department of Lands originally granted to Thomas Carne by Crown Grant dated the thirty first day of August One thousand eight hundred and nineteen.

In witness whereof, I have hereunto signed my name and affixed my Seal, this twentieth day of May 1925

Signed in the presence of R. Murray }

B. Clearius

Registrar General.



Scale: 8Chms to one inch

Notification referred to

No. B 3077 MORTGAGE dated 12th January 1926 from the said James Freeland Leacock to Bank of New South Wales

Produced 16th January 1926 and entered 1st February 1926 at 12 o'clock in the noon.

B. Clearius.

REGISTRAR GENERAL.



No. D 677220 DISCHARGE of within mortgage B 3077 dated 10th March 1947 as regards the land comprised in this Certificate of Title. Produced 6th June 1947 and entered 6th June 1947 at 16 mts pt 1 o'clock in the after noon.

J. Wells

REGISTRAR GENERAL.



No. D 677221 TRANSFER dated 17th March 1947 from the said James Freeland Leacock to Cecil Oliver Farmichael of Austral near Liverpool, Farmer of the land within described. Produced and entered 6th June 1947 at 16 mts pt 1 o'clock in the after noon.

J. Wells

REGISTRAR GENERAL.



No. F 23266 MORTGAGE dated 6th June 1949 from the said Cecil Oliver Farmichael to Commonwealth Bank of Australia

Produced and entered 8th June 1949 at 23mbs 10 o'clock in the fore noon.

J. Wells

REGISTRAR GENERAL.



No. F 657597 DISCHARGE of within mortgage No. F 23266 dated 25th February 1952. Produced and entered 1st May 1952 at 16 mts pt 3 o'clock in the after noon.

J. Wells

REGISTRAR GENERAL.



B 307799

R.

M 26/6/40
M 28/6/40

over

202

New South Wales

[CERTIFICATE OF TITLE.]

Primary Appn No. 5620

Reference to Last Title

Vol.3730 Fol. 70



REGISTER BOOK.

VOL. 7908 FOL. 1

Issued on Transfer No. H345758

CANCELLED

ERWIN LADE, of Hoxton Park, Market Gardener, is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances as are notified heron, in that piece of land in the Municipality of Liverpool Parish of Cabramatta and County of Cumberland shown in the plan hereon and therein edged red being Lots 1115 and 1116 in Deposited Plan No. 2475 and being part of Portion 33 granted to Thomas Carne on 31st August 1819.

60999 6.59 K 2006-1 V. C. N. Blight Government Printer

Persons are cautioned against altering or adding to this Certificate or any notification thereon.

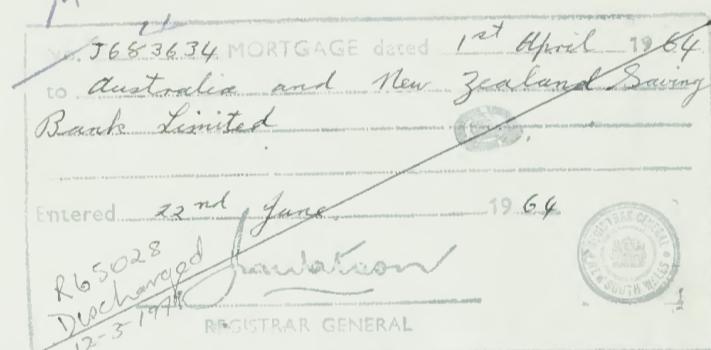
In witness whereof I have hereunto signed my name and affixed my Seal, this

Signed in the presence of



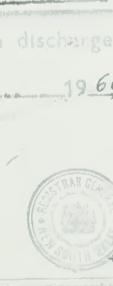
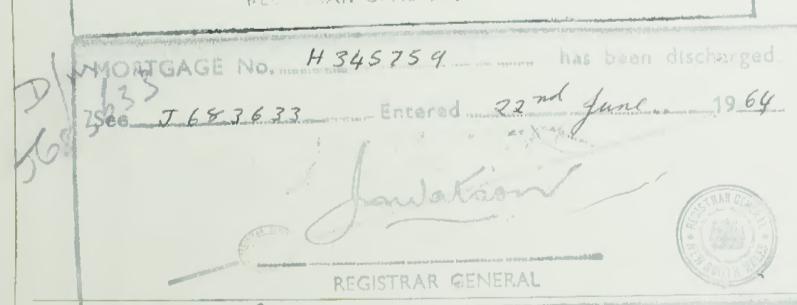
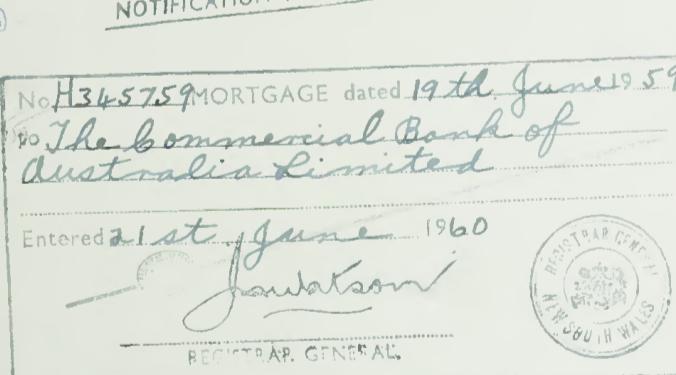
Nineteenth day of May, 1960.

Registrar-General

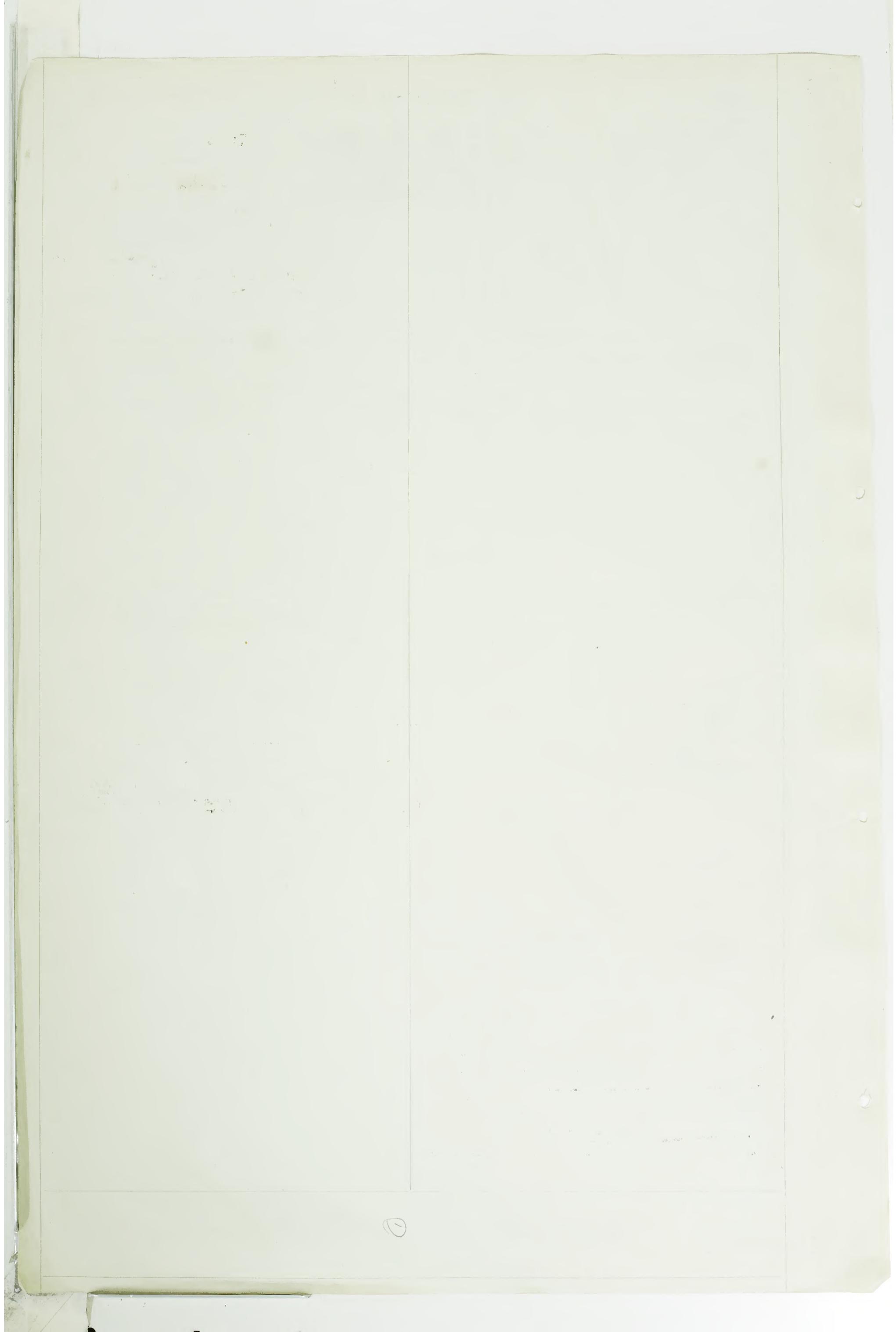


This Deed is cancelled and Certificate of Title issued
Vol. 13894 Fol. 181-182 dated 10-7-1979

REGISTRAR GENERAL



R65028 1st June 1964
2nd Tech 1116 D.P. 2475/1/1
R65028 1st June 1964
R160327 Plot 1115
R160327 Plot 1115
R160327 Plot 1115
R160327 Plot 1115

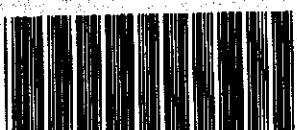


97-01T



1 TRANSFER

Real Property Act, 1900



2553587 4

Office of State Revenue use only

\$2.00

250996 1809 04 002001773/02

N.S.W. STAMP DUTY

(A) LAND TRANSFERRED

Show no more than 20 References to Title.
If appropriate, specify the share transferred.

FOLIO IDENTIFIER 1115/2475

(B) LODGED BY

L.T.O. Box

398P

Name, Address or DX and Telephone

T.G. Hartmann + Associates.

REFERENCE (max. 15 characters): Q. UREN

STEPHANIE UREN & CHRISTINE LUCEY

(C) TRANSFEROR

\$142,500.00 ***

(D) acknowledges receipt of the consideration of

and as regards the land specified above transfers to the Transferee an estate in fee simple

(E) subject to the following ENCUMBRANCES 1. 2. 3.

(F) TRANSFeree

T
TS
(s713LGA)

STEPHANIE UREN

TW
(Sheriff)

PENANG:

(G)

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. DATED 18/10/96

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

Signature of Witness

GREGG JOHNSON

Name of Witness (BLOCK LETTERS)

14 Hill St. CAMDEN

Address of Witness

Signature of Transferee

13/10/96

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

Signature of Witness

GREGG JOHNSON

Name of Witness (BLOCK LETTERS)

14 Hill St. CAMDEN

Address of Witness

Signature of Transferee

13/10/96

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE

CHECKED BY (office use only)

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

Vol. 13894 Fol. 181



Appln No 5620

Prior Title Vol. 7908 Fol. 1

EDITION ISSUED

12 7 1979

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Se

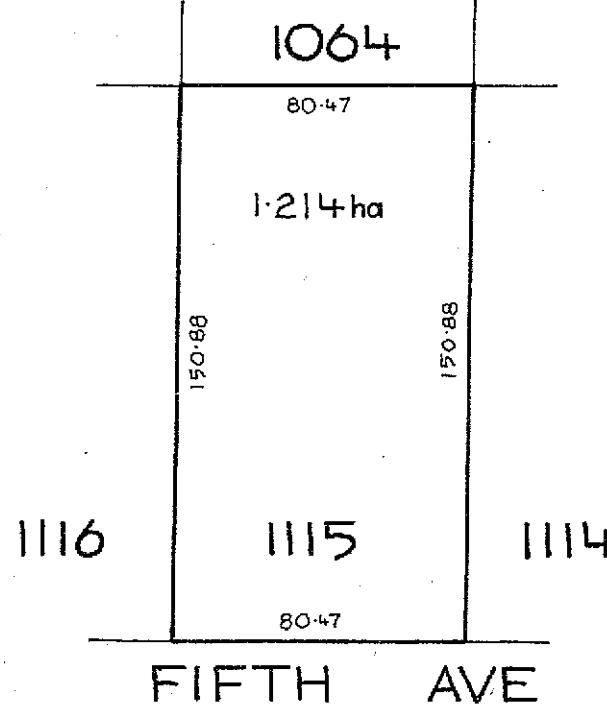


Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



R65028 *A.D.*
AT.

REDUCTION RATIO 1:2000

ESTATE AND LAND REFERRED TO

S Estate in Fee Simple in Lot 1115 in Deposited Plan 2475 in the City of Liverpool Parish of Cabramatta and County of Cumberland being part of Portion 33 granted to Thomas Carne on 31-8-1819.

FIRST SCHEDULE

~~ERWIN LADE~~ *GRY*, ~~Central, Pensioner~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.

R 160327 T
R 121103 Z

W929674 31m
-75.7
-76 m

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Stanley Peter Clarke of Australia Metallurgist and Edith Marie Clarke his wife, as joint tenants
Stephanie Uren and Christine Lucey as joint tenants by Transfer W929675. Registered 19-6-1987

SECOND EDITION 1911 10

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

Historical Search

12/05/2017 11:17 AM

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

12/5/2017 11:17AM

FOLIO: 1115/2475

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

Prior Title(s): VOL 13894 FOL 181

Recorded	Number	Type of Instrument	C.T. Issue
----------	--------	--------------------	------------

21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED
			FOLIO NOT CREATED

28/11/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED
			CT NOT ISSUED

15/10/1990	Z277571	DISCHARGE OF MORTGAGE	EDITION 1
------------	---------	-----------------------	-----------

22/10/1996	2553587	TRANSFER	
------------	---------	----------	--

22/10/1996	2553588	MORTGAGE	EDITION 2
------------	---------	----------	-----------

2/10/1998	5309175	DISCHARGE OF MORTGAGE	
-----------	---------	-----------------------	--

2/10/1998	5309176	TRANSFER	
-----------	---------	----------	--

2/10/1998	5309177	MORTGAGE	EDITION 3
-----------	---------	----------	-----------

*** END OF SEARCH ***

Title Search

12/05/2017 11:15 AM

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1115/2475

SEARCH DATE	TIME	EDITION NO	DATE
-----	-----	-----	-----
12/5/2017	11:15 AM	3	2/10/1998

LAND

LOT 1115 IN DEPOSITED PLAN 2475
LOCAL GOVERNMENT AREA LIVERPOOL
PARISH OF CABRAMATTA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP2475

FIRST SCHEDULE

MICHAEL BRIAN MURPHY
PATRICIA ANN DUKE
AS JOINT TENANTS (T 5309176)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 5309177 MORTGAGE TO RHG MORTGAGE CORPORATION LIMITED

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES
NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED
CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS
RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE
IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND
COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

APPENDIX D NSW EPA RECORDS



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

Search results

Your search for: Suburb: AUSTRAL

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

did not find any records in our database.

If a site does not appear on the record it may still be affected by contamination. For example:

- Contamination may be present but the site has not been regulated by the EPA under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985.
- The EPA may be regulating contamination at the site through a licence or notice under the Protection of the Environment Operations Act 1997 (POEO Act).
- Contamination at the site may be being managed under the [planning process](#).

Search TIP

To search for a specific site, search by LGA (local government area) and carefully review all sites listed.

[... more search tips](#)

More information about particular sites may be available from:

- The [POEO public register](#)
- The appropriate planning authority: for example, on a planning certificate issued by the local council under [section 149 of the Environmental Planning and Assessment Act](#).

See [What's in the record and What's not in the record](#).

If you want to know whether a specific site has been the subject of notices issued by the EPA under the CLM Act, we suggest that you search by Local Government Area only and carefully review the sites that are listed.

This public record provides information about sites regulated by the EPA under the Contaminated Land Management Act 1997, including sites currently and previously regulated under the Environmentally Hazardous Chemicals Act 1985. Your inquiry using the above search criteria has not matched any record of current or former regulation. You should consider searching again using different criteria. The fact that a site does not appear on the record does not necessarily mean that it is not affected by contamination. The site may have been notified to the EPA but not yet assessed, or contamination may be present but the site is not yet being regulated by the EPA. Further information about particular sites may be available from the appropriate planning authority, for example, on a planning certificate issued by the local council under section 149 of the Environmental Planning and Assessment Act. In addition the EPA may be regulating contamination at the site through a licence under the Protection of the Environment Operations Act 1997. You may wish to search the POEO public register. [POEO public register](#)

[Connect](#)

Fee

We
Put

12 May 2017



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

Search results

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

Suburb - AUSTRAL

returned 1 results

[Export to excel](#)

1 of 1 Pages

[Search Again](#)

Number	Name	Location	Type	Status	Issued date
1789	SCALABRINI VILLAGE LTD	65 EDMONDSON AVE, AUSTRAL, NSW 2171	POEO licence	Surrendered	25 Sep 2000

12 May 2017

Connect

Feedback

Contact

Government

Web support
Public consultation

Contact us
Offices
Report pollution

NSW Government
jobs.nsw

APPENDIX E COUNCIL RECORDS

B 1425.1440
Mr B Cohen:cb
821-9389

19 October 1993

Patioland P/L
Cnr Hume Highway & Grove Street
LIVERPOOL 2170

As per Building Services Corporation
Act, 1989

B.S.C. Insurance Premium paid
 B.S.C. Insurance Premium is
not applicable.

