

Report

Stage 1 Preliminary Site Investigation (PSI)

**Proposed Development
73 Lachlan Street
Warwick Farm NSW 2170
*Lot 1 and Lot 2 DP 1058859***

(Ref.02998.09.22.Stage1PSI)

Prepared for:
FLDC Architects

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93 Beattie Street
Balmain NSW 2041 Australia
T. 02 9555 9034
F. 02 9555 9035
info@airsafe.net.au
www.airsafe.net.au

ABN 36 609 424 946

DISTRIBUTION

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Prepared by:	Michael Edwards MAppSc RPGeo CEnvP-SC ENVIRONMENTAL & ENGINEERING GEOLOGIST		15.09.22
Reviewed by:	Simon Gorham B.Sc. Grad Dip [Natural Resources]		15.09.22

Distribution	
Recipients:	PDF Copies to: <ul style="list-style-type: none"> FLDC Architects (Ray Taouk)
REVISIONS	-

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- HISTORICAL TITLE INFORMATION
- PLANNING CERTIFICATE
- OTHER DOCUMENTATION

ABBREVIATIONS

Abbreviations	
ACM	Asbestos Cement Material
mAHD	metres Australian Height Datum
As	Arsenic
B(a)P	Benzo (a) pyrene (a component of PAHs)
BTEX	Benzene, Toluene, Ethylbenzene, Xylene
BH	Borehole
Cd	Cadmium
Cr	Chromium
EPA (NSW)	Environmental Protection Agency (NSW)
DECCW(NSW)	Dept. Environment, Climate Change & Water (NSW)
Hg	Mercury
MAH	Mono Aromatic Hydrocarbons
NEHF	National Environment Health Forum
Ni	Nickel
OCPs	Organochlorin pesticides
OPPs	Organophosphate Pesticides
PCBs	Poly Cyclic Biphenyls
PCM	Potentially Contaminated Media
PAH	Polycyclic Aromatic Hydrocarbons
Pb	Lead
PID	Photo Ionisation Detector
QA/QC	Quality Assurance and Quality Control
RAP	Remedial Action Plan
RPD	Relative Percentage Difference
TCLP	Toxicity Characteristics Leaching Procedure
TRH	Total Recoverable Hydrocarbons
UST	Underground storage tank
VOCs	Volatile Organic Compounds

EXECUTIVE SUMMARY

ES-1 Background

This investigation was authorized by Ray Taouk from FLDC Architects. The on-site inspection was conducted on 12 September 2022. The property is located within the 10 metre AHD map contour. The site is positioned on a slight slope facing west. Surface water is expected to flow north to Brickmakers Creek, then east to the Georges River.

ES-2 Discussion

Points taken into consideration to enable recommendations:

- The seven-step DQO process (defined in Section 5) as outlined in the *National Environment Protection (Assessment of Site Contamination) Measure (NEPM)* – Schedule B2 (1999 amended 2013) was employed to assess the property in regard to contamination of the soil.
- The development proposal entails the demolition of the current building, and the construction of new childcare multistoried building with two basement carparking.
- The site occupies an approximate total area of 1151 square metres. Numerous buildings. Potential asbestos cement fibreboard cladding. A pool is located along the boundary to the Hume Highway. Old tennis court surface observed with remnant hurricane fencing and court lighting. Gap between rear fence and outside concrete footpath appears to contain fill (with mixed building materials). Fibrous cement sheet fragments were identified in this area (spilling from the subject site).
- Two tennis courts were constructed at the front of the property facing Lachlan street between 1978 and 1982. The present office type building was constructed on the top of these courts. The exact nature of the sub-surface material is not known. Generally the property appears to be consistent with the natural levels of the surrounding area, however it is assumed that compacted imported material has been used as a base under the tennis courts.
- The title search and historical aerial photos show no evidence the property has been used for any significant industrial activity that may have had an impact on the soil with respect to chemical contamination. However, areas of environmental concern (AECs) were identified on site:
 - AEC#1: Footprint of former tennis courts. Observed on air photos. See Page 19.
 - AEC#2: Rear yard plus surrounds and under buildings (unknown commercial usage). Rear yard fill material observed to contain fibreboard and other mixed building rubble.
- The site is not listed on the EPA NSW Contaminated Lands database.
- No chemicals were located or are suspected to be located on the site. No significant staining or odours were identified during the inspection.

- The matters as prescribed by Section 59(2) of the Contaminated Lands Management Act 1997 (documented in the Planning Certificate 10.7) do NOT indicate that the land is contaminated, or under any orders or notices issued by the EPA NSW.
- The NSW Environment Protection Authority (EPA) is undertaking an investigation program to assess the legacy of *per- and poly- fluoroalkyl substances (PFAS) use across NSW. The site is not part of the PFAS investigation program.
- The site is not within a potential acid sulfate soil (ASS) zone. It is our opinion that PASS (potential acid sulfate soils) shall not be an issue affecting the site.
- According to *Salinity Potential of Western Sydney* the site is located property is located within an Area of High Salinity Potential. It is our opinion that a Council Development Application shall require a salinity investigation to be undertaken.

ES-3 Conclusion & Recommendations

ES-3.1 General Conclusion – Suitability of the Property for the Proposed Development

The investigation did not identify significant on-site present or historical industrial or agricultural contaminating activities. However, Areas of Environmental Concern (AEC) were identified. Considering the data gaps posed by these AECs, it is recommended that further investigation as defined in the *NEPM 2013* and *EPA NSW Consultants Reporting on Contaminated Land May 2020*, be undertaken prior to any change of landuse (see recommendations R1 – R4 below).

ES-3.2 R1 - Detailed Site Investigation (DSI)

A DSI (soil sampling and analysis) shall provide adequate data in accordance with SEPP55 and EPA NSW guidelines, to enable the consultant to form an opinion whether the site is suitable for the proposed development, or if not, the remediation measures needed to provide to the client a site suitable for the proposed development. The DSI shall be conducted over the whole site, with special attention on the AECs. The exploration trenches / boreholes shall be used to inspect the sub-soil and to take soil samples in accordance with the Council SEPP55 and EPA NSW (NEPM 2013) guidelines.

NOTE: New EPA NSW investigation guidelines were introduced in August 2022. The *EPA NSW Sampling design part 1 – application* (Aug 2022) now stipulates that **8 sampling points** are recommended for detailed investigations within sites of area 500, 1000 and 2000 sqm (Not 5, 6 and 7 as per outdated EPA Design Guidelines 1995).

ES-3.3 R2 - Salinity Investigation Report

It is recommended that a Salinity Investigation be carried out at the site. This investigation may be undertaken during the geotechnical stage or as a separate investigation and report. The scope of the investigation shall entail carrying out a walkover of the property making observations and collecting soil samples from a number bore holes (to be determined by the consultant), prepare a Chain of Custody form and transport to laboratory

for analysis for chloride, sulphide, pH, conductivity resistivity. A report documenting the investigation and interpreted laboratory results shall be prepared. The investigation shall be undertaken in accordance with the Department of Infrastructure, Planning and Natural Resources (DIPNR) *Western Sydney Salinity Code of Practice 2003 (amended 2004)* and *NEPM – Schedule B2 (1999 – 2013)*

ES-3.4 R3 - Hazardous Materials Audit on Buildings

It is a requirement of the NSW Occupational Health and Safety Act, 2000 and NSW Occupational Health and Safety Regulation, 2001 that a hazardous materials audit be conducted on any buildings prior to demolition (or major refurbishment). An assessment of the condition of the hazardous materials shall be included, with particular emphasis on the relevant Codes of Practice and WorkCover NSW requirements.

The HMA shall report on the identified asbestos materials, synthetic mineral fibre (SMF), PCBs in light fittings, lead content in ceiling space dust and lead content in paintwork. An assessment of the condition of the hazardous materials shall be included, with particular emphasis on the relevant Codes of Practice and WorkCover NSW requirements.

ES-3.5 R4 - Exported and/or Imported Soil (VENM)

All soil removed from the site shall be classified as per EPA NSW Waste Classification Guidelines - Part 1 : Classifying Waste (Nov 2014). This classification for Nos 62 & 62A and the rear part of Nos 60 & 60A (under rear concrete slab), has already been undertaken by EBG Environmental.

Any imported fill shall be sampled prior to importation and shall conform to VENM (virgin excavated natural material) as per EPA NSW Waste Classification Guidelines - Part 1 : Classifying Waste (Nov 2014).

SECTION 1: INTRODUCTION

1.1 AUTHORIZATION

This investigation was authorized by Ray Taouk from FLDC Architects. The on-site inspection was conducted on 12 September 2022.

1.2 SCOPE OF WORK - CONSULTANTS BRIEF

Airsafe was requested to carry out a Stage 1 Preliminary Site Investigation (as defined by EPA NSW and SEPP 55) on the property. The scope of the survey entailed:

- Identify all past and present potentially contaminating activities where possible.
- Assessment of site history available within the records and available aerial photographs where applicable.
- Site visit to assess site activities past and present.
- A search of historical title information at the Land and Property Information, Macquarie Street, Sydney, to assess prior ownership and potential for contamination.
- A review of the available geological, topological maps and acid sulfate soils maps.
- A search for any notices relating to the potential for site contamination as issued by the EPA NSW and SafeWork NSW.

Following the research and site visit, recommendations were made regarding whether the site is suitable for the proposed development and/or the need for further investigations.

1.3 LIMITATIONS OF THE REPORT

This report has been prepared to meet the requirements outlined in the scope of work. It does not include evaluation of any other issues. Airsafe performed the services in a professional manner, in accordance with relevant guidelines and standards, and generally accepted industry practices. Airsafe does not make any other warranty, expressed or implied, as to the professional advice contained in this report.

Within the guidelines set down for this investigation, every effort has been made to give an accurate assessment of the property identified in this document. Airsafe does not accept any responsibility for any contamination that may exist in the area now or in the future. Airsafe accepts no liability for the use of this document by any other person other than the client. This report is based on current and historical information available at the time of writing.

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SECTION 2: PHYSICAL & SITE INFORMATION

2.1 SITE IDENTIFICATION

ADDRESS	73 Lachlan Street, Warwick Farm NSW 2170
LOCAL GOVERNMENT AUTHORITY	Liverpool City Council
LOT & DEPOSITED PLAN	Lot 1 & Lot 2 DP 1058859
PARISH	St Luke
COUNTY	Cumberland
COUNCIL LAND ZONING	R4 – High Density Residential : Liverpool Local Environmental Plan 2008
SITE AREA	Approx. 1151 m ²

2.2 SOIL LANDSCAPE & GEOLOGY

Soil Landscapes:

The site is located within a ‘alluvial’ soil landscape group. Soils Landscapes Data Source : NSW Office of Environment and Heritage

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South Creek Soil Landscape Group - Described as:

- Landscape—floodplains, valley flats and drainage depressions of the channels on the Cumberland Plain. Usually flat with incised channels; mainly cleared.
- Soils—often very deep layered sediments over bedrock or relict soils. Where pedogenesis has occurred Structured Plastic Clays (Uf6.13) or Structured Loams (Um6.1) in and immediately adjacent to drainage lines; Red and Yellow Podzolic Soils (Dr5.11, Dy2.41, Dr2.21) are most common terraces with small areas of Structured Grey Clays (Gn4.54), leached clays (Uf4.42) and Yellow Solodic Soils (Dy4.42, Dy5.23).
- Limitations—flood hazard, seasonal waterlogging, localised permanently high watertables, localised water erosion hazard, localised surface movement potential.Sydney – Soil Landscape Series – Sheet 9130 (4th Edition) – DECCW NSW.

Geological Landscape: The site is located within an alluvial valley deposit (Q_{av}) described as:

- Silt, clay, (fluvially deposited) lithic to quartz- lithic sand, gravel.

The Bringelly Shale lies stereographically beneath these alluvial deposits. The shale is described as:

- Shale, carbonaceous claystone, laminite, lithic sandstone, rare coal.

The Bringelly Shale is of Triassic age and sit immediately above the Hawkesbury Sandstone. The Hawkesbury Sandstone comprises medium to coarse- grained sandstone with minor shale and laminate lenses. This sandstone is of fluvial origin with limited lacustrine and wind induced deposition, with numerous braided alluvial channel fills.

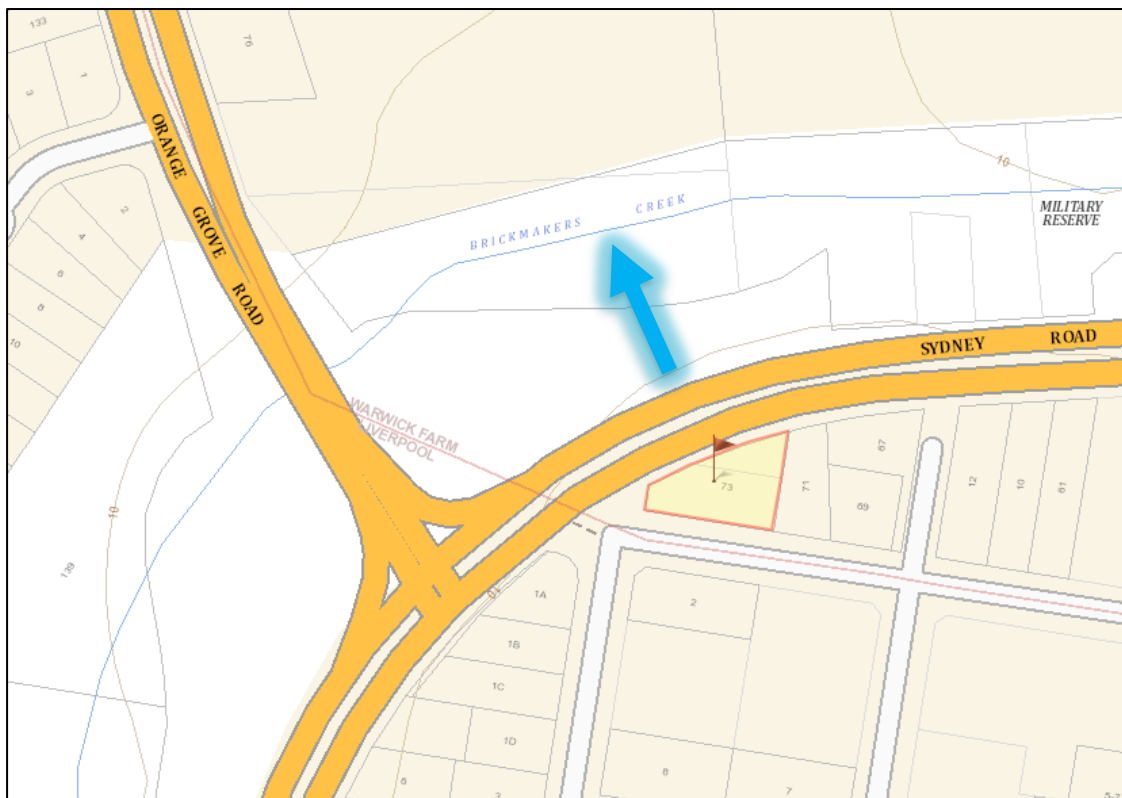
(Sydney, *Geological Map of NSW, 1:100 000 Geological Series Sheet 9130, Edition 1, NSW Dept. of Mineral Resources, 1983*).

