



REPORT TO
MOON INVESTMENTS PTY LTD

ON
PRELIMINARY SITE INVESTIGATION (PSI)

FOR
**PROPOSED CABRAMATTA EAST PRECINCT
DEVELOPMENT**

AT
**76-86 BROOMFIELD STREET, 139 AND 147-151
CABRAMATTA ROAD EAST, CABRAMATTA, NSW**

Date: 5 May 2023

Ref: E35971PTcpt

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DOCUMENT REVISION RECORD

Report Reference	Report Status	Report Date
E35971PTcpt	Final Report	5 May 2023

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Executive Summary

Moon Investments Pty Ltd ('the client') commissioned JK Environments (JKE) to undertake a Preliminary Site Investigation (PSI) for the proposed Cabramatta East Precinct development at 76-86 Broomfield Street, 139 and 147-151 Cabramatta Road East, Cabramatta, NSW. The purpose of the PSI is to make a preliminary assessment of site contamination. The site location is shown on Figure 1 and the investigation was confined to the site boundaries as shown on Figure 2 attached in the appendices.

This report has been prepared to support the lodgement of a Development Application (DA) for the proposed Cabramatta East Precinct development, with regards to Chapter 4 of State Environmental Planning Policy (Resilience and Hazards) 2021 (formerly known as SEPP55). Based on the details provided, JKE understand from existing information that it is proposed to demolish the existing site structures and construct five towers ranging from eight to 15 storeys high. The towers will be constructed over four basement levels which we estimate will require excavation to approximately 12m depth. It is understood the development will be staged.

The primary aims of the PSI were to: identify past or present potentially contaminating activities at the site; identify the potential for site contamination; and assess the need for further investigation. The objectives were to:

- Provide an appraisal of the past site use(s) based on a review of historical records;
- Assess the current site conditions and land use by completing a site walkover inspection;
- Identify potential contamination sources/areas of environmental concern (AEC) and contaminants of potential concern (CoPC);
- Prepare a conceptual site model (CSM); and
- Assess whether an intrusive investigation is required.

The scope of work included the following:

- Review of site information, including background and site history information from various sources outlined in the report;
- A walkover site inspection; and
- Preparation of a PSI report presenting the results of the assessment, including a CSM.

Based on the scope of work undertaken for this PSI, JKE identified the following potential contamination sources/AEC:

- Fill material;
- Historical motor mechanic use;
- Potential historical agricultural use (orchards and/or market gardens/horticultural activities);
- Use of pesticides;
- Hazardous building materials in former and existing buildings and structures; and
- Off-site land uses (including dry cleaner business and motor garage/service station).

Considering the above, and based on a qualitative assessment of various lines of evidence as discussed throughout this report, JKE is of the opinion that there is a potential for site contamination. Based on the potential contamination sources/AEC identified, and the potential for contamination, further investigation of the contamination conditions is considered to be required.

The site (at least in part), has been used for a motor mechanic business and possibly also for agricultural purposes (possibly including orchards and/or market gardens/horticultural activities) which are listed in Table 1 of the SEPP55 Planning Guidelines as activities that may cause contamination (i.e. engine works and agricultural/horticultural activities). On this basis, a detailed (Stage 2) site investigation (DSI) is required. We also note that a DSI will be required to establish whether the site is either suitable in its current state, or whether it needs to be remediated, with regards to Clause 4.6 of State Environmental Planning Policy (Resilience and Hazards) 2021¹ (formerly known as SEPP55). The consent authority must consider this in determining future development applications (DAs).

JKE is of the opinion that the historical land uses and potential sources of contamination identified would not preclude the proposed development. The following is recommended to better assess the risks associated with potential contamination at the site:

- A preliminary intrusive investigation should be undertaken as a first step to make an initial assessment of the soil and groundwater contamination conditions and better inform the scope of DSI;
- A detailed (Stage 2) site investigation (DSI) should be undertaken to characterise the site contamination conditions and establish whether the site is suitable for the proposed development, or whether remediation is required. The scope of work for the DSI is to consider the discussion of data gaps outlined in Section 5.3 of this report; and
- A hazardous building materials survey should be undertaken prior to demolition of the buildings. Following demolition of the buildings (and preferably prior to removal of the hardstand), an asbestos clearance certificate should be obtained.

JKE also recommend that a waste classification be undertaken to classify material to be excavated for the proposed development. Fill and contaminated soil disposal costs are significant and should be assessed at an early stage of the project.

We note that the Section 10.7 certificate indicated that the site is within a region of known salinity. We recommend that contamination and salinity investigations occur concurrently to provide an overall cost saving compared to carrying out these investigations separately (as recommended above).

The conclusions and recommendations should be read in conjunction with the limitations presented in the body of this report.



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Appendix B: Site History Information
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Abbreviations

Asbestos Containing Material	ACM
Area of Environmental Concern	AEC
Australian Height Datum	AHD
Acid Sulfate Soil	ASS
Below Ground Level	BGL
Benzene, Toluene, Ethylbenzene, Xylene	BTEX
Contaminated Land Management	CLM
Contaminant(s) of Potential Concern	CoPC
Chain of Custody	COC
Conceptual Site Model	CSM
Development Application	DA
Environment Protection Authority	EPA
JK Environments	JK E
Map Grid of Australia	MGA
National Association of Testing Authorities	NATA
National Environmental Protection Measure	NEPM
Organochlorine Pesticides	OC
Organophosphate Pesticides	OPP
Polycyclic Aromatic Hydrocarbons	PAH
Polychlorinated Biphenyls	PCBs
Per- and Polyfluoroalkyl Substances	PFAS
Photo-ionisation Detector	PID
Protection of the Environment Operations	PEO
Practical Quantitation Limit	PQL
Remediation Action Plan	RAP
Sampling, Analysis and Quality Plan	SAQP
State Environmental Planning Policy	SEPP
Source, Pathway, Receptor	SPR
Standing Water Level	SWL
Total Recoverable Hydrocarbons	TRH
Underground Storage Tank	UST
Volatile Organic Compounds	VOC
Work Health and Safety	WHS
Units	
Litres	L
Metres BGL	mBGL
Metres	m

1 INTRODUCTION

Moon Investments Pty Ltd ('the client') commissioned JK Environments (JKE) to undertake a Preliminary Site Investigation (PSI) for the proposed Cabramatta East Precinct development at 76-86 Broomfield Street, 139 and 147-151 Cabramatta Road East, Cabramatta, NSW. The purpose of the PSI is to make a preliminary assessment of site contamination. The site location is shown on Figure 1 and the investigation was confined to the site boundaries as shown on Figure 2 attached in the appendices.

This report has been prepared to support the lodgement of a Development Application (DA) for the proposed Cabramatta East Precinct development, with regards to Chapter 4 of State Environmental Planning Policy (Resilience and Hazards) 2021² (formerly known as SEPP55).

1.1 Proposed Development Details

Based on the details provided, JKE understand from existing information that it is proposed to demolish the existing site structures and construct five towers ranging from eight to 15 storeys high. The towers will be constructed over four basement levels which we estimate will require excavation to approximately 12m depth. The proposed development will be constructed over four stages given the size of the site, which implies the basements will also be constructed in stages.

1.2 Aim and Objectives

The primary aims of the PSI were to: identify past or present potentially contaminating activities at the site; identify the potential for site contamination; and assess the need for further investigation. The objectives were to:

- Provide an appraisal of the past site use(s) based on a review of historical records;
- Assess the current site conditions and land use by completing a site walkover inspection;
- Identify potential contamination sources/areas of environmental concern (AEC) and contaminants of potential concern (CoPC);
- Prepare a conceptual site model (CSM); and
- Assess whether an intrusive investigation is required.

1.3 Scope of Work

The investigation was undertaken generally in accordance with Option 1 of JKE proposal (Ref: EP58341PTrev2) dated 5 April 2023 and written acceptance from the client of 6 April 2023. The scope of work included the following:

- Review of site information, including background and site history information from various sources outlined in the report;
- A walkover site inspection; and
- Preparation of a PSI report presenting the results of the assessment, including a CSM.

² State Environmental Planning Policy (Resilience and Hazards) 2021 (NSW) (referred to as SEPP Resilience and Hazards 2021)



The scope of work was undertaken with reference to the National Environmental Protection (Assessment of Site Contamination) Measure 1999 as amended (2013)³, guidelines made under or with regards to the Contaminated Land Management Act (1997)⁴ and SEPP Resilience and Hazards 2021. A list of reference documents/guidelines is included in the appendices.

³ National Environment Protection Council (NEPC), (2013). *National Environmental Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013)*. (referred to as NEPM 2013)

⁴ Contaminated Land Management Act 1997 (NSW) (referred to as CLM Act 1997)

2 SITE INFORMATION

2.1 Site Identification

Table 2-1: Site Identification

Current Site Owner (certificate of title):	Milperra Holtel Pty Limited (Lots 1 & 2 in DP205759, Lot 10 in DP255023, and Lot 2 in DP580587) Lubo Medich Holdings Pty Limited (Lots 6 & 8 DP25618)
Site Address:	76-86 Broomfield Street, 139 and 147-151 Cabramatta Road East, Cabramatta, NSW
Lot & Deposited Plan:	Lot 7 Section E in DP4420 (76 Broomfield Street) Lot 1 in DP205759 (84 Broomfield Street) Lot 2 in DP205759 (86 Broomfield Street) Lot 10 in DP255023 (84 Broomfield Street) Lot 5 in DP25618 (151 Cabramatta Road East) Lot 6 in DP25618 (151 Cabramatta Road East) Lot 7 in DP25618 (151 Cabramatta Road East) Lot 8 in DP25618 (147-149 Cabramatta Road East) Lot 2 in DP580587 (139 Cabramatta Road East) See Figure 2.
Current Land Use:	Commercial (retail, offices, restaurant, pub, etc.)
Proposed Land Use:	Mixed use (commercial/residential)
Local Government Authority (LGA):	Fairfield City Council
Current Zoning:	B4: Mixed use
Site Area (m²) (approx.):	8,000
RL (AHD in m) (approx.):	15-17
Geographical Location (decimal degrees) (approx. centre of site):	Latitude: -33.8945497 Longitude: 150.9387062

2.2 Site Location and Regional Setting

The site is located in a mixed use area of Cabramatta and is bound by Broomfield Street to the west and Cabramatta Road East to the south. The site is located approximately 1km to the south of Orphan School Creek.

2.3 Topography

The regional topography is characterised by a north facing hillside that falls towards Orphan School Creek. The site is generally flat, with a very gentle slope towards the north of up to approximately 1°. Parts of the site appear to have been levelled to accommodate the existing development.

2.4 Site Inspection

A walkover inspection of the site was undertaken by JKE on 13 April 2023. The inspection was limited to accessible areas of the site and immediate surrounds. An internal inspection of buildings was not undertaken.

A summary of the inspection findings is outlined in the following subsections:

2.4.1 Current Site Use and/or Indicators of Former Site Use

At the time of the inspection the properties within the site were being utilised for the following purposes:

- No. 76 Broomfield Street was a three storey building being utilised as tutoring offices (Lot 7 Section E in DP4420);
- No. 84 Broomfield Street comprised a single to two storey structure with Broomfield Street frontage being utilised as the Stardust Hotel and Restaurant. A laneway/driveway ran along the southern side of the building (Lot 1 in 205759) and the rear of the property comprised an on-grade open-air car park (Lot 10 in DP255023);
- No. 86 Broomfield Street comprised a single to two storey structure with Broomfield frontage and an on-grade car park at the rear. The building was being utilised as a locksmith (Lot 2 in DP205759);
- No. 151 Cabramatta Road East comprised a two storey building and included a butcher, a real estate agent, and an accountant with a laneway running along the eastern boundary (Lots 5, 6 and 7 in DP25618);
- No.147-149 Cabramatta Road East comprised two, two storey buildings. The western building extended to the end of the lot and was vacant and signage indicated it was formerly utilised as a retail store. The eastern building extended halfway into the lot and a paved on-grade parking area at the rear. The building was also vacant, however, no signage was observed (Lot 8 in DP25618); and
- No. 139 Cabramatta Road East comprised a single storey building utilised as a day and night pharmacy.

2.4.2 Buildings, Structures and Roads

The three storey structure on No.76 Broomfield Street was generally of brick construction on concrete slab with a metal roof. The driveway into the garage area was generally concrete paved.

The single to two storey club structure at No.84 Broomfield Street, was generally of brick and concrete construction on concrete slab with a metal roof. A shipping container was also present in the rear car park. The laneway/driveway was generally concrete and asphaltic concrete paved and the on-grade car park was a combination of asphaltic concrete paved and covered in loose blue metal.

The single to two storey structure at No. 86 Broomfield Street was generally of brick construction on concrete slab with a metal roof. The rear car park was concrete paved.

The two storey structure at No. 151 Cabramatta Road East was generally of brick and concrete construction with metal cladding on concrete slab with a metal roof. The lane along the eastern boundary was concrete paved.

The two storey structures at No. 147-149 Cabramatta Road East were generally of brick and concrete construction on concrete slab with metal rooves. The rear car park area of the eastern building was concrete paved.

The single storey structure at No. 139 Cabramatta Road East was generally of brick and concrete construction on concrete slab with a metal roof.

All buildings and structures inspected were of an age indicative of housing hazardous building materials (i.e. asbestos containing material, lead paint, etc.).

2.4.3 Boundary Conditions, Soil Stability and Erosion

The buildings were typically constructed up to the site boundaries along Broomfield Street and Cabramatta Road East, and surface soils were not observed.

2.4.4 Presence of Drums/Chemical Storage and Waste

Several empty commercial containers were observed at the rear of the Stardust Hotel. These were labelled as disinfectant likely used for cleaning of the hotel premises. Large general waste and recycling bins were also observed at the rear of the Stardust hotel. No other drums/chemical storage or waste was observed on the site.

2.4.5 Evidence of Cut and Fill

The rear car park to the Stardust Hotel was generally covered with loose igneous gravels (i.e. blue metal and broken down asphaltic concrete). Given the site levels and surrounding property levels, some and cut and fill on the site is considered to have taken place.

2.4.6 Visible or Olfactory Indicators of Contamination (odours, spills etc)

No visual or olfactory indicators of contamination were observed during the site inspection (but acknowledging there were access limitations).

2.4.7 Drainage and Services

Surface water would be expected to flow in keeping with the localised topography of the site, (i.e. flow to the north) and into the onsite stormwater infrastructure within the car park and paved areas.

2.4.8 Sensitive Environments

Sensitive environments such as wetlands, ponds, creeks or extensive areas of natural vegetation were not identified on site or in the immediate surrounds.

2.4.9 Landscaped Areas and Visible Signs of Plant Stress

With the exception of a garden bed constructed along the southern side of the Stardust Hotel, no other landscaped areas were observed on the site. All vegetation inspected was in good condition and no obvious indicators of stress or dieback was observed.

2.5 Surrounding Land Use

During the site inspection, JKE observed the following land uses in the immediate surrounds:

- North – Vacant lot, a residential property and a church;
- South – Cabramatta Road East and commercial properties beyond including a grocer, a pilates/yoga studio, a massage parlour and doctors' offices; and
- East – private laneway and commercial properties including doctors' offices, tutoring offices, and other retail shop fronts; and
- West – Broomfield Street with Cabramatta train station and commercial properties beyond.

JKE did not observe any land uses in the immediate surrounds that were identified as potential contamination sources for the site.

2.6 Underground Services

The 'Dial Before You Dig' (DBYD) plans were reviewed for the PSI in order to establish whether any major underground services exist at the site or in the immediate vicinity that could act as a preferential pathway for contamination migration. Major services were not identified that would be expected to act as preferential pathways for contamination migration.

2.7 Section 10.7 Planning Certificate

The section 10.7 (2 and 5) planning certificates were reviewed for the PSI. Copies of the certificates are attached in the appendices. A summary of the relevant information is outlined below:

- The land is not deemed to be: significantly contaminated; subject to a management order; subject of an approved voluntary management proposal; or subject to an on-going management order under the provisions of the CLM Act 1997;
- The land is not the subject of a Site Audit Statement (SAS);
- The land is not located within an acid sulfate soil (ASS) risk area;
- The land is not located in a heritage conservation area; and
- Additional information on all certificate notes: *Potential for Salinity - The applicant's attention is drawn to the Department of Infrastructure, Planning and Natural Resources map at the 1:100,000 scale 'Salinity Potential in Western Sydney 2002' that indicates there is potential for salinity in the Region.*

3 GEOLOGY AND HYDROGEOLOGY

3.1 Regional Geology

Regional geological information was reviewed for the PSI. The information was sourced from the Lotsearch report attached in the appendices. The report indicates that the site is underlain by Bringelly Shale of the Wianamatta Group, which typically consists of shale, carbonaceous claystone, claystone, laminite, fine to medium grained lithic sandstone, rare coal and tuff.

3.2 Soil Landscapes of Central and Eastern NSW

Soil Landscapes of Central and Eastern NSW information was reviewed for the PSI as presented in the Lotsearch report. The report indicates that the site is located within the Blacktown soil landscape. Blacktown soils are characterised by moderate erodibility with some higher local occurrences, low dispersivity and localised areas of moderate salinity.

3.3 Salinity Hazard Map

Salinity hazard information was reviewed for the PSI as presented in the Lotsearch report. The report indicated that the site is located within the area of Western Sydney included in the Salinity Potential Map. Based upon interpretation from the geological formations and soil groups presented on the map, the site is located in a region of moderate salinity potential.

The moderate classification is attributed to scattered areas of scalding and indicator vegetation, in areas where concentrations have not been mapped. Saline areas may occur in this zone, which have not been identified or may occur if risk factors change adversely.

3.4 Acid Sulfate Soil (ASS) Risk and Planning

The site is not located in an ASS risk area according to the risk maps prepared by the Department of Land and Water Conservation.

ASS information presented in the Lotsearch report indicated that the site is not located within an ASS risk area.

3.5 Hydrogeology

Hydrogeological information was reviewed for the PSI. The information was sourced from the Lotsearch report attached in the appendices. The report indicates that the regional aquifer on-site and in the areas immediately surrounding the site includes porous, extensive aquifers of low to moderate productivity. There was a total of 55 registered bores within the report buffer of 2,000m. In summary:

- The nearest registered bore was located approximately 930m from the site. This was utilised for monitoring purposes;
- The majority of the bores were registered for monitoring purposes;
- The closest bores registered for domestic or irrigation uses was 1,125m from the site; and

- The drillers log information from the closest registered bores typically identified fill and/or clay soil to depths of 5.5-14m, underlain by shale bedrock. A standing water level (SWLs) was only recorded in one bore, this was recorded at 3.7m below ground level (BGL).

The information reviewed for the PSI indicates that the subsurface conditions at the site are likely to consist of relatively low permeability (residual) soils overlying shallow bedrock. The potential for viable groundwater abstraction and use of groundwater under these conditions is considered to be low. There is a reticulated water supply in the area and consumption of groundwater is not expected to occur. Use of groundwater is not proposed as part of the development.

Considering the local topography and surrounding land features, JKE anticipate groundwater to flow towards the north.

3.6 Water Bodies

Surface water bodies were not identified in the immediate vicinity of the site. The closest surface water body is Orphan School Creek located approximately 1km to the north of the site. This is down-gradient from the site and although it is a long distance from the site, for completeness the creek is considered to be a potential receptor.

4 SITE HISTORY INFORMATION

4.1 Review of Historical Aerial Photographs

Historical aerial photographs were reviewed for the PSI. The information was sourced for the Lotsearch report. A summary of the relevant information is presented in the following table:

Table 4-1: Summary of Historical Aerial Photographs

Year	Details
1930	<p>The photograph was of poor quality.</p> <p>On-site: Several residential-type structures were visible on the Broomfield Street frontage properties, at No. 76-86 Broomfield Street. The lot in the east of the site and lots to the south of the site appeared to be vacant and grassed.</p> <p>Off-site: The surrounds appeared similar to the site and were most likely used for residential, with some commercial-type structures visible to the south-west. The train station and associated main southern railway line were also present.</p>
1943	<p>On-site: A commercial-type building was now visible on No. 147-149 Cabramatta Road East, with several small outbuilding to the rear.</p> <p>Off-site: Residential and commercial development of the surrounding properties was visible.</p>
1949	<p>The photograph was of poor quality. The site and surrounding features appeared generally similar to the previous photograph.</p>
1955, 1956	<p>On-site: A commercial type building was visible at the northern end of No. 151 Broomfield Street. This building extended out of the site to the north. Several additional outbuildings were also visible at the rear of No. 139 and 147-149 Cabramatta Road east.</p> <p>Off-site: The surrounds appeared to have undergone further commercial and residential development.</p>
1961	<p>On-site: The original residential buildings on No. 84-86 Broomfield Street had been demolished and a large development was under construction. The vacant land in the east of the site also appeared to have been cleared with scouring of the surface soils visible. It is possible that stockpiling was occurring on this area of the site</p> <p>Off-site: Further development of the surrounds was visible, including in the immediately surrounding properties along Cabramatta Road East.</p>
1965	<p>On-site: The development appeared completed on No. 84-86 Broomfield Street (consistent with existing Stardust Hotel, Restaurant and open-air car park).</p> <p>Off-site: The surrounds appeared to have undergone further commercial and residential development.</p>
1970	<p>On-site: An extension of the south-west corner building was visible (consistent with No. 151 Cabramatta Road East).</p> <p>Off-site: Demolition and clearance of numerous properties to the south of the site was visible.</p>
1978	<p>On-site: The site appeared generally similar to the previous photograph.</p>

Year	Details
	Off-site: The surrounds appeared to have undergone further commercial and residential development including the Cabramatta Road West overpass to the south of the site across the railway.
1982	On-site: The northernmost residential property had been replaced with a long rectangular building (consistent with existing No. 76 Broomfield Street). A commercial type building was now present at No. 139 Cabramatta Road East. Off-site: The surrounds appeared generally similar to the previous photograph.
1986	On-site: The site appeared generally similar to the previous photograph. Off-site: Large scale commercial development was visible to the east and west of the site.
1991 1994 2000 2007	The site and surrounding features appeared generally similar to the previous photograph.
2011	On-site: The site appeared generally similar to the previous photograph. Off-site: A large multi-storey carpark was visible to the immediate north of the site.
2016 2020 2023	The site and surrounding features appeared generally similar to the previous photograph.

4.2 Review of Historical Land Title Records

Historical land title records for Lots 1 & 2 in DP205759, Lot 10 in DP255023, Lot 2 in DP580587 and Lots 6 & 8 DP25618, were reviewed for the PSI. The record search was undertaken by InfoTrack. Copies of the title records are attached in the appendices. The title records indicate the following:

- For periods between 1924 and present day, the properties have been owned by individuals, including a depot manager, motor mechanic, builders, labourers, picture theatre proprietors, newspaper proprietors, newsagents, medical practitioners, and an orchardist;
- For periods between 1959 and present day the properties have been owned by companies including Peter Medich Holdings Pty Ltd and Lubo Medich Holdings Pty Limited, Dobell-Brown Pty Limited and the Milperra Hotel Pty Limited; and
- The current owners of the properties are noted in Section 2.1.

Ownership of the site identified individuals with the professions of motor mechanic (part of Lot 1 in DP205759 – No. 84 Broomfield Street) and orchardist (part of Lot 1 in DP205759 and Lot 2 in DP205759 - No. 84 and 86 Broomfield Street). Agricultural/horticultural activities and engine works (i.e. motor mechanic), are considered to be potentially contaminating activities under Table 1 of the Managing Land Contamination Planning Guidelines SEPP55 Remediation of Land (1998)⁵.

⁵ DUAP/EPA, (1998). *Managing Land Contamination Planning Guidelines, SEPP55 Remediation of Land* (referred to as SEPP55 Planning Guidelines)

4.3 SafeWork NSW Records

SafeWork NSW records in relation to the registered storage of dangerous goods were reviewed for No. 84 Broomfield Street, No. 86 Broomfield Street, No. 139 Cabramatta Road East, No. 147-149 Cabramatta Road East and No. 151 Cabramatta Road East for the PSI. Copies of relevant documents are attached in the appendices. The search did not identify any licences to store dangerous goods including underground fuel storage tanks (USTs), above ground storage tanks (ASTs) or chemicals at the site.

4.4 NSW EPA and Department of Defence Records

A review of the NSW EPA and Department of Defence databases was undertaken for the PSI. Information from the following databases were sourced from the Lotsearch report:

- Records maintained in relation to contaminated land under Section 58 of the CLM Act 1997;
- Records of sites notified in accordance with the Guidelines on the Duty to Report Contamination under Section 60 of the CLM Act 1997 (2015)⁶;
- Licensed activities under the Protection of the Environment Operations Act (1997)⁷;
- Sites being investigated under the NSW EPA per-and polyfluoroalkyl substances (PFAS) investigation program;
- Sites being investigated by the Department of Defence for PFAS contamination; and
- Sites being managed by the Department of Defence for PFAS contamination.

The search included the site and surrounding areas in the report buffer. A summary of the information is provided below:

Table 4-2: NSW EPA and Department of Defence Records

Records	On-site	Off-site
Records under Section 58 of the CLM Act 1997	None	None
Records under the Duty to Report Contamination under Section 60 of the CLM Act 1997	None	There were two properties listed in the report buffer. These properties were the Cabramatta Creek located approximately 845m to the south of the site and a service station located approximately 915m to the north of the site. Both properties were located on the other side of topographical rises from the site and are not considered to represent off-site sources of contamination.
Licences under the POEO Act 1997	None	Current and historical licenses were identified for several properties within the report buffer, including railway systems activities, sewage treatment and the application of herbicides along waterways. However, these activities are considered unlikely to pose a contamination risk to the site or represent an off-site source of contamination.

⁶ NSW EPA, (2015). *Guidelines on the Duty to Report Contamination under Section 60 of the CLM Act 1997*. (referred to as Duty to Report Contamination)

⁷ Protection of the Environment Operations Act 1997 (NSW) (referred to as POEO Act 1997)

Records	On-site	Off-site
Records relating to the NSW EPA PFAS Investigation Program	None	The Holsworthy Barracks, located approximately 1,400m to the south-east of the site was listed under the NSW EPA PFAS Investigation Program. This property is located on the other side of a topographical rise and is not considered to represent an off-site source of contamination.
Records relating to the Department of Defence PFAS management and investigation programs	None	None

4.5 Historical Business Directory and Additional Lotsearch Information

Historical business records and other relevant information were reviewed for the PSI. The information was sourced from the Lotsearch report and summarised in the following table:

Table 4-3: Historical Business Directory and other Records

Records	On-site	Off-site
Historical dry cleaners, motor garages and service stations	One motor garage/service station was registered on the site between 1948 and 1972. This land use at the site has the potential to represent an on-site source of contamination and has been considered in the CSM in Section 5. It is noted the report listed this as being No. 82 Broomfield Street, however the location was shown as being at what is now No. 84 and/or 86 Broomfield Street.	There were several motor garages/service station and dry cleaner businesses listed within the report buffer between 1950-1990. Of these properties, five (four dry cleaners and two motor garages/services stations) were located between 10m and 200m of the site. Due to the proximity and topographic location of these businesses, they are considered to represent potential off-site sources of contamination and have been considered in the CSM in Section 5.
Other historical businesses that could represent potential sources of contamination	None	None
National waste management site database	None	None
National liquid fuel facilities	None	There was one service station facility located approximately 235m to the south-west. This was located on the other side of a topographical rise from the site and is not considered to represent an off-site source of contamination.
Mapped heritage items	None	Various heritage items were mapped in the report buffer. These are not considered to have any relevance in the context of the PSI objectives.

Records	On-site	Off-site
Mapped ecological constraints	None	Various ecological items were mapped in the report buffer. These are not considered to have any relevance in the context of the PSI objectives.
Mapped naturally occurring asbestos	None	None

4.6 Summary of Site History Information

A time line summary of the historical land uses and activities is presented in the table below. The information is based on a weight of evidence assessment of the site history documentation and observations made by JKE.

Table 4-4: Summary of Historical Land Uses / Activities

Year(s)	On-site - Potential Land Use / Activities	Off-site - Potential Land Use / Activities
Circa 1912-1986	<ul style="list-style-type: none"> Residential; Agricultural potentially including orchards and/or market gardens/horticultural activities (circa 1912). It is noted there was no obvious evidence of these activities by the time of the 1930 aerial photograph; Motor mechanic (circa 1946 to 1972); Ongoing construction/demolition of structures; Use and impacts from hazardous building materials in former/existing structures; Filling for levelling purposes and installation of services; and Use of pesticides around site and beneath buildings and structures. 	<ul style="list-style-type: none"> Residential, commercial and infrastructure.
1986-present day	<ul style="list-style-type: none"> Commercial, open air car park and residential land uses; and Use of pesticides beneath structures and around site. 	<ul style="list-style-type: none"> Ongoing residential, commercial and infrastructure.

4.7 Integrity of Site History Information

The majority of the site history information was obtained from government organisations as outlined in the relevant sections of this report. The veracity of the information from these sources is considered to be relatively high. A certain degree of information loss can be expected given the lack of specific land use details over time. JKE have relied upon the Lotsearch report and have not independently verified any information contained within. However, it is noted that the Lotsearch report is generated based on databases maintained by various government agencies and is expected to be reliable.

5 CONCEPTUAL SITE MODEL

NEPM (2013) defines a CSM as a representation of site related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The CSM for the site is presented in the following sub-sections and is based on the site information (including the site inspection information) and the review of site history information. Reference should also be made to the figures attached in the appendices.

5.1 Potential Contamination Sources/AEC and CoPC

The potential contamination sources/AEC and CoPC are presented in the following table:

Table 5-1: Potential (and/or known) Contamination Sources/AEC and Contaminants of Potential Concern

Source / AEC	CoPC
<u>Fill material</u> – The site appears to have been historically filled to achieve the existing levels. The fill may have been imported from various sources and could be contaminated. Stockpiling was evident in the eastern part of the site (Lot 10 in DP255023) in the 1961 aerial photograph.	Heavy metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc), petroleum hydrocarbons (referred to as total recoverable hydrocarbons – TRHs), benzene, toluene, ethylbenzene and xylene (BTEX), polycyclic aromatic hydrocarbons (PAHs), organochlorine pesticides (OCPs), organophosphate pesticides (OPPs), polychlorinated biphenyls (PCBs) and asbestos.
<u>Historical mechanics workshop</u> – The title records and historical business directories indicate that a motor mechanic was likely active on part of the (Lot 1 in DP205759 – No. 84 and/or 86 Broomfield Street) between 1946 and 1972. Fuels, oils and solvents may have been used in this area of the site during this land use.	Heavy metals, TRH, BTEX, volatile organic compounds (VOCs – possibly including chlorinated solvents) and PAHs.
<u>Historical agricultural use</u> – The title records indicate that an orchardist owned part of the site (Lot 1 and 2 in DP205759) between 1921 and 1960. This area of the site may have been used for orchards and/or market garden/horticultural activities during this time, however, such uses were not obvious in the aerial photographs and it is possible that such activities did not occur. Notwithstanding, such uses could have resulted in contamination via application of pesticides, use and maintenance of machinery, and building/demolition of various structures. Irrigation pipes made from asbestos cement may also be associated with this AEC.	Heavy metals, TRH, PAHs, OCPs, PCBs and asbestos. JKE note that OCPs only became commercially available in the 1940s. Prior to this time pesticides were predominantly heavy metal compounds.
<u>Use of pesticides</u> – Pesticides may have been used beneath the buildings and/or around the site.	Heavy metals and OCPs.
<u>Hazardous Building Material</u> – Hazardous building materials may be present as a result of former building and demolition activities. These materials may also be present in the existing buildings/ structures on site.	Asbestos, lead and PCBs.

Source / AEC	CoPC
<u>Historical Off-site Dry Cleaners</u> – Several dry cleaner businesses were registered within 200m of the site between 1950 and 1990. Due to the proximity and topographic location of these businesses, they are considered to represent off-site sources of contamination due to the use of solvents and other chemicals associated with dry cleaning activities.	TRHs, BTEX, PAHs, PFAS and VOCs, including tetrachloroethene (also known as perchloroethylene - PCE) and the breakdown products trichloroethene (TCE), cis-1,2-dichloroethene (cis-DCE) and vinyl chloride (VC).
<u>Historical Off-site Motor Garages/Service Stations</u> – At least one historical motor garage/service station was registered within 20m of the site between the 1960s and 1970s. Due to the proximity and topographic location of this business, it is considered to represent an off-site source of contamination due to the potential use of fuel, oil and solvents associated with motor garage/service station activities.	Heavy metals (lead), VOCs, TRH and BTEX.

5.2 Mechanism for Contamination, Affected Media, Receptors and Exposure Pathways

The mechanisms for contamination, affected media, receptors and exposure pathways relevant to the potential contamination sources/AEC are outlined in the following CSM table:

Table 5-2: Conceptual Site Model

Potential mechanism for contamination	<p>Potential mechanisms for contamination include:</p> <ul style="list-style-type: none"> • Fill material – importation of impacted material, ‘top-down’ impacts (e.g. placement of fill, leaching from surficial material etc), or sub-surface release (e.g. impacts from buried material); • Historical mechanics workshop - ‘top-down’, spills (e.g. leaks through cracks in the pavement), or sub-surface release (e.g. from leaking separator/grease pits or sewer pipework); • Historical agricultural use – ‘top-down’ and spills (e.g. application of pesticides, refuelling or repairing machinery, and other activities at the ground surface level); • Use of pesticides – ‘top-down’ and spills (e.g. during normal use, application and/or improper storage); • Hazardous building materials – ‘top-down’ (e.g. demolition resulting in surficial impacts in unpaved areas); and • Off-site land uses – ‘top-down’, spill or sub-surface release. Impacts to the site could occur via migration of contaminated groundwater.
Affected media	Soil, soil vapour and groundwater have been identified as potentially affected media.
Receptor identification	<p>Human receptors include site occupants/users (including adults and children), construction workers and intrusive maintenance workers. Off-site human receptors include adjacent land users, and groundwater users in down gradient water bodies.</p> <p>Ecological receptors include terrestrial organisms and plants within unpaved areas (including the proposed landscaped areas), and freshwater ecology in School Orphan Creek.</p>

Potential exposure pathways	<p>Potential exposure pathways relevant to the human receptors include ingestion, dermal absorption and inhalation of dust (all contaminants) and vapours (volatile TRH, naphthalene and BTEX). The potential for exposure would typically be associated with the construction and excavation works, and future use of the site. Potential exposure pathways for ecological receptors include primary contact and ingestion.</p> <p>Exposure during future site use could occur via direct contact with soil in unpaved areas such as gardens, inhalation of airborne asbestos fibres during soil disturbance, or inhalation of vapours within enclosed spaces such as buildings and basements. Contact with groundwater is not expected in the context of the proposed land use. However, it is not clear whether the basement will be a tanked structure or whether it will be drained. Further consideration of the CSM will be needed in this regard if there is a drained basement and/or any proposed groundwater harvesting and re-use associated with the basement.</p> <p>Potential exposure pathways to groundwater (for human receptors) would be via vapour intrusion, or potential primary/secondary contact with groundwater during construction or if groundwater migrates off-site and enters the down-gradient water bodies which could be utilised for recreation (although unlikely). Exposure to ecological receptors could also occur in down-gradient water bodies.</p>
Potential exposure mechanisms	<p>The following have been identified as potential exposure mechanisms for site contamination:</p> <ul style="list-style-type: none"> • Vapour intrusion into the proposed basement and/or building (either from soil contamination or volatilisation of contaminants from groundwater); • Contact (dermal, ingestion or inhalation) with exposed soils in landscaped areas and/or unpaved areas; • Contact with groundwater during construction or in a drained basement scenario; and • Migration of groundwater off-site and into nearby water bodies, including aquatic ecosystems and possibly recreational water bodies.
Presence of preferential pathways for contaminant movement	<p>Local services (i.e. those not shown on the BYDA plans) such as stormwater pipe trenches could act as preferential pathways for contaminant migration. This could occur through fill soil and/or via groundwater/seepage. This would be dependent on the contaminant type and transport mechanisms.</p>

5.3 Assessment of Data Gaps

JKE has undertaken a preliminary data gap analysis based on the findings of the PSI. The data gaps and comments are outlined in the following table:

Table 5-3: Data Gap Assessment

Data Gap	JKE Comments
Historical land titles search was limited to five lots	Review of historical title records was limited to six of the nine lots based on the site inspection. JKE is of the opinion that the land titles for the selected lots are likely to be representative of the site.
Council Records	The review of council records was limited to planning-related information within the section 10.7 certificates and/or within the Local Environmental Plan (as outlined in the Lotsearch report). JKE is of the opinion that further review of

Data Gap	JKE Comments
	council records such as building approval and development application records is unlikely to identify any information that would alter the outcome of the assessment at this stage. However, this data gap should still be addressed during subsequent detailed investigation stage of the project.
Sampling/analysis of media	Sampling and analysis of media identified in the CSM was not undertaken for the PSI. Recommendations to address this data gap have been included in this report.

6 CONCLUSIONS

6.1 Contamination Sources/AEC and Potential for Site Contamination

Based on the scope of work undertaken for this PSI, JKE identified the following potential contamination sources/AEC:

- Fill material;
- Historical motor mechanic use;
- Potential historical agricultural use (orchards and/or market gardens/horticultural activities);
- Use of pesticides;
- Hazardous building materials in former and existing buildings and structures; and
- Off-site land uses (including dry cleaner business and motor garage/service station).

Considering the above, and based on a qualitative assessment of various lines of evidence as discussed throughout this report, JKE is of the opinion that there is a potential for site contamination.

6.2 Need for Further Investigation

Based on the potential contamination sources/AEC identified, and the potential for contamination, further investigation of the contamination conditions is considered to be required.

The site (at least in part), has been used for a motor mechanic business and possibly also for agricultural purposes (possibly including orchards and/or market gardens/horticultural activities) which are listed in Table 1 of the SEPP55 Planning Guidelines as activities that may cause contamination (i.e. engine works and agricultural/horticultural activities). On this basis, a detailed (Stage 2) site investigation (DSI) is required. We also note that a DSI will be required to establish whether the site is either suitable in its current state, or whether it needs to be remediated, with regards to Clause 4.6 of State Environmental Planning Policy (Resilience and Hazards) 2021⁸ (formerly known as SEPP55). The consent authority must consider this in determining future development applications (DAs).

6.3 Conclusions and Recommendations

JKE is of the opinion that the historical land uses and potential sources of contamination identified would not preclude the proposed development. The following is recommended to better assess the risks associated with potential contamination at the site:

- A preliminary intrusive investigation should be undertaken as a first step to make an initial assessment of the soil and groundwater contamination conditions and better inform the scope of DSI;
- A detailed (Stage 2) site investigation (DSI) should be undertaken to characterise the site contamination conditions and establish whether the site is suitable for the proposed development, or whether remediation is required. The scope of work for the DSI is to consider the discussion of data gaps outlined in Section 5.3 of this report; and

- A hazardous building materials survey should be undertaken prior to demolition of the buildings. Following demolition of the buildings (and preferably prior to removal of the hardstand), an asbestos clearance certificate should be obtained.

JKE also recommend that a waste classification be undertaken to classify material to be excavated for the proposed development. Fill and contaminated soil disposal costs are significant and should be assessed at an early stage of the project.

We note that the Section 10.7 certificate indicated that the site is within a region of known salinity. We recommend that contamination and salinity investigations occur concurrently to provide an overall cost saving compared to carrying out these investigations separately (as recommended above).

JKE consider that the PSI objectives outlined in Section 1.2 have been addressed.

7 LIMITATIONS

The following limitation apply to this investigation:

- JKE accepts no responsibility for any unidentified contamination issues at the site. Any unexpected problems/subsurface features that may be encountered during development works should be inspected by an environmental consultant as soon as possible;
- Previous use of this site may have involved excavation for the foundations of buildings, services, and similar facilities. In addition, unrecorded excavation and burial of material may have occurred on the site. Backfilling of excavations could have been undertaken with potentially contaminated material that may be discovered in discrete, isolated locations across the site during construction work;
- This report has been prepared based on site conditions which existed at the time of the investigation; scope of work and limitation outlined in the JKE proposal; and terms of contract between JKE and the client (as applicable);
- The conclusions presented in this report are based on investigation of conditions at specific locations, chosen to be as representative as possible under the given circumstances, visual observations of the site and immediate surrounds and documents reviewed as described in the report;
- This report has been prepared in accordance with accepted practice for environmental consultants, with reference to applicable environmental regulatory authority and industry standards, guidelines and the assessment criteria outlined in the report;
- Where information has been provided by third parties, JKE has not undertaken any verification process, except where specifically stated in the report;
- JKE has not investigated off-site areas that may be potential contamination sources or may have been impacted by site contamination, except where specifically stated in the report;
- JKE accept no responsibility for potentially asbestos containing materials that may exist at the site. These materials may be associated with demolition of pre-1990 constructed buildings or fill material at the site;
- JKE have not and will not make any determination regarding finances associated with the site;
- Additional investigation work may be required in the event of changes to the proposed development or landuse. JKE should be contacted immediately in such circumstances; and
- This report has been prepared for the particular project described and no responsibility is accepted for the use of any part of this report in any other context or for any other purpose.

Important Information About This Report

These notes have been prepared by JKE to assist with the interpretation of this report.