**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. 2135/93 and pursuant to Section 99 of the Act, Notice is hereby given of the determination by the Approval Authority of the Building Application No. 2135/93 relating to:

PROPERTY: **LOT 1115, DP 2475, NO. 185 FIFTH AVENUE, AUSTRAL**
OWNER: **MS C LUCEY, 185, FIFTH AVENUE, AUSTRAL**
BUILDER: **PATIOLAND P/L, CNR HUME HIGHWAY & GROVE ST, LIVERPOOL**

The Building Application has been determined on 19 October 1993 by granting of approval which operates from 19 October 1993 subject to conditions specified in this Notice.

DESCRIPTION: **PROPOSED CLASS 10a AWNING**

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

1. Compliance with the Local Government Act, 1993 and Regulations thereunder.
2. 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) Stormwater drainage lines prior to backfilling;
 - (c) Completion of all works.
3. 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.
4. No trees are to be lopped or removed without prior Council approval.
5. Electrical installations must be in accordance with the requirements of Prospect Electricity. All enquiries relating to electrical installations should be directed to that Authority.

SITING, SURVEY REPORTS, FLOODING

6. The awning is to be sited in accordance with approved site plan.
7. 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

8. Footings to be taken to solid and uniform bearing and a minimum of 450 mm deep.

DRAINAGE

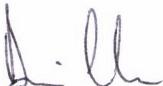
9. Roofwater to be connected to existing house stormwater drainage system.

MISCELLANEOUS

10. The awning is not to be enclosed without prior written approval being obtained from Council.

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** 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** ANY FAILURE TO COMPLY WITH THE CONDITIONS OF APPROVAL MAY RESULT IN LEGAL ACTION BEING INSTIGATED AND THE PRECLUSION OF A 317AE BUILDING CERTIFICATE AT THE COMPLETION OF WORKS.
- F** The conditions are imposed taking into account the Local Government Act, 1993 and Regulations thereunder, relevant standards and site conditions.
- G** To ascertain the extent to which the approval is liable to lapse refer to Section 103 of the Act.



Bernie Cohen

SENIOR ENVIRONMENTAL HEALTH & BUILDING SURVEYOR



'PROUD OF OUR PAST, CONFIDENT IN OUR FUTURE'

20 October 1992

Your reference: P 1425.1440
Our reference: 821-9306
Enquiries: Miss T Shephard: ac

TO: Mesdames S Uren & C Lucey
185 Fifth Avenue
AUSTRAL 2171

FILE No: P1425.1440
LOCATION CODE: 4062
SUBJECT No: 726
FOLIO No: 200
DOCUMENT TYPE: 02
FOLLOW-UP CODE: ✓

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION.

Being the applicant in respect of Development Application No. 839/92 and pursuant to Section 92 of the Act, Notice is hereby given of the determination by the Consent Authority of the Development Application No. 839/92 relating to:

PROPERTY: LOT 1115, D.P. 2475, NO. 185 FIFTH AVENUE, AUSTRAL

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

DESCRIPTION OF DEVELOPMENT: GARAGE AND STABLES.

CONDITIONS:

THE DEVELOPMENT

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

1. Development shall be carried out generally in accordance with Development Application received 2nd October, 1992 and accompanying plans prepared by RW Sheds Pty Ltd, except where modified by the undermentioned conditions.
2. The proposed buildings are not to be used for human habitation, industrial or commercial purposes.

Advice:

The land is subject to flooding and further details (as to the accuracy of which Council gives no warranty) may be obtained from Council or the Department of Public Works. Council expressly absolves itself from responsibility for any damage or injury sustained as a result of or in any way connected with flooding of the subject land.

.../2

Notes:

- (1) 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.

JMU

Judy McKittrick
SENIOR DEVELOPMENT PLANNER

Approved/Refused as Above Under
Delegation of Authority.

20/10/1992 Sgn'd. *J.McKitt*
Posn. *J.S.D.P.*

20/10.



P.M.

THE CITY OF LIVERPOOL

PLEASE QUOTE
REFERENCE NO.

YOUR REFERENCE NO.

FOR ENQUIRIES EXTENSION NO.

COUNCIL OFFICE,
MOORE STREET,
LIVERPOOL, N.S.W.

CONSENT NO: LCC: 835/64.

CONSENT TO DEVELOPMENT UNDER
CUMBERLAND COUNTY PLANNING SCHEME.

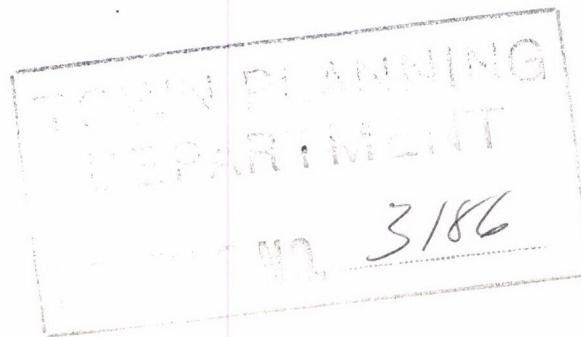
Date: 2nd October, 1964.

To Mr. Edwin Lade,
Fifth Avenue,
A U S T R A L.

The Council of the City of Liverpool as the Responsible Authority under the Local Government Act hereby grants permission to carry out development on Lot 1115-1116 Deposited Plan No. 2475 House No. _____ Section No. _____ Resubdivision of _____ in Fifth Avenue situated within a Rural Area for the purpose of the erection of a carport for motor vehicle.

Conditions if any applicable to this application for consent:-

All buildings to be sited a minimum of 66 feet from the street boundary of the land.



R. T. FINDLEY
TOWN CLERK.
Per: *JC*

NOTE:

This consent is not approval to erect a building or to a subdivision. Plans for such purposes must be submitted in the usual manner.

ALL COMMUNICATIONS TO BE ADDRESSED TO
THE TOWN CLERK



TELEPHONES: GENERAL OFFICE 72-7281, 72-7282, 72-7926
LIBRARY 72-7453
MEMORIAL OLYMPIC POOL 72-8795

THE CITY OF LIVERPOOL

PLEASE QUOTE
REFERENCE NO.....
YOUR REFERENCE NO.....

COUNCIL OFFICE
MOORE STREET,
LIVERPOOL, N.S.W.

CONSENT NO:LCC: 508/62

CONSENT TO DEVELOPMENT UNDER

CUMBERLAND COUNTY PLANNING SCHEME.

Date: 10th September, 1962

To Mr. E. Lade,
5th Avenue,
AUSTRAL

The Council of the City of Liverpool as the Responsible Authority under the Local Government Act hereby grants permission to carry out development of Lot 1115-1116 Deposited Plan No. _____ House No. _____ Section No. _____ Resubdivision of _____ in 5th Avenue situated within a Rural Area for the purpose of the erection of additions to existing dwelling (lounge room, kitchen and dining room.)

Conditions if any applicable to this application for consent:-

T.P. FILE NO. 3186

H.J. GILL
TOWN CLERK
per: *[Signature]*

NOTE:

This consent is not approval to erect a building or to a subdivision. Plans for such purposes must be submitted in the usual manner.

23 October 1992

B1425.1440
Mr Leslie:dl
821-9337

**BUILDING PERMIT NO. 2058/92
LOCAL GOVERNMENT ACT, 1919 PART XI & ORDINANCE 70**

PROPOSED CLASS X GARAGE AND STABLE

TO BE ERECTED AT LOT 1115 D.P. 2475 NO 185 FIFTH AVENUE, AUSTRAL

SUBMITTED BY: MISS S UREN & MISS C LUCEY 185 FIFTH AVENUE, AUSTRAL

OWNER: AS ABOVE

BUILDER: R W SHEDS PTY LTD 100 PACIFIC HIGHWAY ROSEVILLE

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 - 11 inclusive.

1. Compliance with the Local Government Act, 1919, and Ordinances thereunder.
2. 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 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. However approval is not required to remove trees inside the perimeter of the proposed building. Consultation with Council's Tree Preservation Officer is suggested if other trees on the site are near the proposed building.
5. 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. The garage and stable are to be sited in accordance with approved site plan.
7. Roof cladding to be fixed and supported in accordance with the manufacturer's recommendations.
8. Roof gutters and downpipes to be installed.
9. Subject to conditions of Development Consent No. 839/92 dated 20th October 1992
10. Roofwater to be disposed of to Council's satisfaction so as not to cause nuisance to adjacent lot boundaries.
11. **NOTE:** If you are aggrieved by any of the aforementioned conditions of approval you are advised of your right of appeal to the Land & Environment Court of NSW. However, any items may be clarified by contacting your District Building and Health Surveyor at Council's Offices.

NOTE: 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.

NOTE: Telecom recommends prewiring for telephone services during construction. Contact Telecom for further details.

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

NOTE: 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 Building and Health Department.

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 of NSW.


Craig Leslie
SENIOR ENVIRONMENTAL HEALTH & BUILDING SURVEYOR

DH

BUILDING PERMIT

Local Government Act, 1919

No 928/64

THIS IS TO CERTIFY that the Plans and Specifications numbered 928/64

submitted by **A. Lade**

of 1115-1116 Fifth Avenue, Austral.

~~NEW BUILDINGS~~

of ADDITIONS

~~ALTERATIONS~~and comprising **of a brick and fibro carport and tool shed addition.**

to be erected on Lot 1115-1116 Section

Fifth Avenue Street

have been approved by Council.

SPECIAL CONDITIONS:

- (a) Compliance with the Local Government Act, 1919, and Ordinances thereunder.
- (b) That the building shall be erected on a building line of NOT LESS THAN TWENTY-FIVE (25) FEET back from the street alignment except in (i) commercial districts (ii) rural, non-urban and green belt areas — 66 feet (iii) rural, non-urban and green belt areas — 100 feet where land fronts a county road.
- (c) That 48 hours notice in writing be given to Council for inspection of trenches before foundations are laid, foundations before trenches are filled, drains before they are covered in and framework when complete. Buildings are not to be used or occupied until approval granted by Council.
- (d) **4½" brick wall to have 9" x 4½" engaged piers at a maximum of 6ft. centres.**
- (e) **Provide roof guttering and downpipes and dispose of roof water to Council requirements.**
- (f) **Provide fascia and architraves and complete building to a neat appearance.**

Name of Owner **E. Lade.**Name of Builder **Mr. Lucich.**

This approval shall not extend to and shall not affect the rights of the Council in respect of any matter appearing in or arising out of such Plans and Specifications which is not in conformity with the Local Government Act, 1919 and the Ordinances thereunder.

Dated **10th October 1964**

P. J. Hanrahan
Town Clerk

B1425.1440
Mr Gary Chalmers
9821 9341

23 September 1998

Breens Solicitors & Conveyancers
DX 5024
LIVERPOOL

BUILDING CERTIFICATE NO. 218/99

**issued under the
Environmental Planning & Assessment Act 1979
Section 149D**

The Council of the City of Liverpool certifies that, in relation to the building or part identified below:

(a) there is no matter discernible by the exercise of reasonable care and skill that would entitle the council, under the *Environmental Planning and Assessment Act 1979* or the *Local Government Act 1993*:

- (i) to order the building to be demolished, altered, added to or rebuilt, or
- (ii) to take proceedings for an order or injunction requiring the building to be demolished, altered, added to or rebuilt, or
- (iii) to take proceedings in relation to any encroachment by the building onto land vested in or under the control of the council, or

(b) there is such a matter but, in the circumstances, the council does not propose to make any such order or take any such proceedings.

* see notes on page 2

IDENTIFICATION OF BUILDING

LOCATION

Street: Fifth Avenue
Side of Street: Northern
House No: 185
Nearest cross street: Fourth Avenue

PARTICULARS

Classification of building: Class 1a Dwelling & Class 10 Patio,
awning, aviary, sheds & stables

Whole/part: Whole

Owner: Uren

Date of inspection of building: 22/09/98

DESCRIPTION OF LAND

Lot No: 1115

Deposited Plan No. 2475

Suburb: Austral

Parish: St Luke

SCHEDULE

The following written information was used by the Council in deciding to issue this Certificate:

1. Survey Report No. 25836 dated 24 August, 1998 by Lean, Lackenby & Hayward Pty Ltd

Dated this twenty-third day of September, 1998.

Gary Chalmers
SENIOR ENVIRONMENT HEALTH & BUILDING SURVEYOR

Fee : \$50.00

Receipt No : 460717

Date: 31/08/98

Notes*

This certificate operates to prevent the Council:

- (a) from making an order (or taking proceedings for the making of an order or injunction) under the *Environmental Planning and Assessment Act 1979* or the *Local Government Act 1993* requiring the building to be repaired, demolished, altered, added to or rebuilt, and
- (b) from taking proceedings in relation to any encroachment by the building onto land vested in or under the control of the council,

in relation to matters existing or occurring before the date of issue of this certificate.

This certificate operates to prevent the council, for a period of 7 years from the date of issue of this certificate:

- (a) from making an order (or taking proceedings for the making of an order or injunction) under the *Environmental Planning and Assessment Act 1979* or the *Local Government Act 1993* requiring the building to be repaired, demolished, altered, added to or rebuilt, and
- (b) from taking proceedings in relation to any encroachment by the building onto land vested in or under the control of the Council, in relation to matters arising only from the deterioration of the building as a result solely of fair wear and tear.

However, this certificate does not operate to prevent the council:

- (a) from making order No 6 in the Table to section 121B of the *Environmental Planning and Assessment Act 1979*, or
- (b) from taking proceedings against any person under section 125 of the *Environmental Planning and Assessment Act 1979* with respect to that person's failure:
 - (i) to obtain a development consent with respect to the erection or use of the building, or
 - (ii) to comply with the conditions of a development consent.



LCC PROPERTY
FILE NUMBER
T.P. 300-35

LIVERPOOL CITY COUNCIL

DX 5030 LIVERPOOL

BOX 64 P.O. LIVERPOOL N.S.W. 2170

YOUR
REFERENCE NO.

TELEPHONE: 602-0511

33 MOORE STREET
LIVERPOOL N.S.W.

COUNCIL
REFERENCE NO T.P. 3186

EXT. 83 BM:AMS

9th April, 1979

CONSENT NO. LCC: 381/79

CONSENT TO DEVELOPMENT

To The Manager,
Lindsay Birchall Pty. Ltd.,
Lot 2 Rockford Road,
TAHMOOR. N.S.W. 2573

The Council of the City of Liverpool as the Responsible Authority under the Local Government Act hereby grants permission to carry out the undermentioned development

on Lot 1115 Deposited Plan Number 2475

House No. _____ Section No. _____ Resubdivision of _____
in Fifth Avenue, Austral

situated within the following Zone: Suspended Non Urban 1(b) - IDO 74
applies.

DEVELOPMENT:- erection of a garage workshop 6.0m x 7.5m, comprising a workshop 6.0m x 4.5m and adjoining garage 6.0m x 3.0m.

Conditions, if any, applicable to this application for Consent:-

(PLEASE SEE ATTACHED LIST)



XXXXXXXXXXXX (J.G. FAHEY)
R.A.T. FINLEY, TOWN CLERK DEPUTY TOWN CLERK

Per:

NOTE: This consent is not approval to erect a building or to a subdivision.
Plans for such purposes must be submitted in the usual manner.

LCC PROPERTY
FILE NUMBER

T.P. 300-35

CONDITIONS APPLICABLE TO DEVELOPMENTAL CONSENT NO. LCC 381/79 ISSUED ON
9TH APRIL, 1979

Property - Lot 1115, D.P. 2475, Fifth Avenue, Austral

- (1) Development to take place in accordance with development application dated 22nd December, 1978, except as modified by the following conditions.
- (2) Compliance with the definition of a Home Industry under the Liverpool Planning Scheme Ordinance, as follows -
"Home Industry" means industry carried on in a building, not being a dwelling house or dwelling in a residential flat building, under the following circumstances:
 - (a) the building does not occupy a floor space exceeding 300sq.ft. and is erected within the curtilage of the dwelling house or residential flat building occupied by the person carrying on the industry or on adjoining land owned by such person;
 - (b) the industry does not interfere with amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise.
 - (c) the industry does not involve exposure to view from any adjacent premises or from any public place of any unsightly matter.
 - (d) the industry does not require the provision of any essential service main of a greater capacity than that available in the locality.
- (3) All buildings to be sited minimum 20.12m from street boundary of the land.
- (4) The proposed garage is not to be used in conjunction with the home industry use.
- (5) The workshop/garage is to be screened from view from all adjoining property, boundaries by the planting of dense tree/shrub planting to the satisfaction of Council's Town Planning Department.
- (6) No advertising signs to be erected, painted or displayed without Council approval.
- (7) No trees to be removed from property without Council consent.
- (8) Compliance with Council's Health and Building Department requirements:
 - (a) A Building Application together with plans and specifications in duplicate be submitted to Council and approval obtained prior to any construction works commencing.
 - (b) No noise nuisance or any other nuisance to be created.
 - (c) The requirements of all relevant authorities are to be observed.

J.G. FAHEY
DEPUTY TOWN CLERK

Pez



PH. THE CITY OF LIVERPOOL

COPY ONLY

PLEASE QUOTE
REFERENCE NO.....

COUNCIL OFFICE,
MOORE STREET,
LIVERPOOL, N.S.W.

YOUR REFERENCE NO.....

FOR ENQUIRIES EXTENSION NO.....

CONSENT NO: IMC. 247/56

CONSENT TO DEVELOPMENT UNDER
CUMBERLAND COUNTY PLANNING SCHEME.