2.3 TOPOGRAPHY AND HYDROGEOLOGY

The property is located within the 10 metre AHD map contour. The site is positioned on a slight slope facing northwest. Surface water is expected to flow northwest to Brickmakers Creek, then east to the Georges River.

Suspected surface water run-off direction

FIGURE1



2.4 ACID SULFATE SOIL RISK

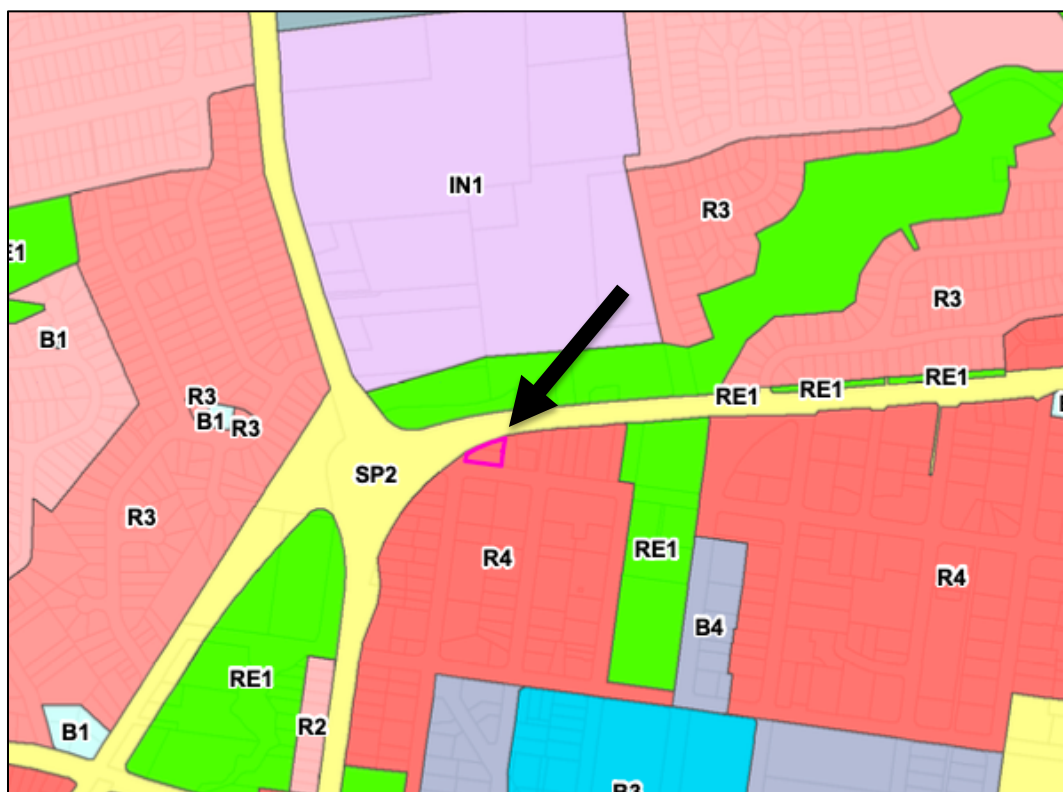
The site is not located within an ASS soil plan class (zone). It is our opinion that PASS (potential acid sulfate soils) shall not be an issue affecting the site.

2.5 ZONED LAND USE

The Liverpool Local Environmental Plan 2008: The site is within the:

- R4 – High Density Residential

FIGURE 2



2.6 DRYLAND SALINITY

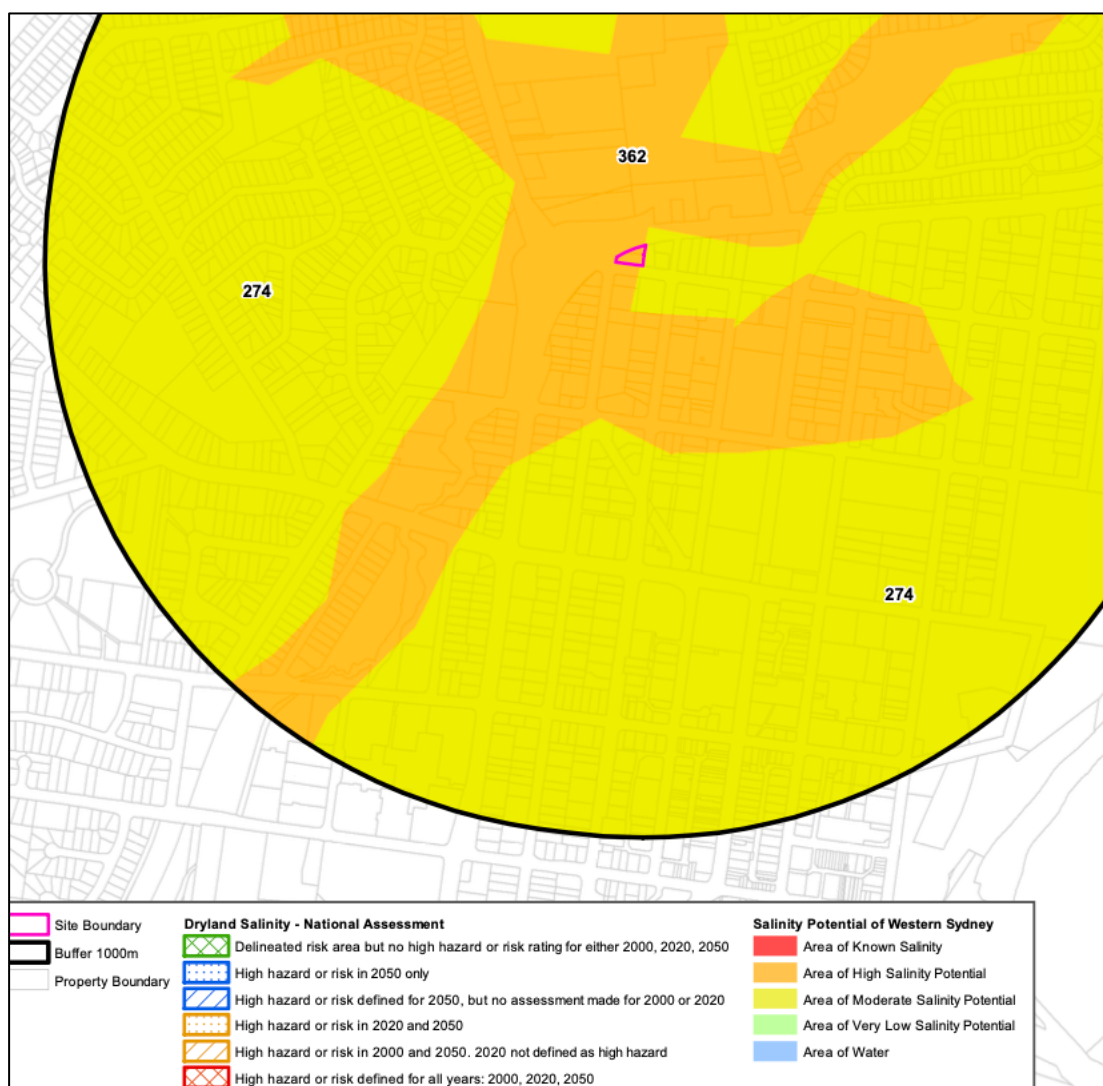
According to Salinity Potential of Western Sydney the site is located property is located within an Area of High Salinity Potential.

It is our opinion that a Council Development Application shall require a salinity investigation to be undertaken.

Dryland Salinity Potential of Western Sydney Data Source : NSW Office of Environment and Heritage

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2.7 SAFEWORK NSW SITE SEARCH (DANGEROUS GOODS ON PREMISES)

The title history shows no evidence of ownership by industrial entities. As such, a search of the Stored Chemical Information Database (SCID) and the microfiche records held by Safework NSW was not carried out.

2.8 SITE TITLE HISTORY

SUMMARY OF PROPRIETORS: Lot 1 & 2 DP 1058859	
YEAR	PROPRIETOR
03.12.1886 (1886 to 1923)	Edward James Ashcroft
12.12.1923 (1923 to 1938)	Leslie James Ashcroft (Master Butcher) (Transmission Application not investigated)
23.02.1938 (1938 to 1943)	Thomas Ashcroft (Electrical Engineer) Geoffrey William Andrew (Trustees)
24.08.1943 (1943 to 1949)	Thomas Ashcroft (Electrical Engineer) John Edward Kidd (Company Director) (Trustees)
25.06.1949 (1949 to 1954)	Holwyn John Frederick Webster (Painter)
27.08.1954 (1954 to 1956)	Gordon Noel Donaldson (Solider)
03.08.1956 (1956 to 1974)	Theodore Hamilton John Nicholas (Cook) Hilda Phyllis Nicholas (Married Woman)
28.10.1974 (1974 to 1986)	Hilda Phyllis Nicholas (Domestic Duties) Now Hilda Phyllis Noyes (Married Woman)
10.02.1986 (1986 to 1992)	Albert Charles Kelman
22.06.1982 (1982 to 2000)	Robert Sydney Noyes Hilda Phyllis Noyes (Married Woman) Kenneth Bowrey Noyes
14.01.2000 (2000 to 2011)	Robert Sydney Noyes Hilda Phyllis Noyes (Married Woman)
02.06.2011 (2011 to date)	# Robert Sydney Noyes

2.9 EPA PFAS* INVESTIGATION PROGRAM

The NSW Environment Protection Authority (EPA) is undertaking an investigation program to assess the legacy of *per- and poly- fluoroalkyl substances (PFAS) use across NSW.

PFAS are a group of chemicals that include perfluorooctane sulfonate (PFOS) and perfluorooctanoic acid (PFOA). They have many specialty applications and are widely used in a range of products in Australia and internationally.

PFAS are an emerging contaminant, which means that their ecological and/or human health effects are unclear. The EPA is investigating to better understand the extent of PFAS use and contamination in NSW. This will enable the EPA to be better prepared to respond if any health and environmental impacts become known.

The site was located approximately 1129 metres from a PFAS investigation area, the Holsworthy Barracks (including Liverpool Fire Station).

Considering the distance to the zone is greater than one kilometre, it is judged that PFAS impact shall not be an issue affecting the site.

2.10 HISTORICAL AIR PHOTOS

FIGURE 3

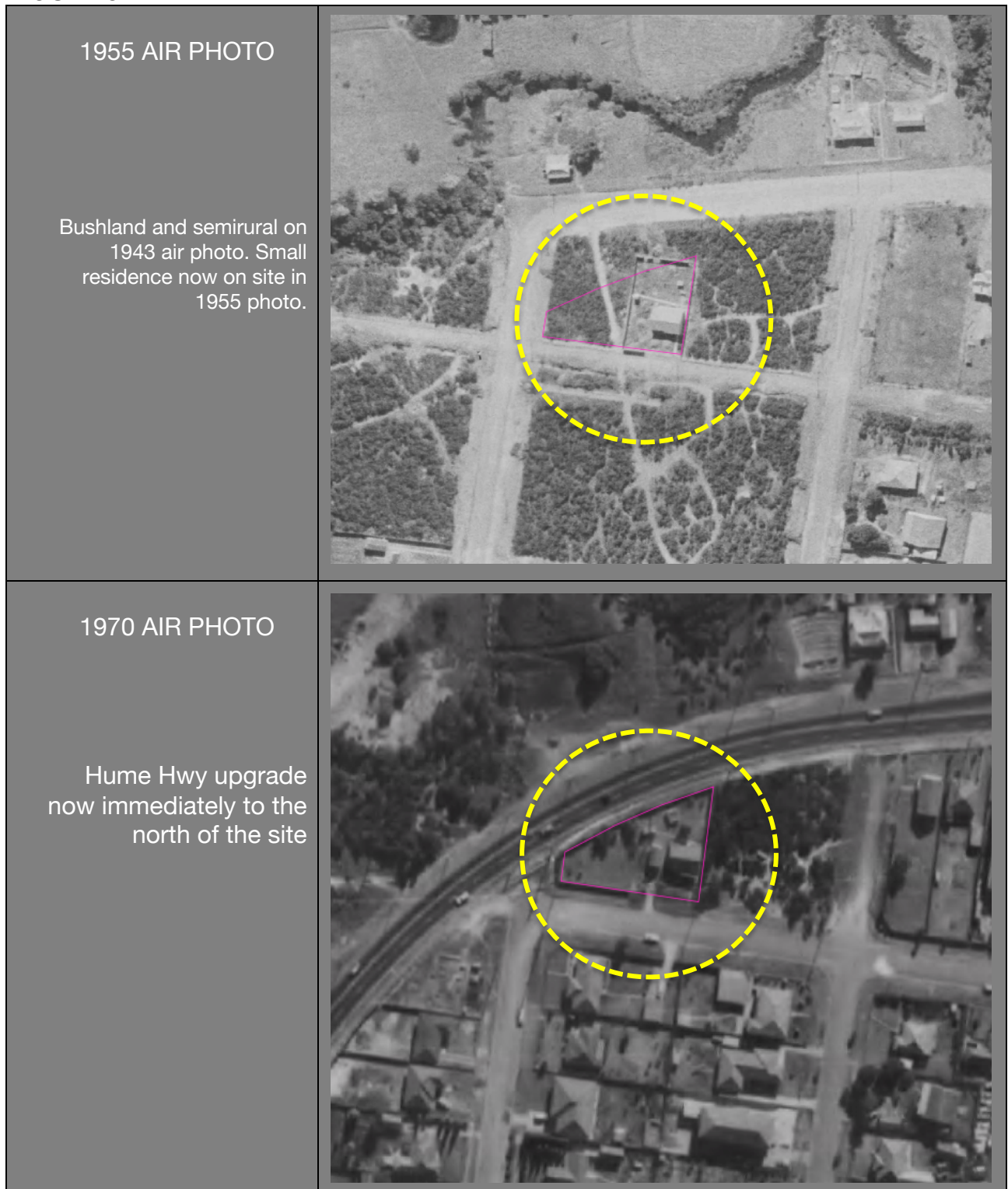
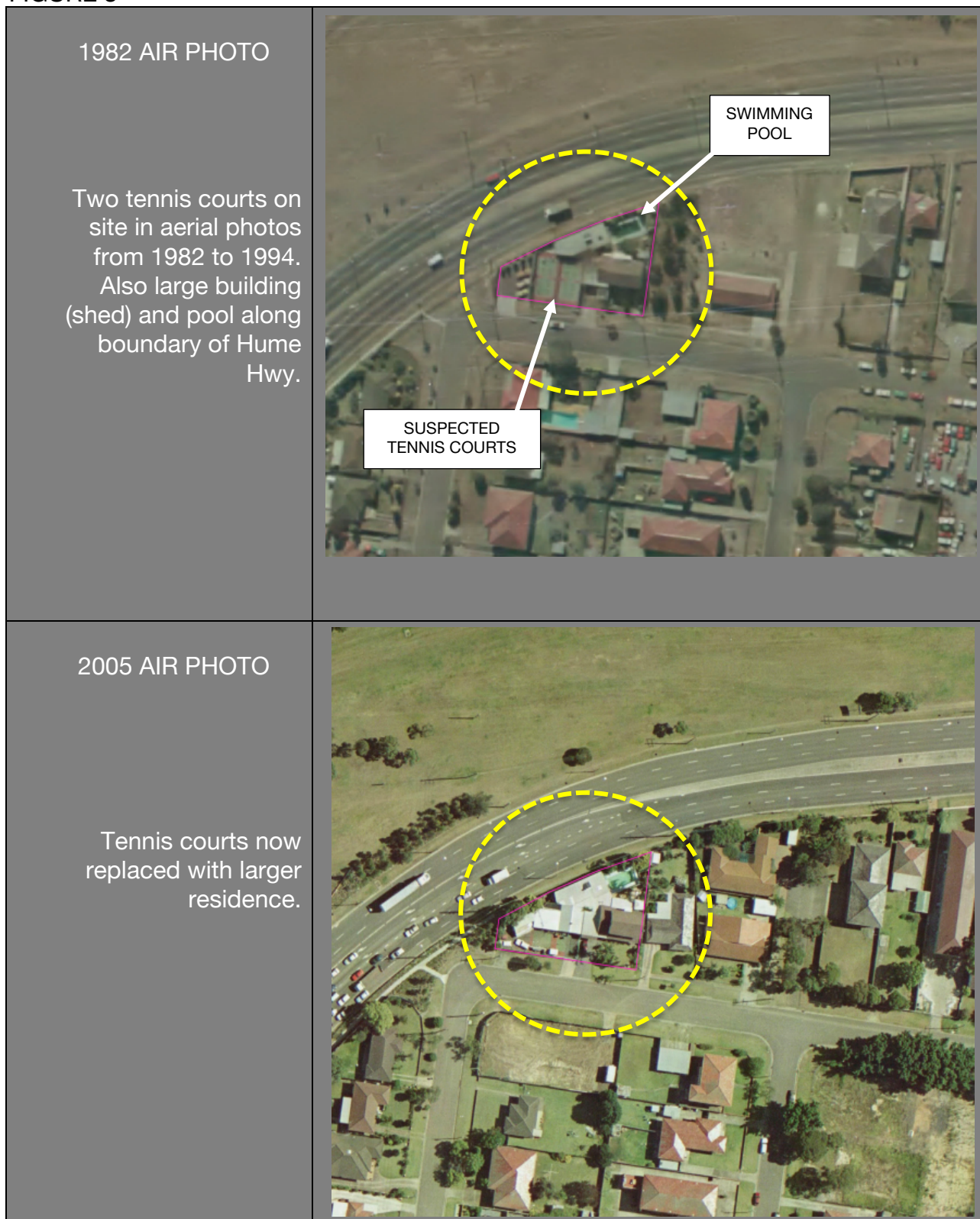