The Report is based on a Unique Set of Project Specific Factors:

This report has been prepared in response to specific project requirements as stated in the JKE proposal document which may have been limited by instructions from the client. This report should be reviewed, and if necessary, revised if any of the following occur:

- The proposed land use is altered;
- The defined subject site is increased or sub-divided;
- The proposed development details including size, configuration, location, orientation of the structures or landscaped areas are modified;
- The proposed development levels are altered, eg addition of basement levels; or
- Ownership of the site changes.

JKE will not accept any responsibility whatsoever for situations where one or more of the above factors have changed since completion of the assessment. If the subject site is sold, ownership of the assessment report should be transferred by JKE to the new site owners who will be informed of the conditions and limitations under which the assessment was undertaken. No person should apply an assessment for any purpose other than that originally intended without first conferring with the consultant.

Changes in Subsurface Conditions:

Subsurface conditions are influenced by natural geological and hydrogeological process and human activities. Groundwater conditions are likely to vary over time with changes in climatic conditions and human activities within the catchment (e.g. water extraction for irrigation or industrial uses, subsurface waste water disposal, construction related dewatering). Soil and groundwater contaminant concentrations may also vary over time through contaminant migration, natural attenuation of organic contaminants, ongoing contaminating activities and placement or removal of fill material. The conclusions of an assessment report may have been affected by the above factors if a significant period of time has elapsed prior to commencement of the proposed development.

This Report is based on Professional Interpretations of Factual Data:

Site assessments identify actual subsurface conditions at the actual sampling locations at the time of the investigation. Data obtained from the sampling and subsequent laboratory analyses, available site history information and published regional information is interpreted by geologists, engineers or environmental scientists and opinions are drawn about the overall subsurface conditions, the nature and extent of contamination, the likely impact on the proposed development and appropriate remediation measures.

Actual conditions may differ from those inferred, because no professional, no matter how qualified, and no subsurface exploration program, no matter how comprehensive, can reveal what is hidden by earth, rock and time. The actual interface between materials may be far more gradual or abrupt than an assessment indicates. Actual conditions in areas not sampled may differ from predictions. Nothing can be done to prevent the unanticipated, but steps can be taken to help minimise the impact. For this reason, site owners should retain the services of their consultants throughout the development stage of the project, to identify variances, conduct additional tests which may be needed, and to recommend solutions to problems encountered on site.

Investigation Limitations:

Although information provided by an investigation can reduce exposure to the risk of the presence of contamination, no investigation can eliminate the risk. Even a rigorous professional assessment may not detect all contamination on a site. Contaminants may be present in areas that were not surveyed or sampled, or may migrate to areas which showed no signs of contamination when sampled. Contaminant analysis cannot possibly cover every type of contaminant which may occur; only the most likely contaminants are screened.

Misinterpretation of Reports by Design Professionals:

Costly problems can occur when design professionals develop plans based on misinterpretation of the report. To minimise problems associated with misinterpretations, the environmental consultant should be retained to work with appropriate professionals to explain relevant findings and to review the adequacy of plans and specifications relevant to contamination issues.

Logs Should not be Separated from the Report:

Borehole and test pit logs are prepared by environmental scientists, engineers or geologists based upon interpretation of field conditions and laboratory evaluation of field samples. Logs are normally provided in our reports and these should not be re-drawn for inclusion in site remediation or other design drawings, as subtle but significant drafting errors or omissions may occur in the transfer process. Photographic reproduction can eliminate this problem, however contractors can still misinterpret the logs during bid preparation if separated from the text of the assessment. If this occurs, delays, disputes and unanticipated costs may result. In all cases it is necessary to refer to the rest of the report to obtain a proper understanding of the assessment. Please note that logs with the 'Environmental Log' header are not suitable for geotechnical purposes as they have not been peer reviewed by a Senior Geotechnical Engineer.

To reduce the likelihood of borehole and test pit log misinterpretation, the complete report should be available to persons or organisations involved in the project, such as contractors, for their use. Denial of such access and disclaiming responsibility for the accuracy of subsurface information does not insulate an owner from the attendant liability. It is critical that the site owner provides all available site information to persons and organisations such as contractors.

Read Responsibility Clauses Closely:

As the investigation is based extensively on judgement and opinion, it is necessarily less exact than other disciplines. This situation has resulted in wholly unwarranted claims being lodged against consultants. To help prevent this problem, model clauses have been developed for use in written transmittals. These are definitive clauses designed to indicate consultant responsibility. Their use helps all parties involved recognise individual responsibilities and formulate appropriate action. Some of these definitive clauses are likely to appear in the report, and you are encouraged to read them closely.



Appendix A: Report Figures



AERIAL IMAGE SOURCE: MAPS.AU.NEARMAP.COM

Title:

SITE LOCATION PLAN

Location: 76-86 BROOMFIELD STREET, 139 AND 147-151 CABRAMATTA ROAD EAST, CABRAMATTA, NSW

Project No: E35971PT

Figure No:

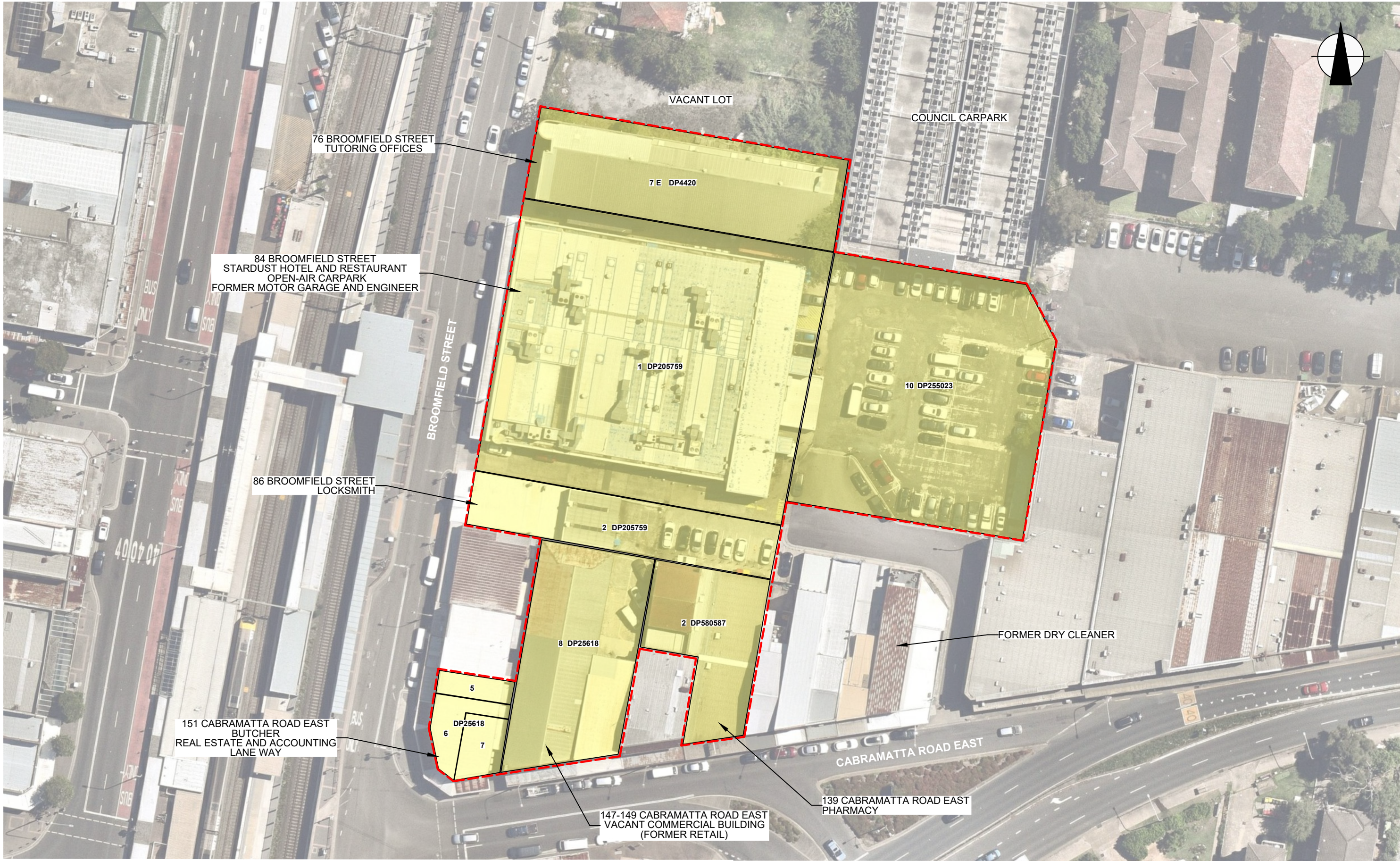
1

This plan should be read in conjunction with the Environmental report.

JKEnvironments

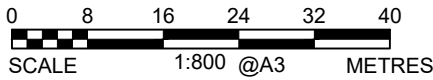


PLOT DATE: 5/05/2023 10:04:20 AM DWG FILE: K:\5C EIS JOBS\3500\5E3597\PT CABRAMATTA CAD\E35971PT.DWG © JK ENVIRONMENTS



LEGEND
--- APPROXIMATE SITE BOUNDARY

AERIAL IMAGE SOURCE: MAPS.AU.NEARMAP.COM



This plan should be read in conjunction with the Environmental report.

Title: SITE FEATURES PLAN	
Location: 76-86 BROOMFIELD STREET, 139 AND 147-151 CABRAMATTA ROAD EAST, CABRAMATTA, NSW	
Project No: E35971PT	Figure No: 2
JKEnvironments	





Appendix B: Site History Information



Lotsearch Environmental Risk and Planning Report



LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 11 Apr 2023 12:33:45

Reference: LS042361 EP

**Address: 76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East,
Cabramatta, NSW 2166**

Disclaimer:

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features.

You should obtain independent advice before you make any decision based on the information within the report.

The detailed terms applicable to use of this report are set out at the end of this report.

Dataset Listing

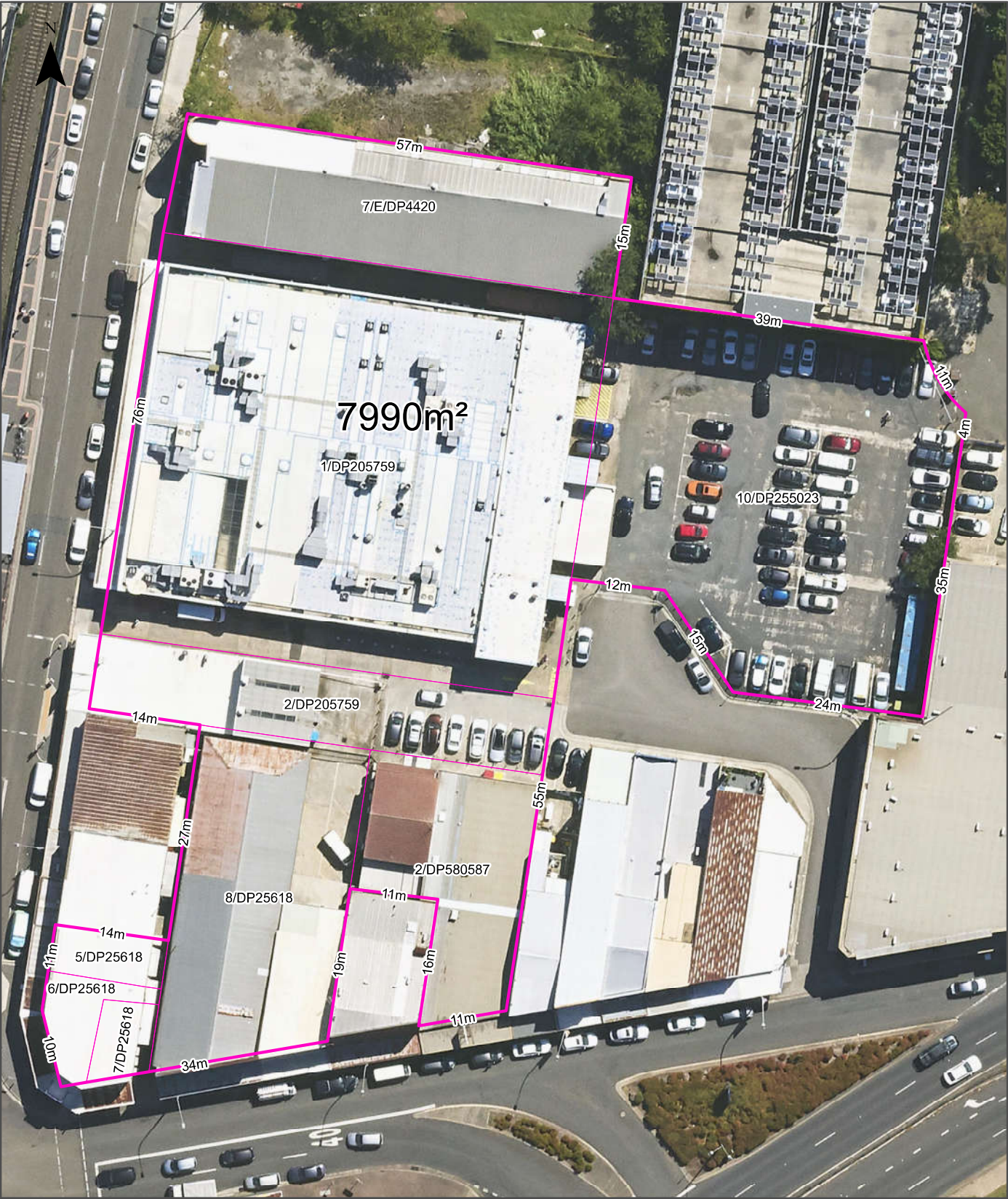
Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Customer Service - Spatial Services	14/02/2023	14/02/2023	Quarterly	-	-	-	-
Topographic Data	NSW Department of Customer Service - Spatial Services	22/08/2022	22/08/2022	Annually	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	24/03/2023	10/03/2023	Monthly	1000m	0	0	2
Contaminated Land Records of Notice	Environment Protection Authority	30/03/2023	30/03/2023	Monthly	1000m	0	0	0
Former Gasworks	Environment Protection Authority	06/12/2022	14/07/2021	Quarterly	1000m	0	0	0
National Waste Management Facilities Database	Geoscience Australia	26/05/2022	07/03/2017	Annually	1000m	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	23/08/2022	13/07/2012	Annually	1000m	0	0	1
EPA PFAS Investigation Program	Environment Protection Authority	29/03/2023	23/09/2022	Monthly	2000m	0	0	1
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	14/02/2023	14/02/2023	Monthly	2000m	0	0	1
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	14/02/2023	14/02/2023	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	30/03/2023	30/03/2023	Monthly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	02/09/2022	02/09/2022	Quarterly	2000m	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority	16/02/2022	13/12/2018	Annually	1000m	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	30/03/2023	30/03/2023	Monthly	1000m	0	2	2
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority	30/03/2023	30/03/2023	Monthly	1000m	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	30/03/2023	30/03/2023	Monthly	1000m	0	1	7
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150m	101	384	495
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150m	-	113	221
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500m	34	79	168
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500m	-	20	173
Points of Interest	NSW Department of Customer Service - Spatial Services	19/10/2022	19/10/2022	Quarterly	1000m	0	3	66
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	19/10/2022	19/10/2022	Quarterly	1000m	0	0	0
Tanks (Points)	NSW Department of Customer Service - Spatial Services	19/10/2022	19/10/2022	Quarterly	1000m	0	0	0
Major Easements	NSW Department of Customer Service - Spatial Services	16/02/2023	16/02/2023	Quarterly	1000m	0	0	6
State Forest	Forestry Corporation of NSW	16/08/2022	14/08/2022	Annually	1000m	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment & Heritage	16/02/2023	31/12/2022	Annually	1000m	0	0	0
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	29/08/2022	19/08/2019	As required	1000m	1	1	1
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018	NSW Department of Planning, Industry and Environment	28/03/2022	23/02/2018	Annually	1000m	0	0	0
National Groundwater Information System (NGIS) Boreholes	Bureau of Meteorology; Water NSW	14/02/2023	14/02/2023	Annually	2000m	0	0	55

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
NSW Seamless Geology Single Layer: Rock Units	Department of Regional NSW	17/02/2022	01/05/2021	Annually	1000m	1	1	5
NSW Seamless Geology – Single Layer: Trendlines	Department of Regional NSW	17/02/2022	01/05/2021	Annually	1000m	0	0	1
NSW Seamless Geology – Single Layer: Geological Boundaries and Faults	Department of Regional NSW	17/02/2022	01/05/2021	Annually	1000m	0	0	0
Naturally Occurring Asbestos Potential	NSW Dept. of Industry, Resources & Energy	04/12/2015	24/09/2015	Unknown	1000m	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	19/05/2017	17/02/2011	As required	1000m	1	1	3
Soil Landscapes of Central and Eastern NSW	NSW Department of Planning, Industry and Environment	18/08/2022	27/07/2020	Annually	1000m	1	1	2
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Industry and Environment	28/02/2023	02/12/2022	Monthly	500m	0	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000m	1	1	2
Dryland Salinity - National Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	None planned	1000m	0	0	0
Dryland Salinity Potential of Western Sydney	NSW Department of Planning, Industry and Environment	12/05/2017	01/01/2002	None planned	1000m	1	1	3
Mining Subsidence Districts	NSW Department of Customer Service - Subsidence Advisory NSW	14/02/2023	14/02/2023	Quarterly	1000m	0	0	0
Current Mining Titles	NSW Department of Industry	13/02/2023	13/02/2023	Monthly	1000m	0	0	0
Mining Title Applications	NSW Department of Industry	13/02/2023	13/02/2023	Monthly	1000m	0	0	0
Historic Mining Titles	NSW Department of Industry	13/02/2023	13/02/2023	Monthly	1000m	12	12	13
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Industry and Environment	15/11/2021	07/12/2018	Monthly	1000m	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Industry and Environment	15/12/2022	02/12/2022	Monthly	1000m	1	8	62
Commonwealth Heritage List	Australian Government Department of the Agriculture, Water and the Environment	03/06/2022	13/04/2022	Annually	1000m	0	0	0
National Heritage List	Australian Government Department of the Agriculture, Water and the Environment	03/06/2022	13/04/2022	Annually	1000m	0	0	1
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	18/10/2022	01/07/2022	Quarterly	1000m	0	0	0
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Industry and Environment	28/02/2023	17/02/2023	Monthly	1000m	0	1	13
Bush Fire Prone Land	NSW Rural Fire Service	04/04/2023	25/10/2022	Weekly	1000m	0	0	3
Native Vegetation of the Sydney Metropolitan Area	NSW Office of Environment & Heritage	01/03/2017	16/12/2016	Annually	1000m	0	0	11
Ramsar Wetlands of Australia	Australian Government Department of Agriculture, Water and the Environment	28/03/2022	19/03/2020	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	28/10/2022	26/10/2022	Annually	1000m	0	0	0
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	28/10/2022	26/10/2022	Annually	1000m	0	0	0
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	04/04/2023	04/04/2023	Weekly	10000m	-	-	-

Site Diagram

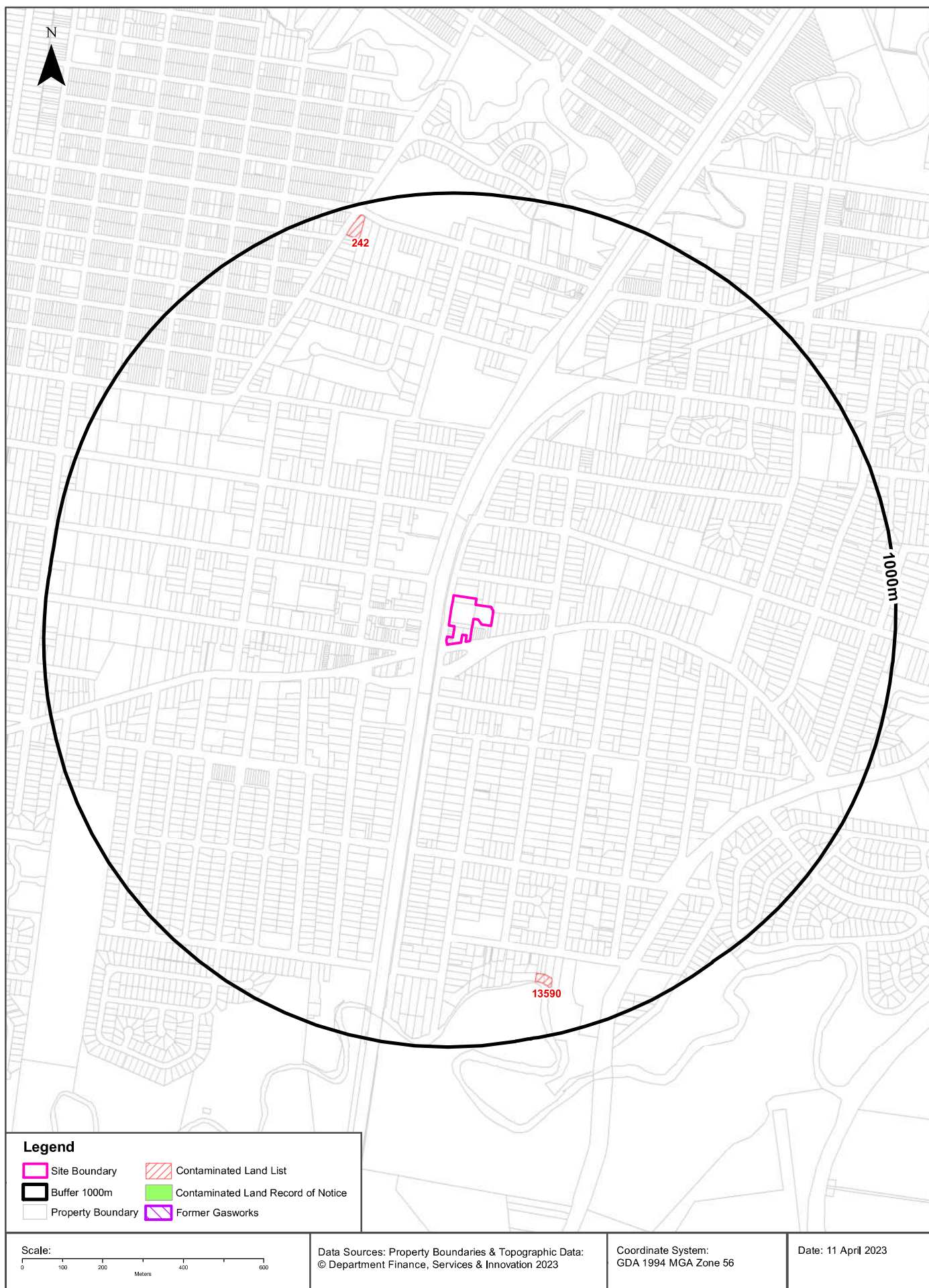
76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



Legend <div><div></div> Site Boundary</div> <div><div></div> Internal Parcel Boundaries</div>	Total Area: 7990m ² Total Perimeter: 512m <small>Disclaimers:</small> Measurements are approximate only and may have been simplified or smaller lengths removed for readability. Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.	Scale: 0 15 30 Meters Data Source Aerial Imagery: © Aerometrex Pty Ltd Coordinate System: GDA 1994 MGA Zone 56 Date: 11 April 2023
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Contaminated Land

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



Contaminated Land

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166

List of NSW contaminated sites notified to EPA

Records from the NSW EPA Contaminated Land list within the dataset buffer:

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist	Direction
13590	Cabramatta Creek	17 A and 19A Liverpool Street	CABRAMATTA	Unclassified	Regulation under CLM Act not required	Current EPA List	Premise Match	843m	South
242	Former Mobil Service Station	96 Canley Vale Road	Canley Vale	Service Station	Regulation under CLM Act not required	Current EPA List	Premise Match	915m	North

The values within the EPA site management class in the table above, are given more detailed explanations in the table below:

EPA site management class	Explanation
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the Environmental Planning and Assessment Act 1979 (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination currently regulated under CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record of Notices.
Contamination currently regulated under POEO Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. Management of the contamination is regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA's regulatory actions under the POEO Act are available on the POEO public register.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the Protection of the Environment Operations Act 1997 (POEO Act).
Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the Environmental Planning and Assessment Act 1979 (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record of Notices.
Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997. A regulatory approach is being finalised.
Regulation under the CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the Contaminated Land Management Act 1997 is not required.
Under assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or Protection of the Environment Operations Act 1997. Alternatively, the EPA may require information via a notice issued under s77 of the Contaminated Land Management Act 1997 or issue a Preliminary Investigation Order.

NSW EPA Contaminated Land List Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Contaminated Land

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166

Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

Map Id	Name	Address	Suburb	Notices	Area No	Location Confidence	Distance	Direction
N/A	No records in buffer							

Contaminated Land Records of Notice Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Terms of use and disclaimer for Contaminated Land: Record of Notices, please visit

<http://www.epa.nsw.gov.au/clm/clmdisclaimer.htm>

Former Gasworks

Former Gasworks within the dataset buffer:

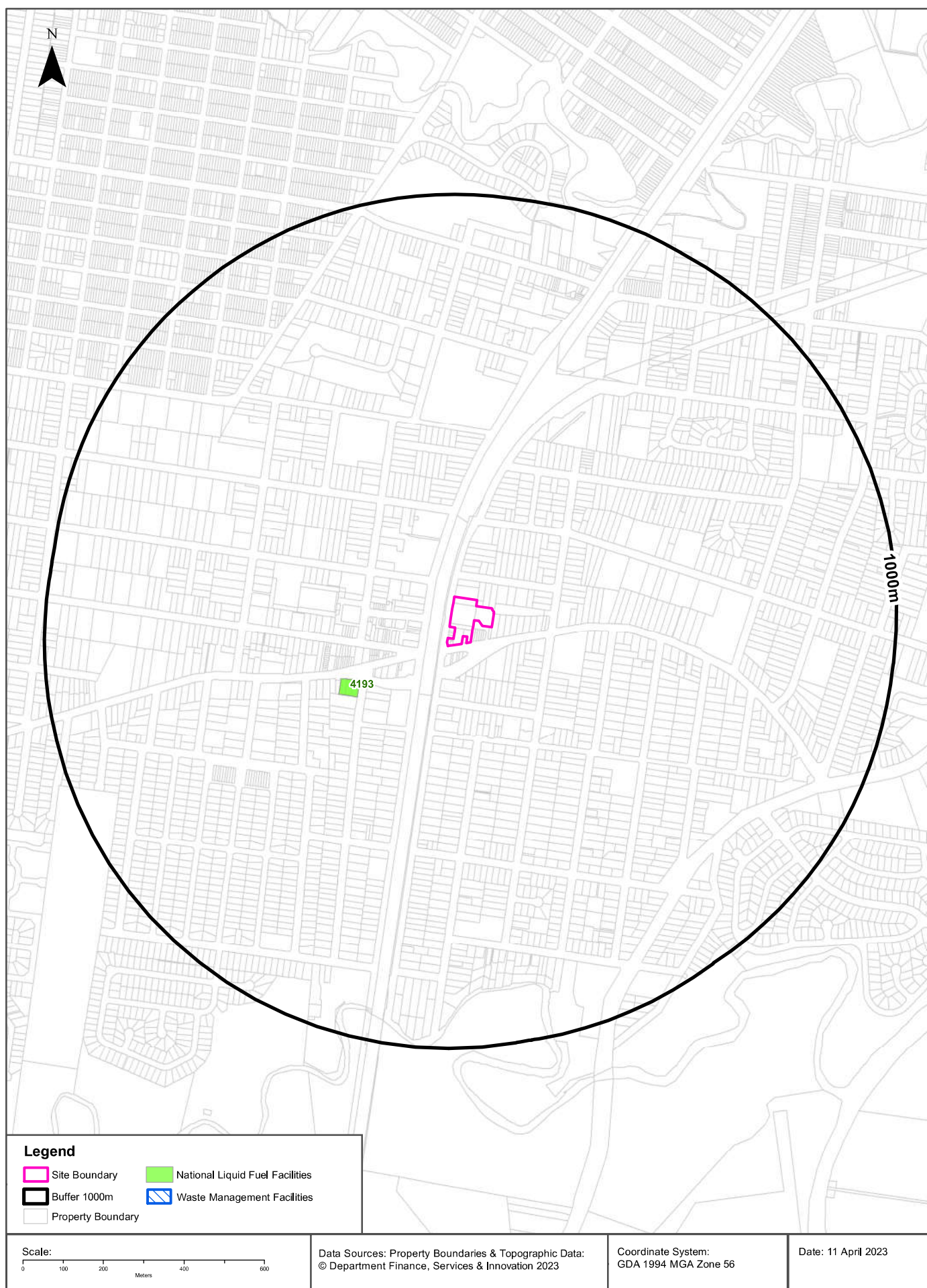
Map Id	Location	Council	Further Info	Location Confidence	Distance	Direction
N/A	No records in buffer					

Former Gasworks Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Waste Management & Liquid Fuel Facilities

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



Waste Management & Liquid Fuel Facilities

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166

National Waste Management Site Database

Sites on the National Waste Management Site Database within the dataset buffer:

Site Id	Owner	Name	Address	Suburb	Class	Landfill	Reprocess	Transfer	Comments	Loc Conf	Dist	Direction
N/A	No records in buffer											

Waste Management Facilities Data Source: Geoscience Australia
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National Liquid Fuel Facilities

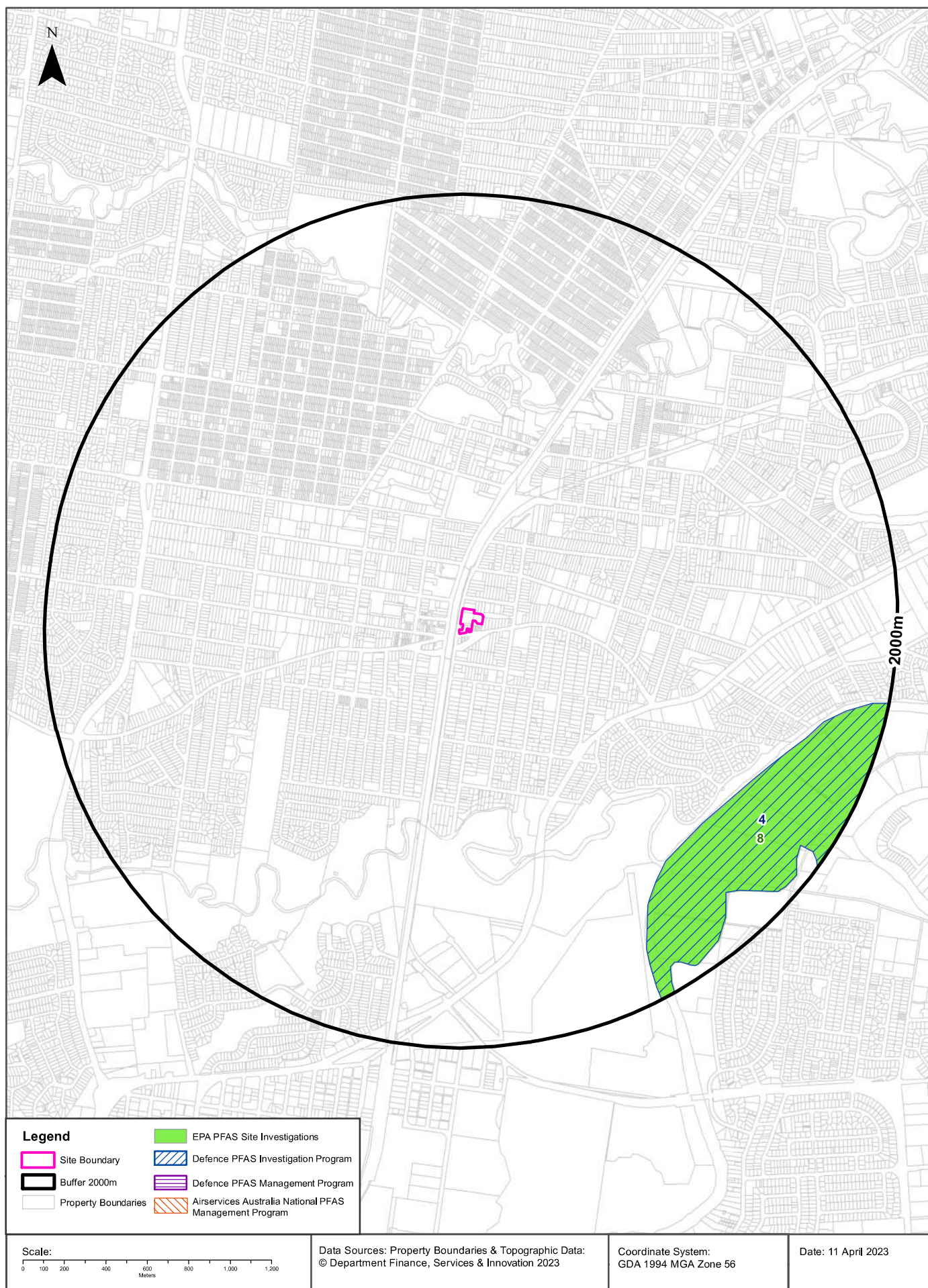
National Liquid Fuel Facilities within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Direction
4193	BP	BP Railway	208-220 Cabramatta Road West	Cabramatta	Petrol Station	Operational		25/07/2011	Premise Match	238m	South West

National Liquid Fuel Facilities Data Source: Geoscience Australia
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PFAS Investigation & Management Programs

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



PFAS Investigation & Management Programs

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166

EPA PFAS Investigation Program

Sites that are part of the EPA PFAS investigation program, within the dataset buffer:

Map ID	Site	Address	Loc Conf	Dist	Dir
8	Holsworthy Barracks (including Liverpool Fire Station)	Macarthur Drive, Holsworthy, 2173	Premise Match	1432m	South East

EPA PFAS Investigation Program: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Defence PFAS Investigation Program

Sites being investigated by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
4	Holsworthy Barracks	Holsworthy, New South Wales	Premise Match	1432m	South East

Defence PFAS Investigation Program Data Custodian: Department of Defence, Australian Government

Defence PFAS Management Program

Sites being managed by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Management Program Data Custodian: Department of Defence, Australian Government

Airservices Australia National PFAS Management Program

Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

Map ID	Site Name	Impacts	Loc Conf	Dist	Dir
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166

Defence 3 Year Regional Contamination Investigation Program

Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

Property ID	Base Name	Address	Known Contamination	Loc Conf	Dist	Dir
N/A	No records in buffer					

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

EPA Other Sites with Contamination Issues

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166

EPA Other Sites with Contamination Issues

This dataset contains other sites identified on the EPA website as having contamination issues. This dataset currently includes:

- James Hardie asbestos manufacturing and waste disposal sites
- Radiological investigation sites in Hunter's Hill
- Pasminco Lead Abatement Strategy Area

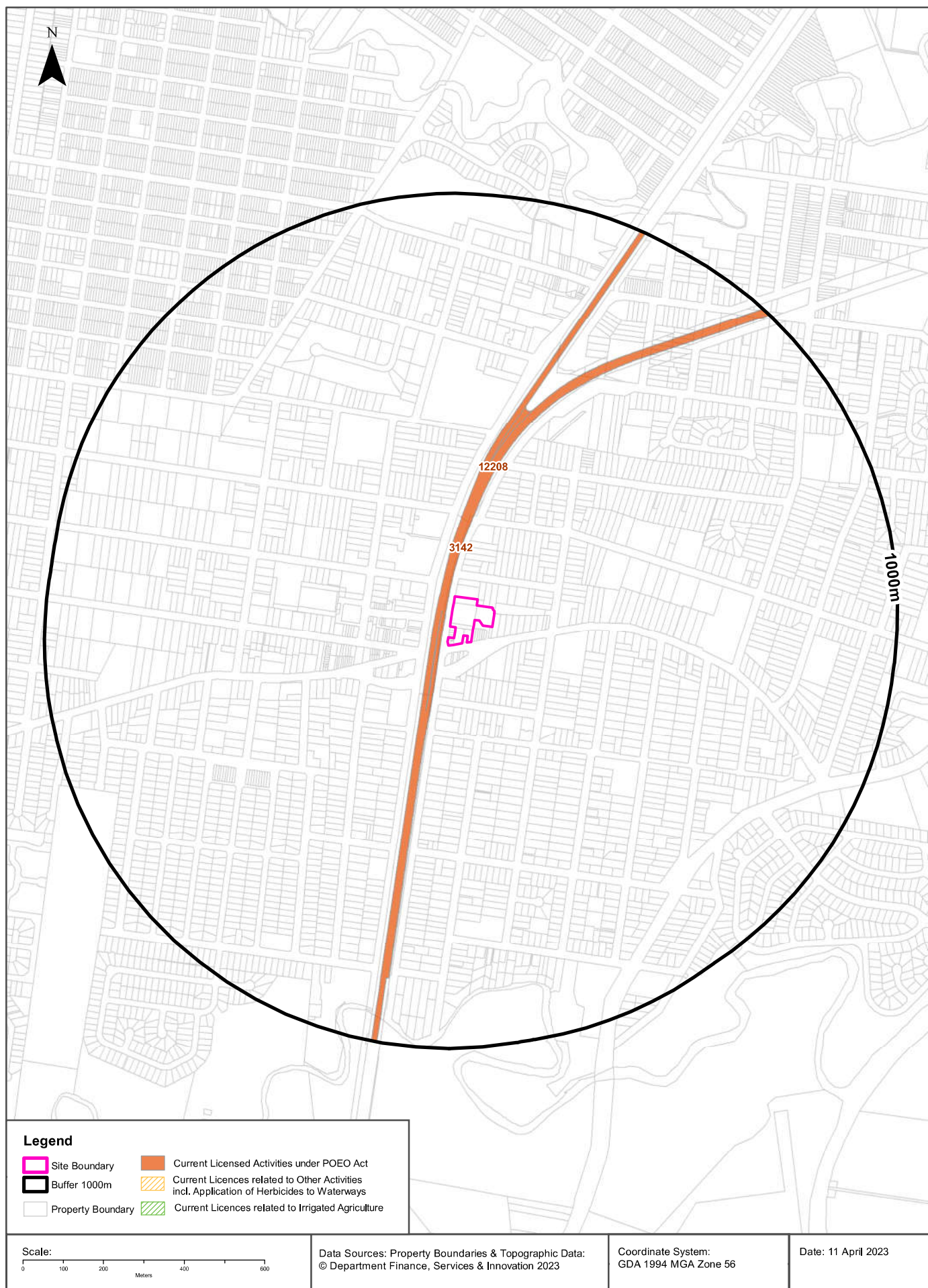
Sites within the dataset buffer:

Site Id	Site Name	Site Address	Dataset	Comments	Location Confidence	Distance	Direction
N/A	No records in buffer						

EPA Other Sites with Contamination Issues: Environment Protection Authority
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Current EPA Licensed Activities

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



EPA Activities

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166

Licensed Activities under the POEO Act 1997

Licensed activities under the Protection of the Environment Operations Act 1997, within the dataset buffer:

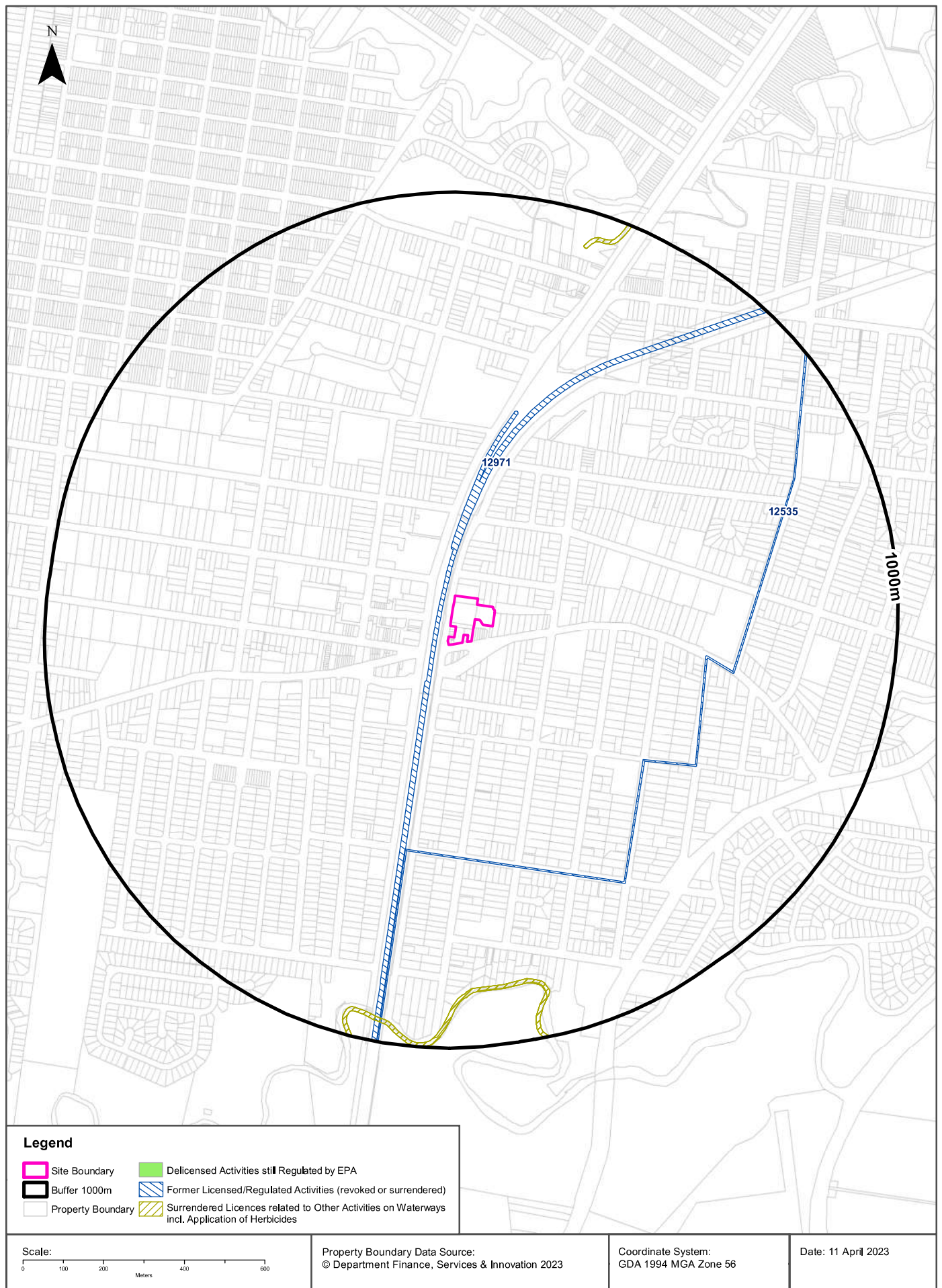
EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
3142	AUSTRALIAN RAIL TRACK CORPORATION LIMITED		AUSTRALIAN RAIL TRACK CORPORATION (ARTC) NETWORK, SYDNEY, NSW 2001		Railway systems activities	Network of Features	16m	North
12208	SYDNEY TRAINS		SYDNEY TRAINS, HAYMARKET, NSW 1238		Railway systems activities	Network of Features	24m	North