Date: 5th November, 1956

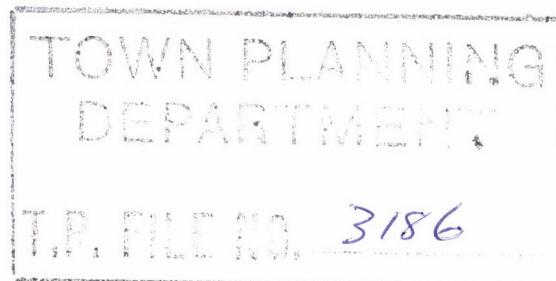
To Mr. E. Lade,

Railway Camp,

CHULLORA

The Council of the City of Liverpool as the Responsible Authority under the Local Government Act hereby grants permission to carry out development on Lot 1115 - 1116 Deposited Plan No. 2475 House No. _____ Section No. _____ Resubdivision of _____ in Fifth Avenue situated within a Rural Area for the purpose of erection of cottage and garage, on combined area of two lots.

Conditions if any applicable to this application for consent:-



R. T. FINDLEY
TOWN CLERK.
per:

NOTE:

This consent is not approval to erect a building or to a subdivision. Plans for such purposes must be submitted in the usual manner.

BUILDING PERMIT

Local Government Act, 1919

No. 694/60

THIS IS TO CERTIFY that the Plans and Specifications numbered

submitted by **Mr. E. Lade** of **5th Ave., AUSTRAL.**~~NEW BUILDINGS~~
~~of ADDITIONS~~
~~ALTERATIONS~~and comprising **the erection of a fibro dwelling.**to be erected on Lot **s 1115-6** Section **--** of **5th Avenue,** Street

have been approved by Council.

SPECIAL CONDITIONS:

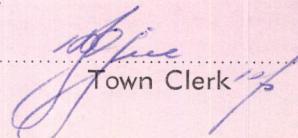
- (a) Compliance with the Local Government Act, 1919, and Ordinances thereunder.
- (b) That the building shall be erected on a building line of NOT LESS THAN TWENTY-FIVE (25) FEET back from the street alignment unless special exemption has been obtained from the Council.
- (c) That 48 hours notice in writing be given to Council for inspection of trenches before foundations are laid, foundations before trenches are filled, drains before they are covered in and framework when complete. Buildings are not to be used or occupied until approval granted by Council.
- (d) ~~Septic tank subject to separate approval.~~
- (e) Window area to each room to be at least equal to 1/10th room floor area.

Name of Owner **E. Lade.**Name of Builder **N. Lucich**

This approval shall not extend to and shall not affect the rights of the Council in respect of any matter appearing in or arising out of such Plans and Specifications which is not in conformity with the Local Government Act, 1919 and the Ordinances thereunder.

Dated

8. 12 1960


 Town Clerk

BUILDING PERMIT

Local Government Act, 1919

No. 482/79

THIS IS TO CERTIFY that the Plans and Specifications numbered 482/79

submitted by LINDSAY BIRCHALL PTY. LTD. of LOT 2 ROCKFORD ROAD, TAHMOOR
 NEW BUILDINGS
 of ADDITIONS
 ALTERATIONS

and comprising DETACHED GARAGE

to be erected on Lot 1115 Section FIFTH AVENUE Street AUSTRAL

have been approved by Council.

SPECIAL CONDITIONS:

- (a) Compliance with the Local Government Act, 1919, and Ordinances thereunder.
- (b) That the building shall be erected on a building line of NOT LESS THAN TWENTY-FIVE (25) FEET back from the street alignment except in (i) commercial districts (ii) rural, non-urban and green belt areas — 66 feet (iii) rural, non-urban and green belt areas — 100 feet where land fronts a county road.
- (c) That 48 hours notice in writing be given to Council for inspection of trenches before foundations are laid, foundations before trenches are filled, drains before they are covered in and framework when complete. Buildings are not to be used or occupied until approval granted by Council.
- (d) Garage to stand wholly within the boundaries of the site as per approved site plan.
- (e) Garage to be sited a minimum 7 metres from existing disposal area.
- (f) Roof gutters and downpipes to be installed.
- (g) Roofwater to be disposed of to Council's satisfaction without nuisance and well clear of adjacent lot boundaries.
- (h) Garage to be structually sound and completed to a neat appearance.
- (i) Subject to conditions of Development Consent No.381/79 dated 9th April, 1979.
- (j) Garage not to be used for human habitation, industrial or commercial purposes.

E&OE

In accordance with provisions of the Local Government Act, 1919, as amended, you are advised that you have a right of appeal to the Local Government Appeals Tribunal against this decision of the Council.

Name of Owner SP. & EM. CLARKE, LOT 1115 FIFTH AVENUE, AUSTRAL

Name of Builder LINDSAY BIRCHALL PTY. LTD., LOT 2 ROCKFORD ROAD, TAHMOOR

This approval shall not extend to and shall not affect the rights of the Council in respect of any matter appearing in or arising out of such Plans and Specifications which is not in conformity with the Local Government Act, 1919, and the Ordinances thereunder.

Dated 3RD MAY, 1979

Town Clerk.

BUILDING PERMIT

Local Government Act, 1919

No. 1380/81

THIS IS TO CERTIFY that the Plans and Specifications numbered

1380/81

submitted by **S.P. CLARKE** of **LOT 1115 FIFTH AVE., AUSTRAL**
 -**NEW BUILDINGS**
 of **ADDITIONS**
 -**ALTERATIONS**-

and comprising **BRICK ADDITIONS**to be erected on Lot **1115** Section **FIFTH AVENUE** Street **AUSTRAL**

have been approved by Council.

SPECIAL CONDITIONS:

- (a) Compliance with the Local Government Act, 1919, and Ordinances thereunder.
- (b) The building shall be erected on a building line of NOT LESS THAN 7.5 METRES back from the street alignment except in (i) commercial districts (ii) rural and non-urban — 20 metres (iii) rural and non-urban — 30 metres where land fronts a county road.
- (c) 48 hours notice in writing to be given to Council for inspection of trenches before foundations are laid, foundations before trenches are filled, drains before they are covered in and framework when complete. Buildings are not to be used or occupied until approval granted by Council.
- (d) Building to be sited in accordance with the approved site plan
- (e) Patio not to be enclosed without prior written approval being obtained from Council
- (f) Brick walls to be supported by footings of adequate size (300 mm x 300 mm) and to be securely tied to timber framework.
- (g) Roof cladding to be fixed and supported in accordance with the manufacturer's recommendations
- (h) Roof gutters and downpipes to be installed²
- (i) Roofwater to be connected to the existing house stormwater drainage system to Council's satisfaction
- (j) Building to be completed to conform with existing development and amenity of area

In accordance with provisions of the Local Government Act, 1919, as amended, you are advised that you have a right of appeal to the Land and Environment Court against this decision of the Council.

Name of Owner **S.P. & E.M. CLARKE** **LOT 1115 FIFTH AVE., AUSTRAL**Name of Builder **MACQUARIE FIELDS CONST.CO.PTY.LTD.** **COWPASTURE RD.HOXTON PARK**

This approval shall not extend to and shall not affect the rights of the Council in respect of any matter appearing in or arising out of such Plans and Specifications which is not in conformity with the Local Government Act, 1919, and the Ordinances thereunder.

Dated **26th October 1981**

RTF
Town Clerk.

Road Opening Fees:

Receipt No.:

Date Paid:

Damage Deposit Fees:

Receipt No.:

Date Paid:

L.W.

BUILDING PERMIT

Local Government Act, 1919

No. 607/62

THIS IS TO CERTIFY that the Plans and Specifications numbered

submitted by **A. Lade** of **5th Avenue, Austral.****NEW BUILDINGS**
of ADDITIONS
ALTERATIONSand comprising **Fibro DWELLING ADDITION**to be erected on Lot **1115 - 1116** Section **of 5th Avenue, Austral.** Street

have been approved by Council.

SPECIAL CONDITIONS:

- (a) Compliance with the Local Government Act, 1919, and Ordinances thereunder.
- (b) That the building shall be erected on a building line of NOT LESS THAN TWENTY-FIVE (25) FEET back from the street alignment except in (i) commercial districts (ii) rural, non-urban and green belt areas — 66 feet (iii) rural, non-urban and green belt areas — 100 feet where land fronts a county road.
- (c) That 48 hours notice in writing be given to Council for inspection of trenches before foundations are laid, foundations before trenches are filled, drains before they are covered in and framework when complete. Buildings are not to be used or occupied until approval granted by Council.
- (d) Rafters to be not more than 24" centres for Corrugated Fibro Sheetings.
- (e) Clear lounge room window area to be not less than 1/10th the floor area of such room.

Name of Owner **E. Ladi**Name of Builder **N. Lucich**

This approval shall not extend to and shall not affect the rights of the Council in respect of any matter appearing in or arising out of such Plans and Specifications which is not in conformity with the Local Government Act, 1919 and the Ordinances thereunder.

Dated

19 SEP 1982

19

.....
Town ClerkH. Gill
S

R.A.B. 50

Mr. & Mrs. S. Clarke,
19 Farnell Street,
CURL CURL. N.S.W. 2096

Dear Sir & Madam,

Lot 1115, D.P. 2475, Fifth Avenue, Austral

Reference is made to your development application proposing the erection of a garage/workshop 20' x 25' comprising a workshop of 20' x 15' as a home industry use, for design work and building small models and prototypes or samples of castings.

It is advised that your application has been approved in principle by Council, subject to compliance with the following conditions:

(1) Development to take place in accordance with development application dated 22nd December, 1978, except as modified by the following conditions.

(2) Compliance with the definition of a Home Industry under the Liverpool Planning Scheme Ordinance, as follows -

"Home Industry" means industry carried on in a building, not being a dwelling-house or dwelling in a residential flat building, under the following circumstances

(a) the building does not occupy a floor space exceeding 300sq.ft. and is erected within the curtilage of the dwelling house or residential flat building occupied by the person carrying on the industry or on adjoining land owned by such person;

(b) the industry does not interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise;

(c) the industry does not involve exposure to view from any adjacent premises or from any public place of any unsightly matter;

(d) the industry does not require the provision of any essential service main of a greater capacity than that available in the locality.

(3) All buildings to be sited minimum 20.12m from street boundary of the land.

(4) The proposed garage is not to be used in conjunction with the home industry use.

(5) The workshop/garage is to be screened from view from all adjoining property, boundaries by the planting of dense tree/shrub planting to the satisfaction of Council's Town Planning Department.

(6) No advertising signs to be erected, painted or displayed without Council approval.

(7) No trees to be removed from property without Council consent.

(8) Compliance with Council's Health and Building Department requirements. These will be forwarded as soon as available.

An appeal may be made against this decision to the Local Government Appeals Tribunal.

Yours faithfully,

(J.G. Facey)
DEPUTY TOWN CLERK

per JC

✓ AS 11/1/79.
Return to Mrs. Smart to
record Delegation item
(See under)



August 2017

Preliminary Site Investigation, Ref: E1292 Austral

Site: 185 Fifth Avenue, Austral NSW.

Page 41 of 45

APPENDIX F PROPOSED DEVELOPMENT PLANS



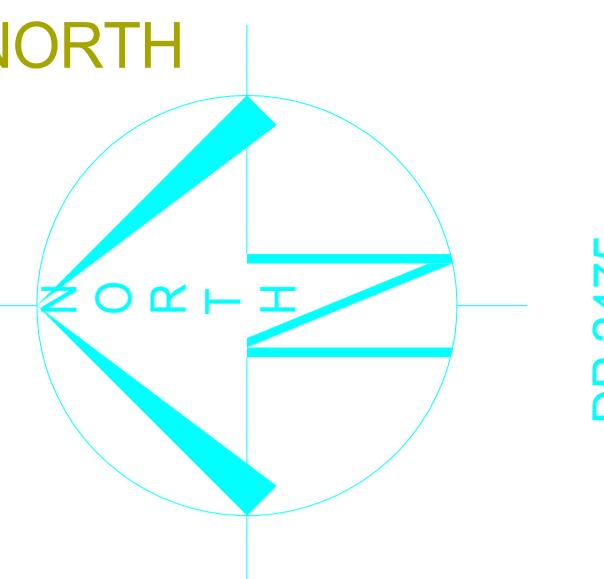
Unit Specifics							
Level	Name	Number	Unit Type	Area	Solar Access 2hrs	Cross Ventilation	Building
ground floor	unit	1	2 bedroom	88 m ²	Yes	No	BLOCK A
ground floor	unit	2	2 bedroom	82 m ²	Yes	Yes	BLOCK A
ground floor	unit	3	2 bedroom	82 m ²	Yes	Yes	BLOCK A
ground floor	unit	4	1 bedroom	53 m ²	No	No	BLOCK A
ground floor	unit	5	2 bedroom	79 m ²	Yes	Yes	BLOCK A
ground floor	unit	6	3 bedroom	102 m ²	Yes	Yes	BLOCK A
level 1	unit	7	2 bedroom	90 m ²	Yes	No	BLOCK A
level 1	unit	8	2 bedroom	85 m ²	Yes	Yes	BLOCK A
level 1	unit	9	2 bedroom	85 m ²	Yes	Yes	BLOCK A
level 1	unit	10	1 bedroom	53 m ²	No	No	BLOCK A
level 1	unit	11	2 bedroom	79 m ²	Yes	Yes	BLOCK A
level 1	unit	12	2 bedroom	90 m ²	Yes	Yes	BLOCK A
level 1	unit	13	2 bedroom	95 m ²	Yes	No	BLOCK A
level 2	unit	14	2 bedroom	90 m ²	Yes	No	BLOCK A
level 2	unit	15	2 bedroom	85 m ²	Yes	Yes	BLOCK A
level 2	unit	16	2 bedroom	85 m ²	Yes	Yes	BLOCK A
level 2	unit	17	1 bedroom	53 m ²	No	No	BLOCK A
level 2	unit	18	2 bedroom	79 m ²	Yes	Yes	BLOCK A
level 2	unit	19	2 bedroom	90 m ²	Yes	Yes	BLOCK A
level 2	unit	20	2 bedroom	95 m ²	Yes	No	BLOCK A
level 3	unit	21	2 bedroom	90 m ²	Yes	No	BLOCK A
level 3	unit	22	2 bedroom	85 m ²	Yes	Yes	BLOCK A
level 3	unit	23	2 bedroom	85 m ²	Yes	Yes	BLOCK A
level 3	unit	24	1 bedroom	53 m ²	No	No	BLOCK A
level 3	unit	25	2 bedroom	79 m ²	Yes	Yes	BLOCK A
level 3	unit	26	2 bedroom	70 m ²	Yes	Yes	BLOCK A
level 3	unit	27	2 bedroom	90 m ²	Yes	Yes	BLOCK A
level 4	unit	28	2 bedroom	90 m ²	Yes	Yes	BLOCK A
level 4	unit	29	2 bedroom	85 m ²	Yes	Yes	BLOCK A
level 4	unit	30	2 bedroom	85 m ²	Yes	Yes	BLOCK A
level 4	unit	31	1 bedroom	53 m ²	Yes	Yes	BLOCK A
level 4	unit	32	2 bedroom	79 m ²	Yes	Yes	BLOCK A
level 4	unit	33	2 bedroom	90 m ²	Yes	Yes	BLOCK A
level 4	unit	34	2 bedroom	95 m ²	Yes	Yes	BLOCK A
ground floor	unit	35	2 bedroom	91 m ²	Yes	Yes	BLOCK A
ground floor	unit	36	2 bedroom	75 m ²	Yes	Yes	BLOCK A
ground floor	unit	37	3 bedroom	99 m ²	Yes	Yes	BLOCK A
ground floor	unit	38	2 bedroom	85 m ²	Yes	Yes	BLOCK A
level 1	unit	39	2 bedroom	91 m ²	Yes	Yes	BLOCK A
level 1	unit	40	2 bedroom	75 m ²	Yes	Yes	BLOCK A
level 1	unit	41	3 bedroom	99 m ²	Yes	Yes	BLOCK A
level 1	unit	42	2 bedroom	85 m ²	Yes	Yes	BLOCK A
level 1	unit	43	1 bedroom	54 m ²	Yes	No	BLOCK A
level 1	unit	44	2 bedroom	77 m ²	Yes	No	BLOCK A
level 2	unit	45	2 bedroom	91 m ²	Yes	Yes	BLOCK A
level 2	unit	46	2 bedroom	75 m ²	Yes	Yes	BLOCK A
level 2	unit	47	3 bedroom	99 m ²	Yes	Yes	BLOCK A
level 2	unit	48	2 bedroom	85 m ²	Yes	Yes	BLOCK A
level 2	unit	49	1 bedroom	54 m ²	Yes	No	BLOCK A
level 2	unit	50	2 bedroom	77 m ²	Yes	No	BLOCK A
level 3	unit	51	2 bedroom	91 m ²	Yes	Yes	BLOCK A
level 3	unit	52	2 bedroom	75 m ²	Yes	Yes	BLOCK A
level 3	unit	53	3 bedroom	99 m ²	Yes	Yes	BLOCK A
level 3	unit	54	2 bedroom	85 m ²	Yes	Yes	BLOCK A
level 3	unit	55	1 bedroom	54 m ²	Yes	Yes	BLOCK A
level 3	unit	56	2 bedroom	77 m ²	Yes	Yes	BLOCK A
BLOCK A: 56							
4584 m ²							