FIGURE 3



2.11 TITLE, BUSINESS AND AIR PHOTO DISCUSSION

Data Sources: Historical Aerials: © Land and Property Information (a division of the Department of Finance and Services)

1886 to current	Privately owned
1982 - 1994	Two tennis courts were located on site from at least 1982 to after 1994 (not on site in 2005). Small carking area located along western boundary. Possible small commercial (semi-commercial) business venture.

2.12 EPA NSW CONTAMINATED LAND DATABASE

A search of the EPA NSW contaminated land database was carried out via the internet for the LGA of Liverpool City Council. Three sites were listed as per below. The site in question was not listed.

Suburb	Address	Site Name	Notices related to this site
CHIPPING NORTON	85-107 Alfred STREET	Former ACR	3 current and 1 former
DENHAM COURT	505 Campbelltown ROAD	Denham Court Caravan Park and Service Station	3 current
MOOREBANK	(a) 1 Bapaume ROAD	ABB Australia Pty Ltd	1 current and 8 former

2.13 PROPOSED DEVELOPMENT

The proposal before Council is:

- Demolition of existing dwellings
- Construction of a new childcare centre with three levels (ground floor, level 1 and 2)
- Two basements for parking.

2.14 LGA (LIVERPOOL CITY COUNCIL) PLANNING CERTIFICATE

Planning Certificate Under Section 10.7 Environmental Planning and Assessment Act 1979 - Cert No: 6923 – Date 26 MAY 2022

23. Contaminated Land

Matters arising Section 59(2) of the Contaminated Lands Management Act 1997 prescribes the following matters that are to be specified in a Planning Certificate (both properties are similar):

- (a) The land is not significantly contaminated land (or part of the land) within the meaning of the Contaminated Lands Management Act 1997 at the date when the certificate is issued.
- (b) The land is not subject to a management order within the meaning of the Contaminated Lands Management Act 1997 at the date when the certificate is issued.
- (c) The land is not the subject of an approved voluntary management proposal within the meaning of the Contaminated Lands Management Act 1997 at the date when the certificate is issued.
- (d) The land is not subject to an ongoing maintenance order within the meaning of the Contaminated Lands Management Act 1997 at the date when the certificate is issued.
- (e) The land is not subject to a site audit statement within the meaning of the Contaminated Lands Management Act 1997.

20. Loose-fill asbestos insulation

A statement if the land includes any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the Loose-Fill Asbestos. Insulation Register maintained by the Secretary of NSW Fair Trading. The land to which this certificate relates has not been identified in the Loose-Fill Asbestos Insulation Register as containing loose-fill asbestos ceiling insulation. Contact NSW Fair Trading for more information.

2.15 GROUNDWATER

The nearest registered groundwater bore with standing water level and drilling log information is documented below.

NGIS Bore ID.	10016568
NSW Bore ID	GW101280
Location/Direction	1028 m to the west
Bore Type	Monitoring
Status	Abandoned
Drilled Depth	6.0 m
Standing water Level	1.34 m
Date Completed	11/06/96
Salinity	-
Drillers Log	
0.00m-0.20m sandy clay (fill)	
0.20m-4.20m clay with minor gravel	
4.20m-6.00m interbedded gravels and clays	

SECTION 3: SITE INSPECTION

A site inspection was carried out on 29 November 2021.

3.1 BUILDING CONDITION, CURRENT OCCUPIER AND USE

The site consists of two lots in one DP.

The main residence is clad in weatherboard profile siding. The house is in reasonable condition. The adjacent building facing Lachlan Street appears to be a vacant office or commercial building. Numerous rear buildings. Potential asbestos cement fibreboard cladding. A pool is located along the boundary to the Hume Highway.

Old tennis court surface observed with remnant hurricane fencing and court lighting.

3.2 SURROUNDING LAND USE

- North: Hume Highway then Brickmakers Creek open reserve.
- West: Hume Highway then
- South: Residential apartments
- East: Residential dwellings then apartments

3.3 SURFACE CONDITION AND VEGETATION

The surrounding area around the residence is mainly grass with some concrete paving, and a concrete driveway. The majority of the rear yard is concreted with small garden areas.

Gap between rear fence and outside concrete footpath appears to contain fill (with mixed building materials). Fibrous cement sheet fragments were identified in this area (spilling from the subject site).

3.4 FILL MATERIAL

Two tennis courts were constructed at the front of the property facing Lachlan street between 1978 and 1982. The present office type building was constructed on the top of these courts. Generally, the exact nature of the sub-surface material is not known. Generally the property appears to be consistent with the natural levels of the surrounding area, however it is assumed that compacted imported material has been used as a base under the tennis courts.

3.5 UNDERGROUND TANKS AND ASSOCIATED SERVICES

No underground tanks or chemical tanks were located during the inspection.

SECTION 4: CONCEPTUAL SITE MODEL

4.1 POTENTIAL RECEPTORS

The site inspection revealed a number of potential receptors for off-site migration of potential contamination:

- Adjacent residential properties.
- Small intermittent watercourse (Brickmakers Creek) less than 100 m to the north.

4.2 POTENTIAL SOURCES AND CONTAMINANTS OF CONCERN

HISTORICAL ACTIVITY	CONTAMINATING ACTIVITY	CONTAMINANTS OF CONCERN	LIKELIHOOD
Vacant land – prior to mid 1950s?	Fill	Rubbish	Unlikely – this would have occurred around 70 yrs ago.
Fill material	Imported fill	Ash or building waste (common fill within inner Sydney) (PAH)	Likely – under two established tennis courts in use between 1982 and 2000
Residential Buildings	Use of asbestos or lead paint	Asbestos, lead	Possible – though this is common to all residential and semi-commercial buildings
Historical commercial activity	Unknown commercial usage	Metals, chemicals, hydrocarbons.	Unknown – the site appears to have been used for semi-commercial (tennis courts, small office etc).

4.3 POTENTIALLY AFFECTED MEDIA (PCM)

The potentially contaminated media on site are:

- Soil/Fill material in front (under the former tennis courts) and rear yard.
- Decommissioned pool and around residence.
- Groundwater – two basements are proposed. Groundwater bore with a standing water of 1.34 metres was located at a higher elevation than the Site. Around a kilometre to the west. It is suspected that groundwater shall be encountered during the excavation phase of the construction.

4.4 AREAS OF ENVIRONMENTAL CONCERN (AEC)

AEC# / LOCATION	CONTAMINANTS OF CONCERN	COMMENTS
AEC#1: Footprint of former tennis courts. Observed on air photos. See Page 19.	Imported fill - Ash or building waste (common fill within inner Sydney) PAH, heavy metals, asbestos	Tennis courts not in use after 2000s. Current office style building constructed on top of tennis court surface. Courts base material – suspected imported fill.
AEC#2: Rear yard plus surrounds and under buildings (unknown commercial usage). Rear yard fill material observed to contain fibreboard and other mixed building rubble.	Pesticides (OCPs), asbestos, lead paint (+metals x8).	The subsoil around and beneath the buildings shall be disturbed during demolition and construction of new children's care centre. These areas are to be used as children's playgrounds.

4.5 POTENTIAL EXPOSURE PATHWAYS

PATHWAY	CONTAMINANTS	LOCATION
Airborne contaminant particles	Heavy metals, polyaromatic hydrocarbons (PAH), asbestos	AEC#1 & AEC#2 - possible upon removal of former tennis courts and concrete slabs.
Dermal contact	Heavy metals, hydrocarbons etc	AEC#1 & AEC#2 - possible upon removal of former tennis courts and concrete slabs.
Airborne vapours	Volatile organic compound contaminants	Unlikely – VOCs not suspected

4.6 HUMAN AND ECOLOGICAL RECEPTORS

TYPE	RECEPTORS	LIKELIHOOD
HUMAN	Current and future occupants and landholders	Possible considering the proposed use as a child care centre.
	Construction and maintenance workers particularly involved in potential excavation works	Possible (Note: the material shall be sampled for waste classification prior to any major excavation works).
	Adjoining residential and commercial properties	Unlikely
	Creek and reserve 0.1 km to southwest	Unlikely

ECOLOGICAL	Adjacent rear residential	Unlikely
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4.7 ASSESSMENT OF DATA GAPS

DATA GAPS	COMMENTS
Status of soil with respect to sub-surface fill material	Quantities of imported fill possible. Possible historical semi-commercial activities identified on site.
Groundwater sampling	Assessed to be at shallow and it is suspected that the groundwater shall be encountered during the excavation of the two basements.
Potential vapour (VOC) accumulation	Not considered an issue.

SECTION 5: DATA QUALITY OBJECTIVES (DQO) & ASSESSMENT

5.1 OUTLINE OF DQO PROCESS

The EPA NSW *Guidelines for the NSW Site Auditor Scheme* (2nd Edition – April 2006) describes the DQO process thus:

The process used to define the type, quantity and quality of data needed to support decisions relating to the environmental condition of the site. The DQOs provide a systematic approach for defining the criteria that a data collection design should satisfy, including when, where and how to collect samples or measurements; determination of tolerable decision error rates; and the number of samples or measurements that should be collected.

The DQOs are achieved by employing a seven-step process:

Table 1

	STEP	SECTION
1	Define the Problem	Section 5.1 1.2 Consultants Brief & Scope of Works
2	Identify the Decisions	Section 5.2 Sections 2 : Physical & Site Info Section 2.13: Proposed Development Section 2.11: Title & Air Photo Discussion Section 4: Conceptual Site Model
3	Identify the Inputs to the Decision	Section 5.3 2.3 Topography & Hydrogeology 2.8 Site Title History Sect. 3.0 Site Inspection
4	Define the Study Boundaries	Section 5.4 2.1 Site Identification 2.2 Soil Landscape & Geology 2.3 Topography & Hydrogeology
5	Develop a Decision Rule	Section 5.5 Section 2.13: Proposed Development
6	Specify Limits of Decision Errors	Section 5.6 Section 4: Data Quality Objectives (DQO) & Assessment
7	Optimise the Design for Obtaining Data	Section 5.7

5.2 STEP 1 - DEFINE THE PROBLEM

As there is a possibility that the past land uses may have impacted on the sub-soil, a Stage 2 soil and groundwater sampling programme and analysis was carried out.

See:

- *Sections 2 : Physical & Site Info*
- *Section 2.13: Proposed Development*
- *Section 2.11: Title & Air Photo Discussion*
- *Section 4: Conceptual Site Model*

5.3 STEP 2 - IDENTIFY THE DECISIONS

The primary decision statement that this report shall attempt to resolve is:

Analysed samples taken from the property shall be assessed against the maximum criteria from the landuse as defined by National Environment Protection (Assessment of Site Contamination) Measure (NEPM) 1999 (Amended 2013) for Residential A Landuse. By using the results and guidelines the consultant shall make a decision if the property is suitable for the proposed landuse, and if not, the appropriate management or remediation necessary to achieve this end.

See:

- *2.3 Topography & Hydrogeology*
- *2.8 Site Title History*
- *Sect. 3.0 Site Inspection*

5.4 STEP 3 – IDENTIFY THE INPUTS TO THE DECISION

The primary inputs used to assess the contamination were:

- Define the site boundaries by the use of survey maps and site inspection.
- Review of the site history and site conditions, including the geology, hydrogeology and topography.
- Assessing contamination identified with the Phase 2 report to facilitate the remediation procedures.
- Using appropriate soil sampling procedures to ensure correct representative data.
- Using correct analytical methods (NATA etc) with quantitation limits below the site assessment criteria.