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Delicensed & Former Licensed EPA Activities

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



EPA Activities

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166

Delicensed Activities still regulated by the EPA

Delicensed activities still regulated by the EPA, within the dataset buffer:

Licence No	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
N/A	No records in buffer							

Delicensed Activities Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Former Licensed Activities under the POEO Act 1997, now revoked or surrendered

Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the dataset buffer:

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
12971	AUSTRALIAN RAIL TRACK CORPORATION LIMITED	Amy Street Berala to Menangle Road Glen Alpine , BERALA, NSW 2141	Surrendered	26/11/2008	Railway systems activities	Network of Features	24m	North West
12535	CPB CONTRACTORS PTY LIMITED	LIVERPOOL-ASHFIELD PIPELINE LOCATED ALONG VARIOUS STREETS FROM LIVERPOOL TO, ASHFIELD, NSW, 2131	Surrendered	25/09/2006	Sewage treatment processing by small plants	Premise Match	499m	South East
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	849m	South
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered	07/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	849m	South
5150	FAIRFIELD CITY COUNCIL	WATERWAYS OF FAIRFIELD CITY COUNCIL - FAIRFIELD NSW 2165	Surrendered	17/08/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	849m	South
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered	09/11/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	849m	South
5176	LIVERPOOL CITY COUNCIL	WATERWAYS OF LIVERPOOL CITY	Surrendered	17/04/2001	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	859m	South

Former Licensed Activities Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Historical Business Directories

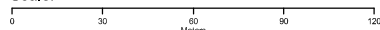
76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



Legend

- Site Boundary
- Buffer 150m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- ▲ Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale:



Coordinate System:
GDA 1994 MGA Zone 56

Date: 11 April 2023

Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018

Historical Business Directories

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166

Business Directory Records 1950-1991 Premise or Road Intersection Matches

Universal Business Directory records from years 1991, 1986, 1982, 1978, 1975, 1970, 1965, 1961 & 1950, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	Real Estate Agents	Cabramatta Agencies, 155 Cabramatta Rd., Cabramatta. 2166	97469	1991	Premise Match	0m	On-site
	AUCTIONEERS REAL ESTATE	Cabramatta Agencies, 155 Cabramatta Rd., Cabramatta. 2166	4364	1986	Premise Match	0m	On-site
	REAL ESTATE AGENTS.	Cabramatta Agencies, 155 Cabramatta Rd., Cabramatta. 2166	79219	1986	Premise Match	0m	On-site
	STOCK &/OR STATION AGENTS.	Cabramatta Agencies, 155 Cabramatta Rd., Cabramatta. 2166	89459	1986	Premise Match	0m	On-site
	DELICATESSENS.	David Lu Food Store, 155 Cabramatta Rd., Cabramatta. 2166	21664	1986	Premise Match	0m	On-site
	MIXED BUSINESSES.	Olympic Store, 149 Cabramatta Rd., Cabramatta. 2166	60255	1986	Premise Match	0m	On-site
	AUCTIONEERS - REAL ESTATE.(A8430)	Cabramatta Agencies, 155 Cabramatta Rd., Cabramatta. 2166.	3893	1982	Premise Match	0m	On-site
	REAL ESTATE AGENTS. (R2555)	Cabramatta Agencies, 155 Cabramatta Rd., Cabramatta. 2166.	68711	1982	Premise Match	0m	On-site
	STOCK &/OR STATION AGENTS.(S7140)	Cabramatta Agencies, 155 Cabramatta Rd., Cabramatta. 2166.	77388	1982	Premise Match	0m	On-site
	DELICATESSENS, (D1250)	Murray's Food Store, 155 Cabramatta Rd., Cabramatta. 2166.	19598	1982	Premise Match	0m	On-site
	GROCERS-RETAIL	Bills Minit Market. 149 Cabramatta Rd. East., Cabramatta. 2166	33688	1978	Premise Match	0m	On-site
	AUCTIONEERS-REAL ESTATE.	Cabramatta Agencies, 155 Cabramatta Rd., Cabramatta. 2166	3683	1978	Premise Match	0m	On-site
	REAL ESTATE AGENTS &/OR VALUERS.	Cabramatta Agencies, 155 Cabramatta Rd., Cabramatta. 2166	61458	1978	Premise Match	0m	On-site
	STOCK &/OR STATION AGENTS.	Cabramatta Agencies, 155 Cabramatta Rd., Cabramatta. 2166	68602	1978	Premise Match	0m	On-site
	ANIMAL &/OR BIRD DEALERS.	Rainbow Garden Pet Centres, 155 Cabramatta Rd., Cabramatta. 2166	2496	1978	Premise Match	0m	On-site
	AUCTIONEERS-REAL ESTATE	Cabramatta Agencies, 155 Cabramatta Rd., Cabramatta. 2166	3454	1975	Premise Match	0m	On-site
	REAL ESTATE AGENTS &/OR VALUERS.	Cabramatta Agencies., 155 Cabramatta Rd., Cabramatta. 2166	72090	1975	Premise Match	0m	On-site
	STOCK &/OR STATION AGENTS.	Cabramatta Agencies., 155 Cabramatta Rd., Cabramatta. 2166.	81102	1975	Premise Match	0m	On-site
	SOLICITORS.	Gibbs, G. J. & Co., 147 Cabramatta Rd., Cabramatta. 2166	78323	1975	Premise Match	0m	On-site
	DISCOUNT HOUSES.	New Furniture (Discounts), 149 Cabramatta Rd. East, Cabramatta. 2166	21957	1975	Premise Match	0m	On-site
	CHEMISTS-PHARMACEUTICAL	Theatre Pharmacy, 153 Cabramatta Rd., East.Cabramatta. 2166	15983	1975	Premise Match	0m	On-site
	STOCK/STATION AGENTS (S754)	Cabramatta Agencies, 155 Cabramatta Rd., Cabramatta	366021	1970	Premise Match	0m	On-site
	AUCTIONEERS-REAL ESTATE (A625)	Cabramatta Agencies., 155 Cabramatta Rd., Cabramatta	263743	1970	Premise Match	0m	On-site
	CHEMISTS-PHARMACEUTICAL	Theatre Pharmacy., 153 Cabramatta Rd., Cabramatta	281217	1970	Premise Match	0m	On-site
	Insurance Agents	Cabramatta Agencies, 155 Cabramatta Rd., Cabramatta	104134	1965	Premise Match	0m	On-site

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	STOCK/STATION AGENTS	Cabramatta Agencies, 155 Cabramatta Rd., Cabramatta	148794	1965	Premise Match	0m	On-site
	Auctioneers - Real Estate	Cabramatta Agencies., 155 Cabramatta Rd., Cabramatta	48487	1965	Premise Match	0m	On-site
	Real Estate Agents/Valuers	Cabramatta Agencies., 155 Cabramatta Rd. Cabramatta	139043	1965	Premise Match	0m	On-site
	SOLICITORS	Messner, A. D., 147 Cabramatta Rd., Cabramatta	145924	1965	Premise Match	0m	On-site
	Chemists - Pharmaceutical	Theatre Pharmacy, 153 Cabramatta Rd., Cabramatta	65685	1965	Premise Match	0m	On-site
	REAL ESTATE AGENTS/VALUERS	Cabramatta Agencies, 155 Cabramatta Rd. CABRAMATTA	365177	1961	Premise Match	0m	On-site
	INSURANCE AGENTS	Cabramatta Agencies, 155 Cabramatta Rd., Cabramatta	327717	1961	Premise Match	0m	On-site
	STOCK/STATION AGENTS	Cabramatta Agencies, 155 Cabramatta Rd., Cabramatta	254224	1961	Premise Match	0m	On-site
	AUCTIONEERS-REAL ESTATE	Cabramatta Agencies. 155 Cabramatta Rd., Cabramatta	270131	1961	Premise Match	0m	On-site
	PICTURE THEATRES	Cabramatta Royal, 145-151 Cabramatta Rd. East, Cabramatta	358399	1961	Premise Match	0m	On-site
	REAL ESTATE AGENTS/VALUERS	Caterson, R. & Co., 155 Cabramatta Rd., East Cabramatta	365178	1961	Premise Match	0m	On-site
	STOCK/STATION AGENTS	Caterson, R. D. & Co., 155 Cabramatta Rd. East, Cabramatta	254226	1961	Premise Match	0m	On-site
	CHEMISTS-PHARMACEUTICAL	Jollow's Pharmacy., 153 Cabramatta Rd. E., Cabramatta	287723	1961	Premise Match	0m	On-site
	SOLICITORS	Messner, A. D., 147 Cabramatta Rd., Cabramatta	251589	1961	Premise Match	0m	On-site
2	NEWSAGENTS.	Cabramatta East Newsagent, 96A Broomfield St., Cabramatta. 2166	69200	1986	Premise Match	0m	On-site
	DENTISTS.	Coby, M. D., 94 Broomfield St., Cabramatta. 2166	22428	1986	Premise Match	0m	On-site
	MEDICAL PRACTITIONERS.	Kaushik, N. S. & S. K., 151 Cabramatta Rd., Cabramatta. 2166	55681	1986	Premise Match	0m	On-site
	FISH MERCHANTS-RETAIL.	Tran Bros., 94 Broomfield St., Cabramatta. 2166	33293	1986	Premise Match	0m	On-site
	FRUITERERS &/OR GREENGROCERS. (F6775)	Cammar Bros., 96 Broomfield St., Cabramatta. 2166.	33398	1982	Premise Match	0m	On-site
	DENTISTS. (D1800)	Coby, M. D., 94 Broomfield St., Cabramatta. 2166.	20094	1982	Premise Match	0m	On-site
	NEWSAGENTS. (N0800)	Cosmopolitan Newsagent, 96a Broomfield St., Cabramatta. 2166.	60461	1982	Premise Match	0m	On-site
	BEAUTY SALONS &/OR LADIES HAIRDRESSERS. (B2000)	Erika Hair Stylist, 96 Broomfield St., Cabramatta. 2166.	5599	1982	Premise Match	0m	On-site
	MEDICAL PRACTITIONERS. (M2020)	Kaushik, N. S. & S. K., 151 Cabramatta Rd., Cabramatta. 2166.	48792	1982	Premise Match	0m	On-site
	DENTISTS.	Coby, M. D., 94 Broomfield St., Cabramatta. 2166	17982	1978	Premise Match	0m	On-site
	BEAUTY SALONS &/OR LADIES HAIRDRESSERS.	Erika Hair Stylist, 96 Broomfield St., Cabramatta. 2166	4968	1978	Premise Match	0m	On-site
	CHEMISTS-PHARMACEUTICAL.	Theatre Pharmacy, 96a Broomfield St., Cabramatta. 2166	13896	1978	Premise Match	0m	On-site
	DENTISTS.	Benetatos, S., 94A Broomfield Ave., Cabramatta. 2166	20764	1975	Premise Match	0m	On-site
	GROCERS-RETAIL	Cut Price Foodmarket., 151 Cabramatta Rd. East., Cabramatta. 2166	39293	1975	Premise Match	0m	On-site
	ACCOUNTANTS & AUDITORS.	Rankin, P. G. & Co., 96 Broomfield St., Cabramatta. 2166	507	1975	Premise Match	0m	On-site
	MEDICAL PRACTITIONERS.	Staden, J., 94A Broomfield St., Cabramatta. 2166.	51616	1975	Premise Match	0m	On-site
	BUTCHERS-RETAIL	Station Butchery, The, 94 Broomfield St., Cabramatta 2166	11213	1975	Premise Match	0m	On-site
	DENTISTS (D140)	Benetatos, S., 94a Broomfield Ave., Cabramatta	288371	1970	Premise Match	0m	On-site

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
2	ACCOUNTANTS & AUDITORS (A040)	Rankin, P.G. & Co., 96 Broomfield St., Cabramatta	259200	1970	Premise Match	0m	On-site
	MEDICAL PRACTITIONERS (M216)	Staden, J., 94a Broomfield St., Cabramatta	328300	1970	Premise Match	0m	On-site
	BUTCHERS-RETAIL (B860)	Station Butchery (The)., 94 Broomfield St., Cabramatta	274599	1970	Premise Match	0m	On-site
	Butchers - Retail	Australian & Continental Butchery, 94 Broomfield Ave., Cabramatta	57815	1965	Premise Match	0m	On-site
	DENTISTS	Benetatos, S., 94a Broomfield Ave., Cabramatta	73137	1965	Premise Match	0m	On-site
	Insurance Agents	Canceri, C., 94a Broomfield Ave., Cabramatta	104143	1965	Premise Match	0m	On-site
	Beauty Salons &/or Ladies Hairdressers	Helenes Beauty Salon., 94a Broomfield Ave., Cabramatta	50712	1965	Premise Match	0m	On-site
	Parcel Delivery Specialists	Ruta Gift Parcels Service (Overseas), 94a Broomfield Ave., Cabramatta	131777	1965	Premise Match	0m	On-site
3	CHEMISTS-PHARMACEUTICAL.	Cabramatta East Pharmacy, 137 Cabramatta Rd. East, Cabramatta. 2166	14025	1986	Premise Match	0m	On-site
	CHEMISTS - PHARMACEUTICAL.(C4110)	Medich, J., 137 Cabramatta Rd. East, Cabramatta. 2166.	15377	1982	Premise Match	0m	On-site
4	GROCERS-RETAIL.	Jip Hong Food Store, 86 Broomfield St., Cabramatta. 2166	40932	1986	Premise Match	0m	On-site
	FOOTWEAR RETAILERS (F5575)	Monti's Fashion Shoes, 86 Broomfield St., Cabramatta. 2166.	32525	1982	Premise Match	0m	On-site
	Radio &/or Television Sales & Servicemen	Dimarco Bros., 86 Broomfield St., Cabramatta	138107	1965	Premise Match	0m	On-site
	SPORTS GOODS RETAILERS	Dimarco Bros Branch Store, 86 Broomfield St., Cabramatta	252094	1961	Premise Match	0m	On-site
	RADIO &/OR TELEVISION SALES & SERVICEMEN	Dimarco Bros, 86 Broomfield St., Cabramatta	363985	1961	Premise Match	0m	On-site
	RADIO &/OR TELEVISION SALES & SERVICEMEN	Dimarco Bros. Pty. Ltd., 86 Broomfield St., Cabramatta	364310	1961	Premise Match	0m	On-site
	RADIO &/OR TELEVISION SALES & SERVICEMEN	Dimarco Bros., 86 Broomfield St., Cabramatta	363986	1961	Premise Match	0m	On-site
	FROCK & COAT SALONS	Regina Styles, 86 Broomfield St., Cabramatta	314447	1961	Premise Match	0m	On-site
	BABY & CHILDREN'S WEAR-RETAIL	Regina Styles, 86 Broomfield St., Cabramatta	270631	1961	Premise Match	0m	On-site
5	RESTAURANTS.	Rex's Hamburger Grill, 84 Broomfield St Cabramatta, 2166	82711	1986	Premise Match	0m	On-site
	HOTELS-LICENSED.	Stardust Hotel Motel, 80 Broomfield St., Cabramatta. 2166	47034	1986	Premise Match	0m	On-site
	MOTELS.	Stardust Hotel Motel, 80 Broomfield St., Cabramatta. 2166	60646	1986	Premise Match	0m	On-site
	LAUNDRIES &/OR LAUNDRETTES.	Westinghouse Laundromat, 84A Broomfield St., Cabramatta. 2166	51291	1986	Premise Match	0m	On-site
	RESTAURANTS. (R5180)	Haddad Hamburger Grill, 84 Broomfield St., Cabramatta. 2166.	70970	1982	Premise Match	0m	On-site
	HOTELS - LICENSED. (H7150)	Stardust Hotel Motel, 80 Broomfield St., Cabramatta. 2166.	41056	1982	Premise Match	0m	On-site
	MOTELS. (M4620)	Stardust Hotel Motel, 80 Broomfield St., Cabramatta. 2166.	53674	1982	Premise Match	0m	On-site
	LAUNDRIES &/OR LAUNDRETTES.(L1850)	Westinghouse Laundromat, 84a Broomfield St., Cabramatta. 2166.	44931	1982	Premise Match	0m	On-site
	HOTELS-LICENSED.	Stardust Hotel Motel, Broomfield St., Cabramatta. 2166	36394	1978	Premise Match	0m	On-site
	MOTELS.	Stardust Hotel Motel, Broomfield St., Cabramatta. 2166	47254	1978	Premise Match	0m	On-site
	MILK, FRUIT JUICE BARS &/OR CONFECTIONERS.	Paul's Place Milk Bar., 84 Broomfield St., Cabramatta. 2166	53726	1975	Premise Match	0m	On-site
	MOTELS	Stardust Hotel Motel., Broomfield St., Cabramatta. 2166	56041	1975	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS(M6S6)	All Suburbs Towing Service., 82 Broomfield St., CABRAMATTA	337178	1970	Premise Match	0m	On-site

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
5	CATERERS (C183)	Stardust Hotel., Broomfield St., Cabramatta	278809	1970	Premise Match	0m	On-site
	MOTELS (M442)	Stardust Hotel., Broomfield St., Cabramatta	334457	1970	Premise Match	0m	On-site
	Motor Garages & Engineers	All Suburbs Towing Service, 82 Broomfield St. Cabramatta	122328	1965	Premise Match	0m	On-site
	Caterers	Stardust Hotel, Broomfield St., Cabramatta	63609	1965	Premise Match	0m	On-site
	Motels	Stardust Hotel, Broomfield St., Cabramatta	119264	1965	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS	All Suburbs Towing Service, 82 Broomfield St. CABRAMATTA	346495	1961	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS	Fairhall, N. K., 82 Broomfield St. CABRAMATTA	347123	1961	Premise Match	0m	On-site
	MOTOR SERVICE STATIONS- PETROL, Etc.	All Suburbs Service Station (N. Fairhall, Propr.), 82 Broomfield St., Cabramatta	85747	1950	Premise Match	0m	On-site
	MOTOR SERVICE STATIONS- PETROL, Etc.	All Suburbs Service Station, (N. FAIRHALL, PROPRIETOR), 82 Broomfield St., Cabramatta	85743	1950	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS	All Suburbs Towing Service, 82 Broomfield St., Cabramatta	114831	1950	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS	Fairhall, N. K., 82 Broomfield St., Cabramatta	83731	1950	Premise Match	0m	On-site
6	MEDICAL PRACTITIONERS.	So, Gabriel, 76 Broomfield St., Cabramatta. 2166	57662	1986	Premise Match	0m	On-site
7	DENTISTS.	Benetatos, S., 90 Broomfield Ave, Cabramatta. 2166	22299	1986	Premise Match	0m	South West
	REAL ESTATE AGENTS.	Hooker, L. J. Cabramatta, 90 Broomfield St., Cabramatta. 2166	79611	1986	Premise Match	0m	South West
	DENTISTS. (D1800)	Benetatos, S., 90 Broomfield Ave., Cabramatta. 2166.	19988	1982	Premise Match	0m	South West
	REAL ESTATE AGENTS. (R2555)	Hooker, L. J. Cabramatta, 90 Broomfield St., Cabramatta. 2166.	69114	1982	Premise Match	0m	South West
	DENTISTS.	Benetatos. S., 90 Broomfield Ave, Cabramatta. 2166	17905	1978	Premise Match	0m	South West
	STOCK/STATION AGENTS (S754)	Carlo-Wilson, 90 Broomfield St., Cabramatta	366023	1970	Premise Match	0m	South West
	CAKE SHOPS & PASTRYCOOKS (C045)	Kookery Nook., 90 Broomfield Ave., Cabramatta	276640	1970	Premise Match	0m	South West
	Real Estate Agents/Valuers	Canceri-Wilson., 90a Broomfield Ave. Cabramatta	139044	1965	Premise Match	0m	South West
	Cake Shops & Pastrycooks	Kookery Nook., 90 Broomfield Ave., Cabramatta	61345	1965	Premise Match	0m	South West
8	ACCOUNTANTS & AUDITORS.	Coopers & Lybrand, 145 Cabramatta Rd. East, Cabramatta 2166	321	1986	Premise Match	0m	South
	TAXATION CONSULTANTS.	I, T.P. People, The, 143 Cabramatta Rd., Cabramatta. 2166	92291	1986	Premise Match	0m	South
	ACCOUNTANTS & AUDITORS. (A0360)	Rankin, P. G. Peel & Co., 145 Cabramatta Rd. East, Cabramatta. 2166.	801	1982	Premise Match	0m	South
	ELECTRICAL SUPPLIES &/OR APPLIANCES-RETAIL.	Cabramatta Elec. Centre, 145 Cabramatta Rd., Cabramatta. 2166	22730	1978	Premise Match	0m	South
	DRAPER-RETAIL	Davidovic, I., 141 Cabramatta Rd., East., Cabramatta. 2166	22487	1975	Premise Match	0m	South
	MIXED BUSINESSES.	Pekic, N. & M., 143 Cabramatta Rd. East., Cabramatta. 2166	55445	1975	Premise Match	0m	South
	DRAPERS-RETAIL (D540)	Davidovic, I., 141 Cabramatta Rd., East, Cabramatta	290336	1970	Premise Match	0m	South
	MIXED BUSINESSES (M408)	Pekic, N. & M., 143 Cabramatta Rd., Cabramatta	333576	1970	Premise Match	0m	South
	Sandwich & Luncheon Shops	Milano Hamburger & Sandwiches., 141 Cabramatta Rd. East., Cabramatta	142047	1965	Premise Match	0m	South
	Mixed Businesses	Pekic, N., 143 Cabramatta Rd. East, Cabramatta	118330	1965	Premise Match	0m	South

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8	GROCERS-RETAIL	"Continental Foods", 143 Cabramatta Rd. East, Cabramatta	320040	1961	Premise Match	0m	South
	JEWELLERS/WATCHMAKERS —RETAIL	Antonijevic, S., 145 Cabramatta Rd. East, Cabramatta	329021	1961	Premise Match	0m	South
	FRUITERERS/GREENGROCERS	Campisi, L., 141 Cabramatta Rd. East, Cabramatta	315133	1961	Premise Match	0m	South
	DENTISTS	Eslake, E. J., 145 Cabramatta Rd., Cabramatta	295888	1961	Premise Match	0m	South
	MIXED BUSINESSES & GENERAL STORES	O'Brien, F., 141 Cabramatta Rd., Cabramatta	80659	1950	Premise Match	0m	South
	MILK BARS & CONFECTIONERS	O'Brien, F. J., 141 Cabramatta Rd., Cabramatta	77114	1950	Premise Match	0m	South
9	GROCERS-RETAIL.	Duc-Hung Long, 92 Broomfield St., Cabramatta. 2166	40614	1986	Premise Match	0m	South West
	GROCERS - RETAIL. (G7850)	Asian Food Store, 92 Broomfield Ave., Cabramatta. 2166.	37372	1982	Premise Match	0m	South West
	MEDICAL PRACTITIONERS. (M2020)	Jakovic, V., 92 Broomfield St., Cabramatta. 2166.	48708	1982	Premise Match	0m	South West
	MEDICAL PRACTITIONERS.	Staden, J., 92 Broomfield St., Cabramatta. 2166	44355	1978	Premise Match	0m	South West
	DELICATESSENS.	Station Delicatessen, The, 92 Broomfield St., Cabramatta. 2166	17688	1978	Premise Match	0m	South West
	DELICATESSENS	Station Delicatessen, The, 92 Broomfield St., Cabramatta. 2166	20524	1975	Premise Match	0m	South West
	DELICATESSENS (D080)	Station Delicatessen (The), 92 Broomfield St., Cabramatta	287983	1970	Premise Match	0m	South West
	DELICATESSENS	Guild's Station Delicatessen, 92 Broomfield Ave., Cabramatta	72240	1965	Premise Match	0m	South West
	ACCOUNTANTS & AUDITORS	Rankin, P G. & Co., 92 Bromfield St., Cabramatta	44095	1965	Premise Match	0m	South West
	ACCOUNTANTS & AUDITORS	Rankin, P. G. & Co., 92 Bromfield St., Cabramatta.	265586	1961	Premise Match	0m	South West
10	RESTAURANTS.	ShunHing, 135 Cabramatta Rd. East, Cabramatta. 2166	82845	1986	Premise Match	0m	South
	RESTAURANTS. (R5180)	Shun Hing, 135 Cabramatta Rd. East., Cabramatta. 2166.	71715	1982	Premise Match	0m	South
	RESTAURANTS.	Kam Hing Wah, 135 Cabramatta Rd. East, Cabramatta. 2166	63071	1978	Premise Match	0m	South
	RESTAURANTS.	Season Restaurant., 135 Cabramatta Rd. East., Cabramatta. 2166	74100	1975	Premise Match	0m	South
	RESTAURANTS (R320)	Season Restaurant, 135 Cabramatta Rd. East, Cabramatta	357244	1970	Premise Match	0m	South
	Restaurants	Cabramatta Chinese Restaurant, 135 Cabramatta Rd., East Cabramatta	140365	1965	Premise Match	0m	South
11	MEDICAL PRACTITIONERS. (M2020)	Marel, J. O., 123 Cabramatta Rd. East., Cabramatta. 2166.	49316	1982	Premise Match	0m	East
	MEDICAL PRACTITIONERS.	Marel, J. O., 123 Cabramatta Rd. East., Cabramatta. 2166	43574	1978	Premise Match	0m	East
12	BOOT &/OR SHOE REPAIRERS.	Monti, C., 88 Broomfield St., Cabramatta. 2166	7774	1975	Premise Match	0m	South West
	FOOTWEAR RETAILERS.	Monti, C., 88 Broomfield St., Cabramatta. 2166.	34081	1975	Premise Match	0m	South West
	BOOT & SHOE REPAIRERS	Monti, Chas., 88 Broomfield Ave, Cabramatta	269052	1970	Premise Match	0m	South West
	FOOTWEAR RETAILERS (F495)	Monti, Chas., 88 Broomfield Ave., Cabramatta	305669	1970	Premise Match	0m	South West
	BOOT & SHOE REPAIRERS	Monti, Chas., 88 Broomfield Ave., Cabramatta	53523	1965	Premise Match	0m	South West
	Footwear Retailers	Monti, Chas., 88 Broomfield Ave., Cabramatta	89042	1965	Premise Match	0m	South West
13	TAXATION CONSULTANTS.	Block, H. & R., 133 Cabramatta Rd. East, Cabramatta. 2166	92167	1986	Premise Match	6m	South East
	BUTCHERS - RETAIL. (B8040)	Baypla (C'matta) Pty. Ltd., 133 Cabramatta Rd. East., Cabramatta. 2166.	10507	1982	Premise Match	6m	South East

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13	BUTCHERS-RETAIL.	Baypla (C'matta) Pty. Ltd., 133 Cabramatta Rd. East., Cabramatta. 2166	8890	1978	Premise Match	6m	South East
	BUTCHERS-RETAIL	Baypla (C'matta) Pty. Ltd., 133 Cabramatta Rd. East., Cabramatta. 2166	10037	1975	Premise Match	6m	South East
	BUTCHERS-RETAIL (B860)	Baypla (C'matta) Pty. Ltd., 133 Cabramatta Rd., East Cabramatta	273176	1970	Premise Match	6m	South East
	Butchers - Retail	Baypla (C'matta) Pty. Ltd., 133 Cabramatta Rd. East, Cabramatta	57881	1965	Premise Match	6m	South East
14	TRAVEL AGENCIES &/OR BOOKING OFFICES.	Mekong & Holding Travel, 129 Cabramatta Rd. East, Cabramatta. 2166.	95455	1986	Premise Match	9m	South East
	MEDICAL PRACTITIONERS. (M2020)	Moses, J. M., 129 Cabramatta Rd. East., Cabramatta. 2166.	49499	1982	Premise Match	9m	South East
	MEDICAL PRACTITIONERS. (M2020)	Patwardhan, J. R., 129 Cabramatta Rd. East, Cabramatta. 2166.	49749	1982	Premise Match	9m	South East
	CHEMISTS-PHARMACEUTICAL.	Ronalds Pharmacy, 129 Cabramatta Rd. East., Cabramatta. 2166	13769	1978	Premise Match	9m	South East
	CHEMISTS-PHARMACEUTICAL	Ronald's Pharmacy, 129 Cabramatta Rd. East., Cabramatta. 2166	15848	1975	Premise Match	9m	South East
	CHEMISTS-PHARMACEUTICAL	Ronald's Pharmacy., 129 Cabramatta Rd. East., Cabramatta	281066	1970	Premise Match	9m	South East
	Chemists - Pharmaceutical	Farrah, K. W., 129 Cabramatta Rd., East Cabramatta	64988	1965	Premise Match	9m	South East
15	MILK, FRUIT JUICE BARS &/OR CONFECTIONERS, (M3180)	Kiratli, Y & Soker, T., 127 Cabramatta Rd. East., Cabramatta. 2166.	52272	1982	Premise Match	9m	South East
	FRUITERERS &/OR GREENGROCERS. (F6775)	Kiratli, Y & Soker, T., 127 Cabramatta Rd. East., Cabramatta.2166.	33663	1982	Premise Match	9m	South East
	FRUITERERS &/OR GREENGROCERS.	Kiratli, Y & Soker, T., 127 Cabramatta Rd. East., Cabramatta. 2166	30551	1978	Premise Match	9m	South East
	MILK, FRUIT JUICE BARS &/OR CONFECTIONERS.	Kiratli. Y & Soker. T., 127 Cabramatta Rd. East., Cabramatta. 2166	45992	1978	Premise Match	9m	South East
	FRUITERERS &/OR GREENGROCERS.	Maceri, J., 127 Cabramatta Rd. East., Cabramatta. 2166.	35495	1975	Premise Match	9m	South East
	FRUITERERS/GREENGROCER S (F640)	Maceri, J., 127 Cabramatta Rd., East, Cabramatta	307448	1970	Premise Match	9m	South East
	Fruiterers & Greengrocers	Trimarchi Sons—Mart., 127 Cabramatta Rd. East, Cabramatta	92294	1965	Premise Match	9m	South East
16	DRY CLEANERS & PRESSERS.(D8500)	Stardust Dry Cleaners, 125 Cabramatta Rd. East., Cabramatta. 2166.	24066	1982	Premise Match	9m	South East
	DRY CLEANERS, PRESSERS &/OR DYERS	Stardust Dry Cleaners, 125 Cabramatta Rd. East., Cabramatta. 2166	20969	1978	Premise Match	9m	South East
	DRY CLEANERS, PRESSERS &/OR DYERS.	Stardust Dry Cleaners, 125 Cabramatta Rd. East., Cabramatta. 2166	24363	1975	Premise Match	9m	South East
	DRY CLEANERS,PRESSERS/DYER S (D710)	Stardust Dry Cleaners., 125 Cabramatta Rd. East., Cabramatta	292524	1970	Premise Match	9m	South East
17	MILK, FRUIT JUICE BARS &/OR CONFECTIONERS.	Georges Pizza & Food Bar, 131 Cabramatta Rd. East, Cabramatta. 2166	59160	1986	Premise Match	10m	South East
	TAKE-AWAY FOODS.	Georges Pizza & Food Bar, 131 Cabramatta Rd. East, Cabramatta. 2166.	90887	1986	Premise Match	10m	South East
	MILK, FRUIT JUICE BARS &/OR CONFECTIONERS, (M3180)	Georges Pizza & Food Bar, 131 Cabramatta Rd., Cabramatta. 2166	52209	1982	Premise Match	10m	South East
	TAKE-AWAY FOODS. (T0235)	Georges Pizza & Food Bar, 131 Cabramatta Rd., Cabramatta. 2166	78375	1982	Premise Match	10m	South East
	FISH MERCHANTS-RETAIL	Aroney's Fish & Chips, 131 Cabramatta Rd. East., Cabramatta. 2166.	32269	1975	Premise Match	10m	South East
	FISH MERCHANTS-RETAIL (F245)	Aroney's Fish & Chips., 131 Cabramatta Rd., East Cabrmmta.	303293	1970	Premise Match	10m	South East

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17	Fish Merchants - Retail	Aroney's Fish & Chips, 131 Cabramatta Rd. East, Cabramatta.	86658	1965	Premise Match	10m	South East
18	MEDICAL PRACTITIONERS.	Marel, J.O., 121 Cabramatta Rd. East., Cabramatta. 2166.	50951	1975	Premise Match	15m	East
	MEDICAL PRACTITIONERS (M216)	Marel, J. O., 121 Cabramatta Rd. East., Cabramatta	327574	1970	Premise Match	15m	East
	Medical Practitioners	Marel, J. O., 121 Cabramatta Rd. East, Cabramatta	112154	1965	Premise Match	15m	East
	MEDICAL PRACTITIONERS	Marel, J. O., 121 Cabramatta Rd. East, Cabramatta	335786	1961	Premise Match	15m	East
19	HAIRDRESSERS-LADIES &/OR BEAUTY SALONS.	Bonnies Hairdressing Salon, 150 Cabramatta Rd., Cabramatta. 2166	41698	1986	Premise Match	20m	South
	BEAUTY SALONS &/OR LADIES HAIRDRESSERS. (B2000)	Bonnies Hairdressing Salon, 150 Cabramatta Rd., Cabramatta. 2166.	5309	1982	Premise Match	20m	South
	BEAUTY SALONS &/OR LADIES HAIRDRESSERS.	Jackies Hairdressing Salon, 150 Cabramatta Rd., Cabramatta. 2166	5120	1978	Premise Match	20m	South
	MILK, FRUIT JUICE BARS &/OR CONFECTIONERS.	Magonezos. E., 152 Cabramatta Rd., Cabramatta. 2166	46022	1978	Premise Match	20m	South
	MIXED BUSINESS	Stevenson's. H. & K. Grocery & Milk Bar, 150-152 Cabramatta Rd East	342479	1961	Premise Match	20m	South
	GROCERS-RETAIL	Wobken, J. B., 150-152 Cabramatta Rd., Cabramatta	56202	1950	Premise Match	20m	South
	HARDWARE DEALERS &/OR IRONMONGERS	Wobken, J. B., 150-152 Cabramatta Rd., Cabramatta	61499	1950	Premise Match	20m	South
20	RESTAURANTS.	Le Chasseur Francias, 148 Cabramatta Rd., Cabramatta, 2166	82116	1986	Premise Match	20m	South
	RESTAURANTS. (R5180)	Le Chasseur Francias, 148 Cabramatta Rd., Cabramatta. 2166.	71205	1982	Premise Match	20m	South
	BEAUTY SALONS &/OR LADIES HAIRDRESSERS.	Marjorie Dee Salon, 148 Cabramatta Rd. East, Cabramatta. 2166	5645	1975	Premise Match	20m	South
	MIXED BUSINESSES.	Pauls Grocery & Milk Bar., 148 Cabramatta Rd. East., Cabramatta. 2166	55438	1975	Premise Match	20m	South
	FRUITERERS/GREENGROCER S (F640)	John's Fruit Shop., 148 Cabramatta Rd. East., Cabramatta	307301	1970	Premise Match	20m	South
	MIXED BUSINESSES (M408)	Pauls Grocery & Milk Bar., 148-152 Cabramatta Rd. East, Cabramatta	333562	1970	Premise Match	20m	South
	Mixed Businesses	Pauls Grocery & Milk Bar, 146-152 Cabramatta Rd., East, Cabramatta	118319	1965	Premise Match	20m	South
	DELICATESSENS	European .Delicatessen, 148 Cabramatta Rd. East, Cabramatta	294793	1961	Premise Match	20m	South
	FRUITERERS & GREENGROCERS	Cremin, S., 148 Cabramatta Rd., Cabramatta	49882	1950	Premise Match	20m	South
21	MEDICAL PRACTITIONERS.	Teisseyre Zofia, 156 Cabramatta Rd., Cabramatta. 2166	57908	1986	Premise Match	20m	South West
	REAL ESTATE AGENTS &/OR VALUERS.	Mann, R. & Co., 156 Cabramatta Rd., Cabramatta. 2166	61965	1978	Premise Match	20m	South West
	REAL ESTATE AGENTS &/OR VALUERS.	Mann, R. & Co., 156 Cabramatta Rd., Cabramatta. 2166	72653	1975	Premise Match	20m	South West
	REAL ESTATE AGENTS/VALUERS(R205)	Mann, R. & Co., 156 Cabramatta Rd., CABRAMATTA	355685	1970	Premise Match	20m	South West
	Insurance Agents	Mann, R. & Co., 156 Cabramatta Rd, Cabramatta	104407	1965	Premise Match	20m	South West
	Real Estate Agents/Valuers	Mann, R. & Co., 156 Cabramatta Rd. Cabramatta	139047	1965	Premise Match	20m	South West
	REAL ESTATE AGENTS/VALUERS	Liverpool District Estate Agency, 156 Cabramatta Rd. CABRAMATTA	365182	1961	Premise Match	20m	South West
	INSURANCE AGENTS	Liverpool District Estate Agency, 156 Cabramatta Rd., Cabramatta	327892	1961	Premise Match	20m	South West
	REAL ESTATE AGENTS/VALUERS	Liverpool District Estate Agency, 156 Cabramatta Rd., Cabramatta	365181	1961	Premise Match	20m	South West
	BEAUTY SALONS & LADIES' HAIRDRESSERS	Roxy Beauty Salon, 158 Cabramatta Rd., Cabramatta	272760	1961	Premise Match	20m	South West
	BEAUTY SALONS &/OR LADIES' HAIRDRESSERS	Roxy Beauty Salon, 158 Cabramatta Rd., Cabramatta	7753	1950	Premise Match	20m	South West