ground floor	unit	1	2 bedroom	88 m ²	Yes	No	BLOCK B
ground floor	unit	2	2 bedroom	82 m ²	Yes	Yes	BLOCK B
ground floor	unit	3	2 bedroom	82 m ²	Yes	Yes	BLOCK B
ground floor	unit	4	1 bedroom	53 m ²	No	No	BLOCK B
ground floor	unit	5	2 bedroom	79 m ²	Yes	Yes	BLOCK B
ground floor	unit	6	3 bedroom	102 m ²	Yes	Yes	BLOCK B
level 1	unit	7	2 bedroom	90 m ²	Yes	No	BLOCK B
level 1	unit	8	2 bedroom	85 m ²	Yes	Yes	BLOCK B
level 1	unit	9	2 bedroom	85 m ²	Yes	Yes	BLOCK B
level 1	unit	10	1 bedroom	53 m ²	No	No	BLOCK B
level 1	unit	11	2 bedroom	79 m ²	Yes	Yes	BLOCK B
level 1	unit	12	2 bedroom	90 m ²	Yes	Yes	BLOCK B
level 1	unit	13	2 bedroom	95 m ²	Yes	No	BLOCK B
level 2	unit	14	2 bedroom	90 m ²	Yes	No	BLOCK B
level 2	unit	15	2 bedroom	85 m ²	Yes	Yes	BLOCK B
level 2	unit	16	2 bedroom	85 m ²	Yes	Yes	BLOCK B
level 2	unit	17	1 bedroom	53 m ²	No	No	BLOCK B
level 2	unit	18	2 bedroom	79 m ²	Yes	Yes	BLOCK B
level 2	unit	19	2 bedroom	90 m ²	Yes	Yes	BLOCK B
level 2	unit	20	2 bedroom	95 m ²	Yes	No	BLOCK B
level 3	unit	21	2 bedroom	90 m ²	Yes	No	BLOCK B
level 3	unit	22	2 bedroom	85 m ²	Yes	Yes	BLOCK B
level 3	unit	23	2 bedroom	85 m ²	Yes	Yes	BLOCK B
level 3	unit	24	1 bedroom	53 m ²	No	No	BLOCK B
level 3	unit	25	2 bedroom	79 m ²	Yes	Yes	BLOCK B
level 3	unit	26	2 bedroom	90 m ²	Yes	Yes	BLOCK B
level 3	unit	27	2 bedroom	95 m ²	Yes	No	BLOCK B
level 4	unit	28	2 bedroom	90 m ²	Yes	Yes	BLOCK B
level 4	unit	29	2 bedroom	85 m ²	Yes	Yes	BLOCK B
level 4	unit	30	2 bedroom	85 m ²	Yes	Yes	BLOCK B
level 4	unit	31	1 bedroom	53 m ²	Yes	Yes	BLOCK B
level 4	unit	32	2 bedroom	79 m ²	Yes	Yes	BLOCK B
level 4	unit	33	2 bedroom	90 m ²	Yes	Yes	BLOCK B
level 4	unit	34	2 bedroom	95 m ²	Yes	Yes	BLOCK B
ground floor	unit	35	2 bedroom	91 m ²	Yes	Yes	BLOCK B
ground floor	unit	36	2 bedroom	75 m ²	Yes	Yes	BLOCK B
ground floor	unit	37	3 bedroom	99 m ²	Yes	Yes	BLOCK B
ground floor	unit	38	2 bedroom	85 m ²	Yes	Yes	BLOCK B
level 1	unit	39	1 bedroom	54 m ²	Yes	No	BLOCK B
level 1	unit	40	2 bedroom	91 m ²	Yes	Yes	BLOCK B
level 1	unit	41	2 bedroom	75 m ²	Yes	Yes	BLOCK B
level 1	unit	42	3 bedroom	99 m ²	Yes	Yes	BLOCK B
level 1	unit	43	2 bedroom	85 m ²	Yes	Yes	BLOCK B
level 1	unit	44	1 bedroom	54 m ²	No	No	BLOCK B
level 1	unit	45	2 bedroom	77 m ²	Yes	No	BLOCK B
level 2	unit	46					

LOCALITY SKETCH

74.52BASE PP
MAP: 266
REF: D15REVISION: 53
S
E
GPS

FIFTH AVENUE



DP 2475

LOT 1065

LOT 1114

LOT 1064

LOT 1116

LOT 1063

ALL TREE HEIGHTS AND SPREAD ARE APPROXIMATE ONLY AND ARE SHOWN FOR TENDER PURPOSES ONLY.
ALL TREE RELATED ISSUES TO BE REFERRED TO AN ARBORIST

NOTE: POSITION OF SEWER MAIN NOT YET AVAILABLE. REFER TO SYDNEY WATER DIAGRAM DATED 22/03/2017

HOW TO PROTECT SURVEY MARKS
BEFORE WORKS COMMENCE www.nsw.gov.au/data/assets/pdf_file/0007/169522/19008 Mark Preservation Flyer web pdf
Find out where survey marks are located in the area of interest by:
1. Viewing the survey mark layer in the Spatial Information Exchange Site Lite web page www.six.nsw.gov.au
2. Contacting Survey Services, LPI, 1300 652 637 who will advise the location and status of survey marks in the area
3. Inspecting the site, paying particular attention to survey marks located in the area of proposed works

IF SURVEY MARKS ARE DESTROYED
The locality sketch plan (Survey Mark Sketches) should be downloaded from the LPI online Shop <http://shop.lpi.nsw.gov.au> see Specialised Searches

IF SURVEY MARKS ARE LIKELY TO BE DISTURBED OR DESTROYED
Avoid disturbing or destroying survey marks by:
1. Diverting the work around the survey marks or
2. Contacting a Registered Surveyor to place and survey a mark at a more suitable site nearby to maintain survey integrity.
Any survey necessary to recover the position of survey marks proposed to be disturbed or destroyed must be carried out in accordance with the Surveying and Spatial Information Act 2002 or by survey staff authorised by the Surveyor General.

REPORT SURVEY MARKS AT RISK OF BEING DESTROYED
Look for the Survey Mark Status report at http://scims.lpi.nsw.gov.au/status/report_frames.htm



8 4 0 8 16 24 32
SCALE 1:600

THE BOUNDARY POSITION IS APPROXIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION WORKS.

COPYRIGHT

COPYRIGHT OF THIS PLAN AND IN THE ACCOMPANYING CAD FILE(S) WHERE APPLICABLE VESTS WITH ASPECT DEVELOPMENT & SURVEY PTY LTD.

THE PLAN AND CAD FILE SHALL ONLY BE USED BY THE ADDRESSED CLIENT FOR THE PURPOSE FOR WHICH THE SURVEY WAS CARRIED OUT.

GENERAL NOTES

A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED AND THE POSITION SHOWN IS APPROXIMATE ONLY.
B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY.
C) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY.
THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
D) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.

SYMBOLS & ABBREVIATIONS:	
GP	GULLY PIT
HYD	HYDRANT
SIP	SURFACE INLET PIT
SIC	SEWER INSPECTION COVER
SMH	SEWER MANHOLE
W/M	WATER METER
EL	ELECTRICITY BOX
TP	TELECOMMUNICATIONS PIT
VC	VEHICLE CROSSING
SV	STOP VALVE
SWMH	STORMWATER MANHOLE
-E-	OVERHEAD ELEC LINE
-S-	SEWER LINE
GM	GAS METER
LP	LIGHT POLE
EC	ELECTRICITY CONDUIT
ETC	TELE & TELE CONDUIT
TC	TELECOM CONDUIT
WC	WATER CONDUIT
INV	INVERT
KO	KERB OUTLET
TK	TOP of KERB

ASPECT DEVELOPMENT & SURVEY PTY LTD
CONSULTING REGISTERED SURVEYORS
ABN 60 078 649 000

SUITE 1
103 VANESSA STREET
KINGSGROVE NSW 2208
PHONE (02) 9554 8388
FAX (02) 9554 8588

PO BOX 161
KINGSGROVE NSW 1480
DX 11392
HURSTVILLE

PROJECT

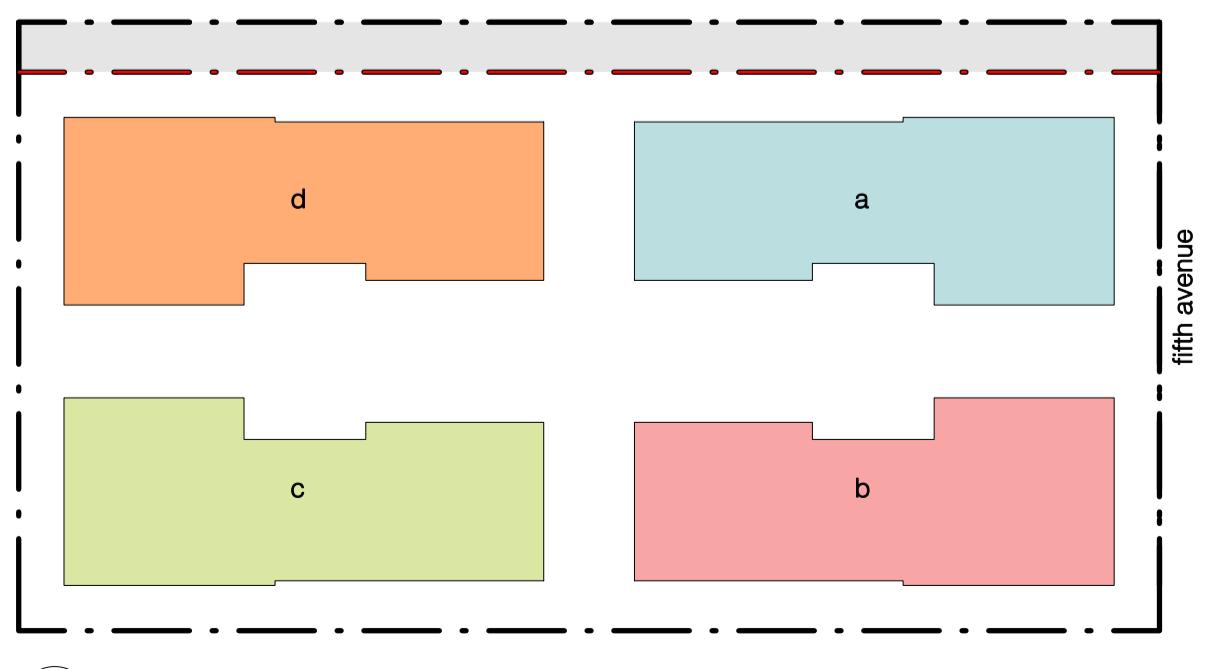
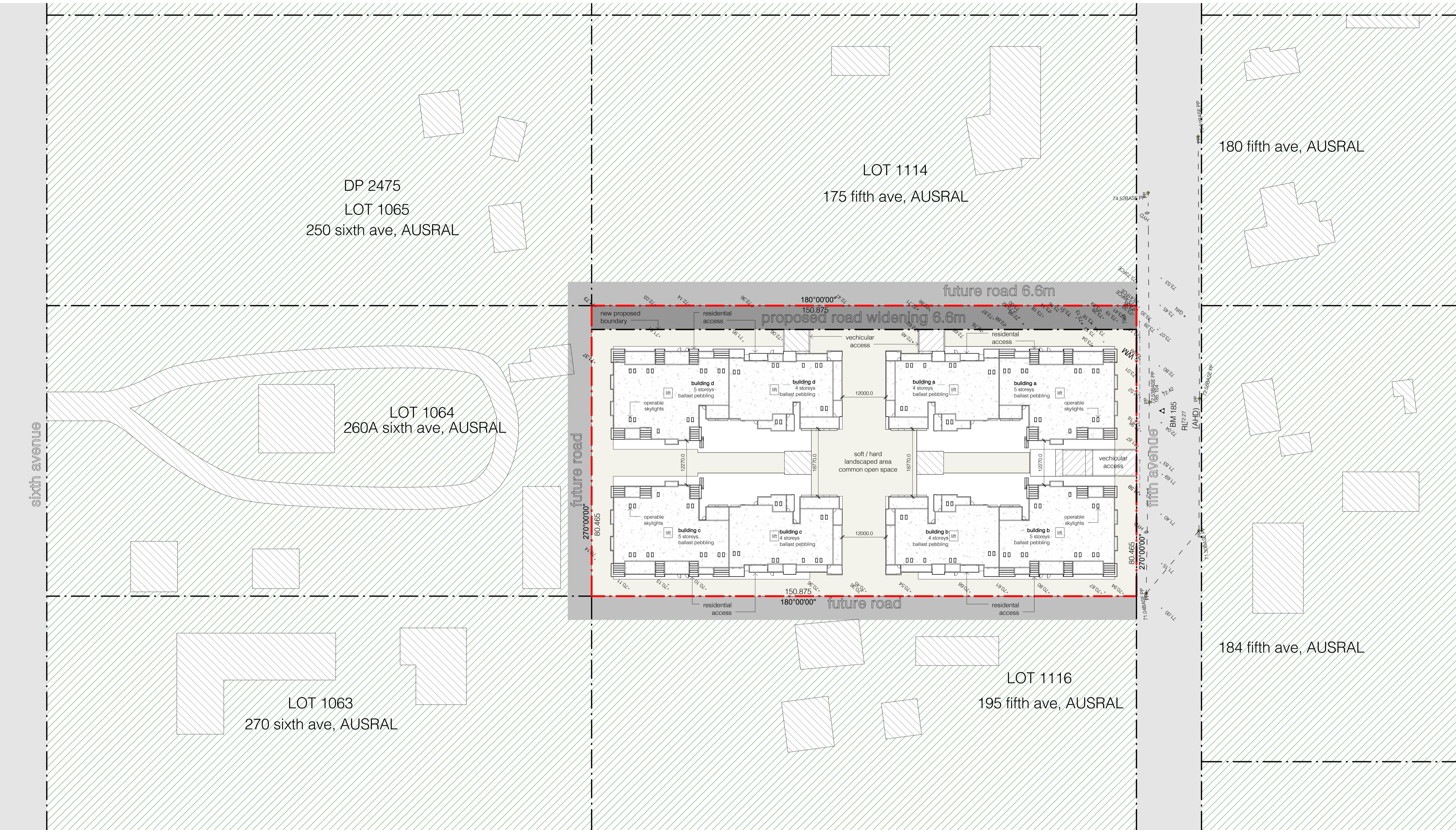
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LOT	1115
DP	2475
SECTION	
DATUM AHD	
ORIGIN OF LEVELS	PM 44229
REDUCED LEVEL	14.951
SURVEYED AC	
DATE	25/03/2017
DRAWN NP	
DATE	29/03/2017
SCALE 1:	600
A3 SHEET	

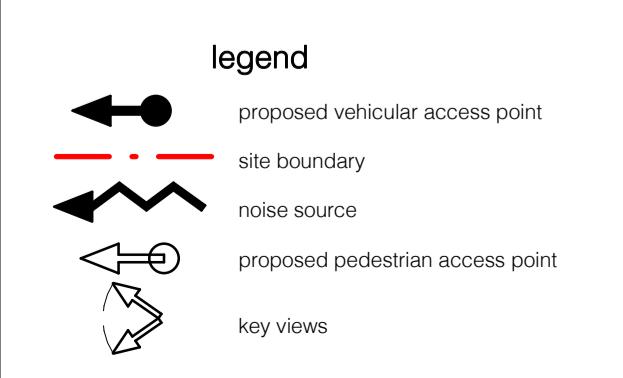
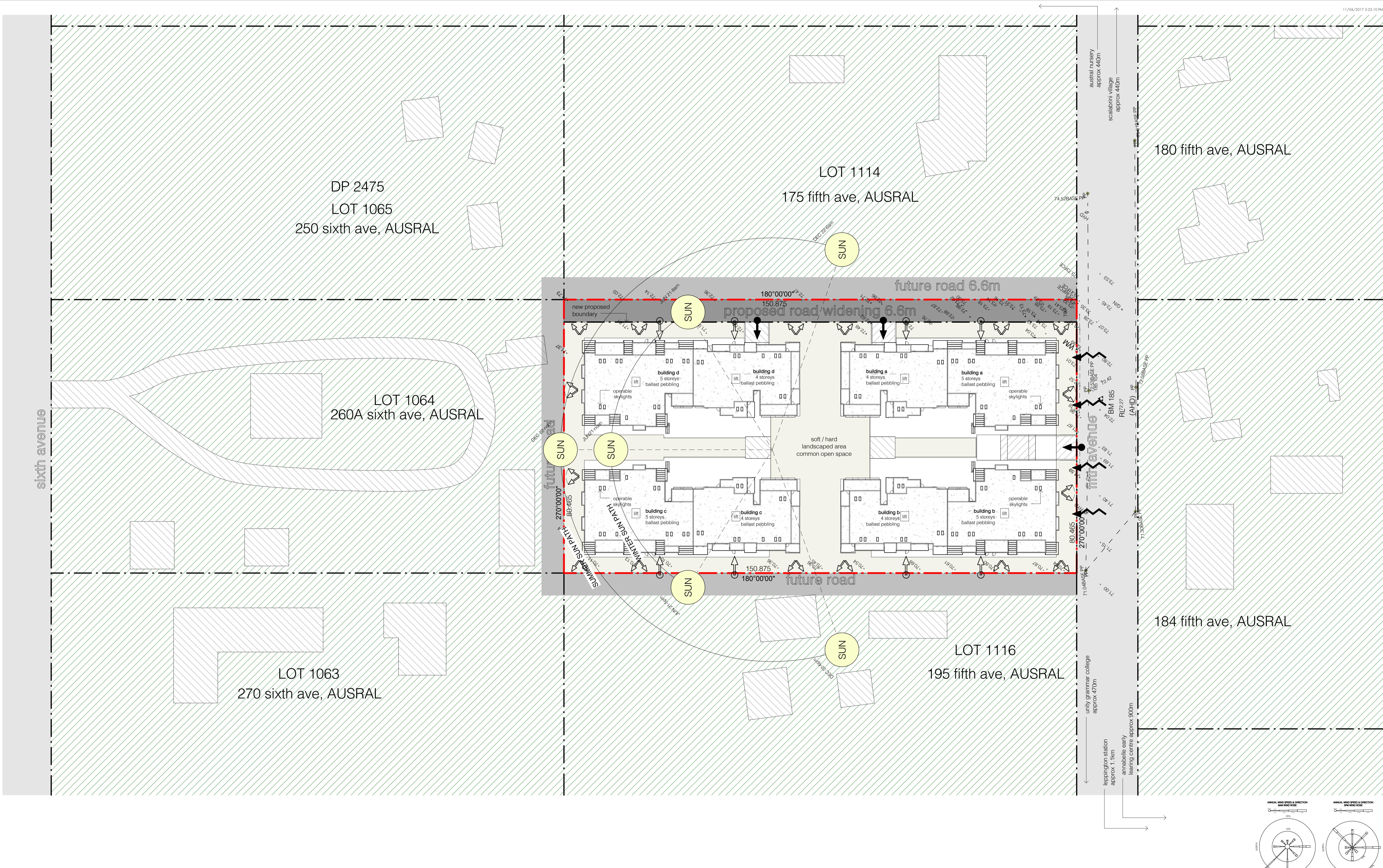
CLIENT: GMARCHITECTS