See:

- *2.1 Site Identification*

- 2.2 Geology, Hydrogeology & Topography

5.5 STEP 4 – DEFINE THE STUDY BOUNDARIES

The boundaries of the site are documented in 2.1 *Site Identification*. The sub surface study boundaries within the above site boundary shall be within the fill down to natural material.

See:

- Section 2.13: *Proposed Development*
- 2.2 *Soil Landscape & Geology*
- 2.3 *Topography & Hydrogeology*

5.6 STEP 5 – DEVELOP A DECISION RULE

The purpose of this step was to define the parameter of interest, specify the action level and combine the outputs of the previous steps into an “if, then.....” decision rule that defines the conditions that would cause the decision maker to choose alternative actions.

The following decisions rules may be applied:

- Comparison of the results of the validation samples to the criteria (ie: ‘**If** the results are above criteria, **then** extra remediation may be necessary’)
- **If** field QA/QC samples (blanks, spikes etc) are found to contain chemicals of concern **then** further action extra sampling, investigation of procedure shall be undertaken.
- **If** the laboratory QA/QC samples (matrix spikes, reagent blanks) fall outside the acceptance criteria (See 2.7 - DQI) **then** the laboratory shall be contacted and/or the *samples shall be re-analysed*.

5.7 STEP 6 – SPECIFY ACCEPTABLE LIMITS ON DECISION ERRORS – DATA QUALITY INDICATORS (DQIS)

The project DQIs address ‘Step 6’ and have been established to set acceptance limits on field and laboratory data collected as part of the investigation (Note: No soil sampling and analysis undertaken).

Table 2

DQI	FIELD	LABORATORY	ACCEPTANCE LIMITS
Accuracy	Procedures standard Rinsate blanks	Analysis of: Rinsate blanks Matrix spike Lab control sample Lab duplicate <5xPQL Lab duplicate >5xPQL	As per Envirolab Procedures Not detect 70 to 130% 70 to 130% Any RPD is acceptable 0-50% RPD is acceptable
Precision	Standard procedures appropriate to job and applied Collection of split (Inter-lab) duplicate and field (Intra-lab) duplicate	Analysis of: Field (Intra-lab) duplicate Split (Inter-lab) duplicate	0-50% RPD is acceptable 0-50% RPD is acceptable
Representativeness	Correct material sampled as per RAP or ESA All material needing to be sampled was sampled	All samples analysed in accordance with ‘Chain of Custody’	
Comparability	Correct sampling protocol applied Sampler appropriately trained Similar climate conditions	Standard procedures used for all labs Similar analytical methods employed by all labs involved	As per NATA requirements As per Airsafe and DECCW requirements
Completeness	All critical locations sampled Samples collected from surface or depth where appropriate	All samples analysed according to procedures Correct methods employed Correct PQLs employed Chain of custody requirements acted upon Lab holding times appropriate	As per appropriate regulations and guidelines

- PQLs – Practical Quantitation Limits
- RPD – Relative Percentage Difference
- RAP – Remedial Action Plan

5.8 STEP 7 - OPTIMISE THE DESIGN FOR OBTAINING DATA

EPA (2006) - *Identify the most resource-effective sampling and analysis design for general data that are expected to satisfy the DQOs.*

SECTION 6: DISCUSSION, CONCLUSION & RECOMMENDATIONS

6.1 DISCUSSION

Points taken into consideration to enable recommendations:

- The seven-step DQO process (defined in Section 5) as outlined in the *National Environment Protection (Assessment of Site Contamination) Measure (NEPM)* – Schedule B2 (1999 amended 2013) was employed to assess the property in regard to contamination of the soil.
- The development proposal entails the demolition of the current building, and the construction of new childcare multistoried building with two basement carparking.
- The site occupies an approximate total area of 1151 square metres. The main residence is clad in weatherboard profile siding. The house is in reasonable condition. The adjacent building facing Lachlan Street appears to be a vacant office or commercial building. Numerous rear buildings. Potential asbestos cement fibreboard cladding. A pool is located along the boundary to the Hume Highway. Old tennis court surface observed with remnant hurricane fencing and court lighting. Gap between rear fence and outside concrete footpath appears to contain fill (with mixed building materials). Fibrous cement sheet fragments were identified in this area (spilling from the subject area).
- Two tennis courts were constructed at the front of the property facing Lachlan street between 1978 and 1982. The present office type building was constructed on the top of these courts. The exact nature of the sub-surface material is not known. Generally the property appears to be consistent with the natural levels of the surrounding area, however it is assumed that compacted imported material has been used as a base under the tennis courts.
- The title search and historical aerial photos show no evidence the property has been used for any significant industrial activity that may have had an impact on the soil with respect to chemical contamination. However, areas of environmental concern (AECs) were identified on site:
 - AEC#1: Footprint of former tennis courts. Observed on air photos. See Page 19.
 - AEC#2: Rear yard plus surrounds and under buildings (unknown commercial usage).
Rear yard fill material observed to contain fibreboard and other mixed building rubble.
- The site is not listed on the EPA NSW Contaminated Lands database.
- No chemicals were located or are suspected to be located on the site. No significant staining or odours were identified during the inspection.

- The matters as prescribed by Section 59(2) of the Contaminated Lands Management Act 1997 (documented in the Planning Certificate 10.7) do NOT indicate that the land is contaminated, or under any orders or notices issued by the EPA NSW.
- The NSW Environment Protection Authority (EPA) is undertaking an investigation program to assess the legacy of *per- and poly- fluoroalkyl substances (PFAS) use across NSW. The site is not part of the PFAS investigation program.
- The site is not within a potential acid sulfate soil (ASS) zone. It is our opinion that PASS (potential acid sulfate soils) shall not be an issue affecting the site.
- According to *Salinity Potential of Western Sydney* the site is located property is located within an Area of High Salinity Potential. It is our opinion that a Council Development Application shall require a salinity investigation to be undertaken.

6.2 CONCLUSION & RECOMMENDATIONS

6.2.1 General Conclusion – Suitability of the Property for the Proposed Development

The investigation did not identify significant on-site present or historical industrial or agricultural contaminating activities. However, Areas of Environmental Concern (AEC) were identified. Considering the data gaps posed by these AECs, it is recommended that further investigation as defined in the *NEPM 2013* and *EPA NSW Consultants Reporting on Contaminated Land May 2020*, be undertaken prior to any change of landuse (see recommendations R1 – R4 below).

6.2.2 R1 - Detailed Site Investigation (DSI)

A DSI (soil sampling and analysis) shall provide adequate data in accordance with SEPP55 and EPA NSW guidelines, to enable the consultant to form an opinion whether the site is suitable for the proposed development, or if not, the remediation measures needed to provide to the client a site suitable for the proposed development. The DSI shall be conducted over the whole site, with special attention on the AECs. The exploration trenches / boreholes shall be used to inspect the sub-soil and to take soil samples in accordance with the Council SEPP55 and EPA NSW (NEPM 2013) guidelines.

NOTE: New EPA NSW investigation guidelines were introduced in August 2022. The *EPA NSW Sampling design part 1 – application* (Aug 2022) now stipulates that **8 sampling points** are recommended for detailed investigations within sites of area 500, 1000 and 2000 sqm (Not 5, 6 and 7 as per outdated EPA Design Guidelines 1995).

6.2.3 R2 - Salinity Investigation Report

It is recommended that a Salinity Investigation be carried out at the site. This investigation may be undertaken during the geotechnical stage or as a separate investigation and report. The scope of the

investigation shall entail carrying out a walkover of the property making observations and collecting soil samples from a number bore holes (to be determined by the consultant), prepare a Chain of Custody form and transport to laboratory for analysis for chloride, sulphide, pH, conductivity resistivity. A report documenting the investigation and interpreted laboratory results shall be prepared. The investigation shall be undertaken in accordance with the Department of Infrastructure, Planning and Natural Resources (DIPNR) *Western Sydney Salinity Code of Practice 2003 (amended 2004)* and *NEPM – Schedule B2 (1999 – 2013)*

6.2.4 R3 - Hazardous Materials Audit on Buildings

It is a requirement of the NSW Occupational Health and Safety Act, 2000 and NSW Occupational Health and Safety Regulation, 2001 that a hazardous materials audit be conducted on any buildings prior to demolition (or major refurbishment). An assessment of the condition of the hazardous materials shall be included, with particular emphasis on the relevant Codes of Practice and WorkCover NSW requirements.

The HMA shall report on the identified asbestos materials, synthetic mineral fibre (SMF), PCBs in light fittings, lead content in ceiling space dust and lead content in paintwork. An assessment of the condition of the hazardous materials shall be included, with particular emphasis on the relevant Codes of Practice and WorkCover NSW requirements.

6.2.5 R4 - Exported and/or Imported Soil (VENM)

All soil removed from the site shall be classified as per EPA NSW Waste Classification Guidelines - Part 1 : Classifying Waste (Nov 2014). This classification for Nos 62 & 62A and the rear part of Nos 60 & 60A (under rear concrete slab), has already been undertaken by EBG Environmental.

Any imported fill shall be sampled prior to importation and shall conform to VENM (virgin excavated natural material) as per EPA NSW Waste Classification Guidelines - Part 1 : Classifying Waste (Nov 2014).

NOTE: Certified Environmental Consultants: EPA NSW (<http://www.epa.nsw.gov.au/your-environment/contaminated-land/managing-contaminated-land/engaging-consultant>) - Contaminated land consultant certification schemes have recently been developed to ensure those consultants dealing with contaminated sites have the necessary competencies to carry out the work. These certification schemes include:

- the Environment Institute of Australia and New Zealand's (EIANZ) Contaminated Land Assessment Specialist Certified Environmental Practitioner (CLA Specialist CEnvP) scheme.
- the Soil Science Australia (SSA) Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) certification.
- The NSW EPA recognises the CLA Specialist CEnvP and CPSS CSAM certifications as providing a thorough process for certifying contaminated land consultants to an acceptable minimum standard of competency.




SECTION 7. REFERENCES AND LEGISLATION

- *Soils Landscapes Data Source : NSW Office of Environment and Heritage*
- *Property Boundaries & Topographic Data: Land and Property Information 2017*
- *National Environment Protection (Assessment of Site Contamination) Measure (NEPM) – Schedule B2 (1999 amended 2013)*
- *EPA NSW Sampling design part 1 & 2 – application (Aug 2022).*
- *EPA NSW Waste Classification Guidelines (Part 1 : Classifying Waste - (Nov 2014).*
- *General Exemption Under Part 6, Clause 51 and 51A – EPA NSW – The excavated natural material order 2014 and EPA NSW Sampling Design Guidelines September 1995.*
- *EPA NSW Guidelines for the NSW Site Auditor Scheme 3rd Edition – Oct 2017).*
- *NSW Contaminated Land Management Act 2008 No.11.*
- *Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land – Dept. of Urban Affairs & Planning and EPA NSW 1998.*
- *Guideline on Investigation Levels for Soil & Groundwater : Schedule B1 + B2 – National Environment Protection Measure (NEPM) April 2011.*
- *Australian and New Zealand Guidelines from the Protection of Aquatic Organisms – 95% Protection of Species for Fresh and Marine Water (ANZECC 2000).*
- *EPA NSW Guidelines for Assessing Service Station Sites December 1994.*
- *Virgin excavated natural material (DECC 2008/447) Fact Sheet 2008.*
- *DEC NSW Guidelines for Assessing Former Orchards & Market Gardens June 2005.*
- *OEH NSW Guidelines for Consultants Reporting on Contaminated Sites 1997, 2000. Reprinted August 2011.*

APPENDIX A: FIGURES / PLANS

- Site Location (Figure No 1: 02998-F01)
- Site Boundaries (Figure No 2: 02998-F02)



LEGEND:  - SITE LOCATION		 	
FIG NO.	FIGURE NO. 1 : 02998-F01	LOCATION	73 LACHLAN STREET, WARWICK FARM
SOURCE	SIX MAPS – NSW GOV'T : SPATIAL SERVICES	CLIENT	FLDC ARCHITECTS
DRAWN	M.E	PROJECT	STAGE 1 PRELIMINARY SITE INVESTIGATION
APPROVED	M.E	TITLE	SITE LOCATION



LEGEND:



- SITE BOUNDARIES



EBG
Environmental Geoscience

FIG NO.	FIGURE NO. 2 : 02998-F02	LOCATION	73 LACHLAN STREET, WARWICK FARM
SOURCE	SIX MAPS – NSW GOV'T : SPATIAL SERVICES	CLIENT	FLDC ARCHITECTS
DRAWN	M.E	PROJECT	STAGE 1 PRELIMINARY SITE INVESTIGATION
APPROVED	M.E	TITLE	SITE BOUNDARIES

APPENDIX B:

- HISTORICAL TITLE INFORMATION
- PLANNING CERTIFICATE
- OTHER DOCUMENTATION



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Summary of Owners Report

NSW LRS

Sydney

Address: 73 Lachlan Street, Warwick Farm

Description: - Lots 1 & 2 D.P. 1058859

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
03.12.1886 (1886 to 1923)	Edward James Ashcroft	Volume 819 Folio 112 (Grant) & Volume 819 Folio 113 (Grant)
12.12.1923 (1923 to 1938)	Leslie James Ashcroft (Master Butcher) (Transmission Application not investigated)	Volume 819 Folio 112 & Volume 819 Folio 113
23.02.1938 (1938 to 1943)	Thomas Ashcroft (Electrical Engineer) Geoffrey William Andrew (Trustees)	Volume 819 Folio 112 & Volume 819 Folio 113
24.08.1943 (1943 to 1949)	Thomas Ashcroft (Electrical Engineer) John Edward Kidd (Company Director) (Trustees)	Volume 819 Folio 112 & Volume 819 Folio 113
25.06.1949 (1949 to 1954)	Holwyn John Frederick Webster (Painter)	Volume 819 Folio 112 & Volume 819 Folio 113
27.08.1954 (1954 to 1956)	Gordon Noel Donaldson (Solider)	Volume 819 Folio 112 & Volume 819 Folio 113
03.08.1956 (1956 to 1974)	Theodore Hamilton John Nicholas (Cook) Hilda Phyllis Nicholas (Married Woman)	Volume 819 Folio 112 Also Volume 819 Folio 113 Now Volume 7344 Folio 88 Both now Volume 8233 Folio 174
28.10.1974 (1974 to 1986)	Hilda Phyllis Nicholas (Domestic Duties) Now Hilda Phyllis Noyes (Married Woman)	Volume 8233 Folio 174
10.02.1986 (1986 to 1992)	Albert Charles Kelman	Volume 8233 Folio 174
22.06.1982 (1982 to 2000)	Robert Sydney Noyes Hilda Phyllis Noyes (Married Woman) Kenneth Bowrey Noyes	Volume 8233 Folio 174
14.01.2000 (2000 to 2011)	Robert Sydney Noyes Hilda Phyllis Noyes (Married Woman)	Volume 8233 Folio 174 Now Auto Consol 8233-174
02.06.2011 (2011 to date)	# Robert Sydney Noyes	Auto Consol 8233-174