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22	CAKE SHOPS &/OR PASTRYCOOKS.	Sloane. N., Railway Station, Cabramatta. 2166	10950	1978	Premise Match	20m	West
	MOTOR SERVICE STATIONS - PETROL, OIL	Railway Service Station., Railway Pde., Cabramatta. 2166	61910	1975	Premise Match	20m	West
	MOTOR GARAGES & ENGINEERS(M6S6)	Railway Service Station., Railway Pde., CABRAMATTA	338478	1970	Premise Match	20m	West
	MOTOR SERVICE STATIONS- PETROL,OIL,Etc.	Railway Service Station., Railway Pde., CABRAMATTA	341415	1970	Premise Match	20m	West
	Motor Garages & Engineers	Railway Service Station, Railway Pde. Cabramatta	122336	1965	Premise Match	20m	West
	Motor Service Stations - Petrol, Oil, Etc.	Railway Service Station, Railway Pde. Cabramatta	125534	1965	Premise Match	20m	West
	MOTOR GARAGES & ENGINEERS	Railway Service Station, Railway Pde. CABRAMATTA	347978	1961	Premise Match	20m	West
23	FISH MERCHANTS-RETAIL (F245)	Cabramatta Fish Shop., 146b Cabramatta Rd., Cabramatta	303342	1970	Premise Match	20m	South
	DRY CLEANERS,PRESSERS/DYERS (D710)	Nu-Valet Dry Cleaners., 146 Cabramatta Rd., Cabramatta	292432	1970	Premise Match	20m	South
	Dry Cleaners, Pressers/Dyers	Cabramatta Dry Cleaners, 146 Cabramatta Rd., Cabramatta	76108	1965	Premise Match	20m	South
	Fruiterers & Greengrocers	Cabramatta Fruit, 146 Cabramatta Rd., East, Cabramatta	90952	1965	Premise Match	20m	South
	DRY CLEANERS, PRESSERS / DYERS	Cabravale Dry Cleaners, 146 Cabramatta Rd., Cabramatta	299067	1961	Premise Match	20m	South
	DRY CLEANERS, PRESSERS & DYERS	Cabravale Dry Cleaners, 146 Cabramatta Rd., Cabramatta	35147	1950	Premise Match	20m	South
24	HAIRDRESSERS (GENT.'S) (H070)	Petrino, F., 154 Cabramatta Rd. East., Cabramatta	314308	1970	Premise Match	20m	South
	Hairdressers (Gent.'s)/Tobacconists	Calandra, A., 154 Cabramatta Rd. East, Cabramatta	97833	1965	Premise Match	20m	South
	FISH MERCHANTS-RETAIL	Cabramatta Fish Supply, 154 Cabramatta Rd. East, Cabramatta	310909	1961	Premise Match	20m	South
	PRINTERS-GENERAL	Cabra Printing Service, 154 Cabramatta Rd., Cabramatta	94810	1950	Premise Match	20m	South
25	FURNITURE &/OR FURNISHINGS-RETAIL.	Brescia Furniture, 119 Cabramatta Rd. East, Cabramatta 2166	37091	1986	Premise Match	30m	East
	CARPET &/OR FLOOR COVERING RETAILERS &/OR SPECIALISTS.	Brescia Furniture, 119 Cabramatta Rd. East, Cabramatta. 2166	12491	1986	Premise Match	30m	East
	CARPET &/OR FLOOR COVERING RETAILERS &/OR SPECIALISTS.(C1830)	Scali, Nick & Co., 119 Cabramatta Rd. East., Cabramatta. 2166.	13471	1982	Premise Match	30m	East
	ELECTRICAL SUPPLIES &/OR APPLIANCES - RETAIL. (E3840)	Scali, Nick & Co., 119 Cabramatta Rd. East., Cabramatta. 2166.	25843	1982	Premise Match	30m	East
	FURNITURE &/OR FURNISHINGS-RETAIL. (F7625)	Scali, Nick & Co., 119 Cabramatta Rd. East., Cabramatta. 2166.	34834	1982	Premise Match	30m	East
	ELECTRICAL SUPPLIES &/OR APPLIANCES-RETAIL.	Brescia Furniture Co. Electrical, 119 Cabramatta Rd. East., Cabramatta. 2166	22722	1978	Premise Match	30m	East
	CARPET &/OR FLOOR COVERING RETAILERS &/OR SPECIALISTS.	Brescia Furniture Co. Electrical. 119 Cabramatta Rd. East., Cabramatta. 2166	11544	1978	Premise Match	30m	East
	FURNITURE-HOUSEHOLD RETAIL	Brescia Furniture Co. Electrical. 119 Cabramatta Rd. East., Cabramatta. 2166	31719	1978	Premise Match	30m	East
	FURNITURE-HOUSEHOLD RETAIL	Brescia Furniture Co. Electrical, 119 Cabramatta Rd. East., Cabramatta. 2166	36851	1975	Premise Match	30m	East
	FURNITURE-HOUSEHOLD-RETAILERS	Brescia Furniture & Electrical., 119 Cabramatta Rd., East Cabramatta	309387	1970	Premise Match	30m	East
	ELECTRICAL SUPPLIES/APPLIANCES RETAILERS	Brescia Furniture & Electricals., 119 Cabramatta Rd., Cabramatta	295572	1970	Premise Match	30m	East
	Electrical Supplies/Appliances Retailers	Brescia Furniture & Electricals., 119 Cabramatta Rd., Cabramatta	79329	1965	Premise Match	30m	East

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
25	Furniture - Household - Retailers	Brescia Furniture& Electricals., 119 Cabramatta Rd., Cabramatta	93443	1965	Premise Match	30m	East
26	HAIRDRESSERS-LADIES &/OR BEAUTY SALONS.	Adam & Eve Coiffure, 117A Cabramatta Rd. East, Cabramatta. 2166	41543	1986	Premise Match	45m	East
	FLORISTS-RETAIL.	Radfords Florist, 117 Cabramatta Rd. East, Cabramatta. 2166	33874	1986	Premise Match	45m	East
	GIFT SHOPS.	Radfords Florist, 117 Cabramatta Rd. East., Cabramatta. 2166	39424	1986	Premise Match	45m	East
	TAKE-AWAY FOODS.	Rene's Pizza, 117B Cabramatta Rd. East, Cabramatta. 2166	91654	1986	Premise Match	45m	East
	BEAUTY SALONS &/OR LADIES HAIRDRESSERS. (B2000)	Adam & Eve Coiffure, 117A Cabramatta Rd., Cabramatta. 2166.	5165	1982	Premise Match	45m	East
	FLORISTS - RETAIL. (F4125)	Radfords Florist, 117 Cabramatta Rd. East., Cabramatta. 2166.	31583	1982	Premise Match	45m	East
	GIFT SHOPS. (G3350)	Radfords Florist, 117 Cabramatta Rd. East., Cabramatta. 2166.	36514	1982	Premise Match	45m	East
	BEAUTY SALONS &/OR LADIES HAIRDRESSERS.	Adam & Eve Coiffure, 117A Cabramatta Rd., Cabramatta. 2166	4660	1978	Premise Match	45m	East
	FLORISTS-RETAIL.	Radfords Florist, 117 Cabramatta Rd. East., Cabramatta 2166	28596	1978	Premise Match	45m	East
	GIFT SHOPS.	Radfords Florist. 117 Cabramatta Rd. East., Cabramatta. 2166	32942	1978	Premise Match	45m	East
	BEAUTY SALONS &/OR LADIES HAIRDRESSERS.	Radford's Beauty Salon, 117A Cabramatta Rd., Cabramatta. 2166	5813	1975	Premise Match	45m	East
	FLORISTS-RETAIL	Radford's Florist, 117 Cabramatta Rd. East., Cabramatta. 2166.	33131	1975	Premise Match	45m	East
	GIFT SHOPS.	Radford's Florist., 117 Cabramatta Rd. East., Cabramatta. 2166.	38288	1975	Premise Match	45m	East
	BEAUTY SALONS &/OR LADIES' HAIRDRESSERS (B260)	Radford's Beauty Salon., 117a Cabramatta Rd., Cabramatta	266501	1970	Premise Match	45m	East
	FLORISTS--RETAIL (F335)	Radfords Florists., 117 Cabramatta Rd., CABRAMATTA	304496	1970	Premise Match	45m	East
	GIFT SHOPS (G180)	Radfords Florists., 117 Cabramatta Rd., Cabramatta	310965	1970	Premise Match	45m	East
	NURSERYMEN (N190)	Radfords Florists., 117 Cabramatta Rd., Cabramatta	344568	1970	Premise Match	45m	East
	Florists - Retail	Radfords Florists, 117 Cabramatta Rd. Cabramatta	87645	1965	Premise Match	45m	East
	Gift Shops	Radfords Florists, 117 Cabramatta Rd., Cabramatta	95034	1965	Premise Match	45m	East
	FLORISTS-RETAIL	Radford Nursery, 117 Cabramatta Rd., Cabramatta	312022	1961	Premise Match	45m	East
	GIFT SHOPS	Radford's Gift Shoppe St Florist, 117 Cabramatta Rd. East, Cabramatta	318982	1961	Premise Match	45m	East
	NURSERYMEN	Radford's Nursery, 117 Cabramatta Rd., Cabramatta	354188	1961	Premise Match	45m	East
27	VETERINARY SURGEONS.	Roport, J., 118 Cabramatta Rd. East, Cabramatta. 2166	86281	1975	Premise Match	60m	South East
	VETERINARY SURGEONS.	Rosen, A., 118 Cabramatta Rd. East, Cabramatta. 2166	86282	1975	Premise Match	60m	South East
	VETERINARY SURGEONS (V150)	Roport, J., 118 Cabramatta Rd., Cabramatta	372755	1970	Premise Match	60m	South East
	VETERINARY SURGEONS (V150)	Rosen, A., 118 Cabramatta Rd. East, Cabramatta	372756	1970	Premise Match	60m	South East
	Veterinary Surgeons	Ro-pert, J., 118 Cabramatta Rd., Cabramatta	155533	1965	Premise Match	60m	South East
	VETERINARY SURGEONS	Robert, J., 118 Cabramatta Rd., Cabramatta	261114	1961	Premise Match	60m	South East
28	JUSTICES OF THE PEACE	Ravenscroft, F., 116 Cabramatta Rd., Cabramatta	66728	1950	Premise Match	68m	South East
29	ANIMAL &/OR BIRD DEALERS.	Cabramatta Pet Supplies, 10 Arthur St., Cabramatta. 2166	2945	1986	Premise Match	70m	West
	ANIMAL &/OR BIRD FOOD SUPPLIES.	Cabramatta Pet Supplies, 10 Arthur St., Cabramatta. 2166	3013	1986	Premise Match	70m	West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
29	TRAVEL AGENCIES &/OR BOOKING OFFICES.	Chile Tours, 2 Arthur St., Cabramatta. 2166.	95259	1986	Premise Match	70m	West
	CAFES, MILK BARS &/OR SNACK BARS.	Surrento Coffee Lounge, 195 Railway Pde., Cabramatta. 2166	11419	1986	Premise Match	70m	West
	TAKE-AWAY FOODS.	Surrento Coffee Lounge, 195 Railway Pde., Cabramatta. 2166	91826	1986	Premise Match	70m	West
	FRUITERERS &/OR GREENGROCERS.	Vartuli & Torfino, 195 Railway Pde., Cabramatta. 2166	36446	1986	Premise Match	70m	West
	ANIMAL &/OR BIRD DEALERS. (A5850)	Cabramatta Pet Supplies, 10 Arthur St., Cabramatta. 2166.	2621	1982	Premise Match	70m	West
	ANIMAL &/OR BIRD FOOD SUPPLIES. (A5880)	Cabramatta Pet Supplies, 10 Arthur St., Cabramatta. 2166.	2715	1982	Premise Match	70m	West
	TRAVEL AGENCIES &/OR BOOKING OFFICES. (T7425)	Chile Tours, 2 Arthur St., Cabramatta. 2166.	81808	1982	Premise Match	70m	West
	ACCOUNTANTS & AUDITORS. (A0360)	Doyle, R. & Co., 2 Arthur St., Cabramatta. 2166.	365	1982	Premise Match	70m	West
	BEAUTY SALONS &/OR LADIES HAIRDRESSERS. (B2000)	Stardust Beauty Salon, 197 Railway Pde., Cabramatta. 2166.	6571	1982	Premise Match	70m	West
	CAFES, TEA ROOMS &/OR COFFEELOUNGES. (C0345)	Surrento Coffee Lounge, 195 Railway Pde., Cabramatta. 2166.	12393	1982	Premise Match	70m	West
	TAKE-AWAY FOODS. (T0235)	Surrento Coffee Lounge, 195 Railway Pde., Cabramatta. 2166.	78934	1982	Premise Match	70m	West
	FRUITERERS &/OR GREENGROCERS. (F6775)	Vartuli, Torfino & Inzitari, 195 Railway Pde., Cabramatta. 2166.	34053	1982	Premise Match	70m	West
	ANIMAL &/OR BIRD DEALERS.	Cabramatta Pet Supplies, 10 Arthur St., Cabramatta. 2166	2455	1978	Premise Match	70m	West
	ANIMAL &/OR BIRD FOOD SUPPLIES.	Cabramatta Pet Supplies, 10 Arthur St., Cabramatta. 2166	2526	1978	Premise Match	70m	West
	BAKERS-BREAD.	Karava Trading Pty. Ltd., 2 Arthur St., Cabramatta. 2166	4244	1978	Premise Match	70m	West
	BEAUTY SALONS &/OR LADIES HAIRDRESSERS.	Stardust Beauty Salon, 197 Railway Pde., Cabramatta. 2166	5610	1978	Premise Match	70m	West
	CAFES, TEA ROOMS &/OR COFFEE LOUNGES.	Surrento Coffee Lounge, 195 Railway Pde., Cabramatta. 2166	10637	1978	Premise Match	70m	West
	FRUITERERS &/OR GREENGROCERS.	Vartuli, Iorfino & Inzitari, 197 Railway Pde., Cabramatta. 2166	30924	1978	Premise Match	70m	West
	BEAUTY SALONS &/OR LADIES HAIRDRESSERS.	Cabramatta Beauty Salon, 197 Railway Pde., Cabramatta. 2166	5028	1975	Premise Match	70m	West
	FRUITERERS &/OR GREENGROCERS.	Railway Fruit Shop., 195 Railway Pde., Cabramatta. 2166.	35727	1975	Premise Match	70m	West
	ANIMAL &/OR BIRD FOOD SUPPLIES.	Roger's Pet Centre, 10 Arthur St., Cabramatta. 2166	2445	1975	Premise Match	70m	West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Stardust Dry Cleaners, 197 Railway Pde., Cabramatta. 2166	24362	1975	Premise Match	70m	West
	DELICATESSENS (D080)	Cabramatta Delicatessen., 195 Railway Pde., Cabramatta	287218	1970	Premise Match	70m	West
	FRUITERERS/GREENGROCERS (F640)	Vartul-Orfino Railway Fruit., 197 Railway Pde., Cabramatta	308117	1970	Premise Match	70m	West
	Fruiterers & Greengrocers	Vartul-Orfino Railway Fruit, 197 Railway Pde., Cabramatta	92313	1965	Premise Match	70m	West
30	NEWSAGENTS.	Cassimaty, J. 200 Railway Pde., Cabramatta. 2166	69217	1986	Premise Match	70m	West
	NEWSAGENTS. (N0800)	Cassimaty, J. 200 Railway Pde., Cabramatta. 2166.	60423	1982	Premise Match	70m	West
	NEWSAGENTS-GENERAL	Cabramatta Newsagency., 200 Railway Pde., Cabramatta. 2166	63438	1975	Premise Match	70m	West
	NEWSAGENTS (N100)	Cabramatta Newsagency., 200 Railway Pde., Cabramatta	343411	1970	Premise Match	70m	West
	Newsagents	Cabramatta Newsagency, 200 Railway Pde., Cabramatta	128047	1965	Premise Match	70m	West
31	BUTCHERS-RETAIL.	W. & K. Butchery, 201 Railway Pde., Cabramatta.2166	10780	1986	Premise Match	70m	West
	BUTCHERS - RETAIL. (B8040)	W. & K. Butchery, 201 Railway Pde., Cabramatta. 2166.	11758	1982	Premise Match	70m	West

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31	BUTCHERS-RETAIL.	Gambrill, D., 201 Railway Pde., Cabramatta. 2166	9190	1978	Premise Match	70m	West
	NEWSAGENTS-GENERAL	Cabramatta Newsagency., 201A Railway Pde., Cabramatta 2166	63437	1975	Premise Match	70m	West
	BUTCHERS-RETAIL	Gambrills D., 201 Railway Pde., Cabramatta. 2166	10396	1975	Premise Match	70m	West
	BUTCHERS-RETAIL (B860)	Gambrill, D., 201 Railway Pde., Cabramatta	273639	1970	Premise Match	70m	West
	Butchers - Retail	Gambrill, D., 201 Railway Pde., Cabramatta	58346	1965	Premise Match	70m	West
32	DEPARTMENTAL STORES.	Woolworths Ltd., 19 John St., Cabramatta. 2166	23757	1986	Premise Match	70m	West
	GROCERS-RETAIL.	Woolworths Ltd., 19 John St., Cabramatta. 2166	41254	1986	Premise Match	70m	West
	DEPARTMENTAL STORES. (D1950)	Woolworths Ltd., 19 John St., Cabramatta. 2166.	21214	1982	Premise Match	70m	West
	GROCERS - RETAIL. (G7850)	Woolworths Ltd., 19 John St., Cabramatta. 2166.	38140	1982	Premise Match	70m	West
33	CHEMISTS-PHARMACEUTICAL.	Bookalilis Pharmacy, 208 Railway Pde., Cabramatta. 2166	13989	1986	Premise Match	71m	South West
	FISH MERCHANTS-RETAIL.	Notaras, G. & J., 206 Railway Pde., Cabramatta. 2166	33219	1986	Premise Match	71m	South West
	DELICATESSENS	Plaza Delicatessen, 15 John St., Cabramatta. 2166	21963	1986	Premise Match	71m	South West
	FRUITERERS &/OR GREENGROCERS.	Ziino, A., 207 Railway Pde., Cabramatta. 2166	36477	1986	Premise Match	71m	South West
	CHEMISTS - PHARMACEUTICAL.(C4110)	Bookalilis Pharmacy, 208 Railway Pde., Cabramatta. 2166.	14788	1982	Premise Match	71m	South West
	DELICATESSENS, (D1250)	Erwins Delicatessen, 15 John St., Cabramatta. 2166.	19387	1982	Premise Match	71m	South West
	MILK, FRUIT JUICE BARS &/OR CONFECTIONERS, (M3180)	Jims Coffee Lounge, 11 John St., Cabramatta. 2166.	52249	1982	Premise Match	71m	South West
	FISH MERCHANTS - RETAIL (F2825)	Notaras, G. & J., 206 Railway Pde., Cabramatta. 2166.	31009	1982	Premise Match	71m	South West
	FRUITERERS &/OR GREENGROCERS. (F6775)	Ziino, A., 207 Railway Pde., Cabramatta. 2166.	34089	1982	Premise Match	71m	South West
	CHEMISTS-PHARMACEUTICAL.	Bookalilis Pharmacy, 208 Railway Pde., Cabramatta. 2166	12986	1978	Premise Match	71m	South West
	MILK, FRUIT JUICE BARS &/OR CONFECTIONERS.	Key. The, 11 John St., Cabramatta. 2166	45991	1978	Premise Match	71m	South West
	FRUITERERS &/OR GREENGROCERS.	Vilagliano Brs., 207 Railway Pde., Cabramatta. 2166	30933	1978	Premise Match	71m	South West
	CHEMISTS-PHARMACEUTICAL	Bookalilis Pharmacy, 208 Railway Pde., Cabramatta. 2166	15016	1975	Premise Match	71m	South West
	FISH MERCHANTS-RETAIL	Cabramatta Fish Supply, 206 Railway Pde., Cabramatta. 2166.	32307	1975	Premise Match	71m	South West
	DELICATESSENS	Erwins Delicatessen, 15 John St., Cabramatta. 2166	20138	1975	Premise Match	71m	South West
	FRUITERERS &/OR GREENGROCERS.	Exclusive Fruit Market, 207 Railway Pde., Cabramatta. 2166.	35188	1975	Premise Match	71m	South West
	MILK, FRUIT JUICE BARS &/OR CONFECTIONERS.	Key, The., 11 John St., Cabramatta. 2166	53501	1975	Premise Match	71m	South West
	FISH MERCHANTS-RETAIL	Nicholas Fish Supply, 207A Railway Pde., Cabramatta. 2166.	32500	1975	Premise Match	71m	South West
	CHEMISTS-PHARMACEUTICAL	Bookalil's (Watts) Corner Pharmacy., 208 Railway Pde., Cabramatta	280098	1970	Premise Match	71m	South West
	FISH MERCHANTS-RETAIL (F245)	Cabramatta Fish Supply., 206 Railway Pde., Cabramatta	303343	1970	Premise Match	71m	South West
	FRUITERERS/GREENGROCERS (F640)	Exclusive Fruit Market., 207 Railway Pde., Cabramatta	307014	1970	Premise Match	71m	South West
	MILK, FRUIT JUICE BARS/CONFECTIONERS	Key (The), 11 John St., Cabramatta	330769	1970	Premise Match	71m	South West
	DELICATESSENS (D080)	Statkus, J. & W., 15 John St., Cabramatta	287986	1970	Premise Match	71m	South West

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33	Chemists - Pharmaceutical	Bookalil's (Watts) Corner Pharmacy, 208 Railway Pde., Cabramatta	64755	1965	Premise Match	71m	South West
	Fish Merchants - Retail	Cabramatta Fish Supply, 206 Railway Pde., Cabramatta	86715	1965	Premise Match	71m	South West
	Cake Shops & Pastrycooks	Continental Cakes., 207 Railway Pde., Cabramatta	61146	1965	Premise Match	71m	South West
	Milk, Fruit Juice Bars/Confectioners	Sotiros, James, 11 John St., Cabramatta	115612	1965	Premise Match	71m	South West
	DELICATESSENS	Sotiros, James, 13-15 John St., Cabramatta	72742	1965	Premise Match	71m	South West
	MILK, FRUIT JUICE BARS/CONFECTIONERS	Sotiros, Theo & Son, 11 John St., Cabramatta	339632	1961	Premise Match	71m	South West
	DELICATESSENS	Sotiros, Theo & Son, 13-15 John St., Cabramatta	295299	1961	Premise Match	71m	South West
	CAFES, TEA ROOMS, COFFEE LOUNGES, Etc.	Radford's, 11-15 John St., Cabramatta	15920	1950	Premise Match	71m	South West
	MILK BARS & CONFECTIONERS	Radford's., 11-15 John St., Cabramatta	77232	1950	Premise Match	71m	South West
34	DELICATESSENS	Kariatlis G 199 Railway Pde., Cabramatta. 2166	21825	1986	Premise Match	71m	West
	DELICATESSENS, (D1250)	Kariatlis, G., 199 Railway Pde., Cabramatta. 2166.	19504	1982	Premise Match	71m	West
	DELICATESSENS.	Kariatlis, G., 199 Railway Pde., Cabramatta. 2166	17504	1978	Premise Match	71m	West
	DELICATESSENS.	Cabramatta Delicatessen, 199 Railway Pde., Cabramatta. 2166	19979	1975	Premise Match	71m	West
	DELICATESSENS	Cabramatta Delicatessen, 199 Railway Pde., Cabramatta	71947	1965	Premise Match	71m	West
35	CYCLE & ACCESSORIES DEALERS.	Baglee & Western, 113 Cabramatta Rd., Cabramatta. 2166	21117	1986	Premise Match	76m	East
	LAWNMOWER SALES &/OR SERVICE.	Baglee & Western, 113 Cabramatta Rd., Cabramatta. 2166	51357	1986	Premise Match	76m	East
36	JEWELLERS &/OR WATCHMAKERS-RETAIL.	Kim Huot, Shop 12, Cabramatta Plaza, Park Rd., Cabramatta. 2166	49804	1986	Premise Match	83m	North West
37	HOTELS-LICENSED.	Cabramatta Inn, 90 Railway Pde., Cabramatta. 2166	46588	1986	Premise Match	88m	South West
	HOTELS - LICENSED. (H7150)	Cabramatta Inn, 90 Railway Pde., Cabramatta. 2166.	40629	1982	Premise Match	88m	South West
	HOTELS-LICENSED.	Cabramatta Inn, 90 Railway Pde., Cabramatta. 2166	36021	1978	Premise Match	88m	South West
	HOTELS-LICENCED	Cabramatta Hotel., 209 Railway Pde., Cabramatta. 2166	42749	1975	Premise Match	88m	South West
	HOTELS-LICENSED (H690)	Cabramatta Hotel., Cnr. 207 Railway Pde. & John St., Cabramatta	317133	1970	Premise Match	88m	South West
	Billiards Saloons	Cabramatta B.C.U., 178 Cabramatta Rd. West, Cabramatta	51516	1965	Premise Match	88m	South West
	Hotels - Licensed	Cabramatta Hotel, Cnr. 207 Railway Pde. & John St., Cabramatta	101450	1965	Premise Match	88m	South West
	HOTELS—LICENSED	Hotel Cabramatta, 91 Railway Pde., Cabramatta	325398	1961	Premise Match	88m	South West
	BILLIARDS SALOONS	Mulhall, C, 178 Cabramatta Rd., Cabramatta	273080	1961	Premise Match	88m	South West
	HAIRDRESSERS (GENT.'S) /TOBACCONISTS	Mulhall, C., 178 Cabramatta Rd., Cabramatta	322339	1961	Premise Match	88m	South West
	HOTELS-LICENSED	Cabramatta Hotel, Cabramatta	62949	1950	Premise Match	88m	South West
	BILLIARDS SALOONS	Mulhall, C., 178 Cabramatta Rd., Cabramatta	8176	1950	Premise Match	88m	South West
	HAIRDRESSERS (GENT.'S) &/OR TOBACCONISTS	Mulhall, C., 178 Cabramatta Rd., Cabramatta	59816	1950	Premise Match	88m	South West
38	MOTOR ACCESSORIES – RETAIL .	Discount Auto Spares, 111 Cabramatta Rd. East, Cabramatta. 2166	60999	1986	Premise Match	91m	East
	MOTOR ACCESSORIES DEALERS.(M4690)	Loscoe Sales & Service Pty. Ltd., 111 Cabramatta Rd., Cabramatta. 2166.	53859	1982	Premise Match	91m	East

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38	TYRE DEALERS, RETREADERS & VULCANIZERS	Cabra Tyre Centre, 109 Cabramatta Rd., Cabramatta	371670	1970	Premise Match	91m	East
	TYRE/TUBE DEALERS (T760)	Cabra Tyre Centre, 109 Cabramatta Rd., Cabramatta	371833	1970	Premise Match	91m	East
	BATTERY DISTRIBUTORS (B190)	Loscoe Auto Sales., 111 Cabramatta Rd., Cabramatta	265236	1970	Premise Match	91m	East
	MOTOR ACCESSORIES/DEALERS (M448)	Loscoe Sales & Service., 111 Cabramatta Rd., Cabramatta	334729	1970	Premise Match	91m	East
	MOTOR SPARE PARTS DEALERS-RETAIL (M728)	Loscoe Sales & Service., 111 Cabramatta Rd., Cabramatta	341917	1970	Premise Match	91m	East
	Battery Distributors	Lo-scoe Auto Sales., 111 Cabramatta Rd., Cabramatta	50068	1965	Premise Match	91m	East
	Motor Garages & Engineers	Loscoe Sales & Service, 111 Cabramatta Rd. Cabramatta	122333	1965	Premise Match	91m	East
	Motor Accessories - Dealers	Loscoe Sales & Service, 111 Cabramatta Rd., Cabramatta	119531	1965	Premise Match	91m	East
	Motor Spare Parts Dealers - Retail	Loscoe Sales & Service., 111 Cabramatta Rd., Cabramatta	126540	1965	Premise Match	91m	East
	Motor Spare Parts Dealers - Retail	Standard-Triumph Spare Parts, 109 Cabramatta Rd. East, Cabramatta	126654	1965	Premise Match	91m	East
	BATTERY DISTRIBUTORS	Loscoe Auto Sales, 111 Cabramatta Rd., Cabramatta	271892	1961	Premise Match	91m	East
	MOTOR CAR/TRUCK DEALERS—NEW/USED	Loscoe Auto Sales, 111 Cabramatta Rd., Cabramatta	345175	1961	Premise Match	91m	East
	MOTOR SPARE PARTS DEALERS—RETAIL	Loscoe Auto Sales, 111 Cabramatta Rd., Cabramatta	351615	1961	Premise Match	91m	East
39	ELECTRICAL CONTRACTORS-LICENSED	Holliday, H. H., 64 Broomfield St., Cabramatta	302076	1961	Premise Match	96m	North
40	CHEMISTS-PHARMACEUTICAL	Bookailli, J., Cnr. Railway Pde. and John St., Cabramatta	21338	1950	Road Intersection	98m	South West
41	PAINTERS, PAPERHANGERS/DECORATORS	Wells, W. J. & M. A., 9 Bridge St., Cabramatta	356482	1961	Premise Match	105m	South
42	MEDICAL PRACTITIONERS. (M2020)	Godsi, N. A., 37 Cumberland St., Cabramatta. 2166.	48285	1982	Premise Match	106m	East
	MEDICAL PRACTITIONERS. (M2020)	Sanki, A. J., 37 Cumberland St., Cabramatta. 2166.	50136	1982	Premise Match	106m	East
	MEDICAL PRACTITIONERS.	Sanki, A. J., 37 Cumberland St., Cabramatta. 2166	44154	1978	Premise Match	106m	East
	MEDICAL PRACTITIONERS.	Ambrosa, S., 37 Cumberland St., Cabramatta. 2166.	49594	1975	Premise Match	106m	East
	MEDICAL PRACTITIONERS (M216)	Ambrosa, S., 37 Cumberland St., Cabramatta	326053	1970	Premise Match	106m	East
	Medical Practitioners	Ambrose, S., 37 Cumberland St., Cabramatta	110658	1965	Premise Match	106m	East
	MEDICAL PRACTITIONERS	Ambrosa, S., 37 Cumberland St., Cabramatta	334446	1961	Premise Match	106m	East
	MEDICAL PRACTITIONERS	Madirazza, S., 37 Cumberland St., Cabramatta	335754	1961	Premise Match	106m	East
43	CRANES & DERRICKS MANUFACTURERS &/OR DISTRIBUTORS	Baker, R. J., 62 Broomfield St., Cabramatta	14988	1950	Premise Match	111m	North
44	DENTISTS.	Fung, John, Y., 25 John St., Cabramatta. 2166	22611	1986	Premise Match	120m	West
	DENTISTS.	Morphett, J. A., 25 John St., Cabramatta. 2166	23057	1986	Premise Match	120m	West
	DENTISTS. (D1800)	Morphett, J. A., 25 John St., Cabramatta. 2166.	20624	1982	Premise Match	120m	West
	DENTISTS.	Morphett, J. A., 25 John St., Cabramatta. 2166	18350	1978	Premise Match	120m	West
	DENTISTS.	Fung, J. Y., 25 John St., Cabramatta. 2166	20945	1975	Premise Match	120m	West
	DENTISTS.	Morphett, J. A., 25 John St., Cabramatta. 2166	21229	1975	Premise Match	120m	West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
44	MIXED BUSINESSES	Young s Boundary Store., 25 St Johns Rd., Cabramatta West. 2166	55887	1975	Premise Match	120m	West
	DANCING TEACHERS & STUDIOS (D070)	Labbozzetta, F., 23 John St., Cabramatta	286980	1970	Premise Match	120m	West
	DENTISTS (D140)	Morphett, J. A., 25 John St., Cabramatta	288862	1970	Premise Match	120m	West
	REAL ESTATE AGENTS/VALUERS(R205)	Property Transfer Pty. Ltd., 25 John St., CABRAMATTA	355895	1970	Premise Match	120m	West
	Beauty Salons &/or Ladies Hairdressers	Graham, Mrs, L., 25 John St., Cabramatta	50676	1965	Premise Match	120m	West
	Hairdressers (Gent.'s)/Tobacconists	John Street Hairdresser., 23 John St., Cabramatta	98158	1965	Premise Match	120m	West
	REAL ESTATE AGENTS/VALUERS	Bolton, G. & Co., 23 John St. CABRAMATTA	365175	1961	Premise Match	120m	West
45	BEAUTY SALONS & LADIES' HAIRDRESSERS	Douglas, Donald Beauty Salon, 25 John St., Cabramatta	272370	1961	Premise Match	120m	West
	MEDICAL PRACTITIONERS.	Moses, J. M., 105 Cabramatta Rd., Cabramatta. 2166	56594	1986	Premise Match	122m	East
	MEDICAL PRACTITIONERS.	Patwardhan, J. R., 105 Cabramatta Rd., Cabramatta. 2166	56899	1986	Premise Match	122m	East
	MEDICAL PRACTITIONERS.	Tint Khin, 105 Cabramatta Rd., Cabramatta. 2166	57980	1986	Premise Match	122m	East
	MIXED BUSINESSES (M408)	Dunk, F. W., 105 Cabramatta Rd., East, Cabramatta	332514	1970	Premise Match	122m	East
	Mixed Businesses	Dunk, F. W., 105 Cabramatta Rd., East, Cabramatta	117150	1965	Premise Match	122m	East
	MIXED BUSINESS	Kennedy, S. & R., 105 Cabramatta Rd. East, Cabramatta	341444	1961	Premise Match	122m	East
46	MIXED BUSINESSES & GENERAL STORES	Garthe, E., 105 Cabramatta Rd., Cabramatta	79975	1950	Premise Match	122m	East
	JEWELLERS &/OR WATCHMAKERS-RETAIL.	Hungi Than'h Jewellers, 2 John St., Cabramatta. 2166	49772	1986	Premise Match	129m	South West
	JEWELLERS &/OR WATCHMAKERS RETAIL. (J0550)	Whittakers Jewellers, 2 John St., Cabramatta. 2166.	43827	1982	Premise Match	129m	South West
	MILK, FRUIT JUICE BARS &/OR CONFECTIONERS.	Kostopoulos, G., 4 John St., Cabramatta. 2166	46000	1978	Premise Match	129m	South West
	FOOTWEAR RETAILERS.	Wheatley, C. E., 2 John St., Cabramatta. 2166	29512	1978	Premise Match	129m	South West
	BOOT & SHOE REPAIRERS	Wright Shoe Store (The)., 2 John St., Cabramatta	269310	1970	Premise Match	129m	South West
	FOOTWEAR RETAILERS (F495)	Wright Shoe Store (The)., 2 John St., Cabramatta	305794	1970	Premise Match	129m	South West
	BOOT & SHOE REPAIRERS	Wheatley, C., 2 John St., Cabramatta	53789	1965	Premise Match	129m	South West
	Footwear Retailers	Wheatley, C., 2 John St., Cabramatta	89149	1965	Premise Match	129m	South West
	BOOT & SHOE REPAIRERS	Wheatley, C., 2 John St., Cabramatta	275310	1961	Premise Match	129m	South West
47	FOOTWEAR RETAILERS	Wheatley, C., 2 John St., Cabramatta	313288	1961	Premise Match	129m	South West
	MERCERS-MENS &/OR BOYS OUTFITTERS.	Ingalls, 29 John St., Cabramatta. 2166	44966	1978	Premise Match	129m	West
	MERCERS-MENS &/OR BOYS OUTFITTERS.	Ingall's, 29 John St., Cabramatta. 2166	52193	1975	Premise Match	129m	West
	MERCERS—MEN'S & BOYS' OUTFITTERS	Ingall's, 29 John St., Cabramatta	336964	1961	Premise Match	129m	West
48	MERCERS & GENT'S OUTFITTERS	Ingall's., 29 John St., Cabramatta	74453	1950	Premise Match	129m	West
	MIXED BUSINESSES.	Elkhouri. J., 103 Cabramatta Rd. East, Cabramatta. 2166	46725	1978	Premise Match	130m	East
	MILK, FRUIT JUICE BARS &/OR CONFECTIONERS.	Elkhouri. j., 103 Cabramatta Rd. East. Cabramatta. 2166	45922	1978	Premise Match	130m	East
	MILK, FRUIT JUICE BARS &/OR CONFECTIONERS.	Milk Bar. 103 Cabramatta Rd. East., Cabramatta. 2166	53610	1975	Premise Match	130m	East

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
48	MIXED BUSINESSES.	Milk Bar., 103 Cabramatta Rd East., Cabramatta. 2166	55269	1975	Premise Match	130m	East
49	BEAUTICIANS.	Aux Coquettes, 182 Cabramatta Rd., Cabramatta. 2166	5665	1986	Premise Match	132m	South West
50	ACCOUNTANTS & AUDITORS.	Kenez, I., 6 John St., Cabramatta. 2166	638	1986	Premise Match	139m	South West
	TAXATION CONSULTANTS.	Kenez, I., 6 John St., Cabramatta. 2166	92312	1986	Premise Match	139m	South West
	MILK, FRUIT JUICE BARS &/OR CONFECTIONERS.	Kostopoulos, G., 8 John St., Cabramatta. 2166	59223	1986	Premise Match	139m	South West
	SURVEYORS - LAND, (S8160)	Hill, J. F. & Associates, 6 John St., Cabramatta. 2166.	77721	1982	Premise Match	139m	South West
	ACCOUNTANTS & AUDITORS. (A0360)	Kenez, I., 6 John St., Cabramatta. 2166.	553	1982	Premise Match	139m	South West
	MILK, FRUIT JUICE BARS &/OR CONFECTIONERS, (M3180)	Kostopoulos, G., 8 John St., Cabramatta. 2166.	52280	1982	Premise Match	139m	South West
	SURVEYORS-LAND.	Hill, J. F. & Associates, 6 John St., Cabramatta. 2166	68887	1978	Premise Match	139m	South West
	ACCOUNTANTS & AUDITORS.	Kenez, I., 6 John St., Cabramatta. 2166	478	1978	Premise Match	139m	South West
	REAL ESTATE AGENTS &/OR VALUERS.	Michaels Real Estate. 6 John St., Cabramatta. 2166	62009	1978	Premise Match	139m	South West
	HAIRDRESSERS-GENTS.	Edwards, N., 6 John St., Cabramatta. 2166	40484	1975	Premise Match	139m	South West
	ACCOUNTANTS & AUDITORS.	Kenez, I., 1/6 John St., Cabramatta. 2166	367	1975	Premise Match	139m	South West
	REAL ESTATE AGENTS &/OR VALUERS.	Michael's Real Estate., 6 John St., Cabramatta. 2166	72692	1975	Premise Match	139m	South West
	TAILORS-LADIES' &/OR GENTS	Continental Tailor (The), 6-8 John St, Cabramatta	366658	1970	Premise Match	139m	South West
	HAIRDRESSERS (GENT.'S) (H070)	Edwards, Norm., 6-8 John St., Cabramatta	313857	1970	Premise Match	139m	South West
	Tailors-Ladies'/Gents	Continental Tailor (The), 6-8 John St., Cabramatta	149513	1965	Premise Match	139m	South West
	Hairdressers (Gent.'s)/Tobacconists	Edwards, Norm., 6-8 John St., Cabramatta	97982	1965	Premise Match	139m	South West
51	DENTISTS.	Abouf, Shop 8 Walkway Centre, 33 John St., Cabramatta. 2166	22230	1986	Premise Match	145m	West
	CHEMISTS-PHARMACEUTICAL.	Gardiner, G., 35 John St., Cabramatta. 2166	14253	1986	Premise Match	145m	West
	MEDICAL PRACTITIONERS.	Kwan, E., Shop 7 Walkway Centre, 33 John St., Cabramatta. 2166	55886	1986	Premise Match	145m	West
	CLOTHING-RETAIL-MENS &/OR BOYS WEAR.	Loose Threads, Shop 1 Walkway Centre, 33 John St., Cabramatta. 2166	18511	1986	Premise Match	145m	West
	TAKE-AWAY FOODS.	Minh-Tam, Shop 4 Walkway Centre, 33 John St., Cabramatta. 2166.	91364	1986	Premise Match	145m	West
	BEAUTICIANS.	Mirjana's, Shop 5 Walkway Centre, 33 John St, Cabramatta. 2166	5797	1986	Premise Match	145m	West
	MEDICAL PRACTITIONERS.	Ng. Jit, Seng, 7 Walkaway Centre, 33 John St., Cabramatta. 2166	56699	1986	Premise Match	145m	West
	MEDICAL PRACTITIONERS.	Pham Binh My. Shop 7 Walkway Centre, 33 John St., Cabramatta. 2166	56952	1986	Premise Match	145m	West
	POULTRY DEALERS - RETAIL.	Red-Lea, Shop 2 Walkway Centre, 33 John St., Cabramatta. 2166	75629	1986	Premise Match	145m	West
	TAKE-AWAY FOODS.	Red-Lea, Shop 2 Walkway Centre, 33 John St., Cabramatta. 2166	91650	1986	Premise Match	145m	West
	CLOTHING-RETAIL-LADIES &/OR GIRLS WEAR.	Saigon Xpress, Shop 5 Walkway Centre, 33 John St., Cabramatta. 2166	17822	1986	Premise Match	145m	West
	MEDICAL PRACTITIONERS. (M2020)	Beh, P. C. T., Shop 7 Walkway Centre, 33 John St., Cabramatta. 2166.	47175	1982	Premise Match	145m	West
	CHEMISTS - PHARMACEUTICAL.(C4110)	Dash & Gardiner, 35 John St., Cabramatta. 2166.	14949	1982	Premise Match	145m	West
	BEAUTY SALONS &/OR LADIES HAIRDRESSERS. (B2000)	Irmgards, Shop 6 Walkway Centre, 33 John St., Cabramatta. 2166.	5902	1982	Premise Match	145m	West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
51	HAIRDRESSERS - GENTS. (H0550)	Irmgards, Shop 6 Walkway Centre, 33 John St., Cabramatta. 2166.	38563	1982	Premise Match	145m	West
	MERCERS - MENS &/OR BOYS OUTFITTERS. (M2120)	Loose Threads, Shop 1 Walkway Centre, 33 John St., Cabramatta. 2166.	51288	1982	Premise Match	145m	West
	DENTISTS. (D1800)	Miknic, N., Shop 8 Walkway Centre, 33 John St., Cabramatta. 2166.	20597	1982	Premise Match	145m	West
	TAKE-AWAY FOODS. (T0235)	Minh-Tam, Shop 4 Walkway Centre, 33 John St., Cabramatta. 2166.	78692	1982	Premise Match	145m	West
	BEAUTICIANS. (B1985)	Mirjana's, Shop 5 Walkway Centre, 33 John St., Cabramatta. 2166.	5139	1982	Premise Match	145m	West
	SANDWICH &/OR LUNCHEONSHOPS. (S0600)	Nanas Shop, Shop 2 Walkway Centre, 33 John St., Cabramatta. 2166	72994	1982	Premise Match	145m	West
	DRESS SHOPS & ACCESSORIES.(D7450)	Saigon Xpress, Shop 3 Walkway Centre, 33 John St., Cabramatta. 2166.	23387	1982	Premise Match	145m	West
	CHEMISTS-PHARMACEUTICAL.	Dash & Gardiner, 35 John St., Cabramatta. 2166	13132	1978	Premise Match	145m	West
	FRUITERERS &/OR GREENGROCERS.	Hill, R., 35 John St., Cabramatta. 2166.	35353	1975	Premise Match	145m	West
	HAIRDRESSERS-GENTS.	Kulic, B., 33 John St., Cabramatta, 2166	40656	1975	Premise Match	145m	West
	FRUITERERS/GREENGROCER S (F640)	Hill, R., 35 John St., Cabramatta	307240	1970	Premise Match	145m	West
	Fruiterers & Greengrocers	Ortado, J. (Jnr.), 35 John St., Cabramatta	91862	1965	Premise Match	145m	West
	FRUITERERS/GREENGROCER S	Ortado, J. (Jnr.), 35 John St., Cabramatta	315933	1961	Premise Match	145m	West
	MIXED BUSINESSES & GENERAL STORES	Ortado, J., 35 John St., Cabramatta	80687	1950	Premise Match	145m	West
52	CLOTHING-RETAIL-LADIES &/OR GIRLS WEAR.	Marina Frocks, 12 John St., Cabramatta. 2166	17527	1986	Premise Match	146m	South West
	DRESS SHOPS & ACCESSORIES.(D7450)	Marina Frocks, 12 John St., Cabramatta. 2166.	23140	1982	Premise Match	146m	South West
	DRESS SHOPS & ACCESSORIES.	Marina Frocks, 12 John St., Cabramatta. 2166	20280	1978	Premise Match	146m	South West
	DRESS SHOPS & ACCESSORIES.	Marina Frocks, 12 John St., Cabramatta. 2166	23410	1975	Premise Match	146m	South West
	CAFES, TEA ROOMS &/OR COFFEE LOUNGES.	White Rose, 10 John St., Cabramatta. 2166	12351	1975	Premise Match	146m	South West
	DRESS SHOPS (D595)	Marina Frocks., 12 John St., Cabramatta	291518	1970	Premise Match	146m	South West
	CAFES, COFFEE LOUNGES, Etc. (C030)	White Rose., 10 John St., Cabramatta	276213	1970	Premise Match	146m	South West
	Frock & Coat Salons	Marina Frocks, 12 John St., Cabramatta	90113	1965	Premise Match	146m	South West
	Cafes, Tea Rooms, Coffee Lounges, Etc.	White Rose La Monaco., 10 John St., Cabramatta	60927	1965	Premise Match	146m	South West
53	LIBRARIES-PUBLIC.	Cabramatta Municipal Library., 165 Railway Pde., Cabramatta. 2166	47458	1975	Premise Match	149m	North
	LIBRARIES-PUBLIC (L460)	Cabramatta Municipal Library (& Fairfield)., 165 RailwayPde., Cabramatta	323294	1970	Premise Match	149m	North
	Libraries - Public	Cabramatta Municipal Library (& Fairfield), 165 Railway Pde., Cabramatta	107838	1965	Premise Match	149m	North
54	RESTAURANTS. (R5180)	Huong-Que, 35C Arthur St., Cabramatta. 2166.	71027	1982	Premise Match	150m	West
	GROCERS - RETAIL. (G7850)	Oriental Store, 35A Arthur St., Cabramatta. 2166.	37903	1982	Premise Match	150m	West
	BOOKSELLERS RETAIL.	Cabramatta Bookshop. 35a Arthur St., Cabramatta. 2166	6791	1978	Premise Match	150m	West
	MEDICAL PRACTITIONERS.	Genua, L. F., 35c Arthur St., Cabramatta. 2166	42900	1978	Premise Match	150m	West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
54	TRAVEL AGENCIES &/OR BOOKING OFFICES.	Miliano Travel Agency, 35b Arthur St, Cabramatta.2166	72394	1978	Premise Match	150m	West