REF:

REF:

ADDRESS: 185 FIFTH AVENUE
SUBURB AUSTRAL



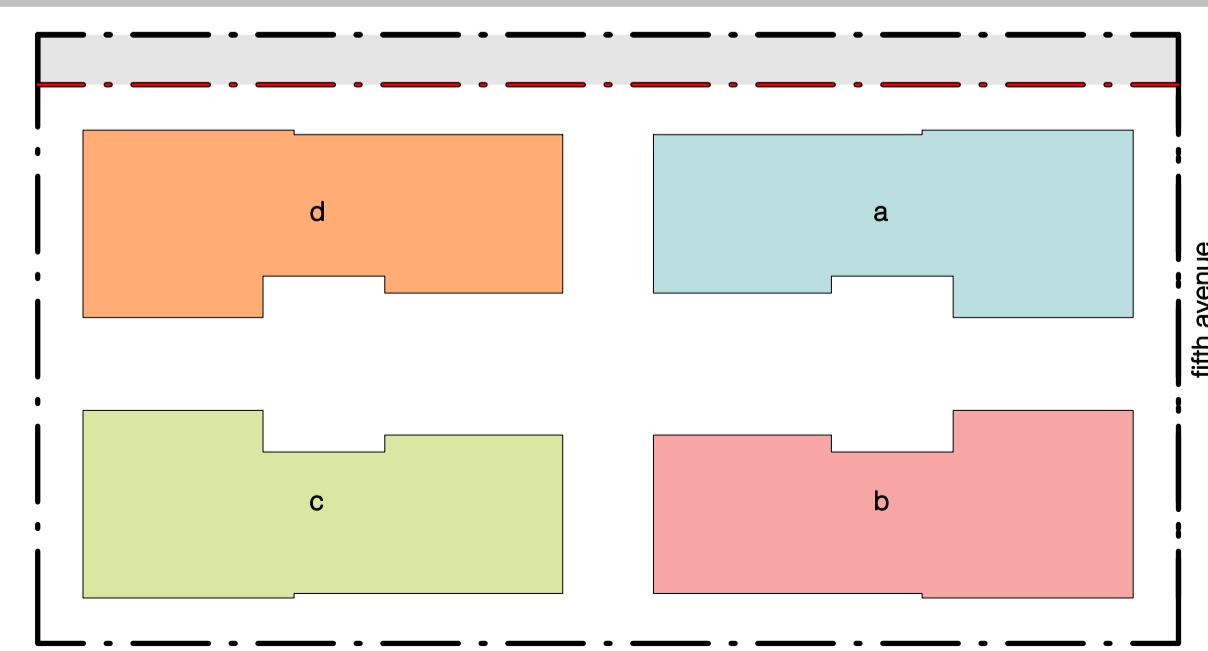
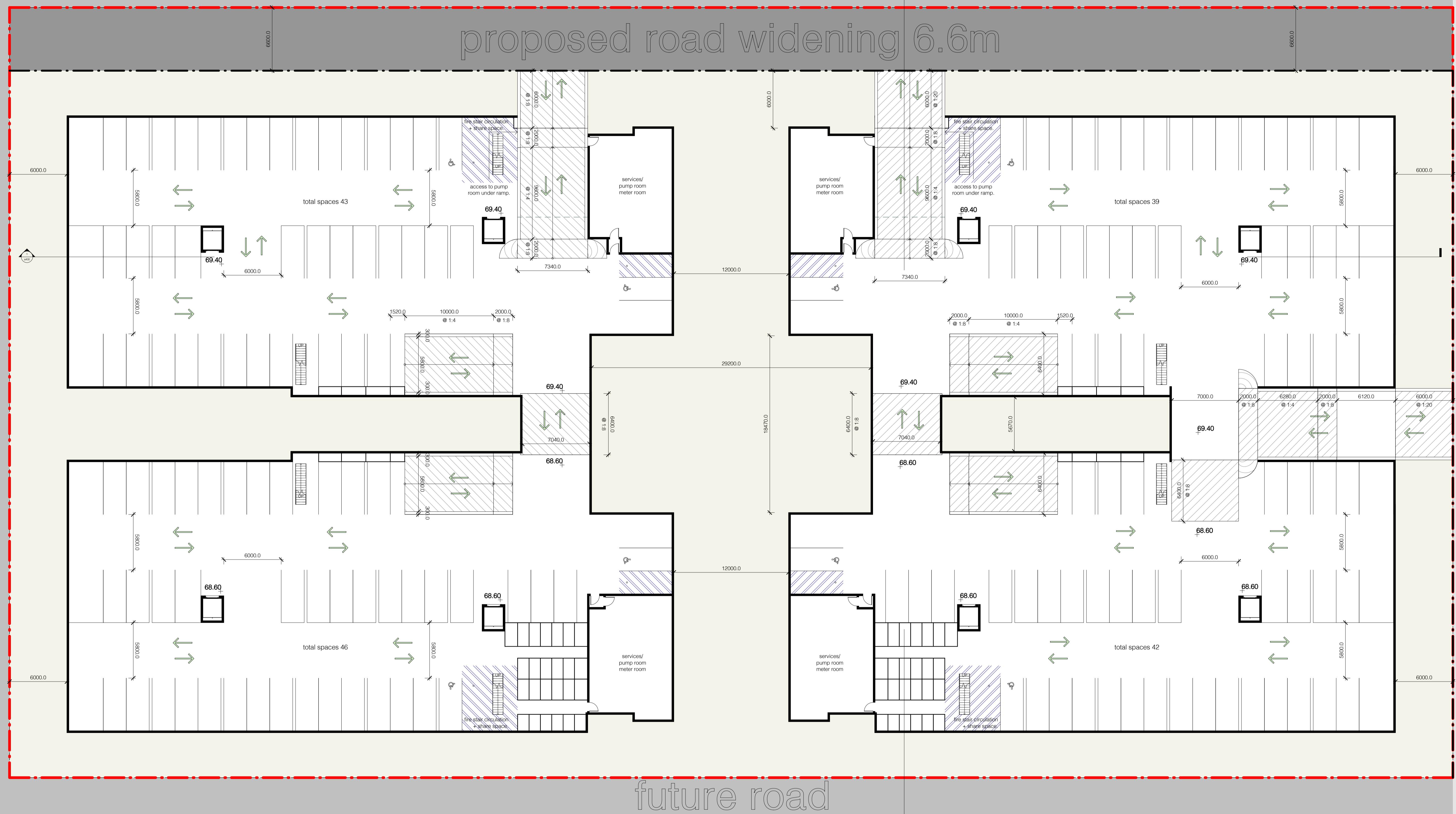


future road 6.6m

proposed road widening 6.6m

futur e road

avenue



basement

 **building key**
1-1999

basement 1
185 fifth avenue, austal
residential apartments + basements
development application

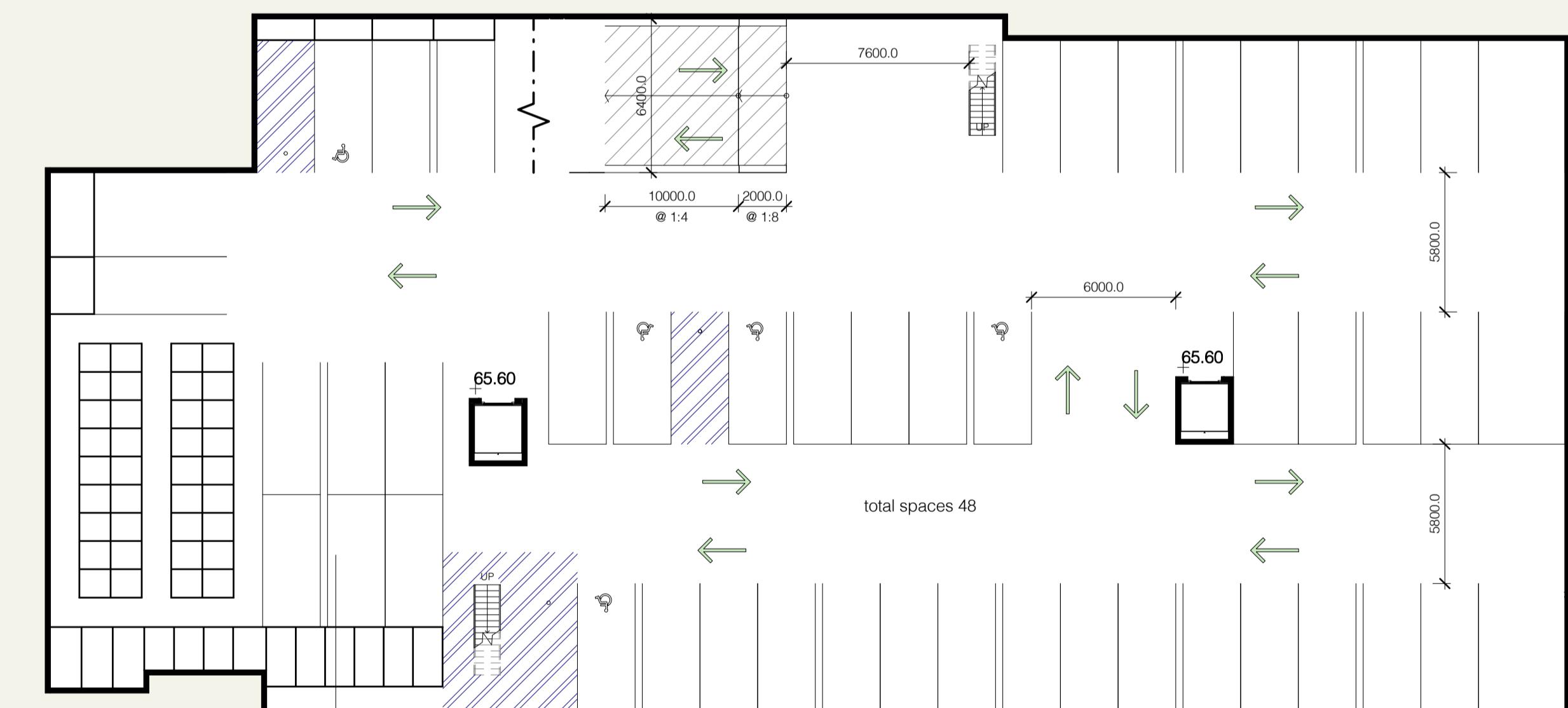
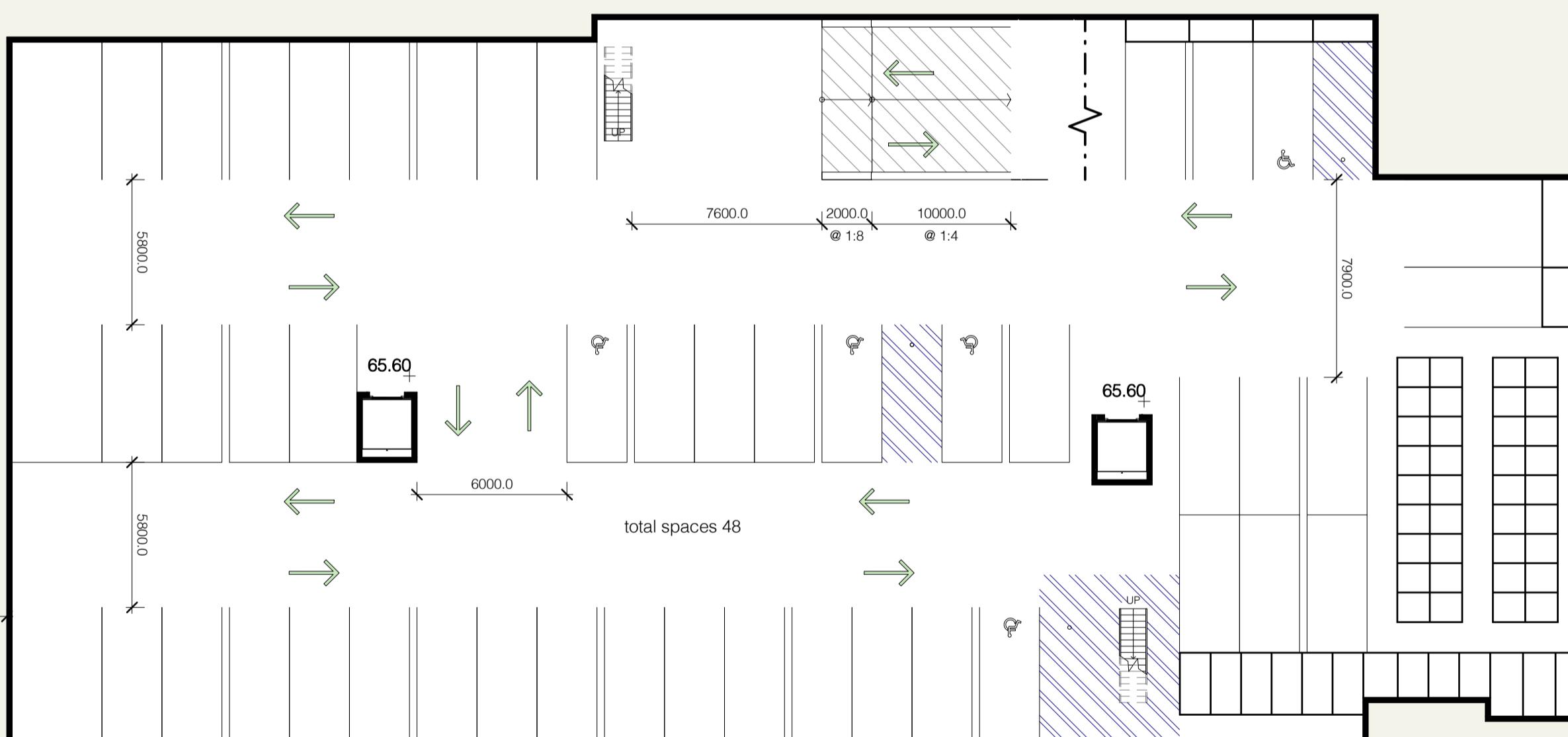
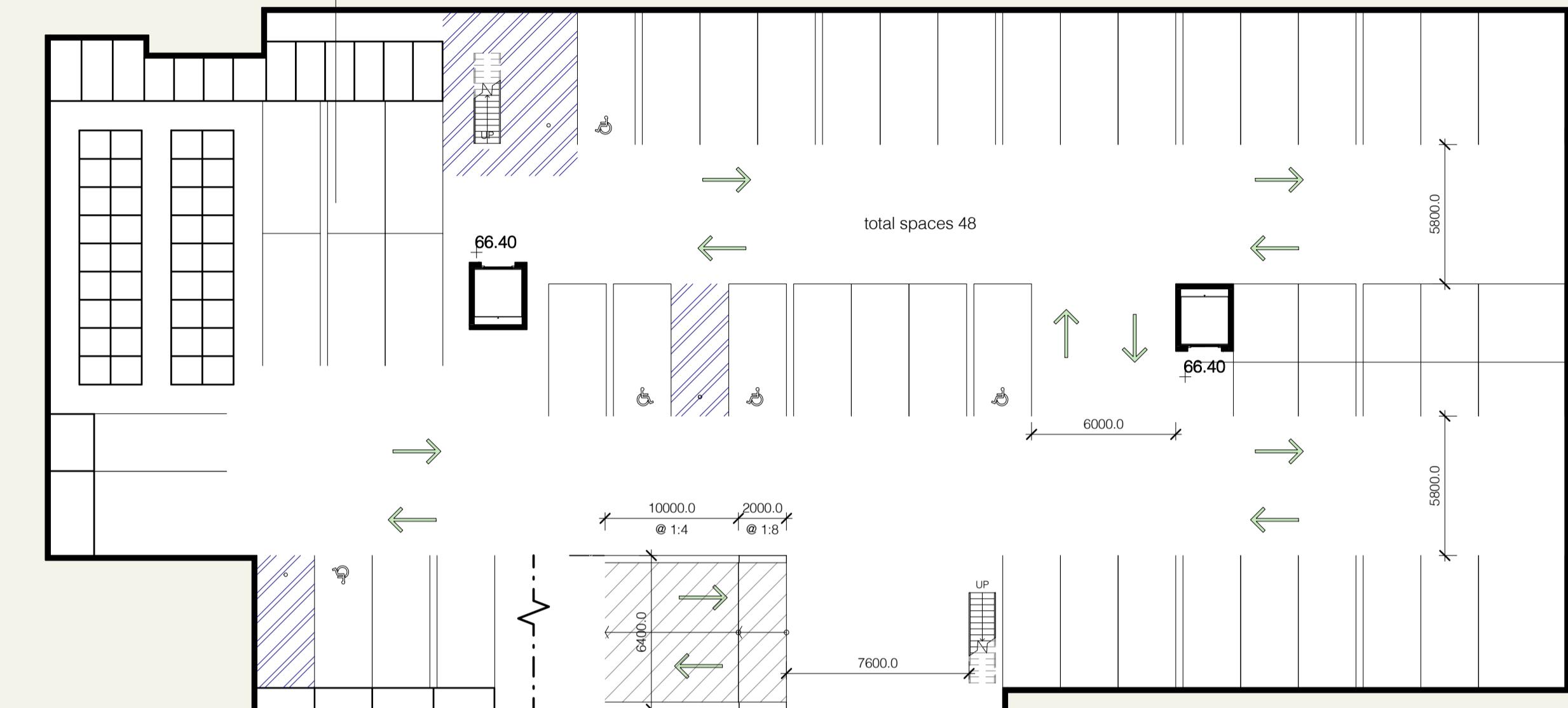
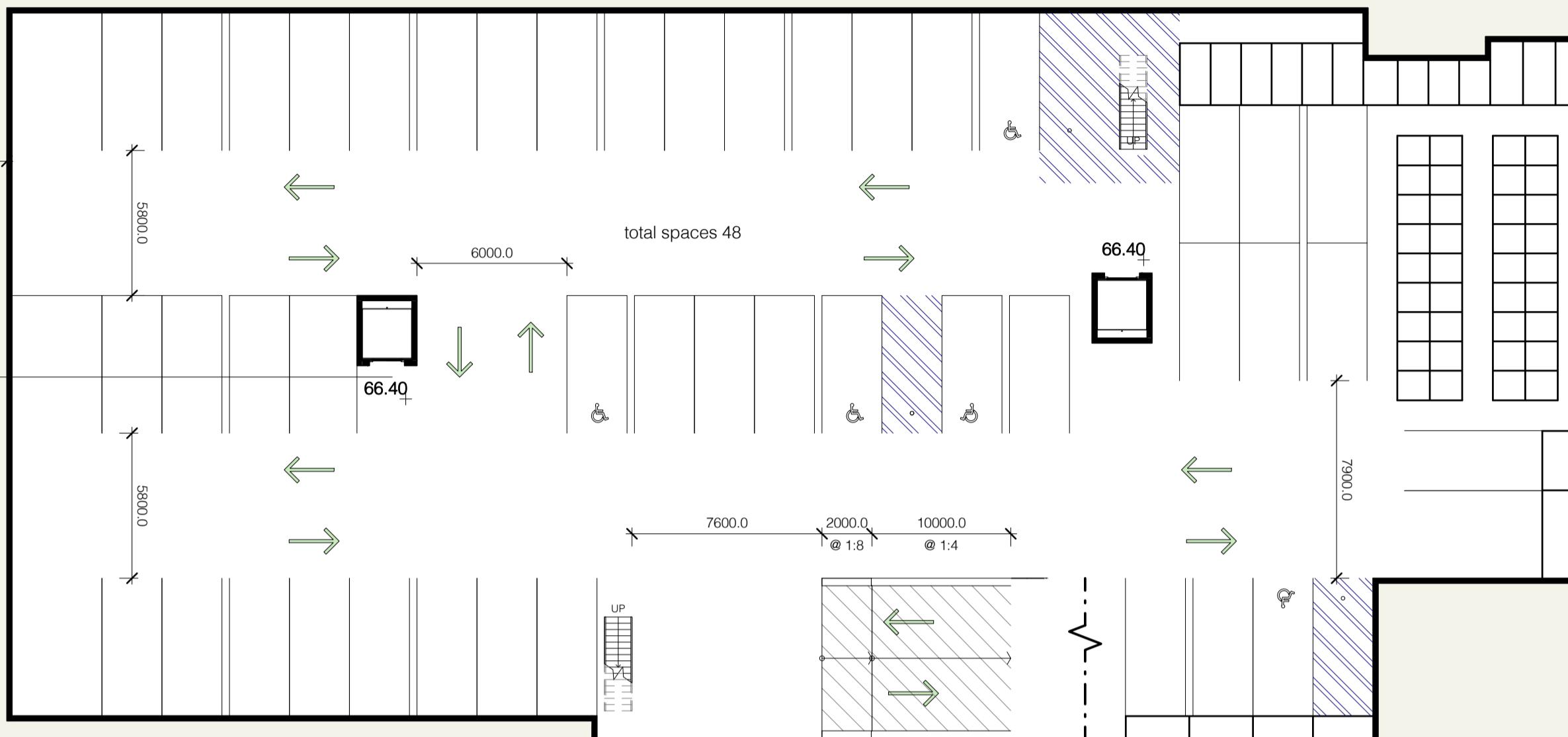
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future road 6.6m