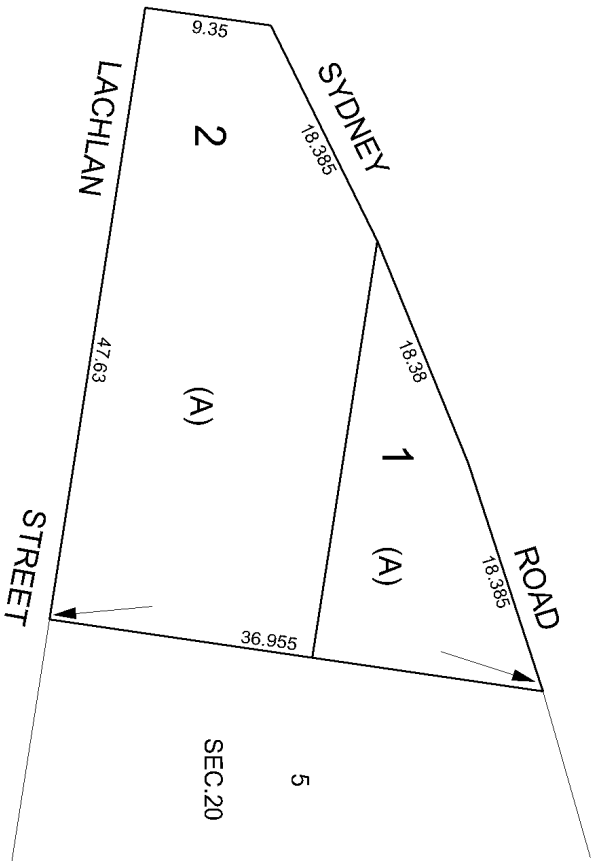
Denotes Current Registered Proprietor

Easements and Leases: - NIL

Yours Sincerely
Mark Groll
1 September 2022

Email: mark.groll@infotrack.com.au

(A) Full dimensions and/or area(s) are not available for all lots. Any division of the lands herein may necessitate the lodgement of a plan of survey.



TOTAL AREA LOTS 1 & 2 : 1150.8m²

DP 1058859

Registered : 3/9/2003

Title System : TORRENS

Purposes : DEPARTMENTAL

Ref. Map : U9145-74#

Last Plan : DP419937

PLAN OF PART LOTS 1 & 3 OF SEC.20
IN DP419937 COMPRISED IN VOL.8233
FOL.174

Lengths are in metres. Reduction Ratio - NTS
LPI Ref. : SM

L.G.A. : LIVERPOOL

LOCALITY : LIVERPOOL

PARISH : ST.LUKE

COUNTY : CUMBERLAND

LOT	PRIOR IDENTITY
-----	----------------



SEARCH DATE

31/8/2022 3:48PM

FOLIO: AUTO CONSOL 8233-174

Recorded	Number	Type of Instrument	C.T. Issue
3/9/2003	9937793	CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 8233-174	

PARCELS IN CONSOL ARE:
1-2/1058859.

26/7/2006	AC482790	DISCHARGE OF MORTGAGE	
26/7/2006	AC482791	MORTGAGE	EDITION 1
2/6/2011	AG274240	NOTICE OF DEATH	EDITION 2
2/9/2018	AN678864	DEPARTMENTAL DEALING	EDITION 3 CORD ISSUED
17/8/2022	AS395948	CAVEAT	EDITION 4

*** END OF SEARCH ***



FOLIO: AUTO CONSOL 8233-174

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
31/8/2022	3:47 PM	4	17/8/2022

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS

AT LIVERPOOL

LOCAL GOVERNMENT AREA LIVERPOOL

PARISH OF ST LUKE COUNTY OF CUMBERLAND

TITLE DIAGRAM DP1058859

FIRST SCHEDULE

ROBERT SYDNEY NOYES

(ND AG274240)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 AC482791 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA
- * 3 AS395948 CAVEAT BY 73 LACHLAN PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOTS 1-2 IN DP1058859.

*** END OF SEARCH ***



**PLANNING CERTIFICATE UNDER SECTION 10.7
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Ref.: 19107:124364
Ppty: 14770

Cert. No.: 6923

Applicant:
INFOTRACK PTY LIMITED
GPO BOX 4029
SYDNEY NSW 2001

Receipt No.: 5249032
Receipt Amt.: 53.00
Date: 26-May-2022

The information in this certificate is provided pursuant to Section 10.7(2) of the Environmental Planning and Assessment Act (EP&A Act) 1979, as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation (EP&A Regulation) 2000. The information has been extracted from Council's records, as they existed at the date listed on the certificate. Please note that the accuracy of the information contained within the certificate may change after the date of this certificate due to changes in Legislation, planning controls or the environment of the land.

The information in this certificate is applicable to the land described below.

Legal Description: LOT 1 DP 1058859

Street Address: 73 LACHLAN STREET, WARWICK FARM NSW 2170

Note: Items marked with an asterisk () may be reliant upon information transmitted to Council by a third party public authority. The accuracy of this information cannot be verified by Council and may be out-of-date. If such information is vital for the proposed land use or development, applicants should instead verify the information with the appropriate authority.*

Note: Commonly Used Abbreviations:

LEP: Local Environmental Plan
DCP: Development Control Plan
SEPP: State Environmental Planning Policy
EPI: Environmental Planning Instrument



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All correspondence to Locked Bag 7064 Liverpool BC NSW 1871
Call Centre 1300 36 2170 **Email** lcc@liverpool.nsw.gov.au
Web www.liverpool.nsw.gov.au **NRS** 13 36 77 **ABN** 84 181 182 471



PLANNING CERTIFICATE UNDER SECTION 10.7
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Cert. No.: 6923
Page No.: 2 of 12

1. Names of relevant planning instruments and DCPs

- (a) The name of each EPI that applies to the carrying out of development on the land is/are listed below:

LEPs:

Liverpool LEP 2008

SEPPs*:

SEPP (Biodiversity and Conservation) 2021

SEPP (Housing) 2021

SEPP (Industry and Employment) 2021

SEPP (Planning Systems) 2021

SEPP (Precincts - Western Parkland City) 2021

SEPP (Primary Production) 2021

SEPP (Resilience and Hazards) 2021

SEPP (Resources and Energy) 2021

SEPP (Transport and Infrastructure) 2021

Deemed SEPPs*:

Nil

- (b) The name of each draft EPI, or Planning Proposal (which has been subject to community consultation).

Draft LEPs:

Draft Liverpool Local Environmental Plan 2008 (Amendment 95)

Draft SEPPs*:

Draft SEPP (Competition) 2010

- (c) The name of each DCP that applies to the carrying out of development on the land.

Liverpool DCP 2008

2. Zoning and land use under relevant LEPs and /or SEPPs

This section contains information required under subclauses 2 and 2A of Schedule 4 of the EP&A Regulation 2000. Subclause 2 of the regulation requires Council to provide information with respect to zoning and land-use in areas zoned by, or proposed to be zoned by, a LEP. Subclause 2A of Schedule 4 of the regulation requires Council to provide information with respect to zoning and land-use in areas which are zoned by, or proposed to be zoned by, the SEPP



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**PLANNING CERTIFICATE UNDER SECTION 10.7
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(Precincts—Western Parkland City) 2021. The land use and zoning information under any EPI applying to the land is given below.

(a) Name of zone, and the EPI from which the land zoning information is derived.

R4 High Density Residential - Liverpool LEP 2008

(b) The purposes for which development may be carried out within the zone without the need for development consent

Home-based child care; Home occupations

(c) The purposes for which development may not be carried out within the zone except with development consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dwelling houses; Educational establishments; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Kiosks; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Residential care facilities; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Serviced apartments; Shop top housing

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

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

Note: Schedule 1 of an EPI permits certain development which would otherwise be prohibited within a zone. Any clause applying to the land is shown below.

(e) If a dwelling house is a permitted use, are there any principal development standards applying to the land that fix minimum land dimensions for the erection of a dwelling house?

No

(f) Does the land include or comprise critical habitat?

No

(g) Is the land is in a conservation area (however described):

No



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(h) Is there an item of environmental heritage (however described) situated on the land

No

3. Complying development

The information below outlines whether complying development is permitted on the land as per the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1) (c3) and 1.19 SEPP of the (Exempt and Complying Development Codes) 2008 only. The table does not specify whether any code applies to the land; applicants should read the full extent of the code with their building certifier, solicitor, or other professional to determine whether any code applies to the land.

The first column identifies the code(s). The second column describes the extent of the land in which exempt and complying development is permitted, as per the clauses above, for the code(s) given to the immediate left. The third column indicates the reason as to why exempt and complying development is prohibited on some or all of the land, and will be blank if such development is permitted on all of the land.

Code	Extent of the land for which development is permitted:	The reason(s) as to why development is prohibited:
Housing Code, Rural Housing Code, Greenfield Housing Code and Low Rise Medium Density Housing Code	All	
Commercial and Industrial (New Buildings and Additions) Code	All	
General Development Code, Container Recycling Facilities Code, Fire Safety Code, Housing Alterations Code, Commercial and Industrial Alterations Code, Subdivisions Code, and Demolition Code	All	



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**Cert. No.: 6923
Page No.: 5 of 12**

Note: Despite information in the table above, Complying development codes do not apply and certain Exempt Codes do not apply or are modified in areas subject to land-use zoning under the SEPP (Precincts—Western Parkland City) 2021.

Note: If council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement below will describe that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Nil

4. Coastal protection*

Has the Department of Finance, Services and Innovation notified Council of the land being affected by 38 or 39 of the Coastal Protection Act, 1979?

No

4A. Certain information relating to beaches and coasts*

(a) Has an order has been made under Part 4D of the Coastal Protection Act 1979 on the land (or on public land adjacent to that land)?

No

(b) Has Council been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works have been placed on the land (or on public land adjacent to that land), and if works have been so placed, is council is satisfied that the works have been removed and the land restored in accordance with that Act?

Not applicable

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

Has the owner (or any previous owner) of the land consented, in writing, that the land is subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?

No

5. Mine subsidence*



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Is the land a proclaimed to mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017?

No

6. Road widening and road realignment

Is the land is affected by any road widening or road realignment under:

(a) Division 2 of Part 3 of the Roads Act 1993?*

No

(b) An EPI?

No

(c) A resolution of the council?

No

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

The following table lists hazard/risk policies that have been adopted by Council (or prepared by another public authority and subsequently adopted by Council). The right-most column indicates whether the land is subject to any controls from those policies, but it does not confirm if that hazard/risk is present on the land..

Hazard/Risk	Adopted Policy	Does this hazard/risk policy apply to the land?
Landslip hazard	Western Sydney Aerotropolis DCP 2020	No
Bushfire hazard	Liverpool DCP 2008	No
	Liverpool Growth Centre Precincts DCP*	No
	Edmondson Park South DCP 2012	No
	Western Sydney Aerotropolis DCP 2020	No



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Hazard/Risk	Adopted Policy	Does this hazard/risk policy apply to the land?
	Planning for Bushfire Protection (Rural Fire Services, 2006)*	No
	Pleasure Point Bushfire Management Plan	No
Tidal inundation	Nil	No
Subsidence	Nil	No
Acid Sulphate Soils	Liverpool LEP 2008	No
	Liverpool DCP 2008	No
Potentially Contaminated Land	Liverpool DCP 2008	Yes, see section 10 of Part 1 of the Liverpool DCP 2008
	Liverpool Growth Centre Precincts DCP*	No
	Western Sydney Aerotropolis DCP 2020	No
Potentially Saline Soils	Liverpool DCP 2008	Yes
	Liverpool Growth Centre Precincts DCP*	No
	Western Sydney Aerotropolis DCP 2020	No

Note: Land for which a policy applies does not confirm that the land is affected by that hazard/risk. For example, all land for which the Liverpool DCP applies is subject to controls relating to contaminated land, as this policy contains triggers and procedures for identifying potential contamination. Applicants are encouraged to review the relevant policy, and other sections of this certificate, to determine what effect, if any, the policy may have on the land.

7A. Flood related development controls information

(1) Is the land, or part of the land, within the flood planning area and subject to flood-related development controls?

No

For details of these controls, please refer to the flooding section of the relevant DCP(s) as specified in Section 1(c) of this certificate.

(2) Is the land, or part of the land, between the flood planning area and the probable maximum flood and subject to flood related development controls?



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Yes

For details of these controls, please refer to the flooding section of the relevant DCP(s) as specified in Section 1(c) of this certificate.

Note:

Flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

Probable maximum flood has the same meaning as in the Floodplain Development Manual.

8. Land reserved for acquisition

Does a LEP, draft LEP, SEPP or draft SEPP identify the acquisition of the land, or part of the land, by a public authority, as referred to in section 3.15 of the Act?

No

9. Contribution Plans

Liverpool Contributions Plan 2018 - Liverpool City Centre

9A. Biodiversity certified land*

Is the land, or part of the land, biodiversity certified land (within the meaning of Part 8 of the Biodiversity Conservation Act 2016)?

No

For information about what biodiversity certification means if your property is "Yes, certified" or "Yes, non-certified", please visit: <https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity/biodiversity-certification>

10. Biodiversity stewardship sites *

Is the land subject to a Biodiversity stewardship sites under Part 5 of the Biodiversity Conservation Act 2016, as notified to Council by the Chief Executive of the Office of Environment and Heritage?

No

10A. Native vegetation clearing set asides*

Is the land a set aside area under section 60ZC of the Local Land Services Act 2013, as notified of the existence of the set aside area by Local Land Services or the public register?



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No

11. Bushfire prone land

Is the land or part of the land, bushfire prone land as defined by the EP&A Act 1979?

No

12. Property vegetation plans*

Is Council aware of the land being subject to a Property Vegetation Plan under the Native Vegetation Act 2003?

No, Liverpool is excluded from the operation of the Native Vegetation Act 2003

13. Orders under Trees (Disputes between Neighbours) Act 2006*

Does an order, made under the Trees (Disputes Between Neighbours) Act 2006 in relation to carrying out of work in relation to a tree on the land, apply?

No, Council has not been notified of an order

14. Directions under Part 3A*

Is there a direction (made by the Minister) that a provision of an EPI in relation to a development does not have effect?

No

15. Site compatibility certificates and conditions for seniors housing*

(a) Is there is a current site compatibility certificate (seniors housing), in respect of proposed development on the land?