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Business Directory Records 1950-1991

Road or Area Matches

Universal Business Directory records from years 1991, 1986, 1982, 1978, 1975, 1970, 1965, 1961 & 1950, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
55	PLUMBERS, GASFITTERS &/OR DRAINLAYERS.	Cranney, E. C., 35 Broomfield St., Cabramatta. 2166	74922	1986	Road Match	0m
	BUTCHERS - RETAIL. (B8040)	Champion Butchery, The, 93 Broomfield St., Cabramatta. 2166.	10683	1982	Road Match	0m
	PLUMBERS, GASFITTERS &/OR DRAINLAYERS. (P6680)	Cranney, E. C., 35 Broomfield St., Cabramatta. 2166.	65132	1982	Road Match	0m
	PLUMBERS, GASFITTERS &/OR DRAINLAYERS.	Cranney, E. C., 35 Broomfield St., Cabramatta. 2166	58123	1978	Road Match	0m
	BUTCHERS-RETAIL.	Station Butchery. The, 93 Broomfield St., Cabramatta. 2166	9933	1978	Road Match	0m
	PLUMBERS, GASFITTERS &/OR DRAINLAYERS.	Cranney. E. C., 35 Broomfield St., Cabramatta. 2166	68404	1975	Road Match	0m
	HAIRDRESSERS-GENTS.	Mens Hairdresser, 821 Broomfield St., Cabramatta. 2166	40722	1975	Road Match	0m
	MOTOR BRAKE SERVICES	All Suburbs Towing Service, 82 Broomfield St., Cabramatta	344511	1961	Road Match	0m
	MOTOR PANEL BEATERS	All Suburbs Towing Service, 82 Broomfield St., Cabramatta	349321	1961	Road Match	0m
	MOTOR RADIATOR SPECIALISTS &/OR REPAIRERS	All Suburbs Towing Service, 82 Broomfield St., Cabramatta	350181	1961	Road Match	0m
	MOTOR TOWING SERVICES	All Suburbs Towing Service, 82 Broomfield St., Cabramatta	352055	1961	Road Match	0m
	MOTOR BODY BUILDERS	All-Suburbs Towing Service, 82 Broomfield St., Cabramatta	344080	1961	Road Match	0m
	MOTOR PANEL BEATERS	All Suburbs Towing Service, 2 Broomfield St., Cabramatta	85131	1950	Road Match	0m
	MOTOR RADIATOR SPECIALISTS & REPAIRERS	All Suburbs Towing Service, 82 Broomfield St., Cabramatta	85672	1950	Road Match	0m
	MOTOR TOWING SERVICES	All Suburbs Towing Service, 82 Broomfield St., Cabramatta	86881	1950	Road Match	0m
	MOTOR-BRAKE SERVICES	All Suburbs Towing Service, 82 Broomfield St., Cabramatta	87200	1950	Road Match	0m
	MOTOR BODY BUILDERS	All-Suburbs Towing Service, 82 Broomfield St., Cabramatta	82003	1950	Road Match	0m
56	MEDICAL PRACTITIONERS.	Dobell-Brown, D. L., Cabramatta Rd. East., Cabramatta. 2166.	50139	1975	Road Match	0m
	MEDICAL PRACTITIONERS (M216)	Dobell-Brown, David L., 128 Cabramatta Rd., Cabramatta	326671	1970	Road Match	0m
	Medical Practitioners	Dobell-Brown, David L., 128 Cabramatta Rd., Cabramatta	111237	1965	Road Match	0m
	MEDICAL PRACTITIONERS	Dobell-Brown, N. G., 128 Cabramatta Rd., Cabramatta	334983	1961	Road Match	0m
	MEDICAL PRACTITIONERS	Hicks, K. E., Cabramatta Rd. East, Cabramatta	73135	1950	Road Match	0m
57	CHEMISTS-PHARMACEUTICAL.	Penna's Pharmacy, 198 Railway Pde., Cabramatta. 2166	14697	1986	Road Match	51m
	LIBRARIES-PUBLIC.	Cabramatta Public Library, Railway Pde., Cabramatta. 2166	40204	1978	Road Match	51m
	BEAUTY SALONS &/OR LADIES HAIRDRESSERS.	Romeo For Juliets Hair, Railway Pde., Cabramatta. 2166	5527	1978	Road Match	51m
	BUTCHERS-RETAIL.	Stamos Meats. Railway Pde., Cabramatta. 2166	9926	1978	Road Match	51m
	GROCERS-RETAIL	Woolworths Ltd., 84 Railway Pde., Cabramatta. 2166	34299	1978	Road Match	51m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
57	LIBRARIES-PUBLIC.	Cabramatta Public Library., Railway Pde., Cabramatta. 2166	47459	1975	Road Match	51m
	LOCAL BODIES (L630)	Cabramatta & Canley Vale Municipality., Railway Pde., Cabramatta	323750	1970	Road Match	51m
	BUILDERS' SUPPLIERS (B814)	Henderson, H. & Sons Pty. Ltd., 170 Cabramatta Rd., Cabramatta	271399	1970	Road Match	51m
	PAINT,VARNISH,OILS/COLOUR MERCHANTS (P074)	Henderson, H. & Sons Pty. Ltd., 170 Cabramatta Rd., Cabramatta	346232	1970	Road Match	51m
	PLUMBERS' SUPPLIES (P612)	Henderson, H. & Sons Pty. Ltd., 170 Cabramatta Rd., Cabramatta	350288	1970	Road Match	51m
	DENTISTS (D140)	Houston, W. M., 77 Railway Pde., Cabramatta	288694	1970	Road Match	51m
	Local Bodies	Cahramatta & Canley Vale Municipality, Railway Pde., Cabramatta	108315	1965	Road Match	51m
	China, Crockery, Crystal, Cutlery, Earthenware, Glassware & Silverware Dealers	Henderson, H. & Son Pty. Ltd., 170-176 Cabramatta Rd. West, Cabramatta	66011	1965	Road Match	51m
	Hardware Dealers &/or Ironmongers	Henderson, H. & Sons Pty. Ltd., 170 Cabramatta Rd. Cabramatta	99102	1965	Road Match	51m
	Builders' Suppliers	Henderson, H. & Sons Pty. Ltd., 170 Cabramatta Rd., Cabramatta	56168	1965	Road Match	51m
	Paint, Varnish, Oils/Colour Merchants	Henderson, H. & Sons Pty. Ltd., 170 Cabramatta Rd., Cabramatta	130887	1965	Road Match	51m
	Plumbers' Supplies	Henderson, H. & Sons Pty. Ltd., 170 Cabramatta Rd., Cabramatta	135003	1965	Road Match	51m
	Joinery Merchants	Hirst, Wilson, 63 Railway Pde., Cabramatta	106650	1965	Road Match	51m
	TIMBER MERCHANTS	Hirst, Wilson, 63 Railway Pde., Cabramatta	151838	1965	Road Match	51m
	Dentists	Houston, W. M., 77 Railway Pde., Cabramatta	73442	1965	Road Match	51m
	Medical Practitioners	Musso, F. J., 184 Railway Pde., Cabramatta	112270	1965	Road Match	51m
	Electrical Contractors - Licensed	Penberthy, H. B., 27 Railway St. Cabramatta	78556	1965	Road Match	51m
	CHEMISTS-PHARMACEUTICAL	Bookalls' Corner Pharm., 89 Railway Pde., Cabramatta	287359	1961	Road Match	51m
	LOCAL BODIES	Cabramatta & Canley Vale Municipality, Railway Pde., Cabramatta	332112	1961	Road Match	51m
	MERCERS—MEN'S & BOYS' OUTFITTERS	Currie, John, 87 Railway Pde., Cabramatta	336858	1961	Road Match	51m
	TAILORS-LADIES'/GENT.'S	Currie, John, 87 Railway Pde., Cabramatta	254861	1961	Road Match	51m
	GROCERS-RETAIL	Henderson, H. & Son Pty. Ltd., 170-176 Cabramatta Rd. West, Cabramatta	320619	1961	Road Match	51m
	HARDWARE DEALERS/IRONMONGERS	Henderson, H. & Sons Pty. Ltd., 170 Cabramatta Rd. CABRAMATTA	323136	1961	Road Match	51m
	BUILDERS' SUPPLIERS	Henderson, H. & Sons Pty. Ltd., 170 Cabramatta Rd., Cabramatta	278237	1961	Road Match	51m
	PAINT, VARNISH, OILS/COLOUR MERCHANTS	Henderson, H. & Sons Pty. Ltd., 170 Cabramatta Rd., Cabramatta	355670	1961	Road Match	51m
	PLUMBERS' SUPPLIES	Henderson, H. & Sons Pty. Ltd., 170 Cabramatta Rd., Cabramatta	361001	1961	Road Match	51m
	JOINERY MERCHANTS	Hirst, Wilson, 63 Railway Pde., Cabramatta	330132	1961	Road Match	51m
	TIMBER MERCHANTS	Hirst, Wilson, 63 Railway Pde., Cabramatta	257396	1961	Road Match	51m
	DENTISTS	Houston, W. M., 77 Railway Pde., Cabramatta	296049	1961	Road Match	51m
	NEWSAGENTS	Levine, D., 79 Railway Pde., Cabramatta	353262	1961	Road Match	51m
	WEIGHBRIDGES	McBurney's Commercial Store, 84 Railway Pde., Cabramatta.	261809	1961	Road Match	51m
	PRODUCE MERCHANTS- GRAIN & SEED-RETAIL	McBurney's Commercial Store, 84 Railway Pde., Cabrmmta	362789	1961	Road Match	51m
	BABY & CHILDREN'S WEAR- RETAIL	Peter John (The), 75 Railway Pde., Cabramatta	270614	1961	Road Match	51m
	REAL ESTATE AGENTS/VALUERS	Wearne's Estate Agency, 78 Railway Pde. CABRAMATTA	365186	1961	Road Match	51m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
57	CAKE SHOPS & PASTRYCOOKS	Winnel, R., 88 Railway Pde., Cabramatta	283407	1961	Road Match	51m
	BUTCHERS-RETAIL	Wodalla Butchery, 8I Railway Pde., Cabramatta	281408	1961	Road Match	51m
	BANKS	Bank of N.S.W, Railway Pde, Cabramatta	5738	1950	Road Match	51m
	BUTCHERS-RETAIL	Barker, J., 82 Railway Pde., Cabramatta	13111	1950	Road Match	51m
	WEAVERS	Cabramatta Weaving Mills Pty. Ltd., 123 Railway Pde., Cabramatta	112539	1950	Road Match	51m
	DRAPERS-RETAIL	Geraghty, J., 76 Railway Pde., Cabramatta	33673	1950	Road Match	51m
	DRAPERS-RETAIL	Henderson, H. and Sons Pty. Ltd., 170 Cabramatta Rd., Cabramatta	33720	1950	Road Match	51m
	HARDWARE DEALERS &/OR IRONMONGERS	Henderson, H. and Sons Pty. Ltd., 170 Cabramatta Rd., Cabramatta	61095	1950	Road Match	51m
	MIXED BUSINESSES & GENERAL STORES	Henderson, H. and Sons Pty. Ltd., 170 Cabramatta Rd., Cabramatta	80161	1950	Road Match	51m
	TIMBER MERCHANTS	Hirst, Wilson, Railway Pde., Cabramatta	78043	1950	Road Match	51m
	NEWSAGENTS	Levine, D., Railway Pde., Cabramatta	88138	1950	Road Match	51m
	GROCERS-RETAIL	McBurney's Commercial Store, 84 Railway Pde., Cabramatta	58236	1950	Road Match	51m
	HARDWARE DEALERS &/OR IRONMONGERS	McBurney's Commercial Store, 84 Railway Pde., Cabramatta	61219	1950	Road Match	51m
	PRODUCE MERCHANTS- GRAIN & SEED-RETAIL	McBurney's Commercial Store, 84 Railway Pde., Cabramatta	95587	1950	Road Match	51m
	BABY & CHILDREN'S WEAR- RETAIL	Simpson, C., 76 Railway Rd., Cabramatta	4805	1950	Road Match	51m
	REAL ESTATE AGENTS	Wearne's Estate Agency, Railway Pde., Cabramatta	98948	1950	Road Match	51m
	STOCK & STATION AGENTS	Wearnes Estate Agency, 78 Railway Pde., Cabramatta	105661	1950	Road Match	51m
	CAKE SHOPS & PASTRYCOOKS	Winnel, R., 88 Railway Pde., Cabramatta	17380	1950	Road Match	51m
58	DENTISTS.	Coogan, J. R., 8 Arthur St., Cabramatta. 2166	22440	1986	Road Match	70m
	MEDICAL PRACTITIONERS.	Keh, F. S. C., 4 Arthur St., Cabramatta. 2166	55692	1986	Road Match	70m
	DENTISTS. (D1800)	Coogan. J. R, 8 Arthur St., Cabramatta. 2166.	20108	1982	Road Match	70m
	MEDICAL PRACTITIONERS. (M2020)	Keh, F. S. C., 4 Arthur St., Cabramatta. 2166.	48801	1982	Road Match	70m
	HAIRDRESSERS - GENTS. (H0550)	Papalia Bros., 6 Arthur St., Cabramatta. 2166.	38683	1982	Road Match	70m
	CHEMISTS- PHARMACEUTICAL.	Barones Pharmacy Cabramatta., Arthur St., Cabramatta. 2166	12937	1978	Road Match	70m
	CAFES, TEA ROOMS &/OR COFFEE LOUNGES.	Ciocirlan, I., 146 Arthur St., Cabramatta. 2166	10443	1978	Road Match	70m
	DENTISTS.	Coogan, J. R., 8 Arthur St., Cabramatta. 2166	17987	1978	Road Match	70m
	SANDWICH &/OR LUNCHEON SHOPS.	Matsias. N., Arthur St., Cabramatta. 2166	64529	1978	Road Match	70m
	DRY CLEANERS, PRESSERS &/OR DYERS	Nu-Valet Arthur St., Cabramatta. 2166	20899	1978	Road Match	70m
	MEDICAL PRACTITIONERS.	Sarfraz. A., Arthur St., Cabramatta. 2166	44158	1978	Road Match	70m
	MEDICAL PRACTITIONERS.	Sproule. B. C., 4 Arthur St., Cabramatta. 2166	44348	1978	Road Match	70m
	HAIRDRESSERS-GENTS.	Frank's, Arthur St., Cabramatta. 2166	40512	1975	Road Match	70m
	DENTISTS.	Houston, W. M., Arthur St., Cabramatta. 2166	21049	1975	Road Match	70m
	CAFES, TEA ROOMS &/OR COFFEE LOUNGES.	Surrento Coffee Lounge, Arthur St., Cabramatta. 2166	12300	1975	Road Match	70m
	HAIRDRESSERS (GENT.'S) (H070)	Franks', Arthur St., Cabramatta	313899	1970	Road Match	70m
	DENTISTS (D140)	Houston, W. M., Arthur St., Cabramatta	288695	1970	Road Match	70m

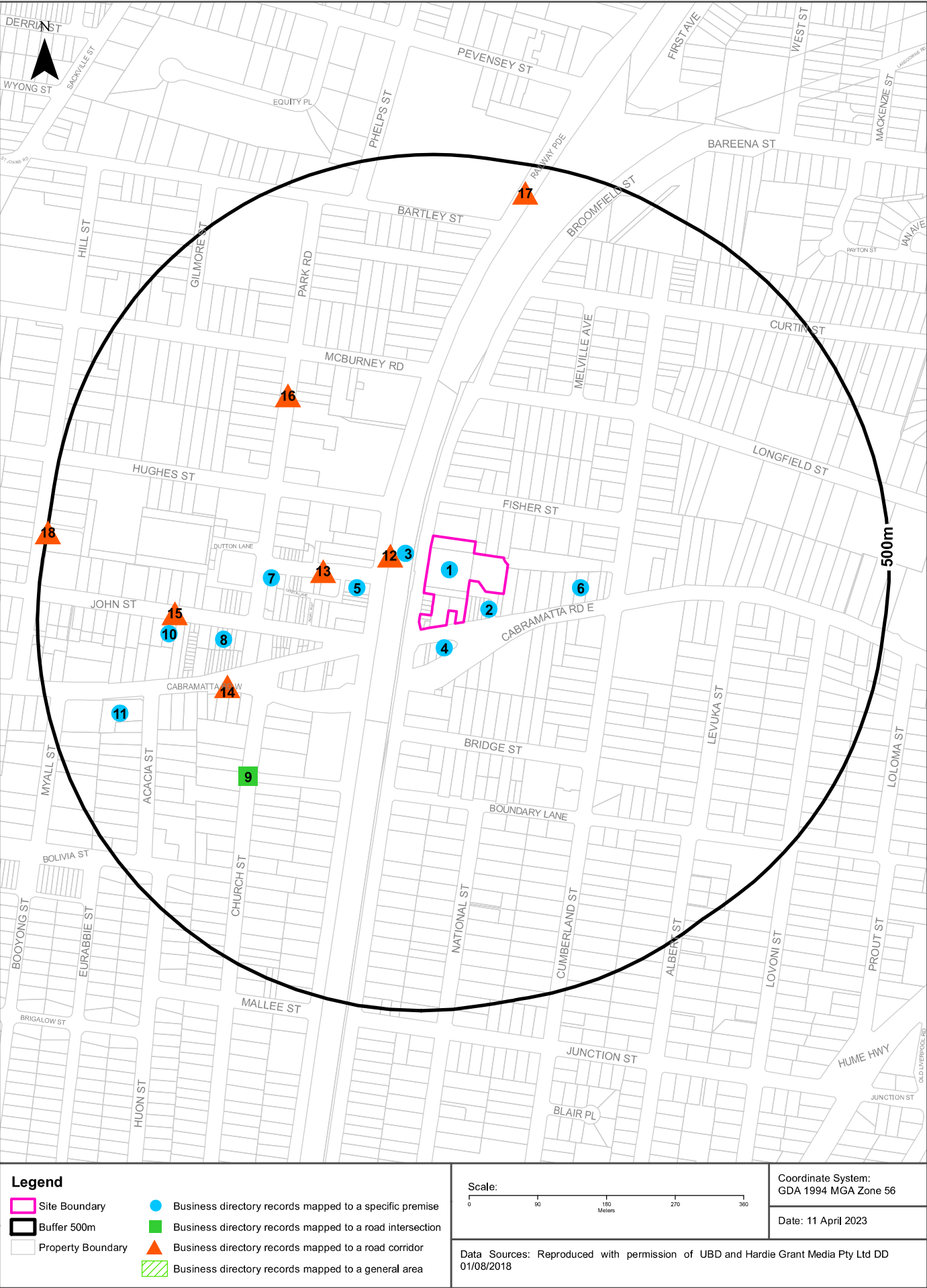
Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
58	ANIMAL & BIRD FOOD SUPPLIES (A375)	Rodger's Pet Centre, Arthur St., Cabramatta.	261592	1970	Road Match	70m
	CAFES, COFFEE LOUNGES, Etc. (C030)	Surrento Coffee Lounge., Arthur St., Cabramatta	276131	1970	Road Match	70m
	TIMBER MERCHANTS	Jones, Les N., 5 Arthur St., Moorebank (Chipping Norton)	151853	1965	Road Match	70m
59	CAKE SHOPS &/OR PASTRYCOOKS.	Alpha Donuts, Shop 3, Cabramatta Plaza, Hughes St., Cabramatta. 2166	11497	1986	Road Match	78m
	DELICATESSENS.	Cut Price Deli, Shop 2 Cabramatta Plaza, Hughes St., Cabramatta. 2166	21626	1986	Road Match	78m
	TOBACCONISTS - RETAIL.	Di Blasi, Shop 4, Cabramatta Plaza, Hughes St., Cabramatta 2166	93732	1986	Road Match	78m
	HAIRDRESSERS-LADIES &/OR BEAUTY SALONS.	Gabriels, Shop 5, Cabramatta Plaza, Hughes St., Cabramatta. 2166	42099	1986	Road Match	78m
	TOY DEALERS - RETAIL.	Kickers Kiddies, Shop 9, Cabramatta Plaza, Hughes St., Cabramatta. 2166	94450	1986	Road Match	78m
	MOTOR SPARE PARTS DEALERS RETAIL.	Mandarin, Shop 6, Cabramatta Plaza, Hughes St., Cabramatta. 2166	67381	1986	Road Match	78m
	MOTOR ACCESSORIES – RETAIL .	Manderin, Shop 6, Cabramatta Plaza, Hughes St., Cabramatta. 2166	61085	1986	Road Match	78m
	CLOTHING-RETAIL-LADIES &/OR GIRLS WEAR.	New Star Fashions, Shop 8, Cabramatta Plaza, Hughes St., Cabramatta. 2166	17621	1986	Road Match	78m
	CLOTHING-RETAIL-MENS &/OR BOYS WEAR.	New Star Fashions, Shop 8, Cabramatta Plaza, Hughes St., Cabramatta. 2166	18601	1986	Road Match	78m
	CLOTHING-RETAIL-BRIDAL WEAR.	Wing Hang Loong, Shop 7, Cabramatta Plaza, Hughes St., Cabramatta. 2166	16641	1986	Road Match	78m
	CLOTHING-RETAIL-LADIES &/OR GIRLS WEAR.	Wing Hang Loong, Shop 7, Cabramatta Plaza, Hughes St., Cabramatta. 2166	18141	1986	Road Match	78m
	CLOTHING-RETAIL-MENS &/OR BOYS WEAR.	Wing Hang Loong, Shop 7, Cabramatta Plaza, Hughes St., Cabramatta. 2166	18752	1986	Road Match	78m
	GROCERS-RETAIL.	Woolworths Cabramatta, Shop 1, Cabramatta Plaza, Hughes St., Cabramatta. 2166	41240	1986	Road Match	78m
60	GROCERS-RETAIL	Woolworths Ltd., Hughes St. West, Cabramatta. 2166	34285	1978	Road Match	78m
	MOTOR GARAGES & SERVICE STATIONS.	Amoco Cabramatta Service Station, Cabramatta Rd., Cabramatta. 2166	63884	1986	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Amoco Cabramatta Service Station, Cabramatta Rd., Cabramatta. 2166.	55958	1982	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Amoco Service Station, Cabramatta Rd., Cabramatta. 2166	49241	1978	Road Match	113m
	FISH MERCHANTS-RETAIL	Cabramatta Fish Shop, 146B Cabramatta Rd., Cabramatta. 2166.	32306	1975	Road Match	113m
	MOTOR STEERING SPECIALISTS.	Esso Servicenter Cabramatta Rd., Cabramatta Heights. 2166	62566	1975	Road Match	113m
	TYRE DEALERS, RETREADERS &/OR VULCANIZERS.	Esso Servicenter, Cabramatta Rd., Cabramatta Heights. 2166	85553	1975	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS.	Esso Servicenter., Cabramatta Rd., Cabramatta Heights. 2166	58821	1975	Road Match	113m
	BUTCHERS-RETAIL	Harry's Butchery, 388 Cabramatta Rd., Cabramatta West. 2166	10520	1975	Road Match	113m
	MOTOR SERVICE STATIONS - PETROL, OIL	Mt. pritchard Service Station., Cabramatta Rd., Cabramatta. 2166	88380	1975	Road Match	113m
	MOTOR GARAGES & ENGINEERS(M6S6)	Amoco Service Station., Cabramatta Rd., CABRAMATTA	337192	1970	Road Match	113m
	MOTOR GARAGES & ENGINEERS(M6S6)	Bob's Auto Centre., Cabramatta Rd., CABRAMATTA	337328	1970	Road Match	113m
	PAINT,VARNISH,OILS/COLOUR MERCHANTS (P074)	Buckley, D. M. Pty. Ltd., Cabramatta Rd., Cabramatta	346118	1970	Road Match	113m
	PLUMBERS' SUPPLIES (P612)	Buckley, D. M. Pty. Ltd., Cabramatta Rd., Cabramatta	350227	1970	Road Match	113m
	BUILDERS' HARDWARE MFRS. &/OR DISTRIBUTORS	Buckley, D.M. Pty. Ltd., Cabramatta Rd., Cabramatta	271030	1970	Road Match	113m
	TIMBER MERCHANTS (T385)	Buckley, D.M. Pty. Ltd., Cabramatta Rd., Cabramatta	368917	1970	Road Match	113m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
60	WALLBOARD MERCHANTS (W025)	Buckley, D.M.Pty. Ltd., Cabramatta Rd., Cabramatta	372833	1970	Road Match	113m
	CLUBS & SPORTING BODIES (C487)	Cabramatta Golf Club Ltd., Cabramatta Rd., Cabramatta	284070	1970	Road Match	113m
	MOTOR GARAGES & ENGINEERS(M6S6)	Cabramatta Motorways., Cabramatta Rd., West CABRAMATTA	337484	1970	Road Match	113m
	MOTOR GARAGES & ENGINEERS(M6S6)	Esso Servicenter., Cabramatta Rd., Cabramatta Heights	337767	1970	Road Match	113m
	TYRE/TUBE DEALERS (T760)	Esso Servicentre, Cabramatta Rd., Cabramatta Heights	371859	1970	Road Match	113m
	MOTOR STEERING SPECIALISTS (M736)	Esso Servicentre., Cabramatta Rd., Cabramatta Heights	342293	1970	Road Match	113m
	BOOT & SHOE REPAIRERS	Gillard, WE., Lot 7 Cabramatta Rd., Cabramatta	268866	1970	Road Match	113m
	AUCTIONEERS-REAL ESTATE (A625)	Hibble, E H., Cabramatta Rd., Cabramatta	263784	1970	Road Match	113m
	BUSINESS AGENTS &/OR BROKERS(B852)	Hibble, E. H., Cabramatta Rd., Cabramatta	272759	1970	Road Match	113m
	REAL ESTATE AGENTS/VALUERS(R205)	Hibble, E. H., Cabramatta Rd., CABRAMATTA	355475	1970	Road Match	113m
	STOCK/STATION AGENTS (S754)	Hibble, E.H., Cabramatta Rd., Cabramatta	366067	1970	Road Match	113m
	CARRIERS & CARTAGE CONTRACTORS (C150)	Liebrand, G.F., Cabramatta Rd., Cabramatta	278188	1970	Road Match	113m
	MOTOR SERVICE STATIONS-PETROL,OIL,Etc.	Mt. Pritchard Service Station., Cabramatta Rd., CABRAMATTA	341355	1970	Road Match	113m
	MOTOR SERVICE STATIONS-PETROL,OIL,Etc.	Total Service Station., Cabramatta Rd., CABRAMATTA	341567	1970	Road Match	113m
	Motor Service Stations - Petrol, Oil, Etc.	Cabramatta Motorways, Cabramatta Rd. Cabramatta	125526	1965	Road Match	113m
	Butchers - Retail	Fahey's Top Grade Butchery, 388 Cabramatta Rd, Cabramatta West	58280	1965	Road Match	113m
	Carriers & Cartage Contractors	Liebrand, G. F., Cabramatta Rd., Cabramatta	63146	1965	Road Match	113m
	Motor Service Stations - Petrol, Oil, Etc.	Total Service Station, Cabramatta Rd. Cabramatta	125536	1965	Road Match	113m
	MOTOR GARAGES & ENGINEERS	Brassington, M. R., Cabramatta Rd. CABRAMATTA	346719	1961	Road Match	113m
	REAL ESTATE AGENTS/VALUERS	Connor's of Cabramatta, 189 Cabramatta Rd. CABRAMATTA	365179	1961	Road Match	113m
	STOCK/STATION AGENTS	Connor's of Cabramatta, 189 Cabramatta Rd., Cabramatta	254238	1961	Road Match	113m
	MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Griffiths, S. M., Cabramatta Rd. CABRAMATTA	350652	1961	Road Match	113m
	CARRIERS & CARTAGE CONTRACTORS	Liebrand, G. F., Cabramatta Rd., Cabramatta	285006	1961	Road Match	113m
	MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Total Service Station, Cabramatta Rd. CABRAMATTA	351191	1961	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS	Brassington, M. R., Cabramatta Rd., Cabramatta	83491	1950	Road Match	113m
	BANKS	Commonwealth Bank of Australia and Commonwealth Savings Bank of Australia, Cabramatta Rd., Cabramatta	5918	1950	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS	Cooks Hill Service Station, Cabramatta Rd., Cabramatta	83623	1950	Road Match	113m
	MOTOR SERVICE STATIONS-PETROL, Etc.	Cooks Hill Service Station, Cabramatta Rd., Cabramatta	85891	1950	Road Match	113m
	MOTOR SERVICE STATIONS-PETROL, Etc.	Griffiths, S. M., Cabramatta Rd., Cabramatta	86015	1950	Road Match	113m
	EARTH MOVING CONTRACTORS	Grimson, D. S., Cabramatta Rd., Cabramatta	36135	1950	Road Match	113m
	FARRIERS	Kohle (and) Grimson, Cabramatta Rd., Cabramatta	43552	1950	Road Match	113m
	BLACKSMITHS	Kohle and Grimson, Cabramatta Rd., Cabramatta	8333	1950	Road Match	113m
	CARRIERS & CARTAGE CONTRACTORS	Liebrand, G. F., Cabramatta Rd., Cabramatta	19243	1950	Road Match	113m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
60	HIRE CAR SERVICES	Smith, W. D., Cabramatta Rd., Cabramatta	62310	1950	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS	Stanton, G. W., Cabramatta Rd., Cabramatta	84417	1950	Road Match	113m
	GROCERS-RETAIL	Thompson, A. and Sons Pty. Ltd. Cabramatta Rd., Cabramatta	55885	1950	Road Match	113m
61	Motor Garages & Service Stations	Ampol Cabramatta Service Station, John St., Cabramatta 2166	97754	1991	Road Match	122m
	Motor Garages & Service Stations	Esso Cabramatta Service Station, John St, Cabramatta 2166	53714	1991	Road Match	122m
	GIFT SHOPS.	Beverlys Jewellery, 7 John St., Cabramatta. 2166	38857	1986	Road Match	122m
	JEWELLERS &/OR WATCHMAKERS-RETAIL.	Beverlys Jewellery, 7 John St., Cabramatta. 2166	49591	1986	Road Match	122m
	MOTOR GARAGES & SERVICE STATIONS.	Esso Cabramatta Service Station, John St., Cabramatta. 2166	64613	1986	Road Match	122m
	MOTOR STEERING SPECIALISTS.	Esso Cabramatta Service Station, John St., Cabramatta. 2166	67773	1986	Road Match	122m
	TYRE DEALERS &/OR RETREADERS &/OR VULCANISERS.	Esso Cabramatta Service Station, John St., Cabramatta. 2166	96339	1986	Road Match	122m
	MEDICAL PRACTITIONERS.	Lau, C. M., 17 John St., Cabramatta. 2166	55958	1986	Road Match	122m
	FRUITERERS &/OR GREENGROCERS.	Sin Sing Fruits, 998 John St., Cabramatta. 2166	36356	1986	Road Match	122m
	CAKE SHOPS &/OR PASTRYCOOKS.	Times Bakery, 9 John St., Cabramatta. 2166	11969	1986	Road Match	122m
	GIFT SHOPS. (G3350)	Beverlys Jewellery, 7 John St., Cabramatta. 2166.	36103	1982	Road Match	122m
	JEWELLERS &/OR WATCHMAKERS RETAIL. (J0550)	Beverlys Jewellery, 7 John St., Cabramatta. 2166.	43460	1982	Road Match	122m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Esso Cabramatta Service Station, John St., Cabramatta. 2166.	56682	1982	Road Match	122m
	MOTOR STEERING SPECIALISTS.(M8100)	Esso Cabramatta Service Station, John St., Cabramatta. 2166.	59511	1982	Road Match	122m
	TYRE DEALERS &/OR RETREADERS &/OR VULCANISERS. (T8830)	Esso Cabramatta Service Station, John St., Cabramatta. 2166.	82635	1982	Road Match	122m
	HAIRDRESSERS - GENTS. (H0550)	Hair Forum Unisex, The, 846 John St., Cabramatta. 2166.	38533	1982	Road Match	122m
	MEDICAL PRACTITIONERS. (M2020)	Lau, C. M., 17 John St., Cabramatta. 2166.	48990	1982	Road Match	122m
	CAKE SHOPS &/OR PASTRYCOOKS. (C0465)	Times Bakery, 9 John St., Cabramatta. 2166.	12850	1982	Road Match	122m
	ELECTRICAL SUPPLIES &/OR APPLIANCES-RETAIL.	Anderson, E., 17 John St., Cabramatta. 2166	22698	1978	Road Match	122m
	GIFT SHOPS.	Beverlys Jewellery, 7 John St., Cabramatta. 2166	32757	1978	Road Match	122m
	JEWELLERS &/OR WATCHMAKERS-RETAIL.	Beverlys Jewellery, 7 John St., Cabramatta. 2166	38762	1978	Road Match	122m
	MOTOR STEERING SPECIALISTS.	Esso Servicenter, John St, Cabramatta 2166	53037	1978	Road Match	122m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Esso Servicenter, John St., Cabramatta. 2166	49986	1978	Road Match	122m
	TYRE DEALERS &/OR RETREADERS &/OR VULCANISERS	Esso Servicenter, John St., Cabramatta. 2166	72912	1978	Road Match	122m
	FOOTWEAR RETAILERS.	Hilray Shoes Pty. Ltd., John St., Cabramatta. 2166	29366	1978	Road Match	122m
	DENTISTS.	Kazokas, G. E., John St., Cabramatta. 2166	18203	1978	Road Match	122m
	SPORTSWEAR RETAILERS.	Sussan lingerie L Sportswear, 27 John St., Cabramatta. 2166	67060	1978	Road Match	122m
	ELECTRICAL SUPPLIES &/OR APPLIANCES-RETAIL	Anderson, 17 John St., Cabramatta. 2166.	26207	1975	Road Match	122m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
61	MOTOR GARAGES &/OR ENGINEERS.	Coventry Service Station., John St., Cabramatta. 2166	58715	1975	Road Match	122m
	CHEMISTS-PHARMACEUTICAL	Dash & Gardiner, 27 John St., Cabramatta. 2166	15174	1975	Road Match	122m
	GROCERS-RETAIL	G O S. Grocery Discount Store., 9 John St., Cabramatta. 2166	39439	1975	Road Match	122m
	JEWELLERS &/OR WATCHMAKERS-RETAIL	Gibson's Gift Store., 7 John St., Cabramatta. 2166	45924	1975	Road Match	122m
	MOTOR GARAGES &/OR ENGINEERS.	Golden Fleece Service Station., John St., Cabramatta. 2166	58947	1975	Road Match	122m
	MOTOR GARAGES & ENGINEERS(M6S6)	Coventry Service Station., Johns St., CABRAMATTA	337629	1970	Road Match	122m
	CHEMISTS-PHARMACEUTICAL	Donohue, D F., 27 John St., Cabramatta	280297	1970	Road Match	122m
	JEWELLERS/WATCHMAKERS-RETAIL(J060)	Gibson Gift Store., 7 John St., Cabramatta	321068	1970	Road Match	122m
	MOTOR GARAGES & ENGINEERS(M6S6)	Golden Fleece Service Station., John St., CABRAMATTA	337908	1970	Road Match	122m
	DENTISTS (D140)	Kazokas, G. E., John St., Cabramatta	288726	1970	Road Match	122m
	Chemists - Pharmaceutical	Donohue, D. F., 27 John St., Cabramatta	64936	1965	Road Match	122m
	Jewellers/Watchmakers - Retail	Gibson Gift Store, 7 John St., Cabramatta	105999	1965	Road Match	122m
	Dentists	Kazokas, G. E., John St., Cabramatta	73476	1965	Road Match	122m
	DELICATESSENS	Quality Foods Pty. Ltd., 21 John St., Cabramatta	72616	1965	Road Match	122m
	RADIO &/OR TELEVISION SALES & SERVICEMEN	Davies, E. G., 17 John St. CABRAMATTA	363984	1961	Road Match	122m
	ELECTRICAL SUPPLIES/APPLIANCES RETAILERS	Davies, E. G., 17 John St., Cabramatta	303078	1961	Road Match	122m
	CHEMISTS-PHARMACEUTICAL	Donohue, D. F., 27 John St., Cabramatta	287517	1961	Road Match	122m
	JEWELLERS/WATCHMAKERS —RETAIL	Gibson Gift Store, 7 John St., Cabramatta	329162	1961	Road Match	122m
	FRUITERERS/GREENGROCERS	Knelevie & Pekic, 21 John St., Cabramatta	315617	1961	Road Match	122m
	DENTISTS	De Saxe, E. F., John St., Cabramatta	31821	1950	Road Match	122m
	CHEMISTS-PHARMACEUTICAL	Donohue, D. F., 27 John St., Cabramatta	21473	1950	Road Match	122m
	MERCERS & GENT'S OUTFITTERS	Downes, M. S., John St., Cabramatta	74346	1950	Road Match	122m
	JEWELLERS-RETAIL &/OR WATCHMAKERS	Gibson Gift Store, 7 John St., Cabramatta	66111	1950	Road Match	122m
	JEWELLERS-RETAIL &/OR WATCHMAKERS	Gibsons Gift Store, 7 John St., Cabramatta	66113	1950	Road Match	122m
	BEAUTY SALONS &/OR LADIES' HAIRDRESSERS	Graham, L. A., 27 John St., Cabramatta	7211	1950	Road Match	122m
	GROCERS-RETAIL	Kelloway, H. S. and Sons, 9 John St., Cabramatta	57933	1950	Road Match	122m
	MIXED BUSINESSES & GENERAL STORES	Powderly, A., 21 John St., Cabramatta	80798	1950	Road Match	122m
	DELICATESSENS & SMALLGOODS DEALERS	Radford, S. D., John St., Cabramatta	31074	1950	Road Match	122m
62	COAL MINING MACHINERY MANUFACTURERS &/OR DISTRIBUTORS	Hannaford, R. and W., Cumberland St., Cabramatta	25546	1950	Road Match	133m

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Historical Business Directories

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166

Dry Cleaners, Motor Garages & Service Stations 1948-1993 Premise or Road Intersection Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a premise or road intersection, within the dataset buffer.