proposed road widening 6.6m

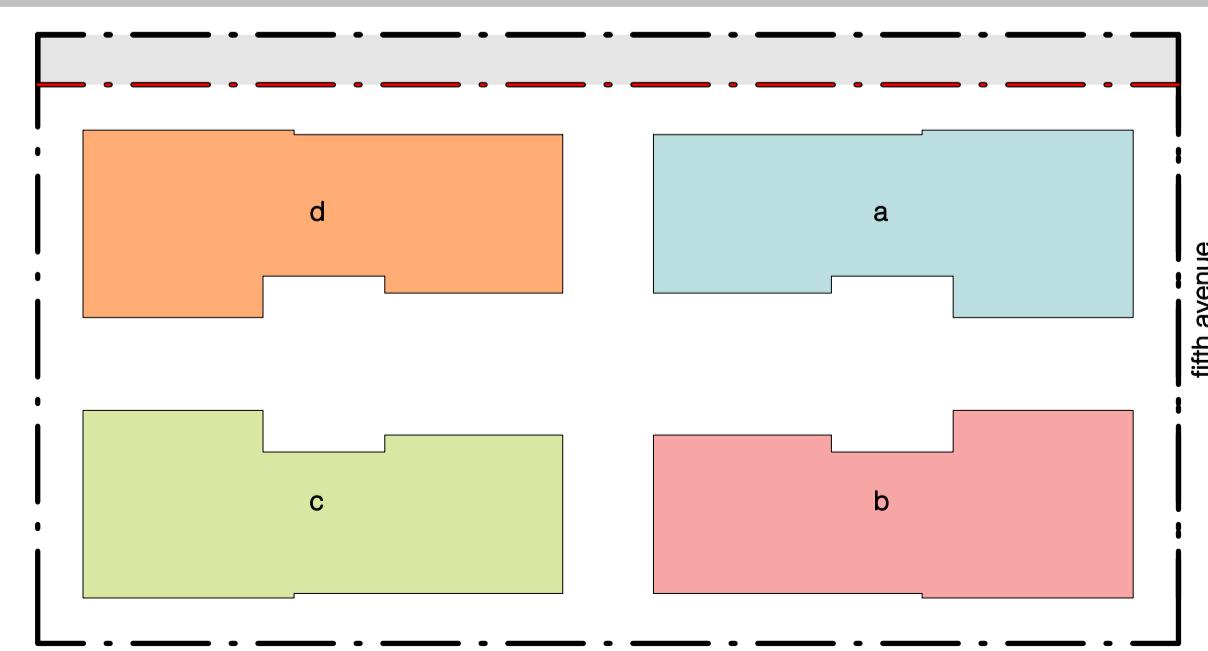
תְּרֵזֶרְבָּהָן

ave
you
the
E



future road

 **basement 2**
1 : 200



basment 2

1 : 1000

future road 6.6m

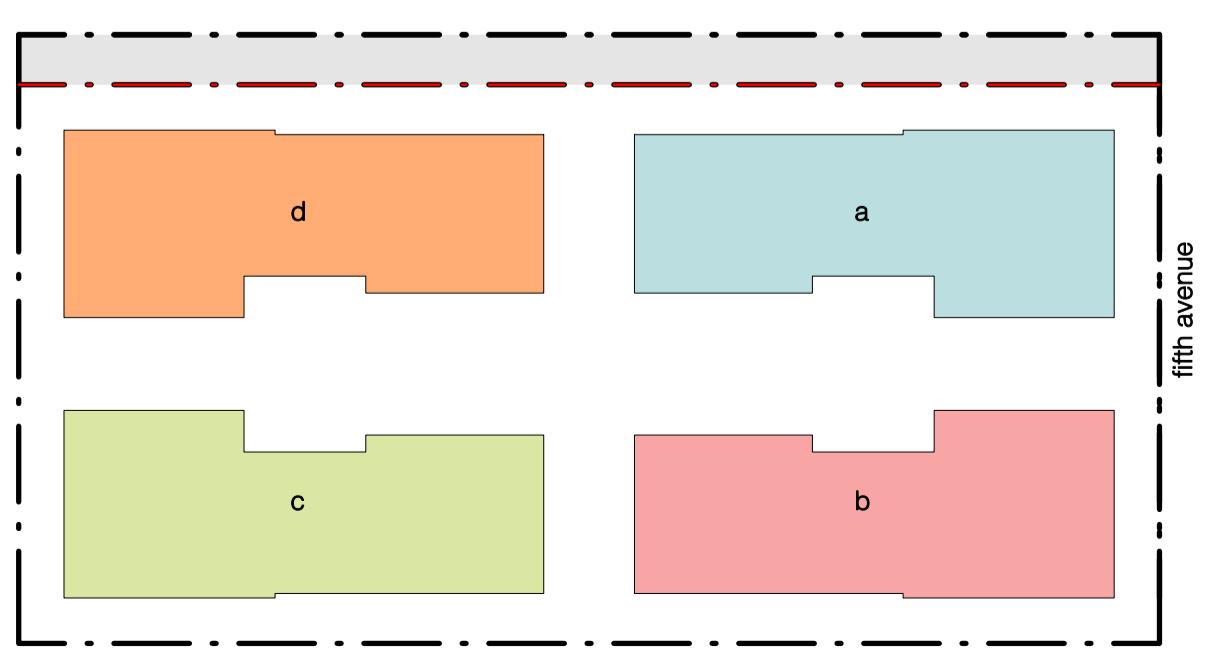
proposed road widening 6.6m

future road

fifth avenue



future road



b1 - bedroom 1
 b2 - bedroom 2
 b3 - bedroom 3
 liv - living room
 din - dining room
 kit - kitchen
 bath - bath
 st - storage
 ens - ensuite
 wir - walk-in robe
 ldy - laundry

a204

level 2

185 fifth avenue, austal

residential apartments + basements

330a pomona rd, homebush west nsw 2140

gm architects

9797 1599

n. nasser 9457

As
1:1000
17/04/2017

18/05

9797 1599

n. nasser 9457

future road 6.6m

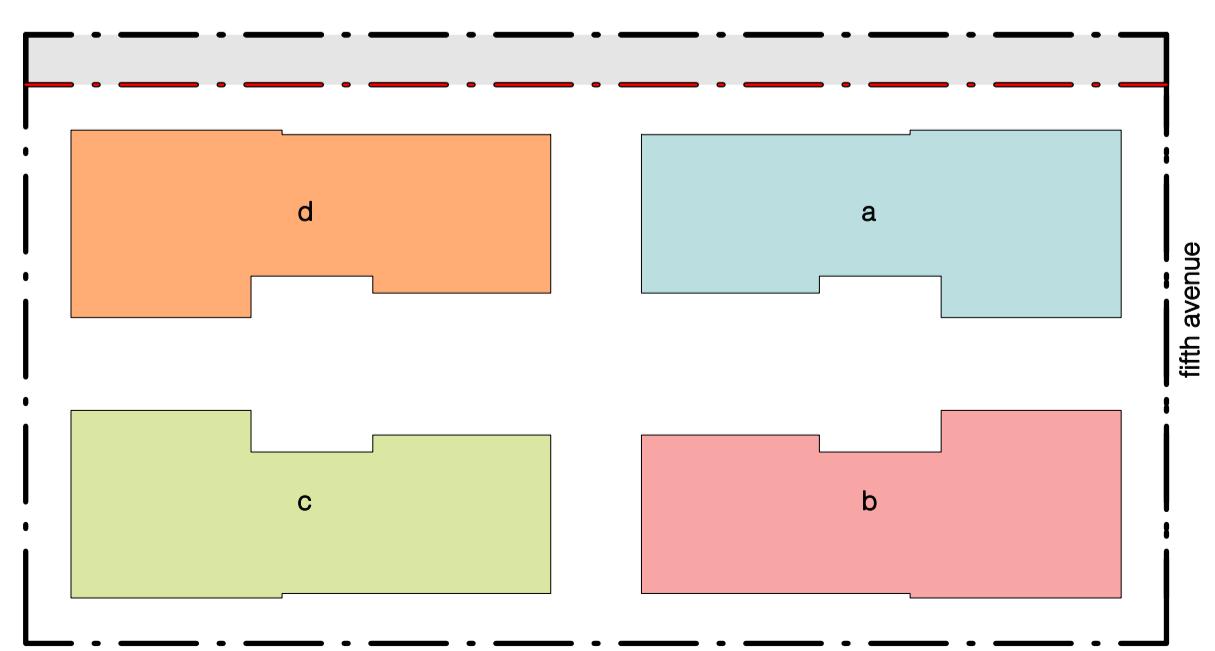
proposed road widening 6.6m

four
four
four
four
four

Elle a été une femme de caractère.



future road



- b1 - **bedroom 1**
- b2 - **bedroom 2**
- b3 - **bedroom 3**
- liv - **living room**
 - din- **dining**
- kit - **kitchen**
- bath - **bath**
- st - **storage**
- ens - **ensuite**
- wir - **walk-in-robe**
- ldy - **laundry**

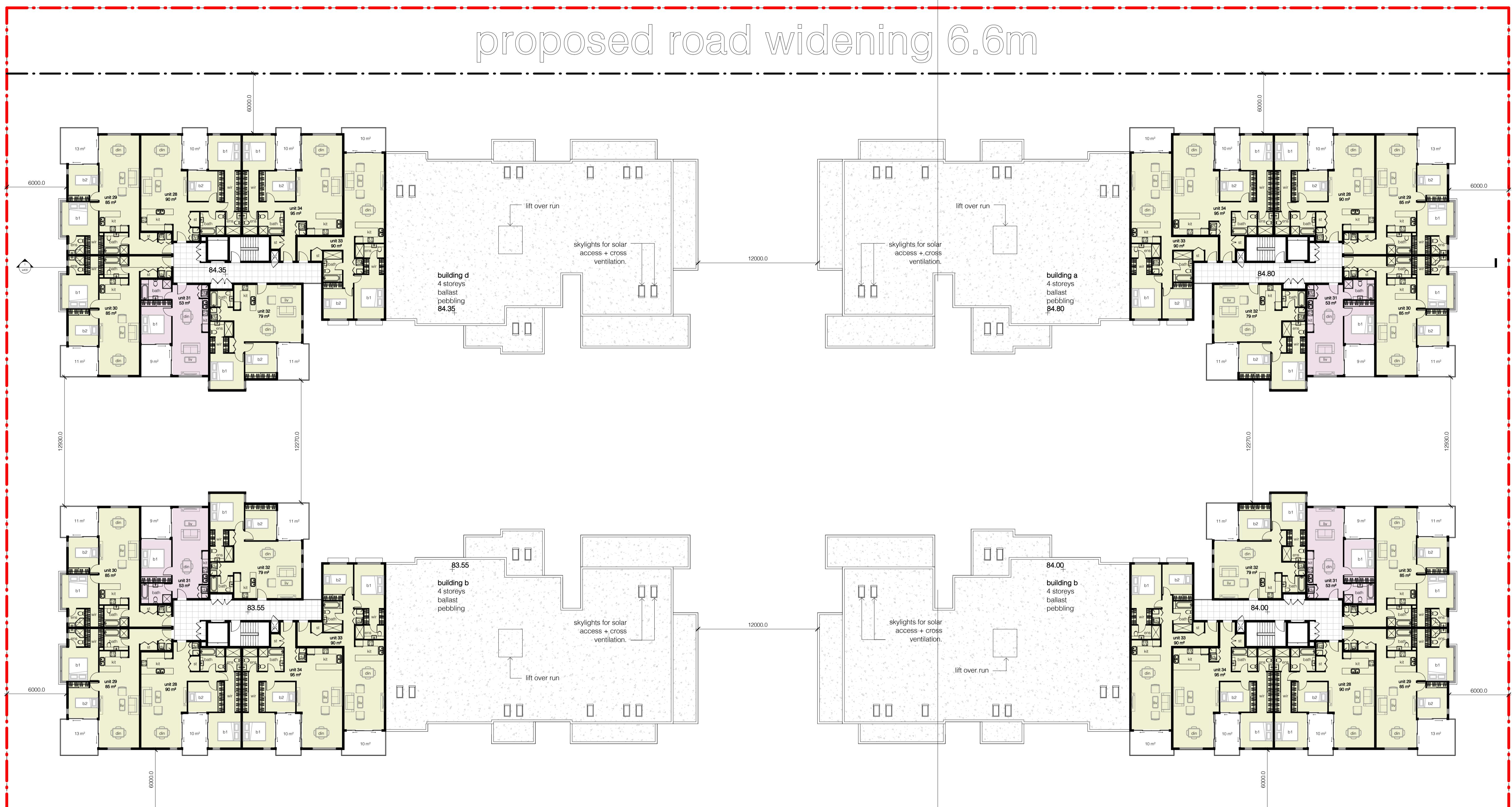
3
fifth avenue, austal
al apartments + basements
ment application

future road 6.6m

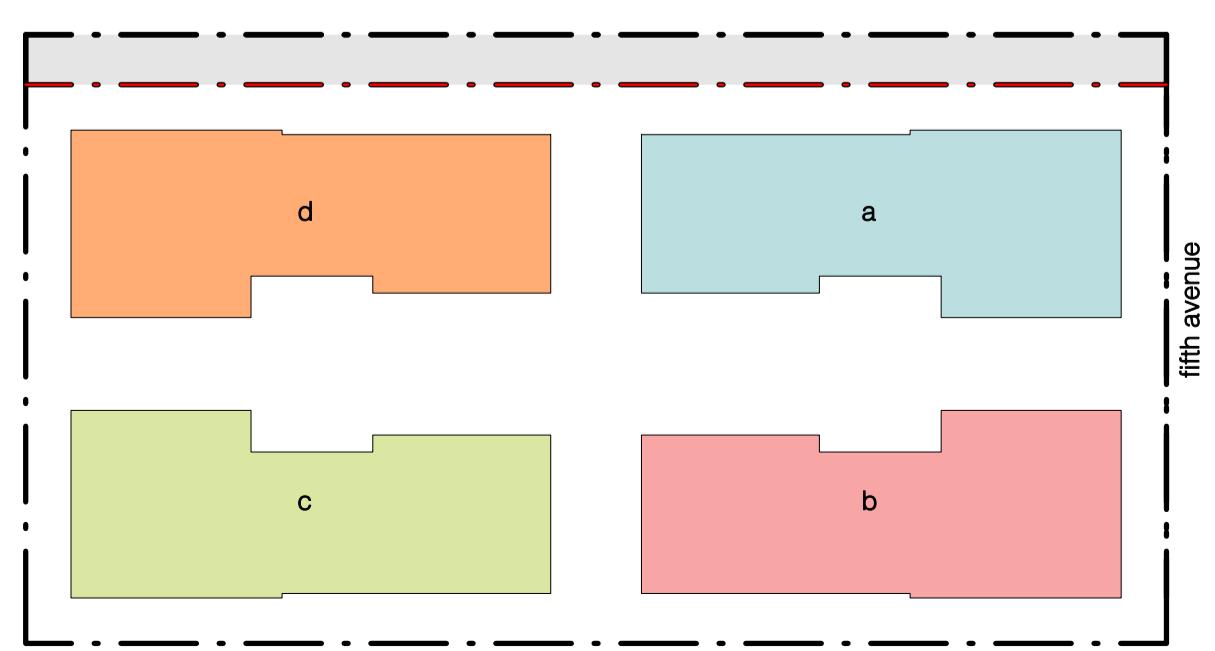
proposed road widening 6.6m

future
futur
futur
futur
futur
futur
futur

gave



future road



- b1 - **bedroom 1**
- b2 - **bedroom 2**
- b3 - **bedroom 3**
- liv - **living room**
 - din- **dining**
- kit - **kitchen**
- bath - **bath**
- st - **storage**
- ens - **ensuite**
- wir - **walk-in-robe**
- ldy - **laundry**