No, Council has not been notified of an order.

16. Site compatibility certificates for infrastructure, schools or TAFE establishment *

(a) Is there is a current site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), in respect of proposed development on the land?

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17. Site compatibility certificates and conditions for affordable rental housing*

Is there a current site compatibility certificate (Affordable housing), in respect of proposed development on the land?

No, Council has not been notified of an order.

18. Paper subdivision information*

Does any development plan adopted by a relevant authority (or proposed plan subject to a consent ballot) apply to the land? If so the date of the subdivision order that applies to the land.

No

19. Site verification certificates*

Does a current site verification certificate, apply to the land?

No, Council is not aware of a site verification certificate

20. Loose-fill asbestos insulation *

Is a dwelling on the land listed on the register (maintained by the NSW Department of Fair Trading) as containing loose-fill asbestos insulation?

No

Note: despite any listing on the register, any buildings constructed before 1980 may contain loose-fill asbestos insulation or other asbestos products.

21. Affected building notices and building product rectification orders*

Is there any affected building notice (as in Part 4 of the Building Products (Safety) Act 2017) of which the council is aware that is in force in respect of the land?

No

Is there any building product rectification order (as in the Building Products (Safety) Act 2017) of which the council is aware that is in force in respect of the land and has not been fully complied with?

No



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Is there any notice of intention to make a building product rectification order (as in the Building Products (Safety) Act 2017) of which the council is aware has been given in respect of the land and is outstanding?

No

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

As per the SEPP (Western Sydney Aerotropolis) 2020, ss the land:

(a) Subject to an ANEF or ANEC contour of 20 or greater?

No

(b1) Affected by the 6km Lighting Intensity Area, or Light Control Zone?

No

(b2) Affected by the Windshear Assessment Trigger Area?

No

(c) Affected by the Obstacle Limitation Surface Area?

No

(d) Affected by the Public Safety Area on the Public Safety Area Map?

No

(e1) Within the 3km zone of the Wildlife Buffer Zone Map?

No

(e2) Within the 13km zone of the Wildlife Buffer Zone Map?

No

Note: the table above only specifies whether the land is impacted by planning controls related to the Western Sydney Airport. Planning controls also relate to the Bankstown Airport, and are not reflected in this table.

23. Contaminated land

Is the land:

(a) Significantly contaminated land within the meaning of that Act?



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No

(b) Subject to a management order within the meaning of that Act?

No

(c) Subject of an approved voluntary management proposal within the meaning of that Act?

No

(d) Subject to an ongoing maintenance order within the meaning of that Act?

No

(e) Subject of a site audit statement within the meaning of that Act? *

No

Note: in this clause 'the Act' refers to the Contaminated Land Management Act 1997.

A handwritten signature in black ink, appearing to be "Peter Diplas", written over a horizontal line.

Peter Diplas

Acting Chief Executive Officer
Liverpool City Council

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



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**PLANNING CERTIFICATE UNDER SECTION 10.7
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Ref.: 19107:124365
Ppty: 14770

Cert. No.: 6924

Applicant:
INFOTRACK PTY LIMITED
GPO BOX 4029
SYDNEY NSW 2001

Receipt No.: 5249034
Receipt Amt.: 53.00
Date: 26-May-2022

The information in this certificate is provided pursuant to Section 10.7(2) of the Environmental Planning and Assessment Act (EP&A Act) 1979, as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation (EP&A Regulation) 2000. The information has been extracted from Council's records, as they existed at the date listed on the certificate. Please note that the accuracy of the information contained within the certificate may change after the date of this certificate due to changes in Legislation, planning controls or the environment of the land.

The information in this certificate is applicable to the land described below.

Legal Description: LOT 2 DP 1058859

Street Address: 73 LACHLAN STREET, WARWICK FARM NSW 2170

Note: Items marked with an asterisk () may be reliant upon information transmitted to Council by a third party public authority. The accuracy of this information cannot be verified by Council and may be out-of-date. If such information is vital for the proposed land use or development, applicants should instead verify the information with the appropriate authority.*

Note: Commonly Used Abbreviations:

LEP: Local Environmental Plan
DCP: Development Control Plan
SEPP: State Environmental Planning Policy
EPI: Environmental Planning Instrument



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1. Names of relevant planning instruments and DCPs

(a) The name of each EPI that applies to the carrying out of development on the land is/are listed below:

LEPs:

Liverpool LEP 2008

SEPPs*:

**SEPP (Biodiversity and Conservation) 2021
SEPP (Housing) 2021
SEPP (Industry and Employment) 2021
SEPP (Planning Systems) 2021
SEPP (Precincts - Western Parkland City) 2021
SEPP (Primary Production) 2021
SEPP (Resilience and Hazards) 2021
SEPP (Resources and Energy) 2021
SEPP (Transport and Infrastructure) 2021**

Deemed SEPPs*:

Nil

(b) The name of each draft EPI, or Planning Proposal (which has been subject to community consultation).

Draft LEPs:

Draft Liverpool Local Environmental Plan 2008 (Amendment 95)

Draft SEPPs*:

Draft SEPP (Competition) 2010

(c) The name of each DCP that applies to the carrying out of development on the land.

Liverpool DCP 2008

2. Zoning and land use under relevant LEPs and /or SEPPs

This section contains information required under subclauses 2 and 2A of Schedule 4 of the EP&A Regulation 2000. Subclause 2 of the regulation requires Council to provide information with respect to zoning and land-use in areas zoned by, or proposed to be zoned by, a LEP. Subclause 2A of Schedule 4 of the regulation requires Council to provide information with respect to zoning and land-use in areas which are zoned by, or proposed to be zoned by, the SEPP



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(Precincts—Western Parkland City) 2021. The land use and zoning information under any EPI applying to the land is given below.

(a) Name of zone, and the EPI from which the land zoning information is derived.

R4 High Density Residential - Liverpool LEP 2008

(b) The purposes for which development may be carried out within the zone without the need for development consent

Home-based child care; Home occupations

(c) The purposes for which development may not be carried out within the zone except with development consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dwelling houses; Educational establishments; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Kiosks; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Residential care facilities; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Serviced apartments; Shop top housing

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

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

Note: Schedule 1 of an EPI permits certain development which would otherwise be prohibited within a zone. Any clause applying to the land is shown below.

(e) If a dwelling house is a permitted use, are there any principal development standards applying to the land that fix minimum land dimensions for the erection of a dwelling house?

No

(f) Does the land include or comprise critical habitat?

No

(g) Is the land is in a conservation area (however described):

No



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(h) Is there an item of environmental heritage (however described) situated on the land

No

3. Complying development

The information below outlines whether complying development is permitted on the land as per the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1) (c3) and 1.19 SEPP of the (Exempt and Complying Development Codes) 2008 only. The table does not specify whether any code applies to the land; applicants should read the full extent of the code with their building certifier, solicitor, or other professional to determine whether any code applies to the land.

The first column identifies the code(s). The second column describes the extent of the land in which exempt and complying development is permitted, as per the clauses above, for the code(s) given to the immediate left. The third column indicates the reason as to why exempt and complying development is prohibited on some or all of the land, and will be blank if such development is permitted on all of the land.

Code	Extent of the land for which development is permitted:	The reason(s) as to why development is prohibited:
Housing Code, Rural Housing Code, Greenfield Housing Code and Low Rise Medium Density Housing Code	All	
Commercial and Industrial (New Buildings and Additions) Code	All	
General Development Code, Container Recycling Facilities Code, Fire Safety Code, Housing Alterations Code, Commercial and Industrial Alterations Code, Subdivisions Code, and Demolition Code	All	



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Note: Despite information in the table above, Complying development codes do not apply and certain Exempt Codes do not apply or are modified in areas subject to land-use zoning under the SEPP (Precincts—Western Parkland City) 2021.

Note: If council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement below will describe that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Nil

4. Coastal protection*

Has the Department of Finance, Services and Innovation notified Council of the land being affected by 38 or 39 of the Coastal Protection Act, 1979?

No

4A. Certain information relating to beaches and coasts*

(a) Has an order has been made under Part 4D of the Coastal Protection Act 1979 on the land (or on public land adjacent to that land)?

No

(b) Has Council been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works have been placed on the land (or on public land adjacent to that land), and if works have been so placed, is council is satisfied that the works have been removed and the land restored in accordance with that Act?

Not applicable

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

Has the owner (or any previous owner) of the land consented, in writing, that the land is subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?

No

5. Mine subsidence*



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Is the land a proclaimed to mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017?

No

6. Road widening and road realignment

Is the land is affected by any road widening or road realignment under:

(a) Division 2 of Part 3 of the Roads Act 1993?*

No

(b) An EPI?

No

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No

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

The following table lists hazard/risk policies that have been adopted by Council (or prepared by another public authority and subsequently adopted by Council). The right-most column indicates whether the land is subject to any controls from those policies, but it does not confirm if that hazard/risk is present on the land..

Hazard/Risk	Adopted Policy	Does this hazard/risk policy apply to the land?
Landslip hazard	Western Sydney Aerotropolis DCP 2020	No
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	Liverpool Growth Centre Precincts DCP*	No
	Edmondson Park South DCP 2012	No
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Hazard/Risk	Adopted Policy	Does this hazard/risk policy apply to the land?
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	Pleasure Point Bushfire Management Plan	No
Tidal inundation	Nil	No
Subsidence	Nil	No
Acid Sulphate Soils	Liverpool LEP 2008	No
	Liverpool DCP 2008	No
Potentially Contaminated Land	Liverpool DCP 2008	Yes, see section 10 of Part 1 of the Liverpool DCP 2008
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Potentially Saline Soils	Liverpool DCP 2008	Yes
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Note: Land for which a policy applies does not confirm that the land is affected by that hazard/risk. For example, all land for which the Liverpool DCP applies is subject to controls relating to contaminated land, as this policy contains triggers and procedures for identifying potential contamination. Applicants are encouraged to review the relevant policy, and other sections of this certificate, to determine what effect, if any, the policy may have on the land.

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For details of these controls, please refer to the flooding section of the relevant DCP(s) as specified in Section 1(c) of this certificate.

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Yes

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Note:

Flood planning area has the same meaning as in the Floodplain Development Manual.

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8. Land reserved for acquisition

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Liverpool Contributions Plan 2018 - Liverpool City Centre

9A. Biodiversity certified land*

Is the land, or part of the land, biodiversity certified land (within the meaning of Part 8 of the Biodiversity Conservation Act 2016)?

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For information about what biodiversity certification means if your property is "Yes, certified" or "Yes, non-certified", please visit: <https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity/biodiversity-certification>

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Is the land or part of the land, bushfire prone land as defined by the EP&A Act 1979?

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Is Council aware of the land being subject to a Property Vegetation Plan under the Native Vegetation Act 2003?

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Does an order, made under the Trees (Disputes Between Neighbours) Act 2006 in relation to carrying out of work in relation to a tree on the land, apply?

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(a) Is there is a current site compatibility certificate (seniors housing), in respect of proposed development on the land?

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Does any development plan adopted by a relevant authority (or proposed plan subject to a consent ballot) apply to the land? If so the date of the subdivision order that applies to the land.

No

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Does a current site verification certificate, apply to the land?

No, Council is not aware of a site verification certificate

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Is a dwelling on the land listed on the register (maintained by the NSW Department of Fair Trading) as containing loose-fill asbestos insulation?

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Note: despite any listing on the register, any buildings constructed before 1980 may contain loose-fill asbestos insulation or other asbestos products.

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Is there any affected building notice (as in Part 4 of the Building Products (Safety) Act 2017) of which the council is aware that is in force in respect of the land?

No

Is there any building product rectification order (as in the Building Products (Safety) Act 2017) of which the council is aware that is in force in respect of the land and has not been fully complied with?

No



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Is there any notice of intention to make a building product rectification order (as in the Building Products (Safety) Act 2017) of which the council is aware has been given in respect of the land and is outstanding?

No

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

As per the SEPP (Western Sydney Aerotropolis) 2020, ss the land:

(a) Subject to an ANEF or ANEC contour of 20 or greater?

No

(b1) Affected by the 6km Lighting Intensity Area, or Light Control Zone?

No

(b2) Affected by the Windshear Assessment Trigger Area?

No

(c) Affected by the Obstacle Limitation Surface Area?

No

(d) Affected by the Public Safety Area on the Public Safety Area Map?

No

(e1) Within the 3km zone of the Wildlife Buffer Zone Map?

No

(e2) Within the 13km zone of the Wildlife Buffer Zone Map?

No

Note: the table above only specifies whether the land is impacted by planning controls related to the Western Sydney Airport. Planning controls also relate to the Bankstown Airport, and are not reflected in this table.

23. Contaminated land

Is the land:

(a) Significantly contaminated land within the meaning of that Act?



Customer Service Centre Ground floor, 33 Moore Street, Liverpool NSW 2170
All correspondence to Locked Bag 7064 Liverpool BC NSW 1871
Call Centre 1300 36 2170 **Email** lcc@liverpool.nsw.gov.au
Web www.liverpool.nsw.gov.au **NRS** 13 36 77 **ABN** 84 181 182 471



**PLANNING CERTIFICATE UNDER SECTION 10.7
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

**Cert. No.: 6924
Page No.: 12 of 12**

No

(b) Subject to a management order within the meaning of that Act?

No

(c) Subject of an approved voluntary management proposal within the meaning of that Act?

No

(d) Subject to an ongoing maintenance order within the meaning of that Act?

No

(e) Subject of a site audit statement within the meaning of that Act? *

No

Note: in this clause 'the Act' refers to the Contaminated Land Management Act 1997.

A handwritten signature in black ink, appearing to be "Peter Diplas", written over a horizontal line.

Peter Diplas
Acting Chief Executive Officer
Liverpool City Council

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



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Call Centre 1300 36 2170 Email lcc@liverpool.nsw.gov.au
Web www.liverpool.nsw.gov.au NRS 13 36 77 ABN 84 181 182 471

DEVELOPMENT APPLICATION FOR A CHILD CARE CENTRE AT: 73 LACHLAN STREET, WARWICK FARM 2170

Development Application Drawings Prepared by FLDC ARCHITECTS
2D, 322 Kingsgrove Rd, Kingsgrove, Sydney 2208, office: (02) 9588 3532 email -info@fldc.com.au

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DRAWING REGISTRY...

REV NO.