Note: The Universal Business Directories were published between 1948 and 1993. Dry Cleaners, Motor Garages & Service Stations have been extracted from all of these directories except the following years 1951, 1955, 1957, 1960, 1963, 1973, 1974, 1977, 1987.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	MOTOR GARAGES &/OR ENGINEERS.	All Suburbs Towing Service., 82 Broomfield St Cabramatta	7699	1972	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS.	All Suburbs Towing Service., 82 Broomfield St Cabramatta	56454	1971	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS(M6S6)	All Suburbs Towing Service., 82 Broomfield St., CABRAMATTA	337178	1970	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS.	All Suburbs Towing Service., 82 Broomfield St Cabramatta	37716	1969	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS	All Suburbs Towing Service., 82 Broomfield St Cabramatta	21147	1968	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS.	All Suburbs Towing Service., 82 Broomfield St Cabramatta	6797	1967	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS.	All Suburbs Taming Service., 82 Broomfield St Cabramatta	55755	1966	Premise Match	0m	On-site
	Motor Garages & Engineers	All Suburbs Towing Service, 82 Broomfield St. Cabramatta	122328	1965	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS	All Suburbs Towing Service., 82 Broomfield St Cabramatta	43525	1964	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS	Fairhall N. K., 82 Broomfield St Cabramatta	43530	1964	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS.	All Suburbs Towing Service., 82 Broomfield St Cabramatta	29024	1962	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS.	Fairhall N. K., 82 Broomfield St Cabramatta	29030	1962	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS	All Suburbs Towing Service, 82 Broomfield St. CABRAMATTA	346495	1961	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS	Fairhall, N. K., 82 Broomfield St. CABRAMATTA	347123	1961	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS	All Suburbs Towing Service., 82 Broomfield St Cabramatta	13741	1959	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS	Fairhall N. K., 82 Broomfield St Cabramatta	13747	1959	Premise Match	0m	On-site
	MOTOR GARAGE/ENGINEERS.	All Suburbs Towing Service., 82 Broomfield St., Cabramatta	518	1958	Premise Match	0m	On-site
	MOTOR GARAGE/ENGINEERS.	Fairhall N. K., 82 Broomfield St Cabramatta	4083	1958	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS.	All Suburbs Towing Service., 82 Broomfield St Cabramatta	57143	1956	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS.	Fairhall N. K., 82 Broomfield St., Cabramatta	57627	1956	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS.	All Suburbs Towing Service., 82 Broomfield St Cabramatta	44716	1954	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS.	Fairhall N. K., 82 Broomfield St Cabramatta	49240	1954	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS.	All Suburbs Towing Service., 82 Broomfield St Cabramatta	36512	1953	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS.	Fairhall N. K., 82 Broomfield St Cabramatta	39975	1953	Premise Match	0m	On-site

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	MOTOR SERVICE STATIONS-PETROL, ETC.	All Suburbs Service Station (N. Fairhall Propr.), 82 Broomfield St., Cabramatta	35765	1952	Premise Match	0m	On-site
	MOTOR SERVICE STATIONS-PETROL, ETC.	All Suburbs Service Station., 82 Broomfield St Cabramatta	35741	1952	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS.	All Suburbs Towing Service., 82 Broomfield St., Cabramatta	27436	1952	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS.	Fairhall N. K., 82 Broomfield St Cabramatta	31618	1952	Premise Match	0m	On-site
	MOTOR SERVICE STATIONS-PETROL, Etc.	All Suburbs Service Station (N. Fairhall, Propr.), 82 Broomfield St., Cabramatta	85747	1950	Premise Match	0m	On-site
	MOTOR SERVICE STATIONS-PETROL, Etc.	All Suburbs Service Station, (N. FAIRHALL, PROPRIETOR), 82 Broomfield St., Cabramatta	85743	1950	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS	All Suburbs Towing Service, 82 Broomfield St., Cabramatta	114831	1950	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS	Fairhall, N. K., 82 Broomfield St., Cabramatta	83731	1950	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS.	All Suburbs Towing Service., 82 Broomfield St., Cabramatta	17699	1948-49	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS.	Fairhall N. K., 82 Broomfield St Cabramatta	18015	1948-49	Premise Match	0m	On-site
2	DRY CLEANERS & PRESSERS.	Stardust Dry Cleaners, 125 Cabramatta Rd East., Cabramatta 2166	38809	1985	Premise Match	9m	South East
	DRY CLEANERS & PRESSERS.	Stardust Dry Cleaners, 125 Cabramatta Rd., East Cabramatta. 2166	22201	1984	Premise Match	9m	South East
	DRY CLEANERS & PRESSERS.	Stardust Dry Cleaners., 125 Cabramatta Rd., East Cabramatta 2166	8795	1983	Premise Match	9m	South East
	DRY CLEANERS & PRESSERS.(D8500)	Stardust Dry Cleaners, 125 Cabramatta Rd. East., Cabramatta. 2166.	24066	1982	Premise Match	9m	South East
	DRY CLEANERS & PRESSERS.	Stardust Dry Cleaners., 125 Cabramatta Rd., East Cabramatta. 2166	63555	1981	Premise Match	9m	South East
	DRY CLEANERS, PRESSERS &/OR DYERS.	Stardust Dry Cleaners., 125 Cabramatta Rd East, Cabramatta. 2166	50035	1980	Premise Match	9m	South East
	DRY CLEANERS, PRESSERS &/OR DYERS.	Stardust Dry Cleaners., 125 Cabramatta Rd., East Cabramatta. 2166.	35573	1979	Premise Match	9m	South East
	DRY CLEANERS, PRESSERS &/OR DYERS	Stardust Dry Cleaners, 125 Cabramatta Rd. East., Cabramatta. 2166	20969	1978	Premise Match	9m	South East
	DRY CLEANERS, PRESSERS &/OR DYERS.	Stardust Dry Cleaners., 125 Cabramatta Rd. East, Cabramatta 2166	23838	1976	Premise Match	9m	South East
	DRY CLEANERS, PRESSERS &/OR DYERS.	Stardust Dry Cleaners, 125 Cabramatta Rd. East., Cabramatta. 2166	24363	1975	Premise Match	9m	South East
	DRY CLEANERS, PRESSERS &/OR DYERS.	Stardust Dry Cleaners., 125 Cabramatta Rd East Cabramatta	7279	1972	Premise Match	9m	South East
	DRY CLEANERS, PRESSERS &/OR DYERS	Stardust Dry Cleaners., 125 Cabramatta Rd East Cabramatta	55036	1971	Premise Match	9m	South East
	DRY CLEANERS.PRESSERS /DYERS (D710)	Stardust Dry Cleaners., 125 Cabramatta Rd. East., Cabramatta	292524	1970	Premise Match	9m	South East
	DRY CLEANERS, PRESSERS/ DYERS	Stardust Dry Cleaners., 125 Cabramatta Rd East Cabramatta	37329	1969	Premise Match	9m	South East
	DRY CLEANERS, PRESSERS/DYERS	Stardust Dry Cleaners., 125 Cabramatta Rd East Cabramatta	20786	1968	Premise Match	9m	South East
	DRY CLEANERS, PRESSERS/ DYERS	Stardust Dry Cleaners., 125 Cabramatta Rd East Cabramatta	6340	1967	Premise Match	9m	South East
	DRY CLEANERS, PRESSERS/ DYERS	Stardust Dry Cleaners., 125 Cabramatta Rd East Cabramatta	55389	1966	Premise Match	9m	South East
3	MOTOR SERVICE STATIONS - PETROL, OIL	Railway Service Station., Railway Pde., Cabramatta. 2166	61910	1975	Premise Match	20m	North West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
3	MOTOR GARAGES & ENGINEERS(M6S6)	Railway Service Station., Railway Pde., CABRAMATTA	338478	1970	Premise Match	20m	North West
	MOTOR SERVICE STATIONS- PETROL,OIL,Etc.	Railway Service Station., Railway Pde., CABRAMATTA	341415	1970	Premise Match	20m	North West
	Motor Garages & Engineers	Railway Service Station, Railway Pde. Cabramatta	122336	1965	Premise Match	20m	North West
	Motor Service Stations - Petrol, Oil, Etc.	Railway Service Station, Railway Pde. Cabramatta	125534	1965	Premise Match	20m	North West
	MOTOR GARAGES & ENGINEERS	Railway Service Station, Railway Pde. CABRAMATTA	347978	1961	Premise Match	20m	North West
4	DRY CLEANERS, PRESSERS &/OR DYERS	Nu-Valet Dry Cleaners., 146 Cabramatta Rd Cabramatta	51236	1971	Premise Match	20m	South
	DRY CLEANERS,PRESSERS /DYERS (D710)	Nu-Valet Dry Cleaners., 146 Cabramatta Rd., Cabramatta	292432	1970	Premise Match	20m	South
	DRY CLEANERS, PRESSERS/ DYERS	Nu-Valet Dry Cleaners., 146 Cabramatta Rd Cabramatta	37242	1969	Premise Match	20m	South
	DRY CLEANERS, PRESSERS/DYERS	Nu-Valet Dry Cleaners., 146 Cabramatta Rd Cabramatta	20701	1968	Premise Match	20m	South
	DRY CLEANERS, PRESSERS/ DYERS	Nu-Valet Dry Cleaners., 146 Cabramatta Rd Cabramatta	6256	1967	Premise Match	20m	South
	Dry Cleaners, Pressers/Dyers	Cabramatta Dry Cleaners, 146 Cabramatta Rd., Cabramatta	76108	1965	Premise Match	20m	South
	DRY CLEANERS, PRESSERS/ DYERS.	Cabramatta Dry Cleaners., 146 Cabramatta Rd Cabramatta	42960	1964	Premise Match	20m	South
	DRY CLEANERS, PRESSERS/DYERS.	Cabravale Dry Cleaners., 146 Cabramatta Rd Cabramatta	24714	1962	Premise Match	20m	South
	DRY CLEANERS, PRESSERS / DYERS	Cabravale Dry Cleaners, 146 Cabramatta Rd., Cabramatta	299067	1961	Premise Match	20m	South
	DRY CLEANERS, PRESSERS/DYERS	Cabravale Dry Cleaners., 146 Cabramatta Rd Cabramatta	10003	1959	Premise Match	20m	South
	DRY CLEANERS, PRESSERS & DYERS	Cabravale Dry Cleaners., 146 Cabramatta Rd Cabramatta	198	1958	Premise Match	20m	South
	DRY CLEANERS, PRESSERS & DYERS.	Cabravale Dry Cleaners., 146 Cabramatta Rd Cabramatta	54797	1956	Premise Match	20m	South
	DRY CLEANERS, PRESSERS & DYERS.	Cabravale Dry Cleaners., 146 Cabramatta Rd., Cabramatta	44321	1954	Premise Match	20m	South
	DRY CLEANERS, PRESSERS & DYERS.	Cabravale Dry Cleaners., 146 Cabramatta Rd Cabramatta	36129	1953	Premise Match	20m	South
	DRY CLEANERS, PRESSERS & DYERS.	Cabravale Dry Cleaners., 146 Cabramatta Rd Cabramatta	26994	1952	Premise Match	20m	South
	DRY CLEANERS, PRESSERS & DYERS	Cabravale Dry Cleaners, 146 Cabramatta Rd., Cabramatta	35147	1950	Premise Match	20m	South
5	DRY CLEANERS, PRESSERS &/OR DYERS.	Stardust Dry Cleaners., 197 Railway Pde., Cabramatta 2166	23839	1976	Premise Match	70m	West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Stardust Dry Cleaners, 197 Railway Pde., Cabramatta. 2166	24362	1975	Premise Match	70m	West
6	MOTOR GARAGES & ENGINEERS.	Louse Sales & Service., 111 Cabramatta Rd Cabramatta	55768	1966	Premise Match	91m	East
	Motor Garages & Engineers	Loscoe Sales & Service, 111 Cabramatta Rd. Cabramatta	122333	1965	Premise Match	91m	East
	MOTOR GARAGES & ENGINEERS	Loscoe Sales & Service., 111 Cabramatta Rd Cabramatta	43531	1964	Premise Match	91m	East
	MOTOR GARAGES & ENGINEERS.	Loscoe Sales & Service., 111 Cabramatta Rd Cabramatta	29031	1962	Premise Match	91m	East
7	DRY CLEANERS & PRESSERS.	Nu-Valet, 48 Arthur St., Cabramatta. 2166	53235	1988	Premise Match	197m	West
	DRY CLEANERS & PRESSERS.	Nu-Valet, 48 Arthur St., Cabramatta. 2166	25464	1986	Premise Match	197m	West
	DRY CLEANERS & PRESSERS.	Nu-Valet, 48 Arthur St., Cabramatta. 2166	34681	1985	Premise Match	197m	West
	DRY CLEANERS & PRESSERS.	Nu-Valet, 48 Arthur St., Cabramatta. 2166	22131	1984	Premise Match	197m	West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
7	DRY CLEANERS & PRESSERS.	Nu-Valet, 48 Arthur St., Cabramatta	8727	1983	Premise Match	197m	West
	DRY CLEANERS & PRESSERS.(D8500)	Nu-Valet, 48 Arthur St., Cabramatta. 2166.	23995	1982	Premise Match	197m	West
	DRY CLEANERS & PRESSERS.	Nu-Valet., 48 Arthur St., Cabramatta. 2166	63481	1981	Premise Match	197m	West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Nu-Valet., 48 Arthur St., Cabramatta. 2166	49960	1980	Premise Match	197m	West
8	DRY CLEANERS, PRESSERS/DYERS	Presswell Dry Cleaners., 52 John St Cabramatta	9957	1959	Premise Match	251m	West
	DRY CLEANERS, PRESSERS & DYERS	Presswell Dry Cleaners., 52 John St., Cabramatta	157	1958	Premise Match	251m	West
9	MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Cumberland Motors (Sales) Pty. Ltd., Cnr. Church & Boundary Sts. GRANVILLE	350519	1961	Road Intersection	297m	South West
10	DRY CLEANERS & PRESSERS.	Stardust Dry Cleaners, 80 John St., Cabramatta. 2166	22200	1984	Premise Match	318m	West
	DRY CLEANERS & PRESSERS.	Stardust Dry Cleaners., 80 John St., Cabramatta 2166	8796	1983	Premise Match	318m	West
	DRY CLEANERS & PRESSERS.(D8500)	Permac Dry Cleaners, 80 John St., Cabramatta. 2166.	24008	1982	Premise Match	318m	West
	DRY CLEANERS & PRESSERS.	Permac Dry Cleaners., 80 John St., Cabramatta. 2166	63493	1981	Premise Match	318m	West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Permac Dry Cleaners., 80 John St., Cabramatta. 2166	49973	1980	Premise Match	318m	West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Permac Dry Cleaners., 80 John St., Cabramatta. 2166.	35506	1979	Premise Match	318m	West
	DRY CLEANERS, PRESSERS &/OR DYERS	Permac Dry Cleaners, 80 John St., Cabramatta. 2166.	20910	1978	Premise Match	318m	West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Permac Dry Cleaners., 80 John St., Cabramatta 2166	23752	1976	Premise Match	318m	West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Permac Dry Cleaners, 80 John St., Cabramatta. 2166	24276	1975	Premise Match	318m	West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Permac Dry Cleaners., 80 John St Cabramatta	7188	1972	Premise Match	318m	West
	DRY CLEANERS, PRESSERS &/OR DYERS	Permac Dry Cleaners., 80 John St Cabramatta	51257	1971	Premise Match	318m	West
	DRY CLEANERS,PRESSERS /DYERS (D710)	Permac Dry Cleaners., 80 John St., Cabramatta	292449	1970	Premise Match	318m	West
	DRY CLEANERS, PRESSERS/ DYERS	Permac Dry Cleaners., 80 John St Cabramatta	37259	1969	Premise Match	318m	West
	DRY CLEANERS, PRESSERS/DYERS	Permac Dry Cleaners., 80 John St Cabramatta	20718	1968	Premise Match	318m	West
	DRY CLEANERS, PRESSERS/ DYERS	Permac Dry Cleaners., 80 John St Cabramatta	6274	1967	Premise Match	318m	West
	DRY CLEANERS, PRESSERS/ DYERS	Permac Dry Cleaners., 80 John St Cabramatta	55322	1966	Premise Match	318m	West
	Dry Cleaners, Pressers/Dyers	Permac Dry Cleaners, 80 John St., Cabramatta	76285	1965	Premise Match	318m	West
	DRY CLEANERS, PRESSERS/ DYERS.	Permac Dry Cleaners., 80 John St., Cabramatta	43122	1964	Premise Match	318m	West
	DRY CLEANERS, PRESSERS/DYERS.	Permac Dry Cleaners., 80 John St Cabramatta	24867	1962	Premise Match	318m	West
11	MOTOR GARAGES & SERVICE STATIONS.	Ampol Cabramatta Service Station, 244 Cabramatta Rd., Cabramatta. 2166	18453	1993	Premise Match	376m	West
	Motor Garages & Service Stations	Ampol Cabramatta Service Station, 244 Cabramatta Rd., Cabramatta 2166	97752	1991	Premise Match	376m	West
	MOTOR GARAGES & SERVICE STATIONS.	Ampol Cabramatta Service Station, 244 Cabramatta Rd., Cabramatta. 2166	5817	1990	Premise Match	376m	West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
11	MOTOR GARAGE & SERVICE STATIONS.	Ampol Cabramatta Service Station, 244 Cabramatta Rd., Cabramatta. 2166	64305	1989	Premise Match	376m	West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Total Service Station., 244 Cabramatta Rd., Cabramatta 2166	35085	1976	Premise Match	376m	West
	MOTOR GARAGES &/OR ENGINEERS.	Total Service Station., 244 Cabramatta Rd., Cabramatta. 2166	59680	1975	Premise Match	376m	West
	MOTOR GARAGES &/OR ENGINEERS.	Total Service Station., 244 Cabramatta Rd Cabramatta	7711	1972	Premise Match	376m	West
	MOTOR GARAGES &/OR ENGINEERS.	Central Service Station., 244 Cabramatta Rd Cabramatta	56463	1971	Premise Match	376m	West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Newham & Anthony., 244 Cabramatta Rd Cabramatta	63098	1971	Premise Match	376m	West
	MOTOR GARAGES &/OR ENGINEERS.	Total Service Station., 244 Cabramatta Rd Cabramatta	56470	1971	Premise Match	376m	West
	MOTOR GARAGES & ENGINEERS(M6S6)	Central Service Station., 244 Cabramatta Rd., CABRAMATTA	337553	1970	Premise Match	376m	West
	MOTOR SERVICE STATIONS-PETROL,OIL,Etc.	Newham & Anthony., 244 Cabramatta Rd., CABRAMATTA	341363	1970	Premise Match	376m	West
	MOTOR GARAGES & ENGINEERS(M6S6)	Total Service Station., 244 Cabramatta Rd., CABRAMATTA	338755	1970	Premise Match	376m	West
	MOTOR GARAGES & ENGINEERS.	Central Service Station., 244 Cabramatta Rd Cabramatta	37724	1969	Premise Match	376m	West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Newham & Anthony., 244 Cabramatta Rd Cabramatta	47599	1969	Premise Match	376m	West
	MOTOR GARAGES & ENGINEERS.	Total Service Station., 244 Cabramatta Rd Cabramatta	37734	1969	Premise Match	376m	West
	MOTOR GARAGES & ENGINEERS	Central Service Station., 244 Cabramatta Rd Cabramatta	21155	1968	Premise Match	376m	West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Newham & Anthony., 244 Cabramatta Rd Cabramatta	31020	1968	Premise Match	376m	West
	MOTOR GARAGES & ENGINEERS	Total Service Station., 244 Cabramatta Rd Cabramatta	21165	1968	Premise Match	376m	West
	MOTOR GARAGES & ENGINEERS.	Central Service Station., 244 Cabramatta Rd Cabramatta	6805	1967	Premise Match	376m	West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Newham & Anthony., 244 Cabramatta Rd Cabramatta	15501	1967	Premise Match	376m	West
	MOTOR GARAGES & ENGINEERS.	Total Service Station., 244 Cabramatta Rd Cabramatta	6815	1967	Premise Match	376m	West
	MOTOR GARAGES & ENGINEERS.	Central Service Station., 244 Cabramatta Rd., Cabramatta	55762	1966	Premise Match	376m	West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Newham & Anthony., 244 Cabramatta Rd Cabramatta	1077	1966	Premise Match	376m	West
	MOTOR GARAGES & ENGINEERS.	Total Service Station., 244 Cabramatta Rd Cabramatta	55773	1966	Premise Match	376m	West
	Motor Garages & Engineers	Central Service Station, 244 Cabramatta Rd. Cabramatta	122331	1965	Premise Match	376m	West
	Motor Service Stations - Petrol, Oil, Etc.	Newham & Anthony, 244 Cabramatta Rd. Cabramatta	125533	1965	Premise Match	376m	West
	Motor Garages & Engineers	Total Service Station, 244 Cabramatta Rd. Cabramatta	122338	1965	Premise Match	376m	West
	MOTOR GARAGES & ENGINEERS	Central Service Station., 244 Cabramatta Rd Cabramatta	43528	1964	Premise Match	376m	West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Newham & Anthony., 244 Cabramatta Rd Cabramatta	51817	1964	Premise Match	376m	West
	MOTOR GARAGES & ENGINEERS	Total Service Station., 244 Cabramatta Rd Cabramatta	43536	1964	Premise Match	376m	West
	MOTOR GARAGES & ENGINEERS.	Central Service Station., 244 Cabramatta Rd Cabramatta	29028	1962	Premise Match	376m	West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
11	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Newham & Anthony., 244 Cabramatta Rd Cabramatta	37972	1962	Premise Match	376m	West
	MOTOR GARAGES & ENGINEERS.	Total Service Station., 244 Cabramatta Rd Cabramatta	29037	1962	Premise Match	376m	West
	MOTOR GARAGES & ENGINEERS	Central Service Station, 244 Cabramatta Rd. CABRAMATTA	346853	1961	Premise Match	376m	West
	MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Newham & Anthony, 244 Cabramatta Rd. CABRAMATTA	350905	1961	Premise Match	376m	West
	MOTOR GARAGES & ENGINEERS	Total Service Station, 244 Cabramatta Rd. CABRAMATTA	348301	1961	Premise Match	376m	West
	MOTOR GARAGES & ENGINEERS	Central Service Station., 244 Cabramatta Rd Cabramatta	13745	1959	Premise Match	376m	West
	MOTOR SERVICE STATIONS-PETROL., OIL, ETC.	Newham & Anthony., 244 Cabramatta Rd Cabramatta	24033	1959	Premise Match	376m	West
	MOTOR GARAGES & ENGINEERS	Total Service Station., 244 Cabramatta Rd Cabramatta	13740	1959	Premise Match	376m	West
	MOTOR GARAGES & ENGINEERS	Total Service Station., 244 Cabramatta Rd Cabramatta	13753	1959	Premise Match	376m	West
	MOTOR GARAGE/ENGINEERS.	Central Service Station., 244 Cabramatta Rd Cabramatta	810	1958	Premise Match	376m	West
	MOTOR GARAGE/ENGINEERS.	Maggs Motors., 244 Cabramatta Rd Cabramatta	4536	1958	Premise Match	376m	West
	MOTOR SERVICE STATIONS-PETROL, ETC.	Newham And Anthony., 244 Cabramatta Rd Cabramatta	9721	1958	Premise Match	376m	West
	MOTOR GARAGES &/OR ENGINEERS.	Maggs Motors., 244 Cabramatta Rd Cabramatta	58043	1956	Premise Match	376m	West
	MOTOR SERVICE STATIONS-PETROL, ETC.	Newham And Aanthony., 244 Cabramatta Rd Cabramatta	62069	1956	Premise Match	376m	West
	MOTOR GARAGES &/OR ENGINEERS.	Farrel Bros., 244 Cabramatta Rd Cabramatta	49242	1954	Premise Match	376m	West
	MOTOR GARAGES &/OR ENGINEERS.	Hankin's Motors., 244 Cabramatta Rd Cabramatta	49364	1954	Premise Match	376m	West
	MOTOR SERVICE STATIONS-PETROL, ETC.	Newham And Anthony., 244 Cabramatta Rd Cabramatta	54599	1954	Premise Match	376m	West
	MOTOR GARAGES &/OR ENGINEERS.	Farrel Bros., 244 Cabramatta Rd Cabramatta	39977	1953	Premise Match	376m	West
	MOTOR SERVICE STATIONS—PETROL, ETC.	Newham And Anthony., 244 Cabramatta Rd Cabramatta	44157	1953	Premise Match	376m	West
	MOTOR GARAGES &/OR ENGINEERS.	Farrel' Bros., 244 Cabramatta Rd Cabramatta	31620	1952	Premise Match	376m	West
	MOTOR SERVICE STATIONS—PETROL, ETC.	Newham And Anthony., 244 Cabramatta Rd Cabramatta	35936	1952	Premise Match	376m	West
	MOTOR SERVICE STATIONS-PETROL, Etc.	Farrel Bros., 244 Cabramatta Rd., Cabramatta	85952	1950	Premise Match	376m	West
	MOTOR GARAGES &/OR ENGINEERS	Farrell Bros., 244 Cabramatta Rd., Cabramatta	83734	1950	Premise Match	376m	West
	MOTOR GARAGES &/OR ENGINEERS	Farrell Bros., 244 Cabramatta Rd., Cabramatta	83733	1950	Premise Match	376m	West
	MOTOR SERVICE STATIONS-PETROL, Etc.	Newham and Anthony, 244 Cabramatta Rd., Cabramatta	86233	1950	Premise Match	376m	West
	MOTOR GARAGES &/OR ENGINEERS.	N. And A. Service Station., 244 Cabramatta Rd Cabramatta	22662	1948-49	Premise Match	376m	West
	MOTOR SERVICE STATIONS-PETROL, ETC.	Newham And Anthony., 244 Cabramatta Rd Cabramatta	26664	1948-49	Premise Match	376m	West

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Dry Cleaners, Motor Garages & Service Stations 1948-1993

Road or Area Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

Note: The Universal Business Directories were published between 1948 and 1993. Dry Cleaners, Motor Garages & Service Stations have been extracted from all of these directories except the following years 1951, 1955, 1957, 1960, 1963, 1973, 1974, 1977, 1987.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
12	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Railway Service Station., Railway Pde., Cabramatta 2166	34785	1976	Road Match	51m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Railway Service Station., Railway Pde Cabramatta	16511	1972	Road Match	51m
	MOTOR GARAGES &/OR ENGINEERS.	Railway Service Station., Railway Pde Cabramatta	56469	1971	Road Match	51m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Railway Service Station., Railway Pde Cabramatta	63099	1971	Road Match	51m
	MOTOR GARAGES & ENGINEERS.	Railway Service Station., Railway Pde Cabramatta	37732	1969	Road Match	51m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Railway Service Station., Railway Pde Cabramatta	47600	1969	Road Match	51m
	MOTOR GARAGES & ENGINEERS	Railway Service Station., Railway Pde Cabramatta	21163	1968	Road Match	51m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Railway Service Station., Railway Pde Cabramatta	31021	1968	Road Match	51m
	MOTOR GARAGES & ENGINEERS.	Railway Service Station., Railway Pde Cabramatta	6813	1967	Road Match	51m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Railway Service Station., Railway Pde Cabramatta	15502	1967	Road Match	51m
	MOTOR GARAGES & ENGINEERS.	Railway Service Station., Railway Pde Cabramatta	55771	1966	Road Match	51m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Railway Service Station., Railway Pde Cabramatta	1078	1966	Road Match	51m
	MOTOR GARAGES & ENGINEERS	Railway Service Station., Railway Pde Cabramatta	43534	1964	Road Match	51m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Railway Service Station., Railway Pde Cabramatta	51818	1964	Road Match	51m
	MOTOR GARAGES & ENGINEERS.	Railway Service Station., Railway Pde Cabramatta	29035	1962	Road Match	51m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Railway Service Station., Railway Pde Cabramatta	37974	1962	Road Match	51m
	MOTOR GARAGES & ENGINEERS	Railway Service Station., Railway Pde Cabramatta	13751	1959	Road Match	51m
	MOTOR GARAGE/ENGINEERS.	Railway Service Station., Railway Pde Cabramatta	4813	1958	Road Match	51m
13	DRY CLEANERS, PRESSERS &/OR DYERS.	Nu-Valet., Arthur St., Cabramatta. 2166.	35493	1979	Road Match	70m
	DRY CLEANERS, PRESSERS &/OR DYERS	Nu-Valet Arthur St., Cabramatta. 2166	20899	1978	Road Match	70m
14	MOTOR GARAGES & SERVICE STATIONS.	Amoco Cabramatta Service Station, Cabramatta Rd., Cabramatta. 2166	18436	1993	Road Match	113m
	MOTOR GARAGES & SERVICE STATIONS.	Ampol Cabramatta Service Station, Cabramatta Rd., Cabramatta. 2166	18455	1993	Road Match	113m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
14	MOTOR GARAGES & SERVICE STATIONS.	Amoco Cabramatta Service Station, Cabramatta Rd., Cabramatta. 2166	5787	1990	Road Match	113m
	MOTOR GARAGES & SERVICE STATIONS.	Ampol Cabramatta Service Station, Cabramatta Rd., Cabramatta. 2166	5816	1990	Road Match	113m
	MOTOR GARAGE & SERVICE STATIONS.	Amoco Cabramatta Service Station, Cabramatta Rd., Cabramatta. 2166	64273	1989	Road Match	113m
	MOTOR GARAGE & SERVICE STATIONS.	Ampol Cabramatta Service Station, Cabramatta Rd., Cabramatta. 2166	64304	1989	Road Match	113m
	MOTOR GARAGES & SERVICE STATIONS.	Amoco Lehrman Service Station, Cabramatta Rd., Cabramatta. 2166	53374	1988	Road Match	113m
	MOTOR GARAGES & SERVICE STATIONS.	Ampol Cabramatta Service Station, Cabramatta Rd., Cabramatta. 2166	53412	1988	Road Match	113m
	MOTOR GARAGES & SERVICE STATIONS.	Amoco Cabramatta Service Station, Cabramatta Rd., Cabramatta. 2166	63884	1986	Road Match	113m
	MOTOR GARAGES & SERVICE STATIONS.	Amoco Cabramatta Service Station, Cabramatta Rd., Cabramatta. 2166	38899	1985	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Amoco Cabramatta Service Station, Cabramatta Rd., Cabramatta. 2166	22281	1984	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Amoco Cabramatta Service Station., Cabramatta Rd., Cabramatta 2166	8874	1983	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Amoco Cabramatta Service Station, Cabramatta Rd., Cabramatta. 2166.	55958	1982	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Amoco Cabramatta Service Station., Cabramatta Rd., Cabramatta. 2166	63627	1981	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Amoco Cabramatta Service Station., Cabramatta Rd., Cabramatta. 2166	50100	1980	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Amoco Service Station., Cabramatta Rd., Cabramatta. 2166.	35637	1979	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Amoco Service Station, Cabramatta Rd., Cabramatta. 2166	49241	1978	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Amoco Service Station., Cabramatta Rd., Cabramatta 2166	23951	1976	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Mt. Pritchard Service Station., Cabramatta Rd., Cabramatta 2166	30507	1976	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS.	Esso Servicenter., Cabramatta Rd., Cabramatta Heights. 2166	58821	1975	Road Match	113m
	MOTOR SERVICE STATIONS - PETROL, OIL	Mt. pritchard Service Station., Cabramatta Rd., Cabramatta. 2166	88380	1975	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS.	Amoco Service Station., Cabramatta Rd Cabramatta	7700	1972	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS.	Esso Servicenter., Cabramatta Rd., Cabramatta Heights	7707	1972	Road Match	113m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Mt. Pritchard Service Station., Cabramatta Rd Cabramatta	16510	1972	Road Match	113m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Total Service Station., Cabramatta Rd Cabramatta	16512	1972	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS.	Amoco Service Station., Cabramatta Rd Cabramatta	56455	1971	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS.	Bob's Auto Centre., Cabramatta Rd Cabramatta	56458	1971	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS.	Cabramatta Motorways., Cabramatta Rd West Cabramatta	56461	1971	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS.	Esso Servicenter., Cabramatta Rd., Cabramatta Heights	56466	1971	Road Match	113m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Mt. Pritchard Service Station., Cabramatta Rd Cabramatta	63097	1971	Road Match	113m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
14	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Total Service Station., Cabramatta Rd Cabramatta	63100	1971	Road Match	113m
	MOTOR GARAGES & ENGINEERS(M6S6)	Amoco Service Station., Cabramatta Rd., CABRAMATTA	337192	1970	Road Match	113m
	MOTOR GARAGES & ENGINEERS(M6S6)	Bob's Auto Centre., Cabramatta Rd., CABRAMATTA	337328	1970	Road Match	113m
	MOTOR GARAGES & ENGINEERS(M6S6)	Cabramatta Motorways., Cabramatta Rd., West CABRAMATTA	337484	1970	Road Match	113m
	MOTOR GARAGES & ENGINEERS(M6S6)	Esso Servicenter., Cabramatta Rd., Cabramatta Heights	337767	1970	Road Match	113m
	MOTOR SERVICE STATIONS-PETROL,OIL,ETC.	Mt. Pritchard Service Station., Cabramatta Rd., CABRAMATTA	341355	1970	Road Match	113m
	MOTOR SERVICE STATIONS-PETROL,OIL,ETC.	Total Service Station., Cabramatta Rd., CABRAMATTA	341567	1970	Road Match	113m
	MOTOR GARAGES & ENGINEERS.	Amoco Service Station., Cabramatta Rd Cabramatta	37717	1969	Road Match	113m
	MOTOR GARAGES & ENGINEERS.	Esso Servicenter., Cabramatta Rd., Cabramatta Heights	37727	1969	Road Match	113m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Mt. Pritchard Service Station., Cabramatta Rd Cabramatta	47598	1969	Road Match	113m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Total Service Station., Cabramatta Rd Cabramatta	47602	1969	Road Match	113m
	MOTOR GARAGES & ENGINEERS	Amoco Service Station., Cabramatta Rd Cabramatta	21148	1968	Road Match	113m
	MOTOR GARAGES & ENGINEERS	Esso Servicenter., Cabramatta Rd., Cabramatta Heights	21158	1968	Road Match	113m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Mt. Pritchard Service Station., Cabramatta Rd Cabramatta	31019	1968	Road Match	113m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Total Service Station., Cabramatta Rd Cabramatta	31023	1968	Road Match	113m
	MOTOR GARAGES & ENGINEERS.	Amoco Service Station., Cabramatta Rd Cabramatta	6798	1967	Road Match	113m
	MOTOR GARAGES & ENGINEERS.	Esso Servicenter., Cabramatta Rd., Cabramatta Heights	6808	1967	Road Match	113m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Mt. Pritchard Service Station., Cabramatta Rd Cabramatta	15500	1967	Road Match	113m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Total Service Station., Cabramatta Rd Cabramatta	15504	1967	Road Match	113m
	MOTOR GARAGES & ENGINEERS.	Cabramatta Motorways., Cabramatta Rd West Cabramatta	55760	1966	Road Match	113m
	MOTOR GARAGES & ENGINEERS.	Esso Servicenter., Cabramatta Rd., Cabramatta Heights	55765	1966	Road Match	113m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Total Service Station., Cabramatta Rd Cabramatta	1080	1966	Road Match	113m
	Motor Service Stations - Petrol, Oil, Etc.	Cabramatta Motorways, Cabramatta Rd. Cabramatta	125526	1965	Road Match	113m
	Motor Service Stations - Petrol, Oil, Etc.	Total Service Station, Cabramatta Rd. Cabramatta	125536	1965	Road Match	113m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Total Service Station., Cabramatta Rd Cabramatta	51820	1964	Road Match	113m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Total Service Station., Cabramatta Rd Cabramatta	37976	1962	Road Match	113m
	MOTOR GARAGES & ENGINEERS	Brassington, M. R., Cabramatta Rd. CABRAMATTA	346719	1961	Road Match	113m
	MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Griffiths, S. M., Cabramatta Rd. CABRAMATTA	350652	1961	Road Match	113m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
14	MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Total Service Station, Cabramatta Rd. CABRAMATTA	351191	1961	Road Match	113m
	MOTOR GARAGES & ENGINEERS	Brassington M. R., Cabramatta Rd Cabramatta	13742	1959	Road Match	113m
	MOTOR SERVICE STATIONS-PETROL., OIL, ETC.	Griffiths., S M Cabramatta Rd Cabramatta	24032	1959	Road Match	113m
	MOTOR SERVICE STATIONS-PETROL., OIL, ETC.	Total Service Station., Cabramatta Rd Cabramatta	24035	1959	Road Match	113m
	MOTOR GARAGE/ENGINEERS.	Brassington M. R., Cabramatta Rd Cabramatta	701	1958	Road Match	113m
	MOTOR SERVICE STATIONS-PETROL, ETC.	Griffiths S. M., Cabramatta Rd Cabramatta	9565	1958	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS.	Brassington M. R., Cabramatta Rd Cabramatta	57315	1956	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS.	Cooks Hill Service Station., Cabramatta Rd Cabramatta	57476	1956	Road Match	113m
	MOTOR SERVICE STATIONS-PETROL, ETC.	Griffiths S. M., Cabramatta Rd Cabramatta	61929	1956	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS.	Brassington M. R., Cabramatta Rd Cabramatta	48945	1954	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS.	Cooks Hill Service Station., Cabramatta Rd Cabramatta	49101	1954	Road Match	113m
	MOTOR SERVICE STATIONS-PETROL, ETC.	Griffiths S. M., Cabramatta Rd Cabramatta	54487	1954	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS.	Stanton G. W., Cabramatta Rd Cabramatta	54154	1954	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS.	Brassington M. R., Cabramatta Rd Cabramatta	36659	1953	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS.	Cooks Hill Service Station., Cabramatta Rd Cabramatta	39850	1953	Road Match	113m
	MOTOR SERVICE STATIONS—PETROL, ETC.	Griffiths S. M., Cabramatta Rd Cabramatta	44072	1953	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS.	Stanton G. W., Cabramatta Rd Cabramatta	40727	1953	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS.	Brassington M. R., Cabramatta Rd Cabramatta	27559	1952	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS.	Cooks Hill Service Station., Cabramatta Rd Cabramatta	31511	1952	Road Match	113m
	MOTOR SERVICE STATIONS—PETROL, ETC.	Griffiths S. M., Cabramatta Rd Cabramatta	35843	1952	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS.	Stanton G. W., Cabramatta Rd Cabramatta	32280	1952	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS	Brassington, M. R., Cabramatta Rd., Cabramatta	83491	1950	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS	Cooks Hill Service Station, Cabramatta Rd., Cabramatta	83623	1950	Road Match	113m
	MOTOR SERVICE STATIONS-PETROL, Etc.	Cooks Hill Service Station, Cabramatta Rd., Cabramatta	85891	1950	Road Match	113m
	MOTOR SERVICE STATIONS-PETROL, Etc.	Griffiths, S. M., Cabramatta Rd., Cabramatta	86015	1950	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS	Stanton, G. W., Cabramatta Rd., Cabramatta	84417	1950	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS.	Brassington M. R., Cabramatta Rd Cabramatta	17807	1948-49	Road Match	113m
	MOTOR SERVICE STATIONS-PETROL, ETC.	Griffiths S. M., Cabramatta Rd Cabramatta	23294	1948-49	Road Match	113m
	MOTOR GARAGES &/OR ENGINEERS.	Stanton G. W., Cabramatta Rd Cabramatta	22901	1948-49	Road Match	113m
15	MOTOR GARAGES & SERVICE STATIONS.	Ampol Cabramatta Service Station, John St., Cabramatta. 2166	18454	1993	Road Match	122m
	MOTOR GARAGES & SERVICE STATIONS.	Esso Cabramatta Service Station, John St., Cabramatta. 2166	18923	1993	Road Match	122m
	Motor Garages & Service Stations	Ampol Cabramatta Service Station, John St., Cabramatta 2166	97754	1991	Road Match	122m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
15	Motor Garages & Service Stations	Esso Cabramatta Service Station, John St, Cabramatta 2166	53714	1991	Road Match	122m
	MOTOR GARAGES & SERVICE STATIONS.	Ampol Cabramatta Service Station, John St., Cabramatta. 2166	5818	1990	Road Match	122m
	MOTOR GARAGES & SERVICE STATIONS.	Esso Cabramatta Service Station, John St., Cabramatta. 2166	11535	1990	Road Match	122m
	MOTOR GARAGE & SERVICE STATIONS.	Ampol Cabramatta Service Station, John St., Cabramatta. 2166	64306	1989	Road Match	122m
	MOTOR GARAGE & SERVICE STATIONS.	Esso Cabramatta Service Station, John St., Cabramatta. 2166	64994	1989	Road Match	122m
	MOTOR GARAGES & SERVICE STATIONS.	Ampol Cabramatta Service Station, John St., Cabramatta. 2166	53411	1988	Road Match	122m
	MOTOR GARAGES & SERVICE STATIONS.	Esso Cabramatta Service Station, John St., Cabramatta. 2166	59211	1988	Road Match	122m
	MOTOR GARAGES & SERVICE STATIONS.	Esso Cabramatta Service Station, John St., Cabramatta. 2166	64613	1986	Road Match	122m
	MOTOR GARAGES & SERVICE STATIONS.	Esso Cabramatta Service Station, John St., Cabramatta. 2166	39614	1985	Road Match	122m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Esso Cabramatta Service Station, John St., Cabramatta. 2166	28194	1984	Road Match	122m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Esso Cabramatta Service Station., John St., Cabramatta 2166	14618	1983	Road Match	122m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Esso Cabramatta Service Station, John St., Cabramatta. 2166.	56682	1982	Road Match	122m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Esso Cabramatta Service Station., John St., Cabramatta. 2166	3234	1981	Road Match	122m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Esso Cabramatta Service Station., John St., Cabramatta. 2166	52883	1980	Road Match	122m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Esso Servicenter., John St., Cabramatta. 2166.	41447	1979	Road Match	122m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Esso Servicenter, John St., Cabramatta. 2166	49986	1978	Road Match	122m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Esso Servicenter., John St., Cabramatta 2166	29940	1976	Road Match	122m
	MOTOR GARAGES &/OR ENGINEERS.	Coventry Service Station., John St., Cabramatta. 2166	58715	1975	Road Match	122m
	MOTOR GARAGES &/OR ENGINEERS.	Golden Fleece Service Station., John St., Cabramatta. 2166	58947	1975	Road Match	122m
	MOTOR GARAGES &/OR ENGINEERS.	Coventry Service Station., John St Cabramatta	7706	1972	Road Match	122m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Esso Servicenter., 113 John St Cabramatta	16509	1972	Road Match	122m
	MOTOR GARAGES &/OR ENGINEERS.	Golden Fleece Service Station., John St Cabramatta	7709	1972	Road Match	122m
	MOTOR GARAGES &/OR ENGINEERS.	Coventry Service Station., John St Cabramatta	56465	1971	Road Match	122m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Duria A. (Golden Fleece)., John St Cabramatta	63096	1971	Road Match	122m
	MOTOR GARAGES &/OR ENGINEERS.	Golden Fleece Service Station., John St Cabramatta	56467	1971	Road Match	122m
	MOTOR GARAGES & ENGINEERS(M6S6)	Coventry Service Station., Johns St., CABRAMATTA	337629	1970	Road Match	122m
	MOTOR GARAGES & ENGINEERS(M6S6)	Golden Fleece Service Station., John St., CABRAMATTA	337908	1970	Road Match	122m
	MOTOR GARAGES & ENGINEERS.	Coventry Service Station., Johns St Cabramatta	37726	1969	Road Match	122m
	MOTOR GARAGES & ENGINEERS.	Golden Fleece Service Station., John St Cabramatta	37729	1969	Road Match	122m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
15	MOTOR GARAGES & ENGINEERS	Coventry Service Station., Johns St Cabramatta	21157	1968	Road Match	122m
	MOTOR GARAGES & ENGINEERS	Golden Fleece Service Station., John St Cabramatta	21160	1968	Road Match	122m
	MOTOR GARAGES & ENGINEERS.	Coventry Service Station., Johns St Cabramatta	6807	1967	Road Match	122m
	MOTOR GARAGES & ENGINEERS.	Golden Fleece Service Station., John St Cabramatta	6810	1967	Road Match	122m
	MOTOR GARAGES & ENGINEERS.	Coventry Service Station., Johns St Cabramatta	55764	1966	Road Match	122m
	MOTOR GARAGES & ENGINEERS.	Golden Fleece Service Station., John St Cabramatta	55767	1966	Road Match	122m
16	DRY CLEANERS, PRESSERS &/OR DYERS.	Nu-Valet Dry Cleaners., Park Rd., Cabramatta 2166	23727	1976	Road Match	203m
	DRY CLEANERS, PRESSERS &/OR DYERS.	Nu-Valet Dry Cleaners, Park Rd., Cabramatta. 2166	24251	1975	Road Match	203m
	DRY CLEANERS, PRESSERS &/OR DYERS.	Nuvallet Dry Cleaners., Park Rd., Cabramatta 2166	7166	1972	Road Match	203m
	DRY CLEANERS, PRESSERS &/OR DYERS.	Stardust Dry Cleaners., Park Rd., Cabramatta 2166	7280	1972	Road Match	203m
17	MOTOR GARAGES & ENGINEERS(M6S6)	Morrison, J. H., Railway Pde., CANLEY VALE	338290	1970	Road Match	425m
	MOTOR GARAGES & ENGINEERS.	Morrison J. H., Railway Pde Canley Vale	41828	1969	Road Match	425m
	MOTOR GARAGES & ENGINEERS	Morrison J. H., Railway Pde Canley Vale	21193	1968	Road Match	425m
	MOTOR GARAGES & ENGINEERS.	Morrison J. H., Railway Pde Canley Vale	6845	1967	Road Match	425m
	MOTOR GARAGES & ENGINEERS.	Morrison J. H., Railway Pde Canley Vale	55802	1966	Road Match	425m
	Motor Garages & Engineers	Morrison, J. H., Railway Pde. Canley Vale	122364	1965	Road Match	425m
	MOTOR GARAGES & ENGINEERS	Morrison J. H., Railway Pde Canley Vale	43565	1964	Road Match	425m
	MOTOR GARAGES & ENGINEERS.	Morrison J. H., Railway Pde Canley Vale	29076	1962	Road Match	425m
	MOTOR GARAGES & ENGINEERS	Morrison, J. H., Railway Pde. Canley Vale	347745	1961	Road Match	425m
	MOTOR GARAGES & ENGINEERS	Morrison J. H., Railway Pde., Canley Vale	13790	1959	Road Match	425m
	MOTOR GARAGE/ENGINEERS.	Morrison J. H., Railway Pde Canley Vale	4618	1958	Road Match	425m
	MOTOR GARAGES &/OR ENGINEERS.	Canley Vale Service Station., Railway Pde Canley Vale	57376	1956	Road Match	425m
	MOTOR SERVICE STATIONS-PETROL, ETC.	Canley Vale Service Station., Railway Pde Canley Vale	61828	1956	Road Match	425m
	MOTOR GARAGES &/OR ENGINEERS.	Morrison J. H., Railway Pde Canley Vale	61165	1956	Road Match	425m
	MOTOR GARAGES &/OR ENGINEERS.	Canley Vale Service Station., Railway Pde Canley Vale	49003	1954	Road Match	425m
	MOTOR GARAGES &/OR ENGINEERS.	Morrison J. H., Railway Pde Canley Vale	49724	1954	Road Match	425m
	MOTOR GARAGES &/OR ENGINEERS.	Canley Vale Service Station., Railway Pde Canley Vale	36714	1953	Road Match	425m
	MOTOR GARAGES &/OR ENGINEERS.	Morrison J. H., Railway Pde., Canley Vale	40392	1953	Road Match	425m
	MOTOR GARAGES &/OR ENGINEERS.	Morrison J. H., Railway Pde Canley Vale	31976	1952	Road Match	425m
	MOTOR GARAGES &/OR ENGINEERS	Morrison, J. H., Railway Pde., Canley Vale	84106	1950	Road Match	425m
	MOTOR GARAGES &/OR ENGINEERS.	Morrison J. H., Railway Pde Canley Vale	22648	1948-49	Road Match	425m
18	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Caltex Service Station., Hill Rd., Cabramatta 2166	29655	1976	Road Match	497m
	MOTOR GARAGES &/OR ENGINEERS.	Caltex Service Station., Hill Rd., Cabramatta. 2166	58599	1975	Road Match	497m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
18	MOTOR SERVICE STATIONS - PETROL, OIL	Caltex Service Station., Hill Rd., Cabramatta. 2166	61610	1975	Road Match	497m