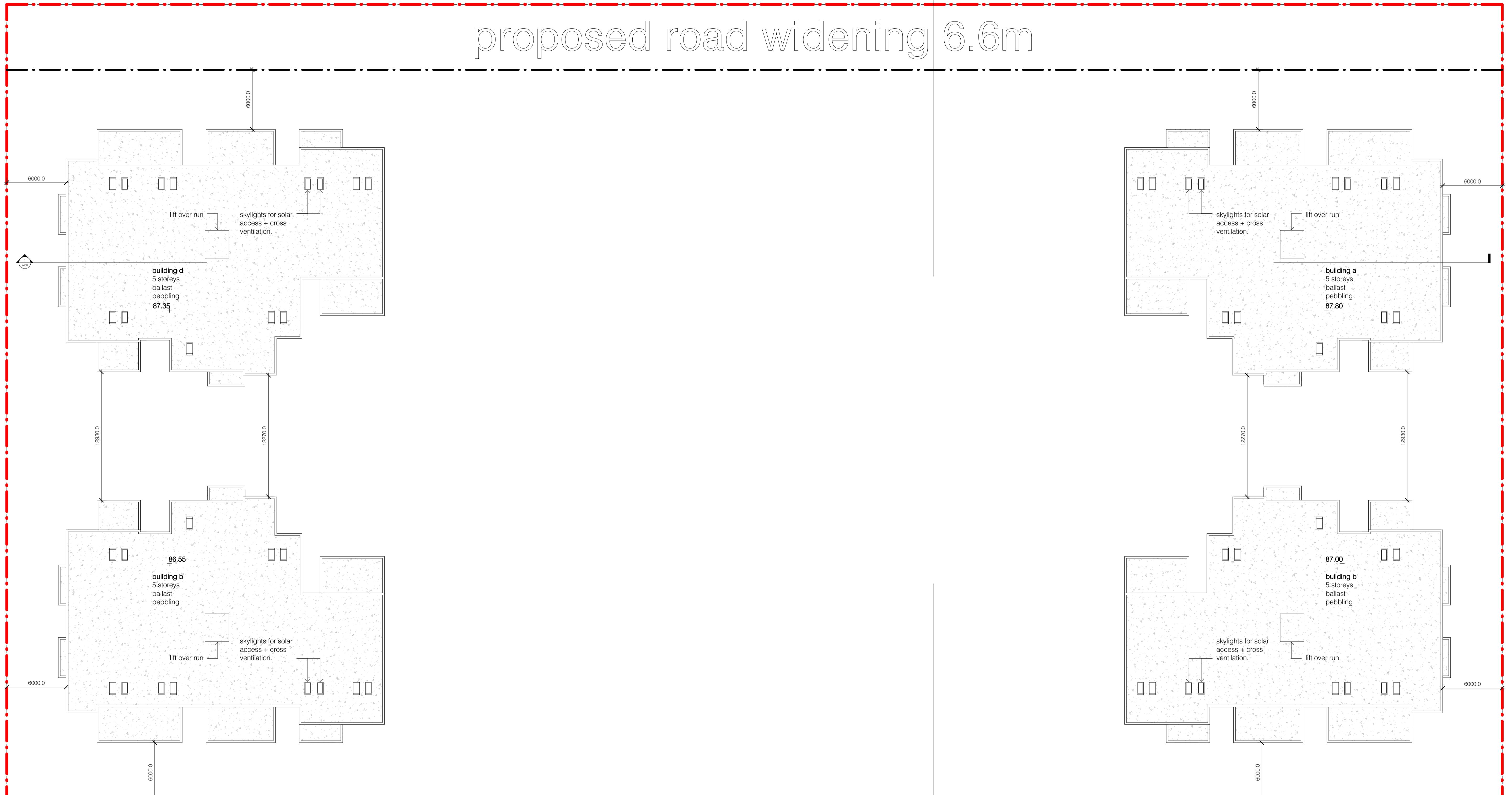
4
fifth avenue, austal
al apartments + basements

future road 6.6m

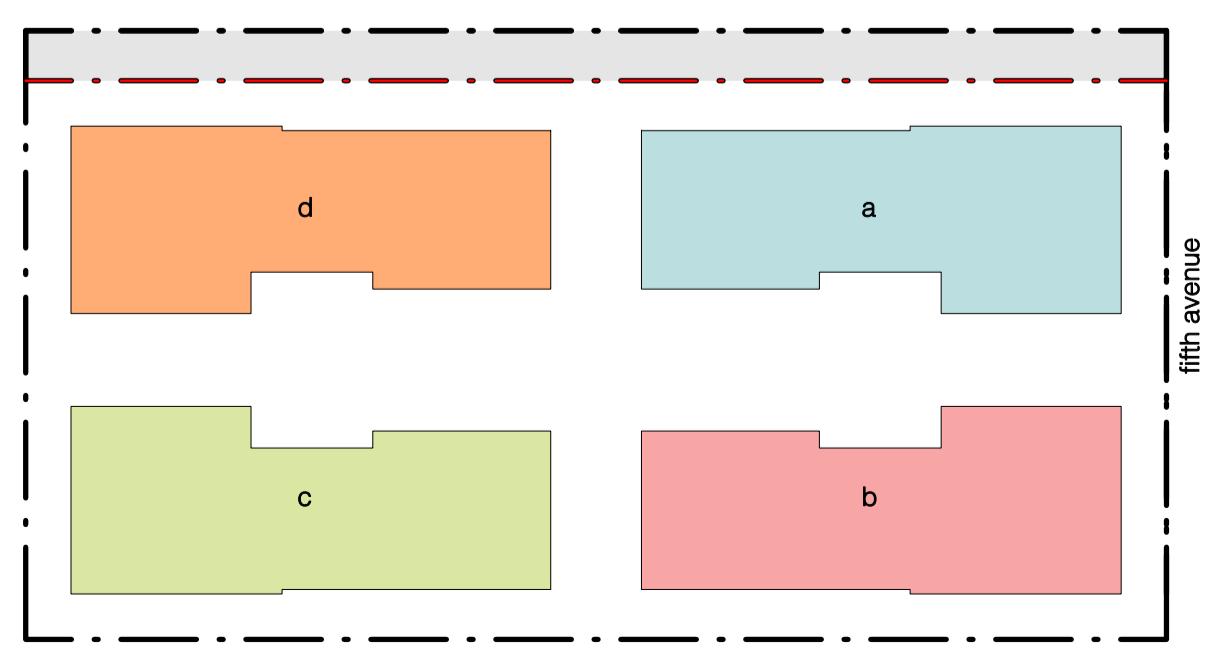
proposed road widening 6.6m

future road

fifth avenue



future road



b1 - bedroom 1
 b2 - bedroom 2
 b3 - bedroom 3
 liv - living room
 din - dining
 kit - kitchen
 bath - bath
 st - storage
 ens - ensuite
 wir - walk-in-robe
 ldy - laundry

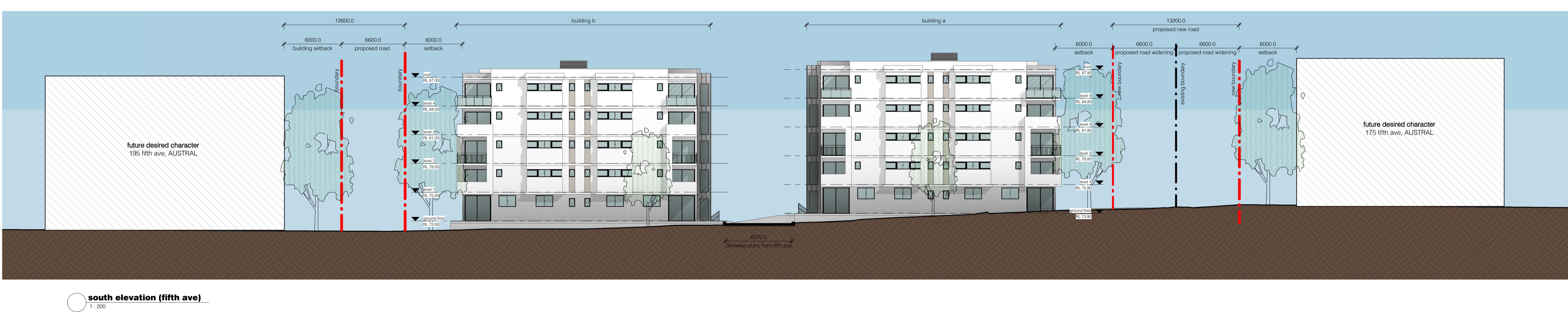
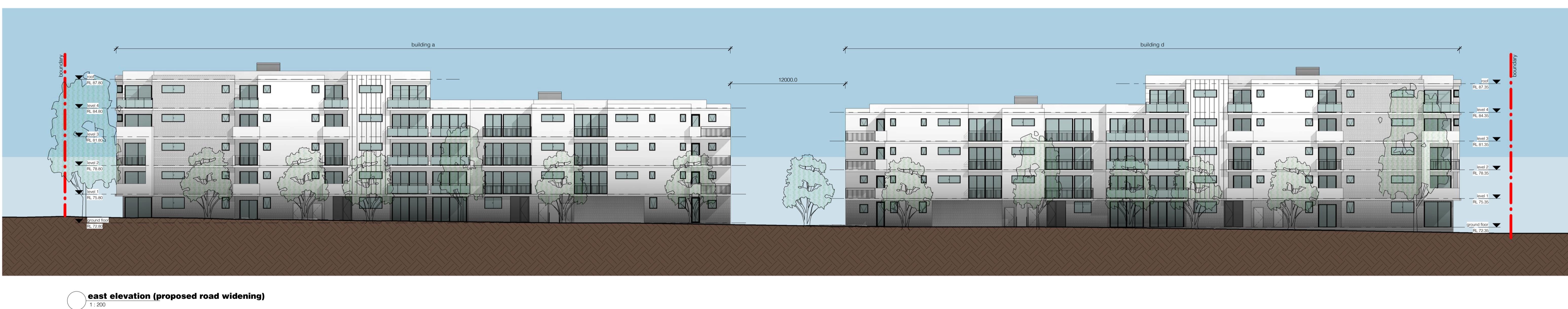
a207

roof level
 185 fifth avenue, austal
 residential apartments + basements
 gm architects
 3300 parrotts rd, homebush west NSW 2140
 info@gmarchitects.com.au

As
 1/1000
 18/05gm
 gmarchitects

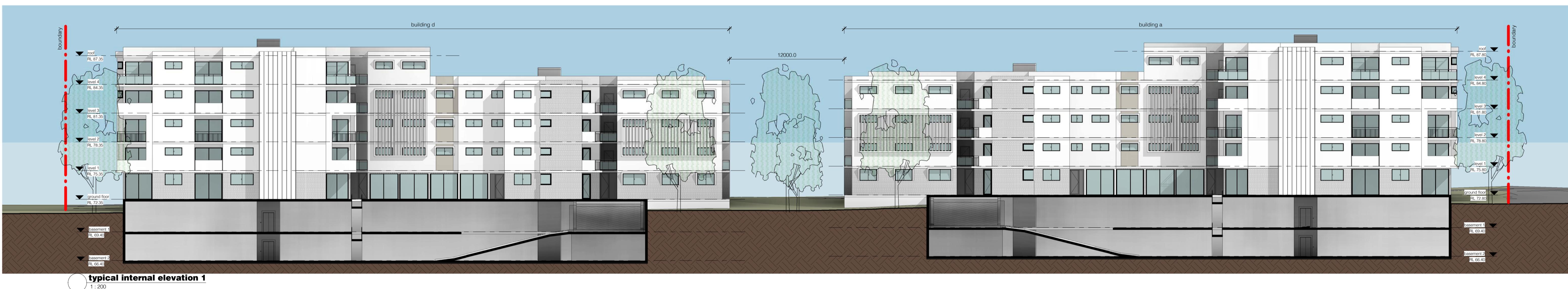
9797 1599

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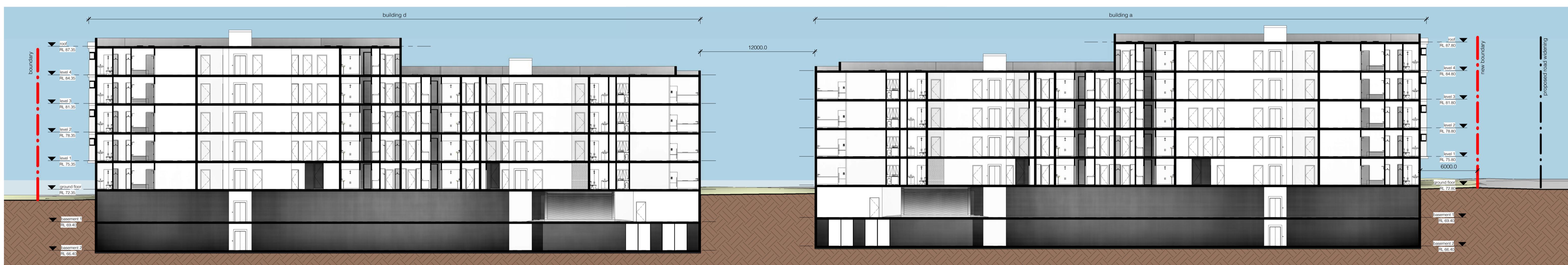
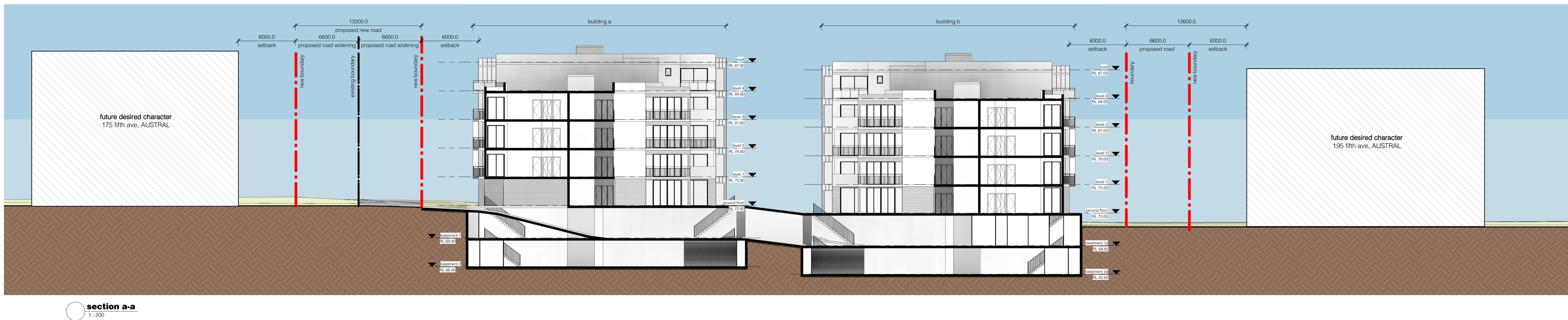
west elevation
1:200



typical internal elevation 1
1:200



typical internal elevation 2
1:200



b1 - bedroom 1
 b2 - bedroom 2
 b3 - bedroom 3
 liv - living room
 din - dining
 kit - kitchen
 bath - bath
 st - storage
 ens - ensuite
 wir - walk-in-robe
 ldy - laundry

o400

sections
 185 fifth avenue, austal
 residential apartments + basements
 gm architects
 330a pomona rd, homebush west NSW 2140
 issue date
 description