DA 001	COVER PAGE	B
DA 100	SITE/ROOF PLAN	B
DA 101	PROPOSED BASESMENT 2 FLOOR PLAN	B
DA 102	PROPOSED BASESMENT 1 FLOOR PLAN	B
DA 103	PROPOSED GROUND FLOOR	B
DA 104	PROPOSED LEVEL 1 FLOOR PLAN	B
DA 105	PROPOSED LEVEL 2 FLOOR PLAN	B
DA 200	PROPOSED ELEVATIONS	B
DA 300	PROPOSED SECTION	B
DA 301	DRIVEWAY SECTION	B



note:

CHECK AND VERIFY ALL DIMENSIONS AND DETAILS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS, AND REPORT ANY DISCREPANCIES OR ANOMALIES TO THE OFFICE OF FLDC ARCHITECTS FOR CLARIFICATION

ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH ALL CURRENT BUILDING CODES AND RELEVANT AUSTRALIAN STANDARDS, AND TO THE SATISFACTION OF THE GOVERNING LOCAL AUTHORITIES

ALL BUILDING DOCUMENTATION TO BE READ IN CONJUNCTION WITH STAMPED TOWN PLANNING DRAWINGS

BUILDER TO REMOVE ALL RUBBISH AND DEBRIS FROM SITE PRIOR TO CONSTRUCTION IN PREPARATION FOR NEW WORKS

BUILDER TO EXCAVATEAS REQUIRED TO SUIT NEW CONSTRUCTION WORKS, MAKE GOOD ALL SITE WORKS, CUT AND FILL AS REQUIRED

NEW 100mm MIN SEWER QUALITY PVC STORMWATER DRAINAGE PIPES TO ALL NEW WORKS. 1IN 100mm MIN FALL. STORMWATER TO BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY. BUILDER TO CONFIRM THE EXACT LOCATION OF THE LEGAL POINT OF DISCHARGE PRIOR TO THE COMMENCEMENT OF ANY DRAINAGE WORKS.

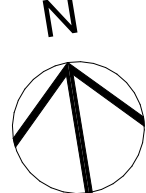
Childcare Centre Calculations

Age	Spaces	Indoor Required	Indoor Available	Outdoor Required	Outdoor Available	Staff
0 - 2	24	78 m²	87.81 m²	868 m²	1027.36 m²	6
2 - 3	40	128 m²	162.5 m²			6
3 - 6	60	195 m²	208.49 m²			4
Total	124	338 m²	458.8 m²	868 m²	1027.36 m²	16

Legend Areas

- Outdoor Unencumbered Play Area
- Indoor Unencumberad Area
- Services & Common Area
- Deep Soil/Planting

NORTH:



General Notes

The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.

CLIENT :

#Client Company

#Client Full Address

#Client City, #Client Postcode

P #Client Phone Number | F #Client Fax | E #Client E-mail

PROJECT NAME :

P2204WAR - 73 LACHLAN STREET, WARWICK FARM

SITE :

73 LACHLAN STREET WARWICK FARM

DRAWING TITLE :

COVERPAGE

Project No:

P2204WAR

Scale:

1:100 @ A1
1:200 @ A3

Status:

DA

Start Date:

20.06.2022

Plot Date:

xx

Drawn By:

K.C

Checked By:

R.T

Drawing No:

DA 001

Rev

Rev B

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FLDC ARCHITECTS

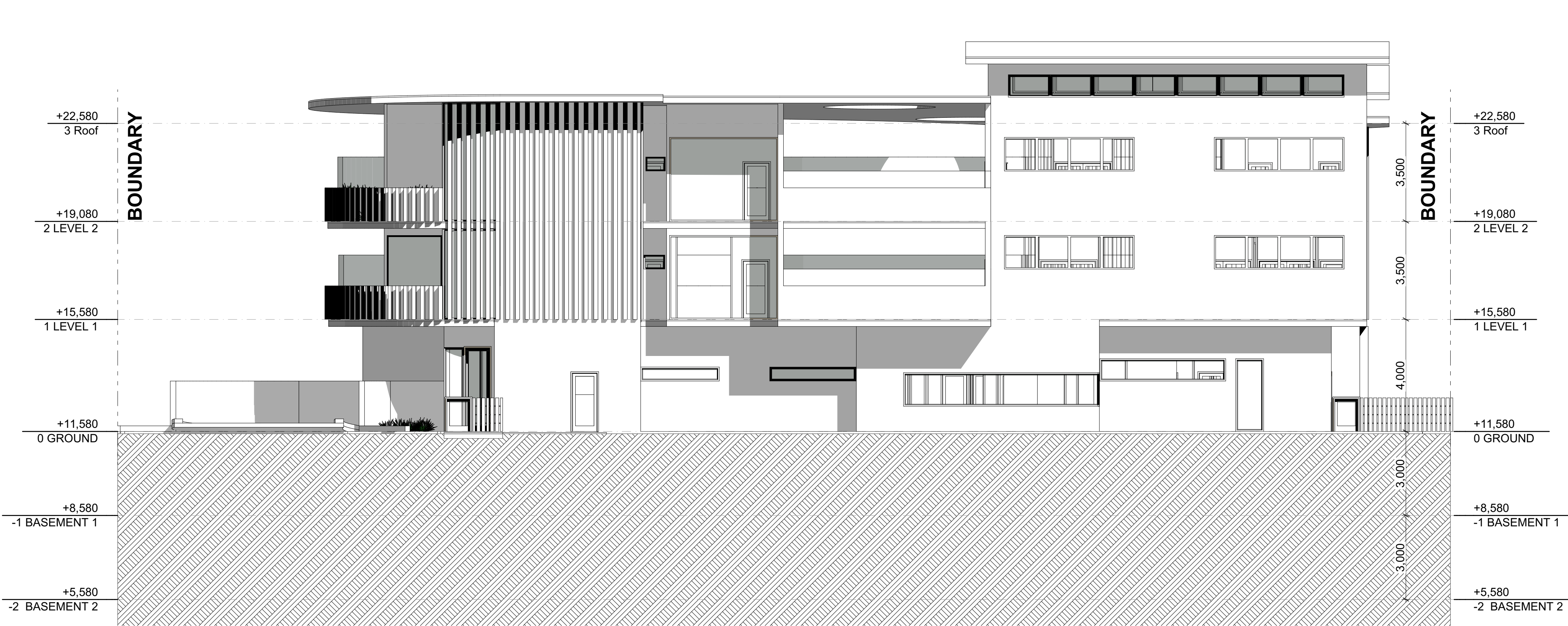
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f) 02 9580 8592

web: www.fldc.com.au

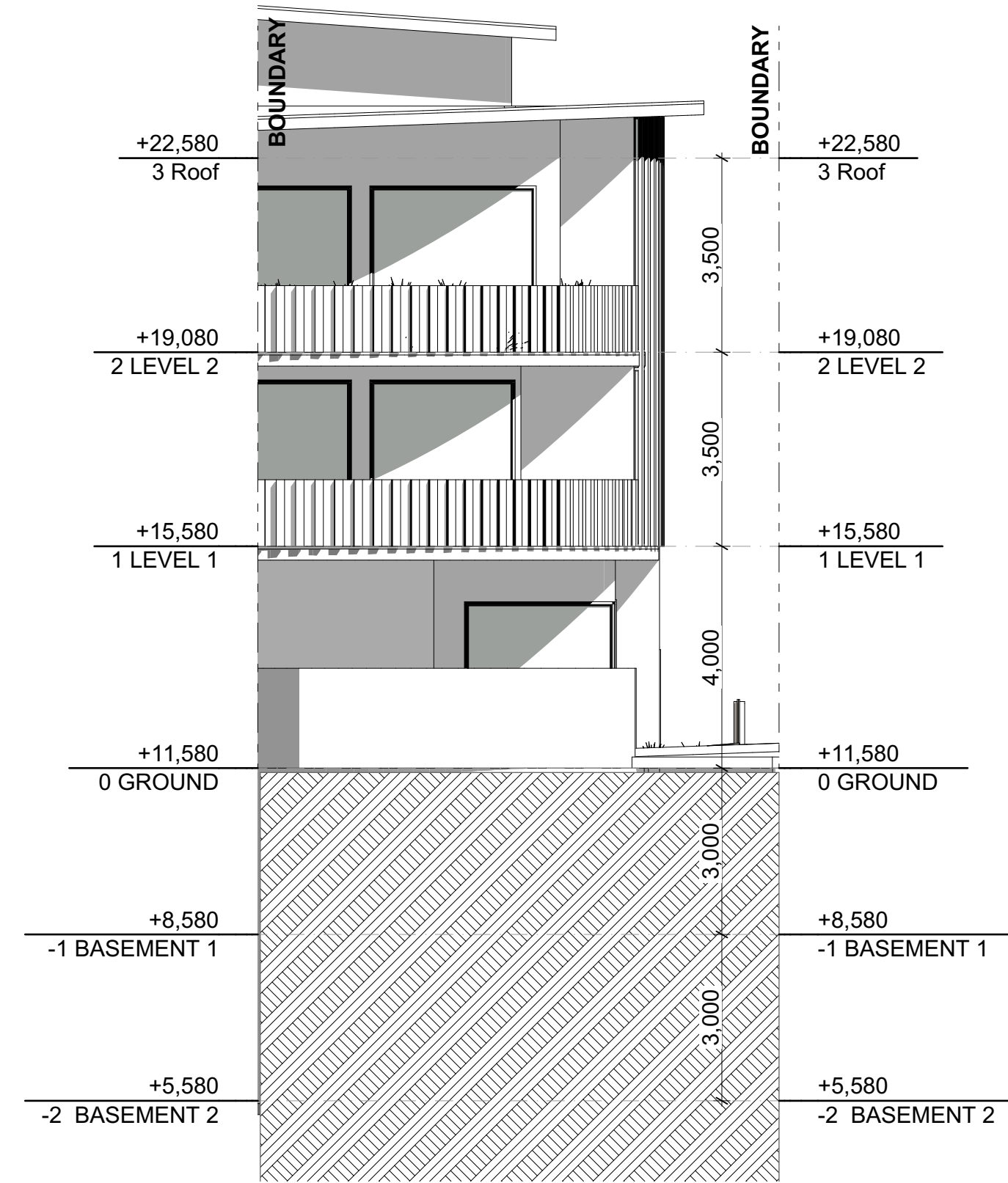
email: info@fldc.com.au

Suite 2D, 322 Kingsgrove Road, Kingsgrove NSW 2218



SOUTH ELEVATION

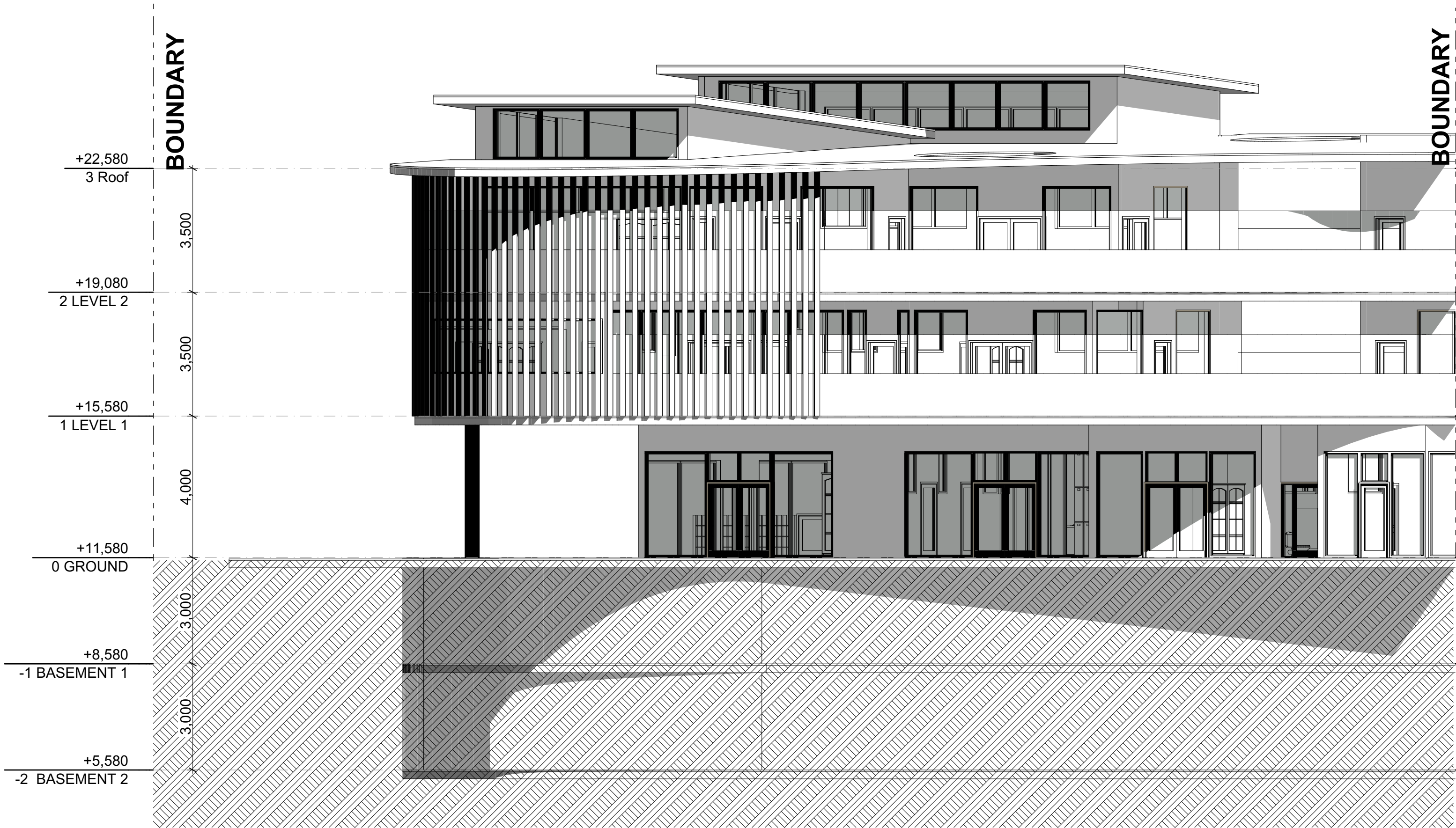
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WEST ELEVATION