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Aerial Imagery 2023

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



Legend

- Site Boundary
- Buffer 150m

Scale:

0 25 50 75 100
Meters

Data Source Aerial Imagery:
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Coordinate System:
GDA 1994 MGA Zone 56

Date: 11 April 2023

Aerial Imagery 2020

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



Aerial Imagery 2016

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



Aerial Imagery 2011

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



Aerial Imagery 2007

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166





Aerial Imagery 2000

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



Legend

 Site Boundary

 Buffer 150m

Scale: 0 25 50 75 100 Meters	Data Source Aerial Imagery: © Aerometrex Pty Ltd	Coordinate System: GDA 1994 MGA Zone 56	Date: 11 April 2023
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Aerial Imagery 1994

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



<p>Scale:</p> <p>0 25 50 75 100</p> <p>Meters</p>	<p>Data Source Aerial Imagery: © NSW Department of Customer Service</p>	<p>Coordinate System: GDA 1994 MGA Zone 56</p>	<p>Date: 06 April 2023</p>
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Aerial Imagery 1991

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



<p>Scale:</p> <p>0 25 50 75 100</p> <p>Meters</p>	<p>Data Sources: Aerial Imagery:</p> <p>© NSW Department of Customer Service</p>	<p>Coordinate System:</p> <p>GDA 1994 MGA Zone 56</p>	<p>Date: 11 April 2023</p>
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Aerial Imagery 1986

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



Aerial Imagery 1982

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



Aerial Imagery 1978

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



Aerial Imagery 1970

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



<p>Scale:</p> <p>0 25 50 75 100</p> <p>Meters</p>	<p>Data Sources: Aerial Imagery:</p> <p>© NSW Department of Customer Service</p>	<p>Coordinate System:</p> <p>GDA 1994 MGA Zone 56</p>	<p>Date: 11 April 2023</p>
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Aerial Imagery 1965

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



Aerial Imagery 1961

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



<p>Scale:</p> <p>0 25 50 75 100</p> <p>Meters</p>	<p>Data Sources: Aerial Imagery:</p> <p>© NSW Department of Customer Service</p>	<p>Coordinate System:</p> <p>GDA 1994 MGA Zone 56</p>	<p>Date: 11 April 2023</p>
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Aerial Imagery 1955, 1956

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



Aerial Imagery 1949

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



Aerial Imagery 1943

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



<p>Scale:</p> <p>0 25 50 75 100</p> <p>Meters</p>	<p>Data Source Aerial Imagery:</p> <p>© Aerometrex Pty Ltd</p>	<p>Coordinate System:</p> <p>GDA 1994 MGA Zone 56</p>	<p>Date: 11 April 2023</p>
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Aerial Imagery 1930

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



<p>Scale:</p> <p>0 25 50 75 100</p> <p>Meters</p>	<p>Data Sources: Aerial Imagery:</p> <p>© Geoscience Australia</p>	<p>Coordinate System:</p> <p>GDA 1994 MGA Zone 56</p>	<p>Date: 11 April 2023</p>
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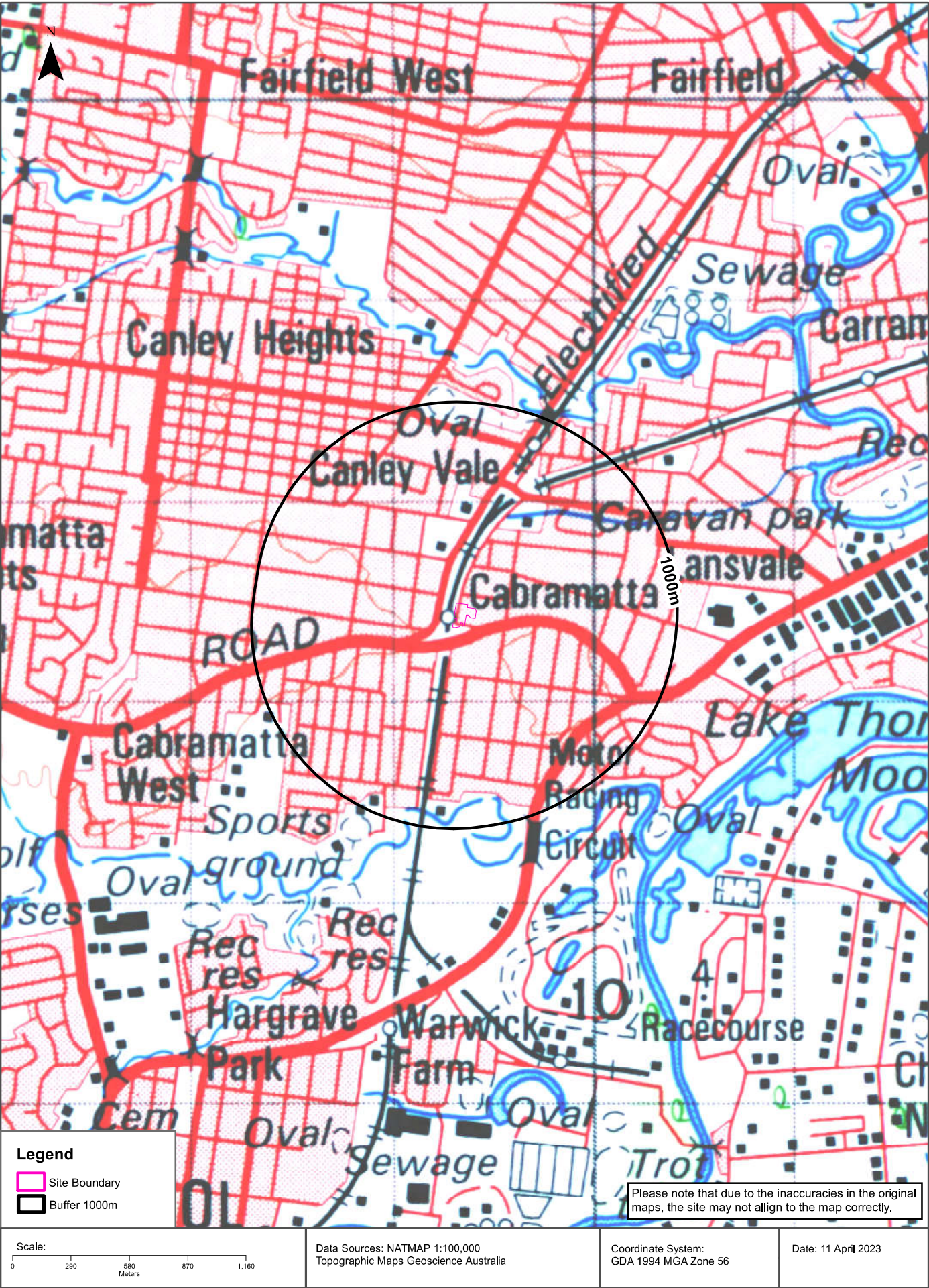
Topographic Map 2015

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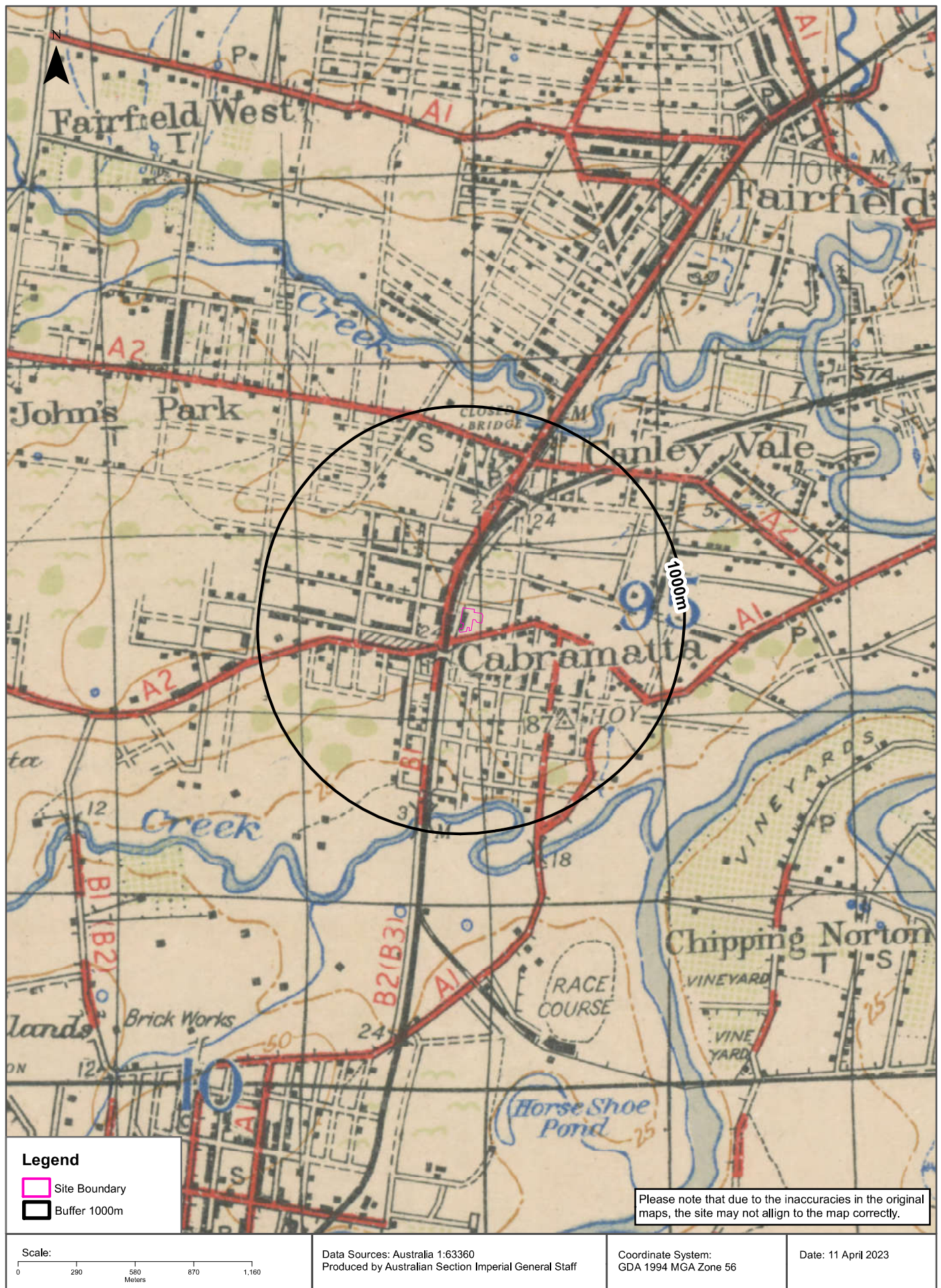
Historical Map 1975

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



Historical Map c.1942

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



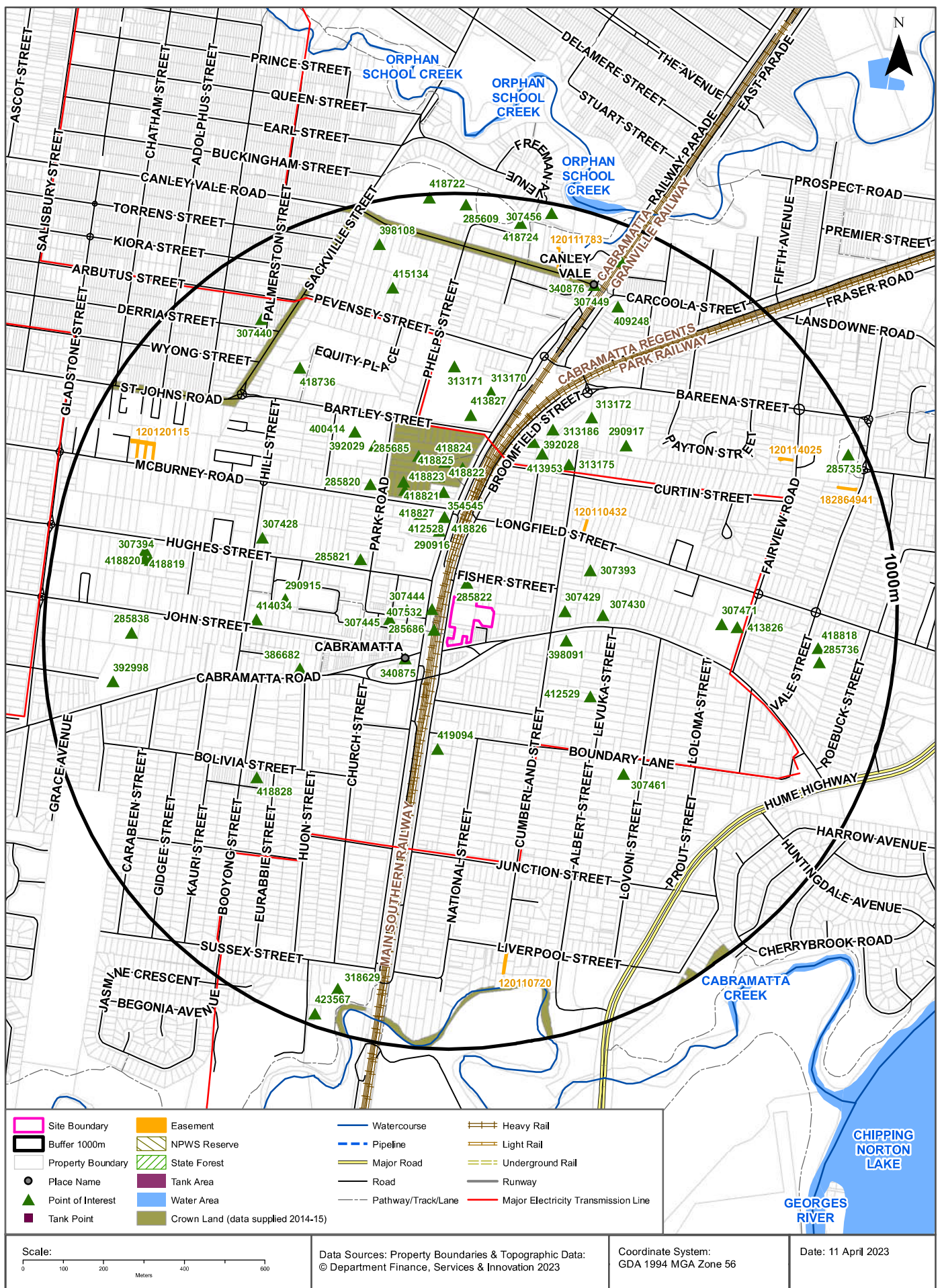
Historical Map c.1929

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Topographic Features

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



Topographic Features

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Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
285822	Place Of Worship	SEVENTH DAY ADVENTIST CHURCH	38m	North
285686	Railway Station	CABRAMATTA RAILWAY STATION	39m	West
407532	Bus Interchange	CABRAMATTA BUS INTERCHANGE	49m	West
307444	Post Office	CABRAMATTA POST OFFICE	110m	West
340875	Suburb	CABRAMATTA	110m	South West
307445	Parking Area	Parking Area	149m	West
290916	Library	THE WHITLAM LIBRARY CABRAMATTA	168m	North
307429	Place Of Worship	CABRAMATTA ANGLICAN CHURCH	176m	East
398091	Primary School	CABRAMATTA PUBLIC SCHOOL	187m	East
418827	Community Facility	CABRAMATTA COMMUNITY HALL	199m	North
418826	Community Facility	CABRAMATTA COMMUNITY SERVICES CENTRE	199m	North
412528	Community Medical Centre	CABRAMATTA EARLY CHILDHOOD HEALTH CENTRE	222m	North West
285821	Place Of Worship	METHODIST CHURCH	251m	North West
419094	Place Of Worship	KHMER KAMPUCHEA KROM TEMPLE	256m	South
354545	Community Facility	FAIRFIELD CABRAMATTA PCYC	260m	North
307393	Park	LONGFIELD PARK	260m	East
307430	Place Of Worship	ORTHODOX CHURCH	270m	East
418823	Sports Court	FITNESS EQUIPMENT	292m	North West
412529	Community Medical Centre	CABRAMATTA COMMUNITY HEALTH CENTRE	298m	South East
418822	Sports Court	BASKETBALL	300m	North
418821	Picnic Area	PLAYGROUND	312m	North West
418825	Monument	VIETNAM WAR COMRADESHIP MEMORIAL	320m	North
418824	Monument	CABRAVALE PARK MEMORIAL BANDSTAND	335m	North
285820	Place Of Worship	BAPTIST CHURCH	347m	North West
285685	Park	CABRAVALE MEMORIAL PARK	361m	North
386682	Police Station	CABRAMATTA POLICE STATION	372m	West
413953	Club	GERMAN AUSTRIAN SOCIETY OF AUSTRALIA	396m	North East
313175	Place Of Worship	SLAVIC CHRISTIAN CHURCH	404m	North East
290915	Parking Area	Parking Area	413m	West
392028	Place Of Worship	CHRISTIAN CITY CHURCH	416m	North
392029	Place Of Worship	CATHOLIC CHURCH	424m	North West

Map Id	Feature Type	Label	Distance	Direction
413827	Club	CABRA VALE DIGGERS	453m	North
313186	Parking Area	Parking Area	462m	North East
400414	Primary School	SACRED HEART CATHOLIC SCHOOL	477m	North West
414034	Club	MEKONG MOUNTIES GROUP	477m	West
307461	Nursing Home	LANSDOWNE AGED CARE FACILITY	489m	South East
307428	Place Of Worship	SYDWEST ASIAN CHRISTIAN CHURCH	498m	West
313170	Sports Field	BOWLING GREENS	515m	North
290917	SES Facility	FAIRFIELD SES	523m	North East
313172	Swimming Pool Facility	CABRAVALE LEISURE CENTRE	533m	North East
307471	Sports Field	BOWLING GREENS	565m	East
313171	Parking Area	Parking Area	571m	North
418828	Park	BOLIVIA PARK	575m	South West
413826	Club	CABRAMATTA BOWLING AND RECREATION CLUB	604m	East
418736	Park	EQUITY PARK	685m	North West
418820	Community Facility	COMMUNITY GARDEN	758m	West
307394	Park	HUGHES STREET PARK	773m	West
418819	Picnic Area	PLAYGROUND	775m	West
415134	Preschool	CANLEY VALE PUBLIC SCHOOL PRESCHOOL	781m	North
285838	Place Of Worship	CABRAMATTA RUSSIAN ORTHODOX	783m	West
409248	Combined Primary-Secondary School	PAL BUDDHIST SCHOOL	807m	North East
418818	Park	PLAYGROUND	808m	East
307449	Post Office	CANLEY VALE POST OFFICE	811m	North
285736	Park	HEATHER KING PARK	816m	East
340876	Suburb	CANLEY VALE	833m	North
392998	Nursing Home	RUSSIAN RELIEF ASSOCIATION OF ST SERGIUS OF RADONEZH	834m	West
307440	Place Of Worship	PRESBYTERIAN CHURCH	838m	North West
318629	Club	CABRAMATTA RUGBY LEAGUE CLUB	892m	South
398108	Primary School	CANLEY VALE PUBLIC SCHOOL	894m	North
285695	Railway Station	CANLEY VALE RAILWAY STATION	912m	North East
418724	Park	PLAYGROUND	940m	North
285735	Park	BAREENA PARK	961m	North East
423567	Sewage Works	Sewage Works	969m	South
285609	Park	ADAMS PARK	973m	North
307456	Nursing Home	SUMMITCARE CANLEY VALE	977m	North
418722	Sports Field	BASEBALL CRICKET RUGBY	992m	North

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Topographic Features

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Tanks (Areas)

What are the Tank Areas located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
N/A	No records in buffer					

Tanks (Points)

What are the Tank Points located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
N/A	No records in buffer					

Tanks Data Source: © Land and Property Information (2015)

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Major Easements

What Major Easements exist within the dataset buffer?

Note. Easements provided by LPI are not at the detail of local governments. They are limited to major easements such as Right of Carriageway, Electrical Lines (66kVa etc.), Easement to drain water & Significant subterranean pipelines (gas, water etc.).

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
120110432	Primary	Undefined		292m	North East
120110720	Primary	Undefined		771m	South
120114025	Primary	Undefined		800m	North East
120120115	Primary	Undefined		819m	North West
120111783	Primary	Undefined		845m	North
182864941	Primary	Right of way	4m & Var	904m	East

Easements Data Source: © Land and Property Information (2015)

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Topographic Features

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State Forest

What State Forest exist within the dataset buffer?

State Forest Number	State Forest Name	Distance	Direction
N/A	No records in buffer		

State Forest Data Source: © NSW Department of Finance, Services & Innovation (2018)

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National Parks and Wildlife Service Reserves

What NPWS Reserves exist within the dataset buffer?

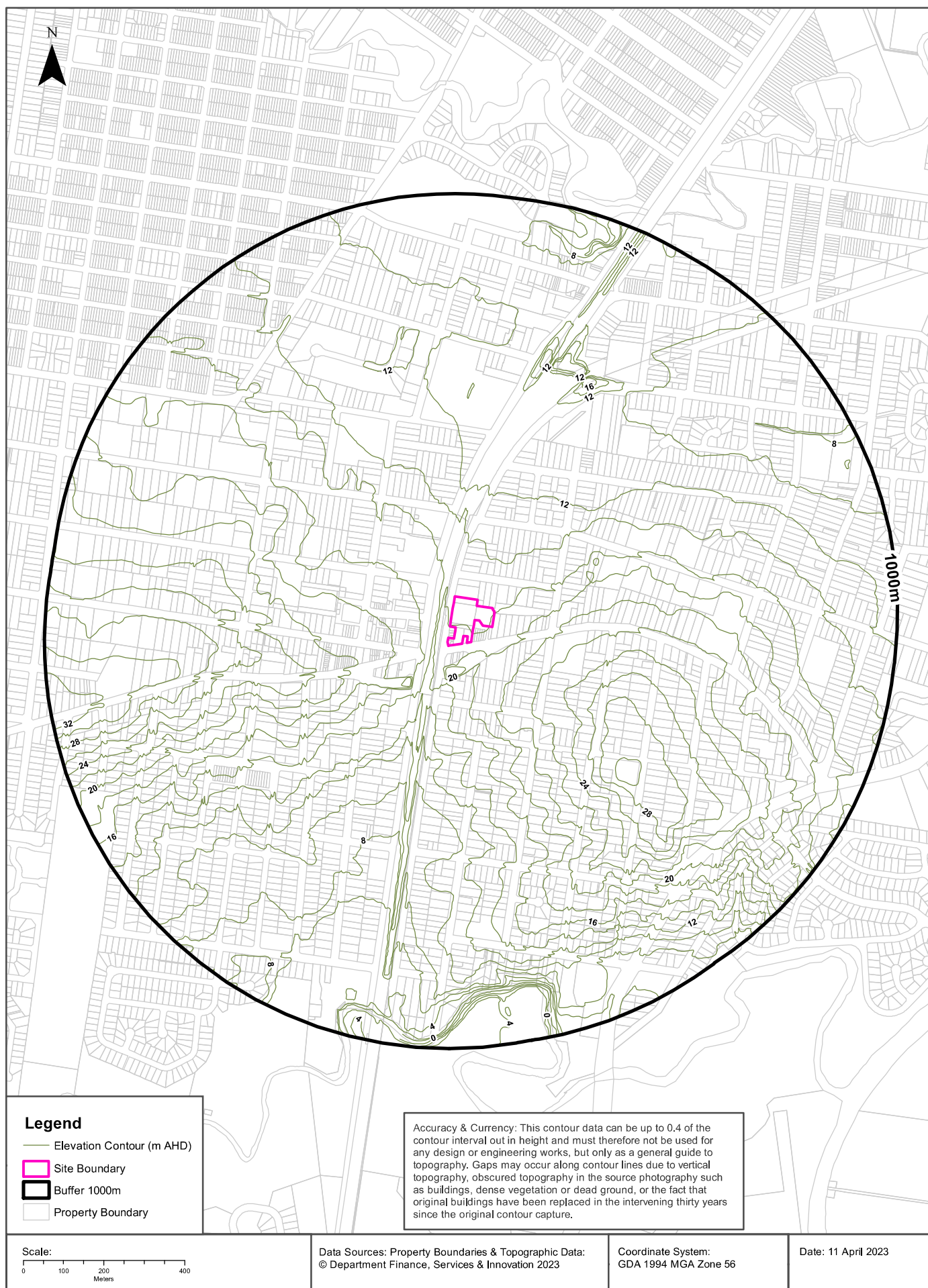
Reserve Number	Reserve Type	Reserve Name	Gazetted Date	Distance	Direction
N/A	No records in buffer				

NPWS Data Source: © NSW Department of Finance, Services & Innovation (2018)

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Elevation Contours (m AHD)

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Hydrogeology & Groundwater

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Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Porous, extensive aquifers of low to moderate productivity	0m	On-site

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)

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Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018

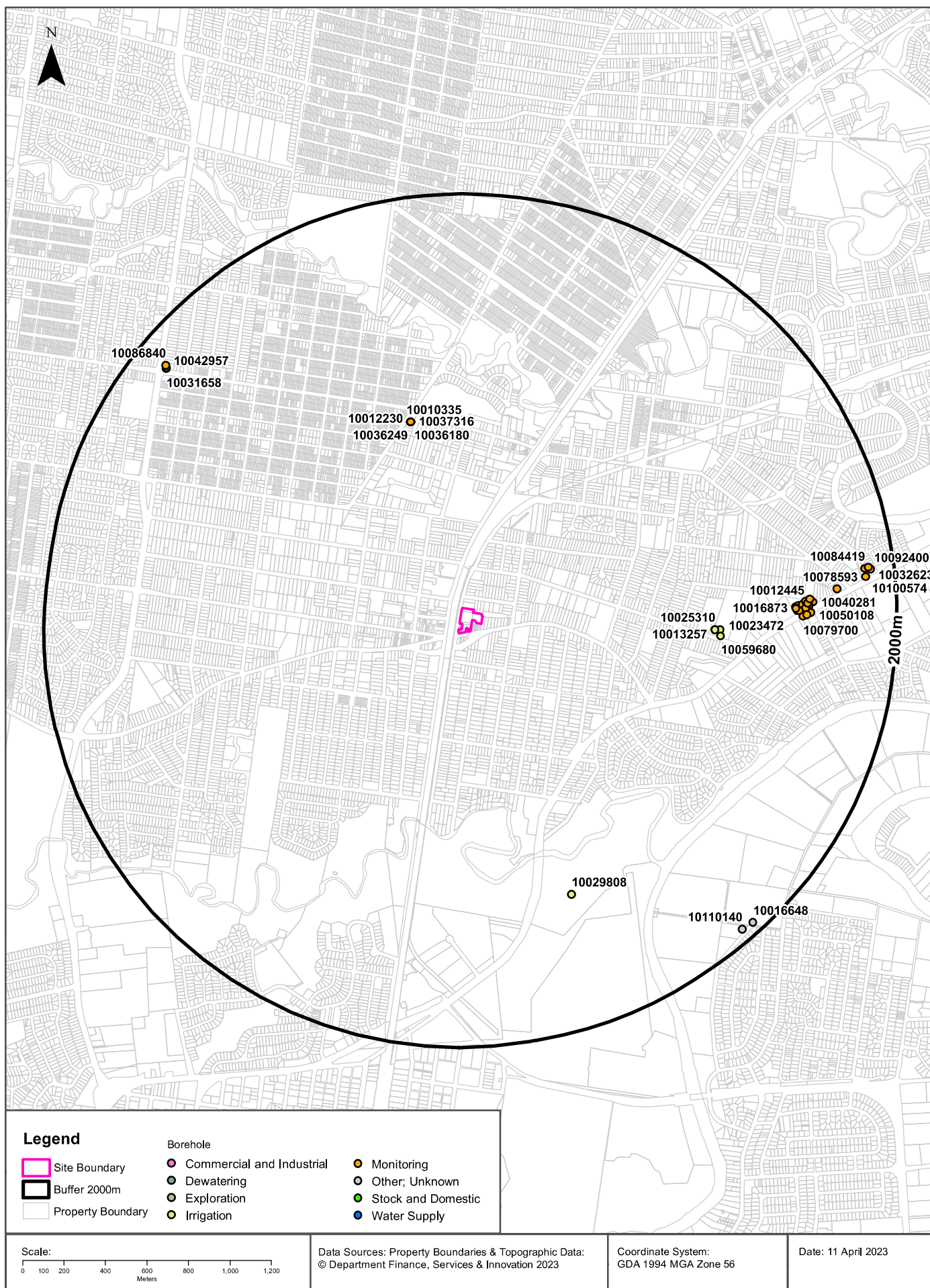
Temporary water restrictions relating to the Botany Sands aquifer within the dataset buffer:

Prohibition Area No.	Prohibition	Distance	Direction
N/A	No records in buffer		

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018 Data Source : NSW Department of Primary Industries

Groundwater Boreholes

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



Hydrogeology & Groundwater

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Groundwater Boreholes

Boreholes within the dataset buffer:

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10010335	GW103786	Monitoring	Unknown	13/07/1990	7.00		AHD				931m	North
10012230	GW103798	Monitoring	Unknown	25/03/1995	1.70		AHD				931m	North
10036180	GW103796	Monitoring	Unknown	24/03/1995	3.50		AHD				931m	North
10036249	GW103789	Monitoring	Unknown	10/04/1991	6.00		AHD				931m	North
10037316	GW103790	Monitoring	Unknown	10/04/1991	5.00		AHD				931m	North
10078286	GW103791	Monitoring	Unknown	24/03/1995	5.00		AHD				931m	North
10078944	GW103794	Monitoring	Unknown	25/03/1995	2.70		AHD				931m	North
10084334	GW103788	Monitoring	Unknown	13/07/1990	4.00		AHD				931m	North
10089563	GW103792	Monitoring	Unknown	25/03/1995	3.00		AHD				931m	North
10089805	GW103795	Monitoring	Unknown	24/03/1995	5.00		AHD				931m	North
10094437	GW103797	Monitoring	Unknown	24/03/1995	8.00		AHD				931m	North
10099409	GW103793	Monitoring	Unknown	25/03/1995	1.70		AHD				931m	North
10103753	GW103787	Monitoring	Unknown	06/07/2001	4.00		AHD				931m	North
10013257	GW023556	Irrigation	Proposed	01/02/1966			AHD				1125m	East
10025310	GW023557	Irrigation	Proposed	01/02/1966			AHD				1125m	East
10023472	GW023555	Irrigation	Proposed	01/02/1966			AHD				1151m	East
10059680	GW023554	Irrigation	Proposed	01/02/1966			AHD				1154m	East
10029808	GW017355	Irrigation	Unknown		9.40		AHD				1361m	South
10016873	GW113836	Monitoring	Functional	12/07/2001	6.10		AHD				1512m	East
10109404	GW113835	Monitoring	Functional	12/07/2001	6.10		AHD				1514m	East
10074732	GW113828	Monitoring	Functional	20/06/2001	6.50		AHD				1521m	East
10101104	GW113833	Monitoring	Functional	21/06/2001	6.50		AHD				1521m	East
10064183	GW113832	Monitoring	Functional	21/06/2001	6.50		AHD				1525m	East
10086876	GW113826	Monitoring	Functional	30/05/2001	6.00		AHD				1526m	East
10102850	GW113825	Monitoring	Functional	28/05/2001	6.00		AHD				1528m	East
10060880	GW113839	Monitoring	Functional	23/07/2003	7.50		AHD				1537m	East
10063047	GW113840	Monitoring	Functional	22/07/2003	8.20		AHD				1542m	East
10091026	GW113829	Monitoring	Functional	20/06/2001	6.60		AHD				1545m	East
10079700	GW113845	Monitoring	Functional	31/07/2003	10.00		AHD				1546m	East
10085107	GW113830	Monitoring	Functional	20/06/2001	6.70		AHD				1546m	East
10060074	GW113834	Monitoring	Functional	12/07/2001	6.10		AHD				1547m	East

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10058929	GW113827	Monitoring	Functional	30/05/2001	6.00		AHD				1554m	East
10094332	GW113831	Monitoring	Functional	20/06/2001	6.50		AHD				1560m	East
10109406	GW113842	Monitoring	Functional	31/07/2003	8.20		AHD				1560m	East
10079055	GW113848	Monitoring	Functional	01/10/2005	8.00		AHD				1562m	East
10112047	GW113846	Monitoring	Functional	18/06/2004	7.00		AHD				1566m	East
10076087	GW113850	Monitoring	Functional	04/10/2005	8.00		AHD				1568m	East
10011115	GW113851	Monitoring	Functional	04/10/2005	8.00		AHD				1570m	East
10012445	GW113849	Monitoring	Functional	04/10/2005	8.00		AHD				1570m	East
10110360	GW113837	Monitoring	Functional	16/01/2002	6.00		AHD				1570m	East
10044585	GW113841	Monitoring	Functional	31/07/2003	9.00		AHD				1573m	East
10070964	GW113838	Monitoring	Functional	16/01/2002	7.20		AHD				1578m	East
10111163	GW113844	Monitoring	Functional	31/07/2003	8.20		AHD				1582m	East
10050108	GW113847	Monitoring	Functional	18/06/2004	7.00		AHD				1585m	East
10040281	GW113843	Monitoring	Functional	31/07/2003	9.00		AHD				1596m	East
10078593	GW102684	Monitoring	Unknown	15/07/1999	5.20		AHD				1715m	East
10031658	GW108679	Monitoring	Functional	18/03/2008	6.00		AHD				1836m	North West
10042957	GW108680	Monitoring	Functioning	18/03/2008	6.00		AHD				1839m	North West
10086840	GW108678	Monitoring	Functional	17/03/2008	11.00		AHD				1849m	North West
10084419	GW110256	Monitoring	Unknown	29/05/2009	4.00		AHD			2.00	1859m	East
10100574	GW110255	Monitoring	Unknown	24/05/2009	6.00		AHD			4.00	1860m	East
10092400	GW110257	Monitoring	Unknown	29/05/2009	4.00		AHD			2.30	1876m	East
10032623	GW110258	Monitoring	Unknown	29/05/2009	4.00		AHD			2.00	1885m	East
10110140	GW062422	Other	Unknown	01/09/1988	16.00		AHD	Good			1941m	South East
10016648	GW102026	Other	Unknown		19.00		AHD		3.700	5.20	1951m	South East