11/04/2017 3:27:06 PM

1855

9797 1599

n.nasser 9457



shadow diagrams - 21st june 9am
1:1000



shadow diagrams - 21st june 10am
1:1000



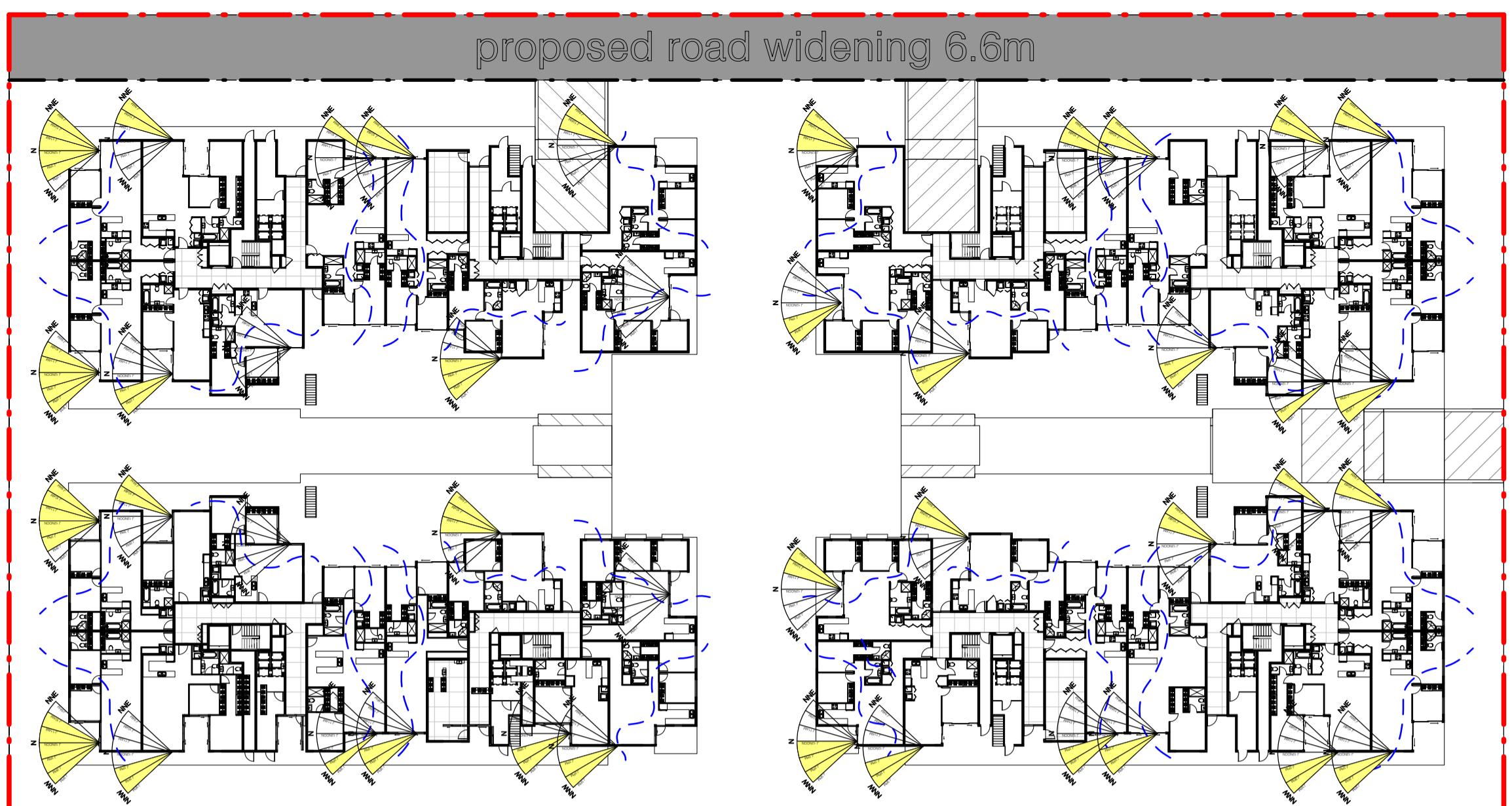
shadow diagrams - 21st june 11am
1:1000



shadow diagrams - 21st june 12pm
1:1000



proposed road widening 6.6m



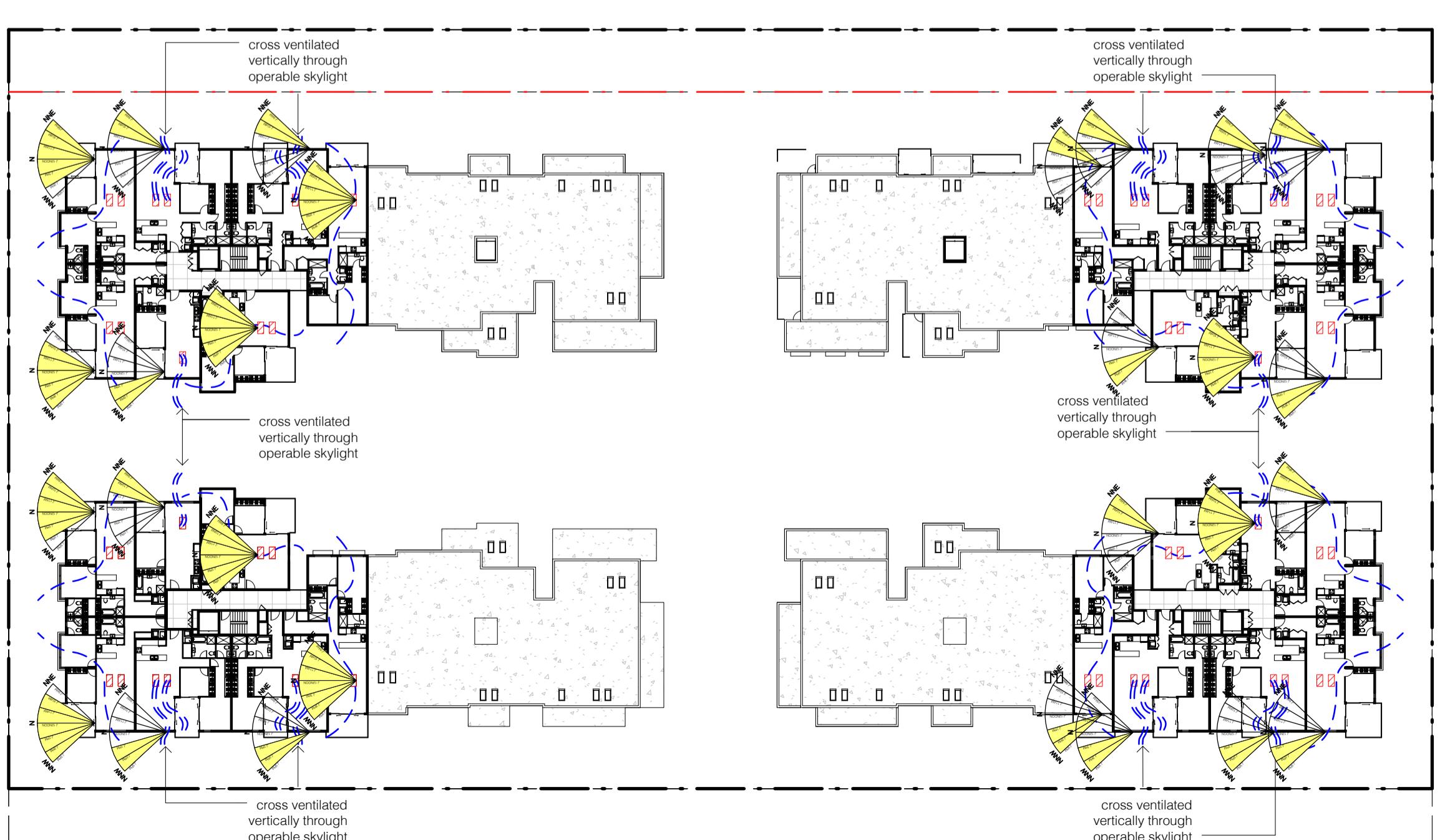
ground floor (solar + cross ventilation)
1:500

fifth avenue



level 2 (solar + cross ventilation)
1:500

fifth avenue



level 4 (solar + cross ventilation)
1:500

fifth avenue



level 1 (solar + cross ventilation)
1:500

fifth avenue



level 3 (solar + cross ventilation)
1:500

fifth avenue

solar + cross ventilation
185 fifth avenue, austal
residential apartments + basements
330m perimeter roof
gm architects
9797 1599
n. nasser 9457

1:500
185
gm
n. nasser 9457

August 2017

Preliminary Site Investigation, Ref: E1292 Austral

Site: 185 Fifth Avenue, Austral NSW.

Page 42 of 45

APPENDIX G SALINITY RISK MAP



Salinity Potential

Very Low Moderate High Known Salinity

Key

Site Location



DRAWN
MS

Salinity Risk Map

DIPNR NSW 2003

Job #
E1292

185 Fifth Avenue, Austral NSW

August 2017

Preliminary Site Investigation, Ref: E1292 Austral

Site: 185 Fifth Avenue, Austral NSW.

Page 43 of 45

APPENDIX H DPI (OFFICE OF WATER) DATABASE RECORDS

NSW Office of Water

Work Summary

GW072372

Licence: 10BL156018

Licence Status: CONVERTED

Authorised Purpose(s): STOCK,DOMESTIC
 Intended Purpose(s): STOCK, DOMESTIC

Work Type: Bore

Work Status: Supply Obtained

Construct.Method: Rotary

Owner Type: Private

Commenced Date:

Completion Date: 26/09/1994

Final Depth: 228.00 m

Drilled Depth: 228.00 m

Contractor Name: Watermin Drillers Pty Ltd

Driller: Rodney Ronald Orchard

Assistant Driller:

Property: N/A

Standing Water Level

(m):

GWMA: -

Salinity Description: Good

GW Zone: -

Yield (L/s): 1.440

Site Details

Site Chosen By:

County
 Form A: CUMBE
 Licensed: CAMDEN

Parish
 CUMBE.14
 CAMDEN

Cadastre
 11//229806
 Whole Lot 11//229806

Region: 10 - Sydney South Coast

CMA Map: 9030-2S

River Basin: 212 - HAWKESBURY RIVER
 Area/District:

Scale:

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

Northing: 6241243.0
 Easting: 292136.0

Latitude: 33°56'55.6"S
 Longitude: 150°45'02.5"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unidentified Location

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole		0.00	228.00	165			Rotary Air
1	1	Casing	Steel	-0.30	120.20	152			Driven into Hole, Welded

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
134.30	134.40	0.10	Unknown			0.25	134.40		
161.30	161.40	0.10	Unknown			0.19	161.40		
176.50	176.60	0.10	Unknown			0.69	176.60		
210.80	210.90	0.10	Unknown			0.31	210.90		

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.20	0.20	TOPSOIL	Topsoil	
0.20	6.70	6.50	CLAY	Clay	

6.70	85.60	78.90	BLACK SHALE	Shale	
85.60	105.50	19.90	SANDSTONE WITH BANDS OF SHALE	Sandstone	
105.50	228.00	122.50	SANDSTONE	Sandstone	

Remarks

26/11/2012: Nat Carling, 26-Nov-2012; Added status & owner type (based on licence), & added rock type codes to driller's log. Confirmed coordinates are in centre of the authorised land.

*** End of GW072372 ***

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

NSW Office of Water

Work Summary

GW112662

Licence: 10BL605092

Licence Status: ACTIVE

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

Work Type: Bore

Work Status: Equipped

Construct.Method:

Owner Type: Private

Commenced Date:

Completion Date: 23/02/2012

Final Depth:

Drilled Depth:

Contractor Name: ROCKWELL DRILLING

Driller: Unkown Unknown

Assistant Driller:

Property: GERACE 1466 CAMDEN VALLEY
 WAY LEPPINGTON 2179 NSW

Standing Water Level:

GWMA:

Salinity:

GW Zone:

Yield:

Site Details

Site Chosen By:

County
 Form A: CUMBE
 Licensed:

Parish
 CUMBE.33

Cadastre
 103//1175246

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
 Area/District:

Grid Zone:

Scale:

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

Northing: 6239902.0
 Easting: 298951.0

Latitude: 33°57'43.9"S
 Longitude: 150°49'26.7"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments

Remarks

23/07/2014: Nat Carling, 23-July-2014; Added status, drill method & depth, updated work type.

NSW Office of Water

Work Summary

GW107007

Licence: 10BL164442

Licence Status: CANCELLED

Authorised Purpose(s): TEST BORE
 Intended Purpose(s): BANK REVEGETATION

Work Type: Bore

Work Status:

Construct.Method: Rotary

Owner Type:

Commenced Date:

Completion Date: 23/11/2004

Final Depth: 267.00 m

Drilled Depth: 267.00 m

Contractor Name: Britt's Water Solutions

Driller: Thomas Garry Britt

Assistant Driller:

Property: LANDCOM COBBLE CCT WEST
HOXTON

Standing Water Level: 4.000

GWMA: -

Salinity: Brackish

GW Zone: -

Yield: 0.160

Site Details

Site Chosen By:

County
 Form A: CUMBE
 Licensed: CUMBERLAND

Parish
 CUMBE.9
 CABRAMATTA

Cadastre
 3037 1032057
 Whole Lot
 3037//1032057

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: UnknownNorthing: 6242678.0
Easting: 299198.0Latitude: 33°56'14.0"S
Longitude: 150°49'38.6"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	28.00	200			Rotary Air
1		Hole	Hole	28.00	267.00	163			Rotary Air
1	1	Casing	Pvc Class 6	0.30	32.00	160			Seated on Bottom, Glued

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
37.00	37.10	0.10	Unknown	4.00		0.14	41.00		
182.00	182.10	0.10	Unknown	4.00		0.16	186.00		

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.40	2.40	TOPSOIL/CLAY	Topsoil	
2.40	4.00	1.60	WEATHERED SHALE	Shale	

4.00	28.00	24.00	SHALE WITH BROKEN BANDS	Shale	
28.00	48.00	20.00	GREY SANDY SHALE	Shale	
48.00	102.00	54.00	HARD BLACK SLATE	Slate	
102.00	267.00	165.00	SANDSTONE	Sandstone	

Remarks

27/04/2006: Previous Lic No: 10BL164442

11/03/2011: Karla Abbs, 11-Mar-2011: Replaced invalid codes in Drillers Log

*** End of GW107007 ***

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

August 2017

Preliminary Site Investigation, Ref: E1292 Austral

Site: 185 Fifth Avenue, Austral NSW.

Page 44 of 45

APPENDIX I BUREAU OF METEOROLOGY

Monthly Rainfall (millimetres)

ROSSMORE (SOUTH CREEK)

Station Number: 067061 · State: NSW · Opened: 2007 · Status: Open · Latitude: 33.94°S · Longitude: 150.78°E · Elevation: Unknown m

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2007			15.0	84.0	26.0	211.0	26.0	62.0	16.0	14.0	118.0	98.0	
2008	95.0	346.0	70.0	49.0	12.0	70.0	17.0	26.0	48.0	46.0	44.0	85.0	908.0
2009	18.0	109.0	54.0	113.0	105.0	35.0	20.0	4.0	27.0	42.0	22.0	53.0	602.0
2010	36.0	150.0	74.0	11.0	81.0	69.0	66.0	27.0	37.0	42.0	13.0	104.0	710.0
2011	40.0	19.0	111.0	34.0	58.0	53.0	55.0	48.0	70.0	31.0	135.0	104.0	758.0
2012	109.0	167.0	200.0	128.0	12.0	89.0	17.0	4.0	17.0	38.0	56.0	32.0	869.0
2013	171.0	133.0	56.0	78.0	52.0	139.0	3.0	7.0	20.0	1.0		29.0	
2014	9.0	58.0	202.0	45.0	7.0	30.0	9.0		15.0	42.0	0.0	21.0	
2015	121.0	25.0	57.0	240.0	41.0	61.0	31.0	47.0	12.0	42.0	93.0	47.0	817.0
2016	256.0	20.0	20.0	9.0	14.0	299.0	47.0	61.0	58.0	23.0		2.0	
2017			156.0	34.0									

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



Monthly Rainfall (millimetres)

ROSSMORE (SOUTH CREEK)

Station Number: 067061 · State: NSW · Opened: 2007 · Status: Open · Latitude: 33.94°S · Longitude: 150.78°E · Elevation: Unknown m

Statistics for this station calculated over all years of data

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Lowest	9.0	19.0	15.0	9.0	7.0	30.0	3.0	4.0	12.0	1.0	0.0	2.0	602.0
Highest	256.0	346.0	202.0	240.0	105.0	299.0	66.0	62.0	70.0	46.0	135.0	104.0	908.0

1) Calculation of statistics

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

2) Gaps and missing data

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

3) Further information

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

Product code: IDCJAC0001 reference: 30346657 Created on Fri 12 May 2017 14:47:43 PM EST

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<http://www.bom.gov.au/other/copyright.shtml>

August 2017

Preliminary Site Investigation, Ref: E1292 Austral

Site: 185 Fifth Avenue, Austral NSW.

Page 45 of 45

APPENDIX J SITE PHOTOGRAPHS

SITE PHOTOGRAPHS

Client:	GM Architects
Project:	PSI
Site Location:	185 Fifth Avenue, Austral NSW
Job No.:	E1292



Photo 1



View of carport area
Looking north east
Inspected 18-19.5.17

Photo 2



View of garage / shed
Looking north
Inspected 18-19.5.17

Photo 3



View of shed
Looking north
Inspected 18-19.5.17

Photo 4



View of shed & tyres
Inspected 18-19.5.17

Photo 5



View of the site
Inspected 18-19.5.17

Photo 6



View of house
Looking east
Inspected 18-19.5.17