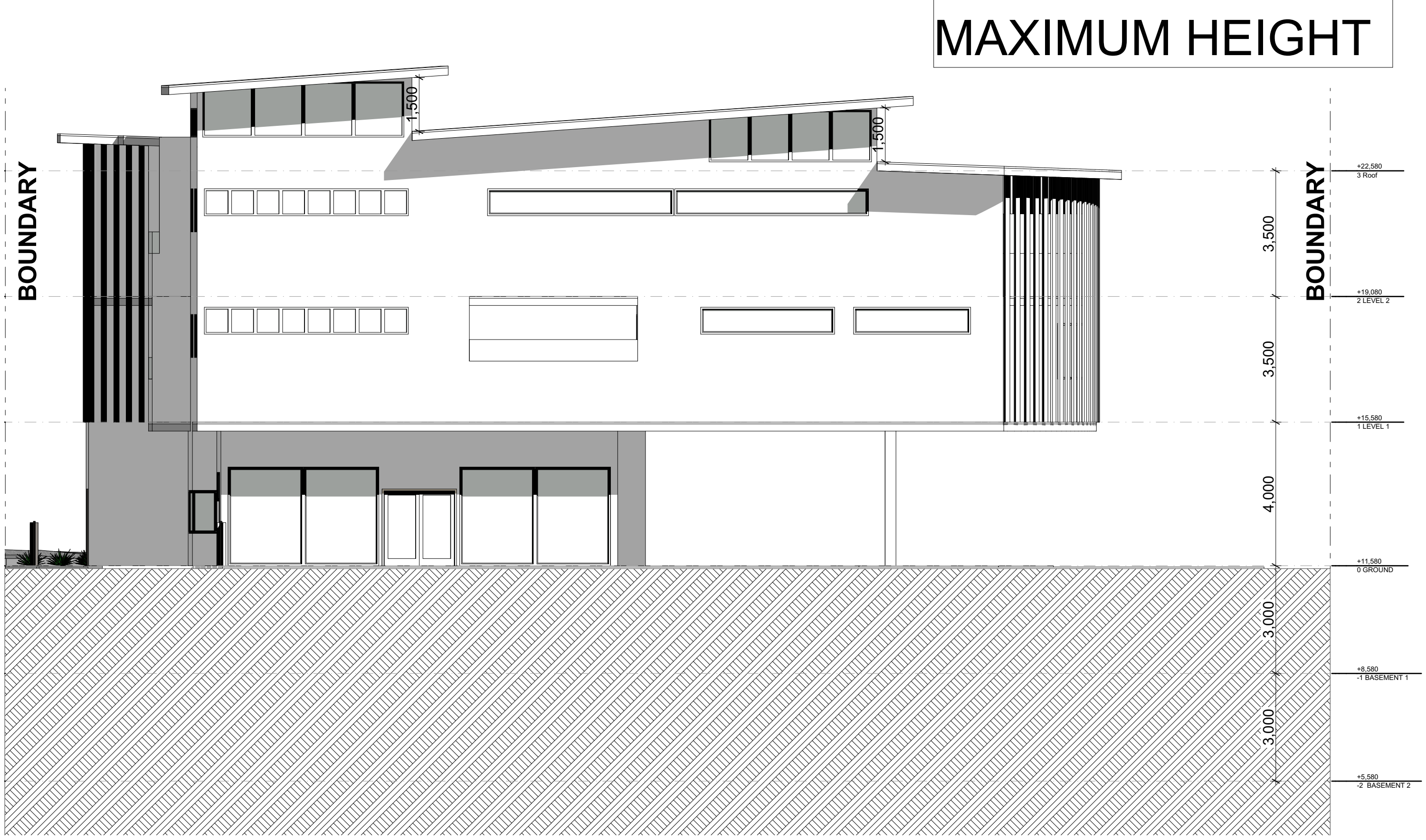
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NOTE: 35m
MAXIMUM HEIGHT



NORTH ELEVATION

1:100



EAST ELEVATION

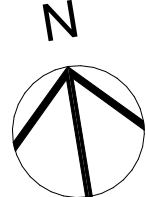
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Childcare Centre Calculations

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- Deep Soil/Planting



Rev	Description	Date	Child
B	CONSULTANTS TRAFFIC COMMENTS	04.08.2022	KC
A	CONCEPT DESIGN	20.06.2020	KC

General Notes

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Project No:

Scale:

1:100 @ A1
1:200 @ A3

Status:

Start Date:

20.06.2022

Drawing No:

Plot Date:

xx

Drawn By:

K.C

Rev

Checked By:

R.T

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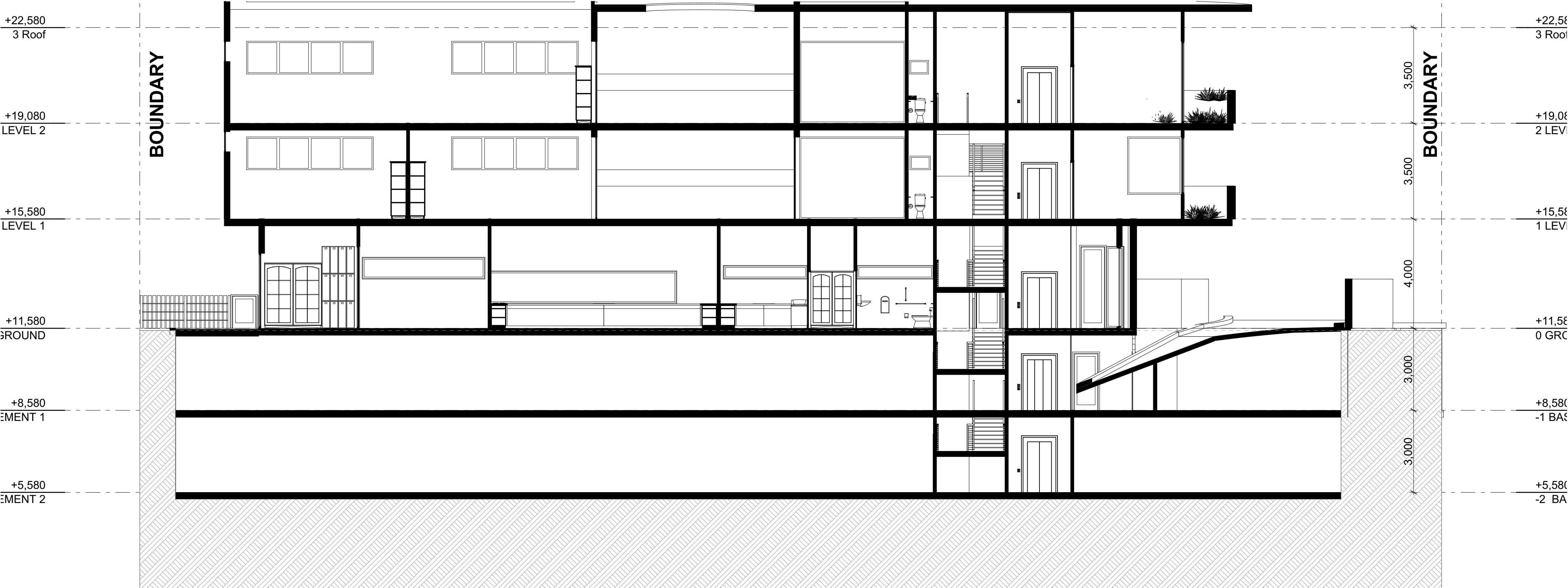
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FLDC ARCHITECTS

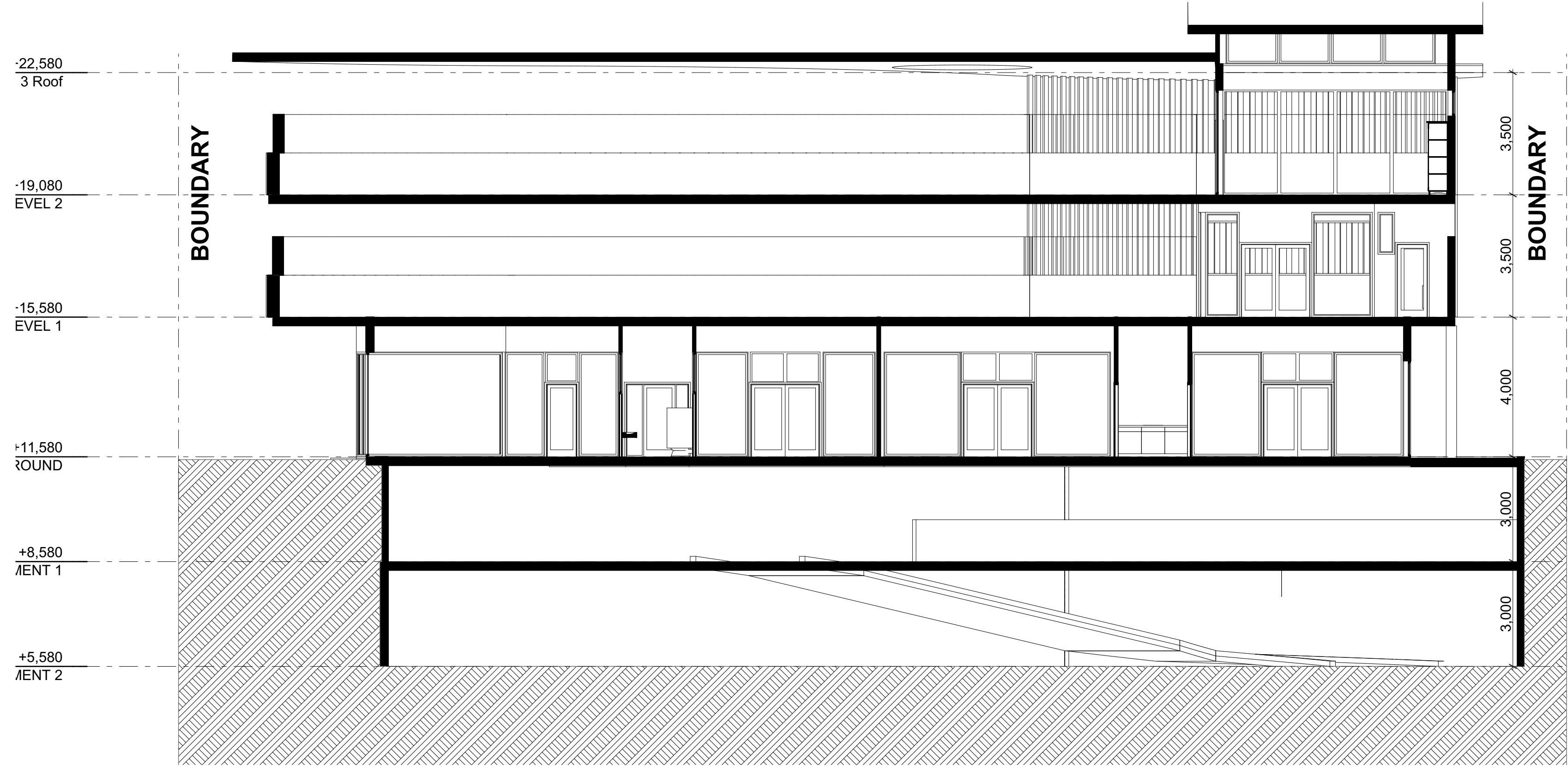
p) 02 9588 FLDC web: www.fldc.com.au
f) 02 9580 8592 email: info@fldc.com.au

Suite 2D, 322 Kingsgrove Road, Kingsgrove NSW 2218

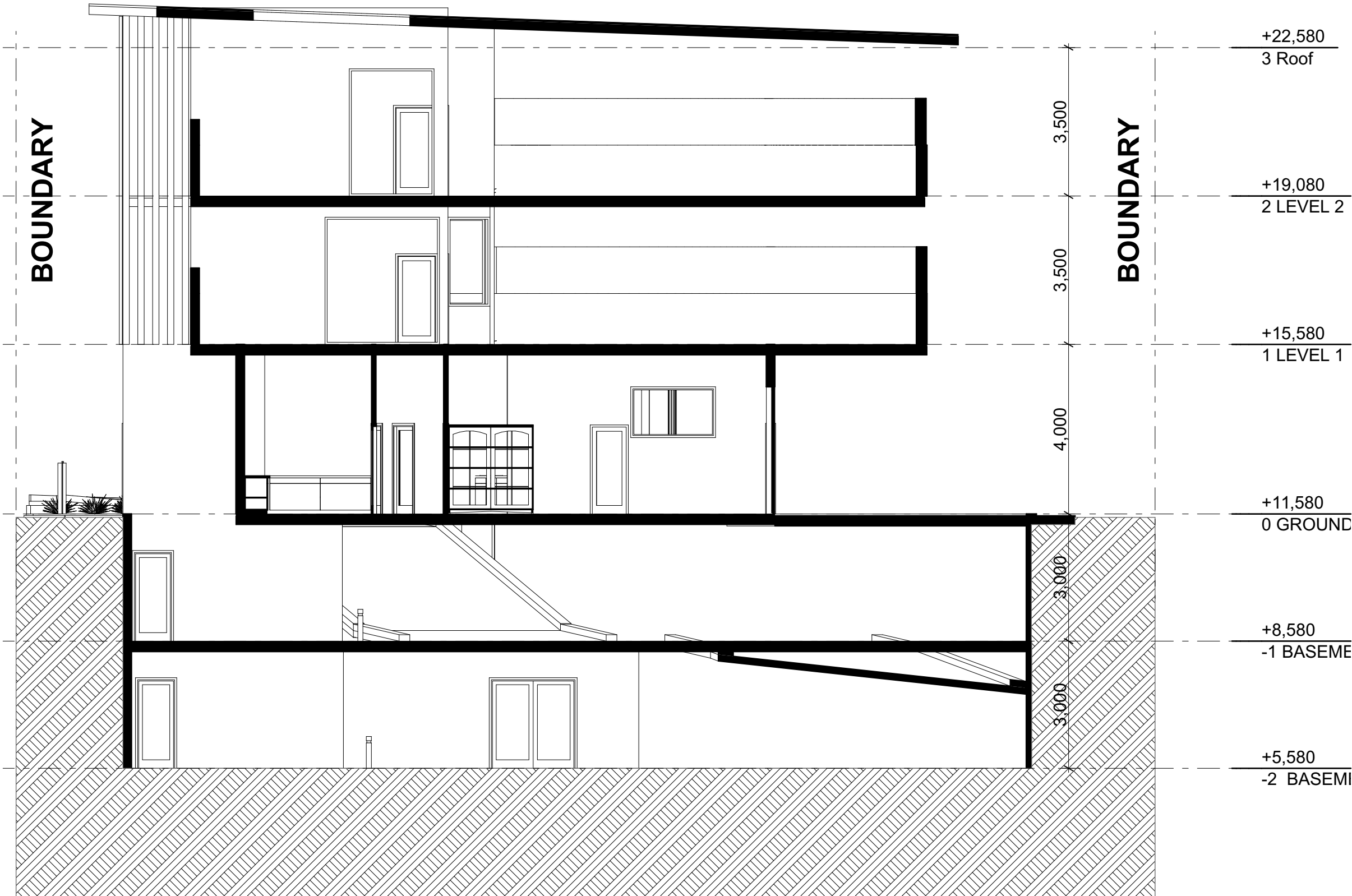
NOTE: 35m
MAXIMUM HEIGHT



A-A SECTION 1:100



B-B SECTION 1:100



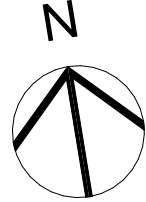
C-C SECTION 1:100

Childcare Centre Calculations

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Project No:

Scale:

Status:

Start Date:

Plot Date:

Drawn By:

Rev

Checked By:

R.T

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