Borehole Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Hydrogeology & Groundwater

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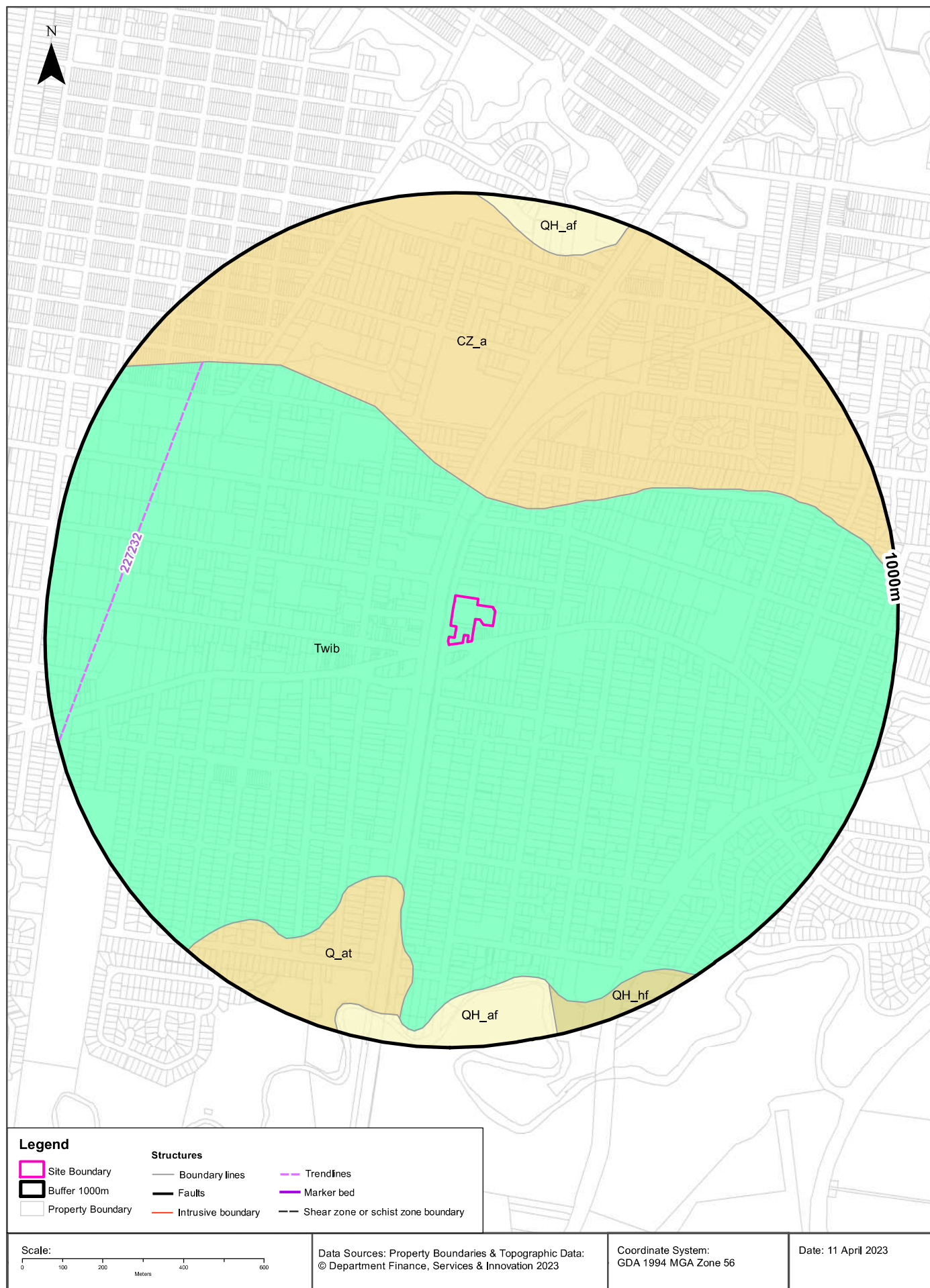
Driller's Logs

Drill log data relevant to the boreholes within the dataset buffer:

NGIS Bore ID	Drillers Log	Distance	Direction
10010335	0.00m-1.00m CLAY BROWN 1.00m-2.00m CLAY YELLOW 2.00m-3.00m CLAY YELLOW BROWN 3.00m-4.00m CLAY YELLOW PALE GREY 4.00m-5.00m CLAY AS ABOVE/MOISTER 5.00m-6.00m SANDY CLAY 6.00m-7.00m SANDY CLAY AS ABOVE	931m	North
10012230	0.00m-0.10m Concrete 0.10m-0.30m Sandy fill,dark grey 0.30m-0.50m Sandy fill,yellow green 0.50m-1.70m Clay,yellow green brown	931m	North
10036180	0.00m-0.10m Concrete 0.10m-0.20m Sandy gravelly fill 0.20m-1.00m Sandy fill black staining 1.00m-2.50m Clay,grey,moist,sloppy 2.50m-3.00m Sandy clay 3.00m-3.50m Clay orange with grey mottles	931m	North
10036249	0.00m-0.10m CONCRETE 0.10m-1.00m FILL SAND MOIST 1.00m-6.00m CLAY /RED/TAN/CHOCOLATE BROWN	931m	North
10037316	0.00m-0.50m FILL/SAND GREY,MOIST 0.50m-5.00m CLAY GREY,SHALE FRAGMENTS	931m	North
10078286	0.00m-0.10m CONCRETE 0.10m-0.20m SANDY FILL 0.20m-5.00m CLAY:LIGHT BROWNY,GREY/ORANGE,MOIST	931m	North
10078944	0.00m-0.10m CONCRETE 0.10m-1.00m SANDY FILL 1.00m-2.40m CLAY YELLOW BROWN/LIGHT GREY 2.40m-2.70m CLAY YELLOW DRY /SHALE FRAGMENTS	931m	North
10084334	0.00m-0.10m CONCRETE/FILL 0.10m-1.00m CLAY/GREY,YELLOW 1.00m-2.00m SANDY CLAY,YELLO,BROWN 2.00m-3.00m SILTY CLAY 3.00m-4.00m CLAY YELLOW BROWN,SILT MINOR	931m	North
10089563	0.00m-0.10m CONCRETE 0.10m-3.00m CLAY,GREEN/GREY/BROWN/ORANGE	931m	North
10089805	0.00m-0.50m CONCRETE FILL 0.50m-5.00m CLAY:LIGHT BROWN GREY/SAND/SHALE	931m	North
10094437	0.00m-0.10m CONCRETE 0.10m-0.30m SANDY GRAVELLY FILL 0.30m-7.50m CLAY:BLACK,DARK GREY,MED.BROWN 7.50m-8.00m WEATHERED SHALE/LIGHT GREY	931m	North
10099409	0.00m-0.10m CONCRETE 0.10m-1.70m CLAY GREEN,YELLOW,SATURATED	931m	North
10103753	0.00m-0.50m CONCRETE/FILL 0.50m-1.00m FILL/SANDY CLAY 1.00m-2.00m CLAY YELLOW/BROWN 2.00m-3.00m CLAY YELLOW BROWN MOISTER 3.00m-4.00m CLAY AS ABOVE	931m	North
10013257	0.00m-6.09m Clay Red Soft	1125m	East
10025310	0.00m-6.09m Clay Soft	1125m	East
10023472	0.00m-6.09m Clay Red Soft	1151m	East
10059680	0.00m-6.09m Clay Red Soft	1154m	East
10029808	0.00m-4.26m Clay Yellow 4.26m-5.02m Clay Sandy 5.02m-6.09m Sand Yellow Wet 6.09m-8.07m Sand Yellow Water Supply 8.07m-8.22m Clay Sandy 8.22m-9.44m Sand Coarse	1361m	South

NGIS Bore ID	Drillers Log	Distance	Direction
10078593	0.00m-0.90m CLAY MIXED AND RUBBLE FILL 0.90m-3.20m CLAY SANDY 3.20m-4.20m CLAYEY SAND 4.20m-6.00m CLAY SILTY	1715m	East
10031658	0.00m-1.00m ASPHALT, FILL 1.00m-1.50m CLAY 1.50m-3.00m CLAY WEATHERED 3.00m-4.50m CLAY BECOMING RED WITH DEPTH 4.50m-5.50m VERY WEATHERED, DRY, BRITTLE, GREY 5.50m-6.00m WEATHERED SHALE L/BROWN	1836m	North West
10042957	0.00m-1.50m ASPHALT, FILL, GRAVEL ROAD BASE 1.50m-1.80m CLAY 1.80m-5.50m CLAY, WEATHERED. DRY, BRITTLE 5.50m-6.00m SHALE, LIGHT BROWN	1839m	North West
10086840	0.00m-2.00m ASPHALT, CLAY 2.00m-2.50m CLAY 2.50m-4.00m SHALE 4.00m-6.20m CLAY, GREY, WEATHERED 6.20m-11.00m SHALE, BROWN	1849m	North West
10084419	0.00m-0.60m FILL, BROWN, SANDY CLAY, SOME GRAVEL 0.60m-4.00m SAND, BROWN AND GREY, FINE TO MED. GRAINED	1859m	East
10100574	0.00m-2.50m TOPSOIL AND BROWN SANDY CLAY 2.50m-6.00m SANDY CLAY GREY AND BROWN	1860m	East
10092400	0.00m-0.80m FILL, GRAVEL, AND GREY CLAYEY SANDY CLAY 0.80m-2.20m SANDY CLAY, BROWN AND GREY 2.20m-4.00m SANDY CLAY GREY	1876m	East
10032623	0.00m-0.90m FILL, BROWN CLAYEY SAND WITH GRAVEL 0.90m-2.10m SANDY CLAY GREY AND BROWN 2.10m-3.80m SANDY CLAY BROWN	1885m	East
10110140	0.00m-1.00m Topsoil Sandy 1.00m-10.00m Clay Sandy 10.00m-14.00m Sand Water Bearing Coarse Water Supply 14.00m-16.00m Shale Grey	1941m	South East

Drill Log Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>



Geology

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166

Geological Units

What are the Geological Units within the dataset buffer?

Unit Code	Unit Name	Description	Unit Stratigraphy	Age	Dominant Lithology	Distance
Twib	Bringelly Shale	Shale, carbonaceous claystone, laminite, lithic sandstone, rare coal.	/Wianamatta Group//Bringelly Shale//	Middle Triassic (base) to Middle Triassic (top)	Shale	0m
CZ_a	Alluvium	Unconsolidated alluvial clay, silt, sand, and gravel deposits.	/Alluvium////	Cenozoic (base) to Now (top)	Clastic sediment	248m
Q_at	Alluvial terrace deposits	Silt, clay, (fluvially-deposited) fine- to medium-grained quartz-lithic sand, polymictic gravel.	/Alluvium//Alluvial terrace deposits//	Quaternary (base) to Now (top)	Clastic sediment	594m
QH_af	Alluvial floodplain deposits	Silt, very fine- to medium-grained lithic to quartz-rich sand, clay.	/Alluvium//Alluvial floodplain deposits//	Holocene (base) to Now (top)	Clastic sediment	841m
QH_hf	Anthropogenic deposits - fill on Quaternary deposits	Land surface raised >1m above natural level by placement of fill on undifferentiated Quaternary deposits over an extensive area.	/Anthropogenic deposits//Anthropogenic deposits - fill on Quaternary deposits//	Holocene (base) to Now (top)	Anthropogenic material	872m

Linear Geological Structures

What are the Dyke, Sill, Fracture, Lineament and Vein trendlines within the dataset buffer?

Map ID	Feature Description	Map Sheet Name	Distance
227232	Lineament	Penrith 1:100,000 Geological Sheet	793m

What are the Faults, Shear zones or Schist zones, Intrusive boundaries & Marker beds within the dataset buffer?

Map ID	Boundary Type	Description	Map Sheet Name	Distance
No Features				

Geological Data Source: Statewide Seamless Geology v2.1, Department of Regional NSW
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Naturally Occurring Asbestos Potential

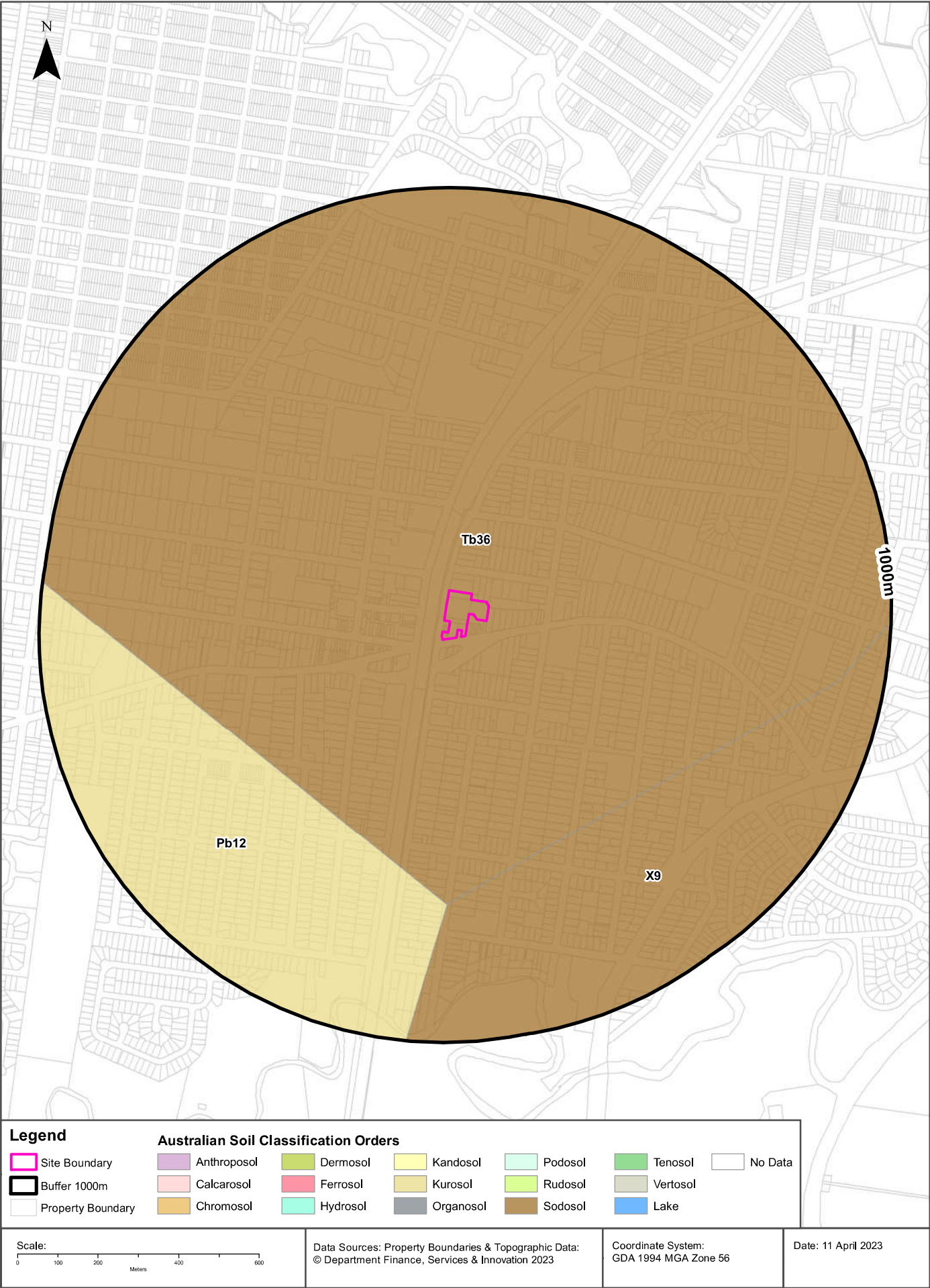
76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166

Naturally Occurring Asbestos Potential

Naturally Occurring Asbestos Potential within the dataset buffer:

Potential	Sym	Strat Name	Group	Formation	Scale	Min Age	Max Age	Rock Type	Dom Lith	Description	Dist	Dir
No records in buffer												

Naturally Occurring Asbestos Potential Data Source: © State of New South Wales through NSW Department of Industry, Resources & Energy



Soils

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166

Atlas of Australian Soils

Soil mapping units and Australian Soil Classification orders within the dataset buffer:

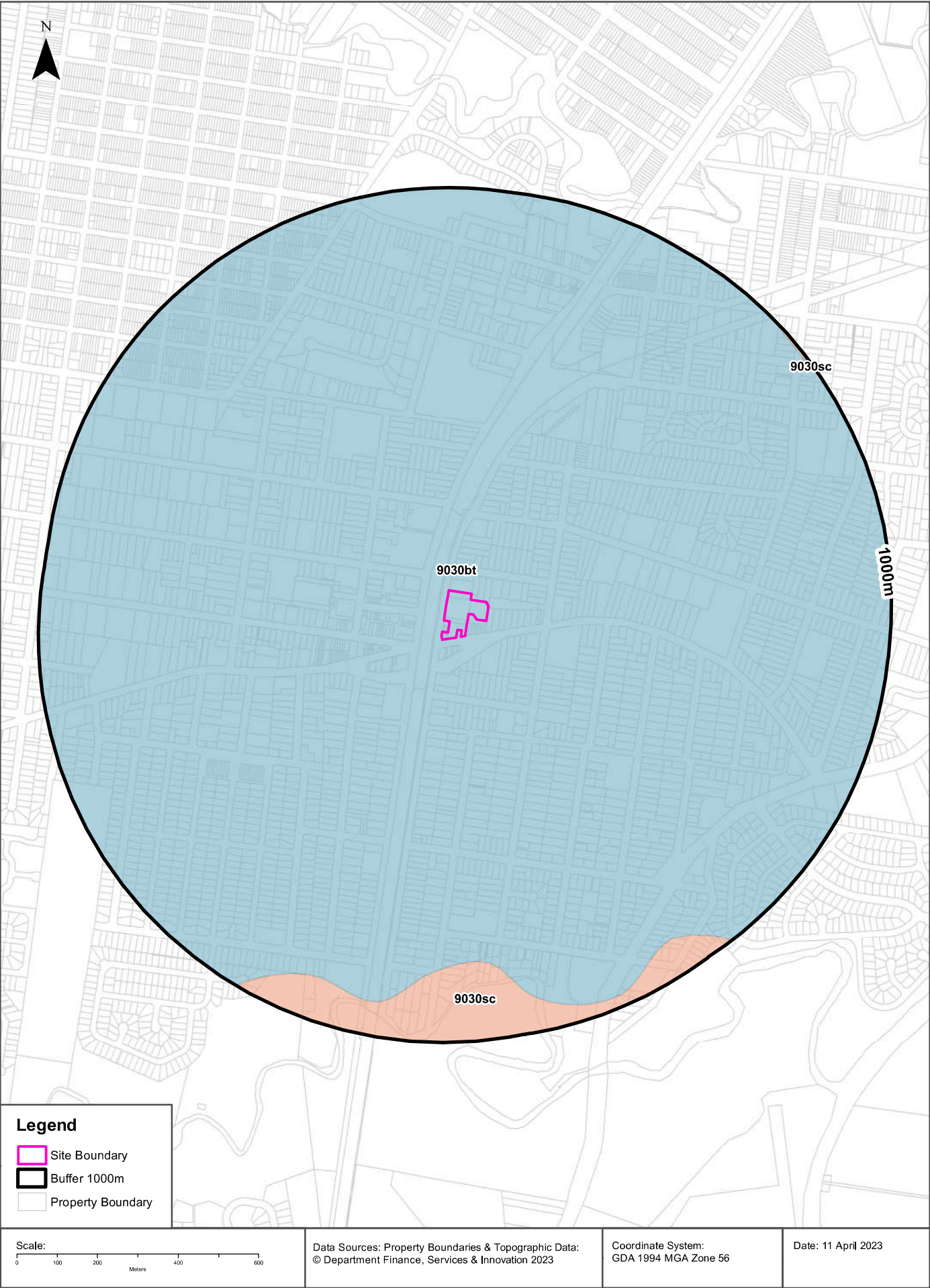
Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Tb36	Sodosol	Undulating: chief soils are hard acidic yellow mottled soils (Dy3.41) usually containing some ironstone gravels throughout the profile. Associated are small areas of units Pb12 and Pb13.	0m	On-site
Pb12	Kurosol	Gently rolling to rounded hilly country with some steep slopes and broad valleys: chief soils are hard acidic red soils (Dr2.21) with hard neutral and acidic yellow mottled soils (Dy3.42 and Dy3.41) on lower slopes and in valleys. Associated are small areas of various soils including (Gn3.54) on some ridges, (Dr3.31) on some slopes; (Dr2.23) in saddles and some mid-slope positions, and some low-lying swampy areas of (Uf6) soils and (Uc1.2) soils with peaty surfaces. Small areas of other soils such as (Db1.2) are likely throughout.	506m	South West
X9	Sodosol	Plains--former river terraces and levees: chief soils are sandy neutral yellow mottled soils (Dy5.42) with leached sands (Uc2.3) on the broader plains. Associated are (Dy3.41, Dy3.42, and Dy3.43) soils, some containing ironstone gravels, in relatively low-lying areas and depressions, and (Dr2.2), (Gn2.15), and (Gn2.18) soils on levees. Areas of other soils, possibly including (Um4.31), occur throughout what is a complex unit. As mapped, areas of units Gb6 and Sp1 are included.	555m	South East

Atlas of Australian Soils Data Source: CSIRO

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Soil Landscapes of Central and Eastern NSW

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



Soils

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166

Soil Landscapes of Central and Eastern NSW

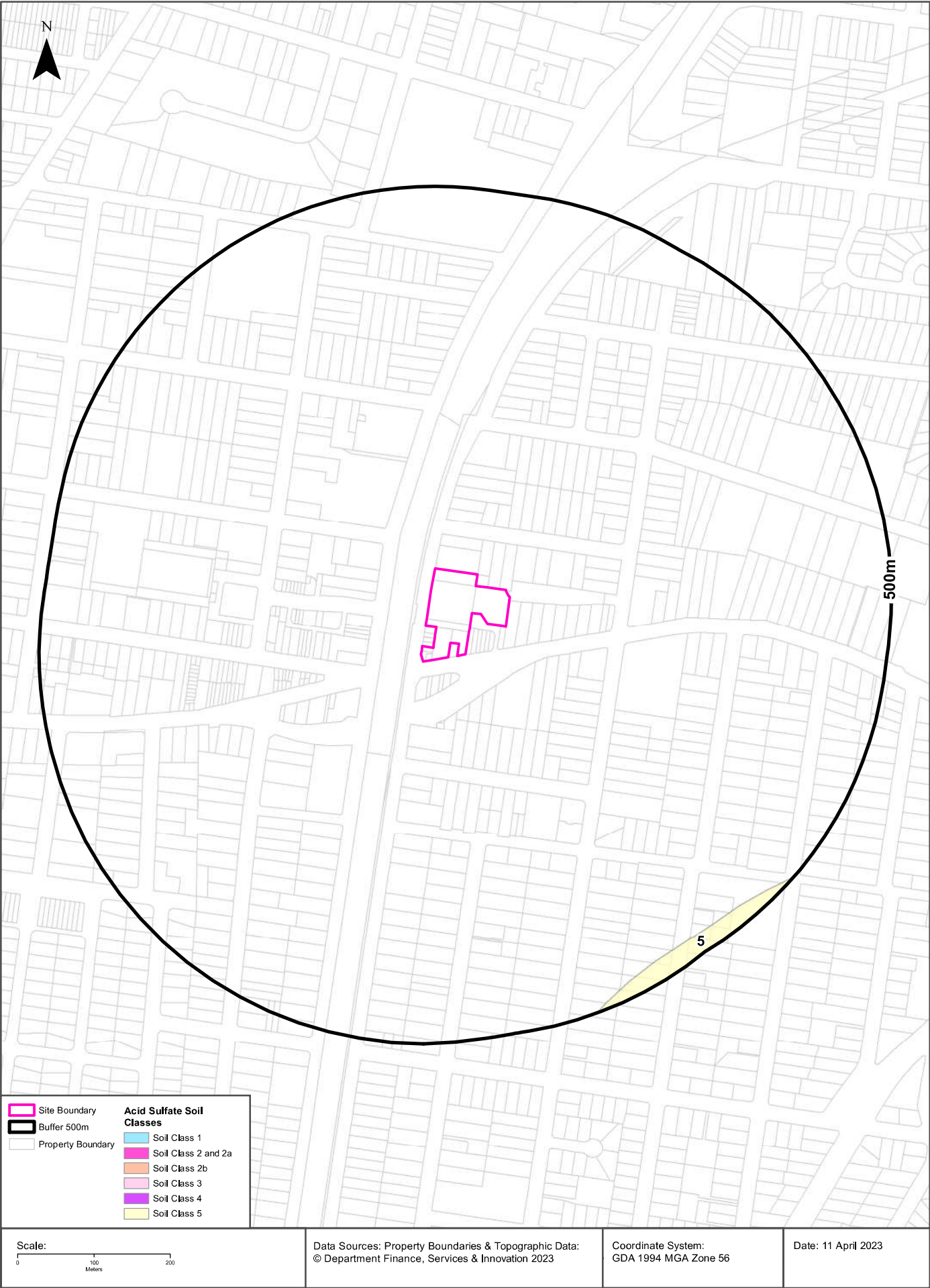
Soil Landscapes of Central and Eastern NSW within the dataset buffer:

Soil Code	Name	Distance	Direction
9030bt	Blacktown	0m	On-site
9030sc	South Creek	803m	South

Soil Landscapes of Central and Eastern NSW: NSW Department of Planning, Industry and Environment
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Acid Sulfate Soils

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



Acid Sulfate Soils

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166

Environmental Planning Instrument - Acid Sulfate Soils

What is the on-site Acid Sulfate Soil Plan Class that presents the largest environmental risk?

Soil Class	Description	EPI Name
N/A		

If the on-site Soil Class is 5, what other soil classes exist within 500m?

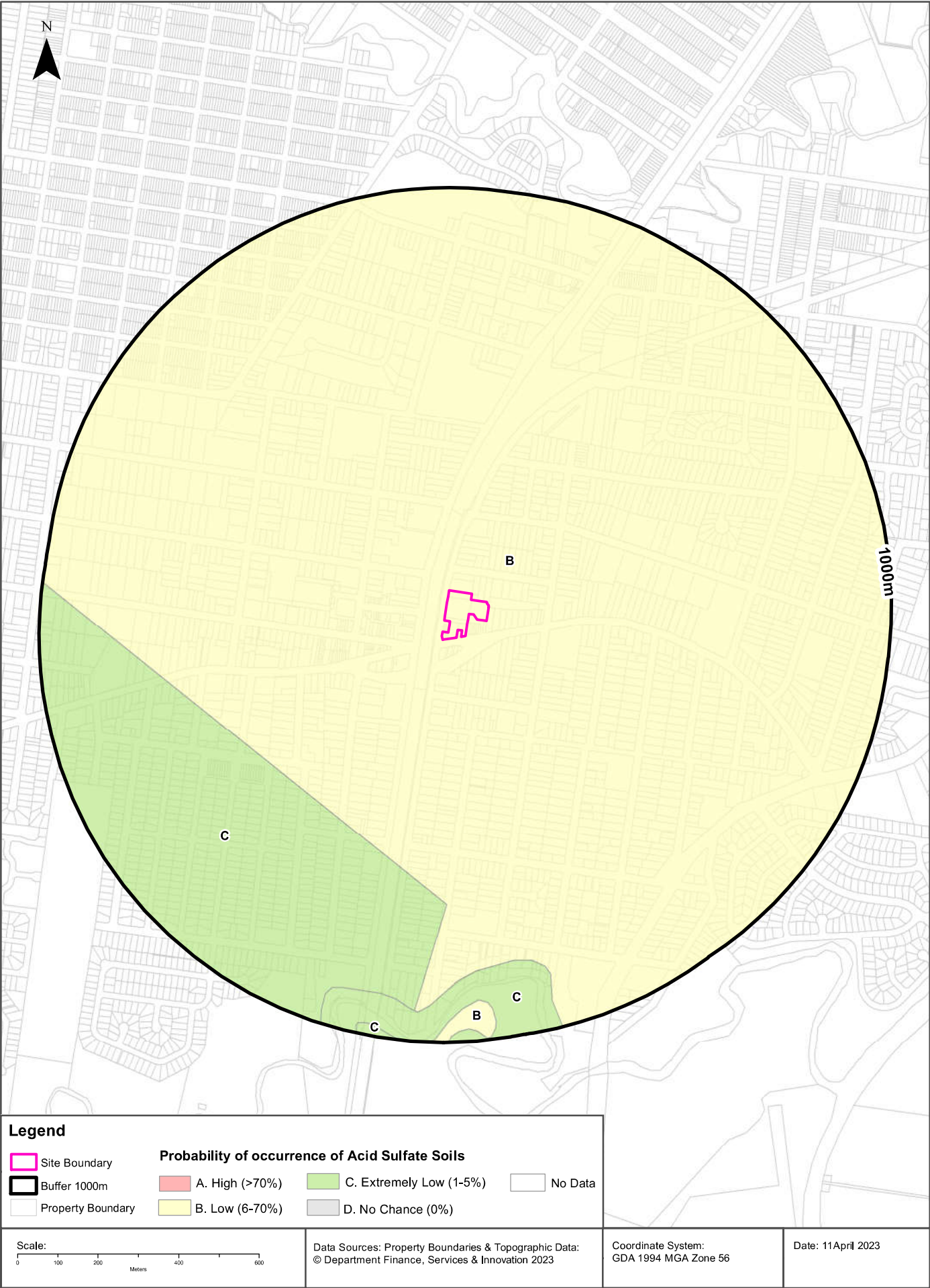
Soil Class	Description	EPI Name	Distance	Direction
N/A				

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Atlas of Australian Acid Sulfate Soils

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Acid Sulfate Soils

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166

Atlas of Australian Acid Sulfate Soils

Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

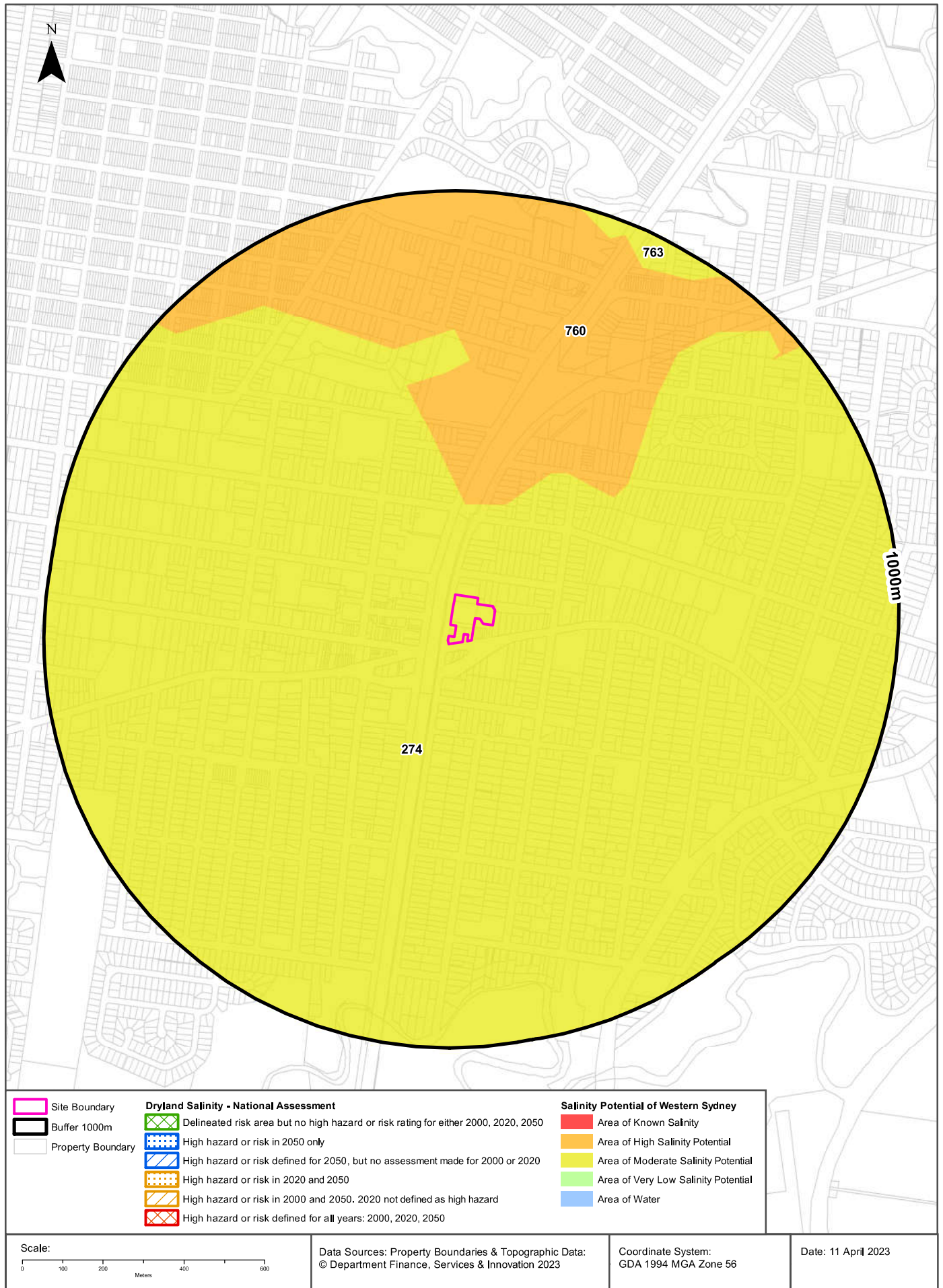
Class	Description	Distance	Direction
B	Low Probability of occurrence. 6-70% chance of occurrence.	0m	On-site
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	814m	South

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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Dryland Salinity

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



Dryland Salinity

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166

Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

No

Is there Dryland Salinity - National Assessment data within the dataset buffer?

No

What Dryland Salinity assessments are given?

Assessment 2000	Assessment 2020	Assessment 2050	Distance	Direction
N/A	N/A	N/A		

Dryland Salinity Data Source : National Land and Water Resources Audit

The Commonwealth and all suppliers of source data used to derive the maps of "Australia, Forecast Areas Containing Land of High Hazard or Risk of Dryland Salinity from 2000 to 2050" do not warrant the accuracy or completeness of information in this product. Any person using or relying upon such information does so on the basis that the Commonwealth and data suppliers shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Any persons using this information do so at their own risk.

In many cases where a high risk is indicated, less than 100% of the area will have a high hazard or risk.

Dryland Salinity Potential of Western Sydney

Dryland Salinity Potential of Western Sydney within the dataset buffer?

Feature Id	Classification	Description	Distance	Direction
274	MODERATE	Area of Moderate Salinity Potential	0m	On-site
760	HIGH	Area of High Salinity Potential	227m	North
763	MODERATE	Area of Moderate Salinity Potential	913m	North East

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

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Mining

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166

Mining Subsidence Districts

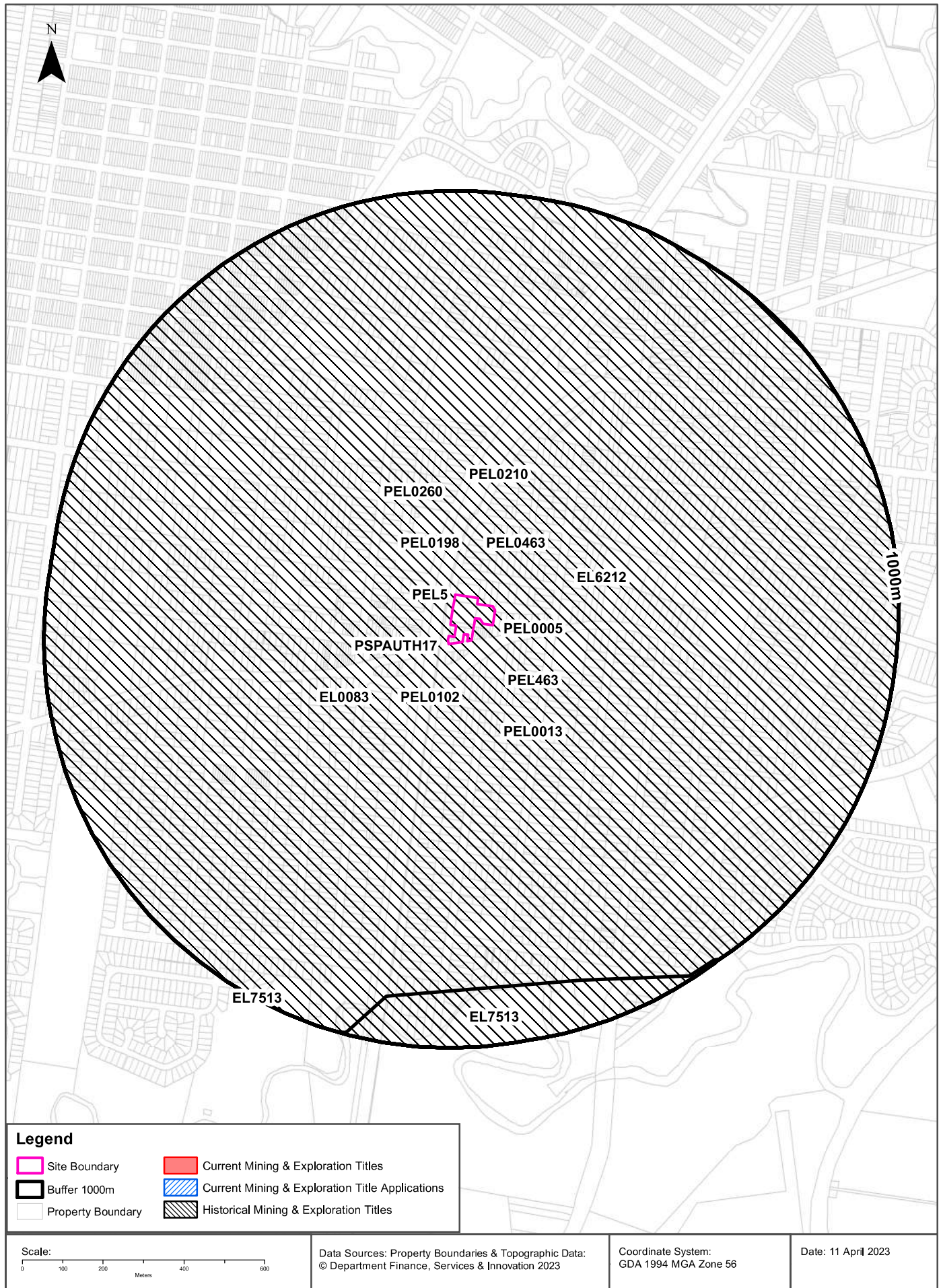
Mining Subsidence Districts within the dataset buffer:

District	Distance	Direction
There are no Mining Subsidence Districts within the report buffer		

Mining Subsidence District Data Source: © Land and Property Information (2016)
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Mining & Exploration Titles

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



Mining

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166

Current Mining & Exploration Titles

Current Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Grant Date	Expiry Date	Last Renewed	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer								

Current Mining & Exploration Titles Data Source: © State of New South Wales through NSW Department of Industry

Current Mining & Exploration Title Applications

Current Mining & Exploration Title Applications within the dataset buffer:

Application Ref	Applicant	Application Date	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer						

Current Mining & Exploration Title Applications Data Source: © State of New South Wales through NSW Department of Industry

Mining

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166

Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist	Dir
EL0083	CONTINENTAL OIL CO OF AUSTRALIA LIMITED	19670201	19680201	MINERALS		0m	On-site
PEL0463	DART ENERGY (APOLLO) PTY LTD	20091010	20150603	PETROLEUM	Petroleum	0m	On-site
PEL5	AGL UPSTREAM INVESTMENTS PTY LIMITED	19931111	20011210	MINERALS		0m	On-site
PEL0210	THE AUSTRALIAN GAS LIGHT COMPANY (AGL), NORTH BULLI COLLIERIES PTY LTD			PETROLEUM	Petroleum	0m	On-site
PEL0013	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	On-site
PEL0260	NORTH BULLI COLLIERIES PTY LTD, AGL PETROLEUM OPERATIONS PTY LTD, THE AUSTRALIAN GAS LIGHT CO.	19810909	19930803	PETROLEUM	Petroleum	0m	On-site
PEL0005	AGL UPSTREAM INVESTMENTS PTY LIMITED	19931111	20150403	PETROLEUM	Petroleum	0m	On-site
PEL463	DART ENERGY (APOLLO) PTY LTD	20081022	20130227	MINERALS		0m	On-site
PSPAUTH17	MACQUARIE ENERGY PTY LTD	20070803	20080703	PETROLEUM	Petroleum	0m	On-site
PEL0102	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	On-site
PEL0198	JOHN STREVS (TERRIGAL) NL			PETROLEUM	Petroleum	0m	On-site
EL6212	HOT ROCK ENERGY PTY LTD, LONGREACH OIL LIMITED	20040304	20130303	MINERALS	Geothermal	0m	On-site
EL7513	GRADIENT ENERGY LIMITED	20100407	20110415	MINERALS	Geothermal	856m	South

Historical Mining & Exploration Titles Data Source: © State of New South Wales through NSW Department of Industry

State Environmental Planning Policy

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166

State Significant Precincts

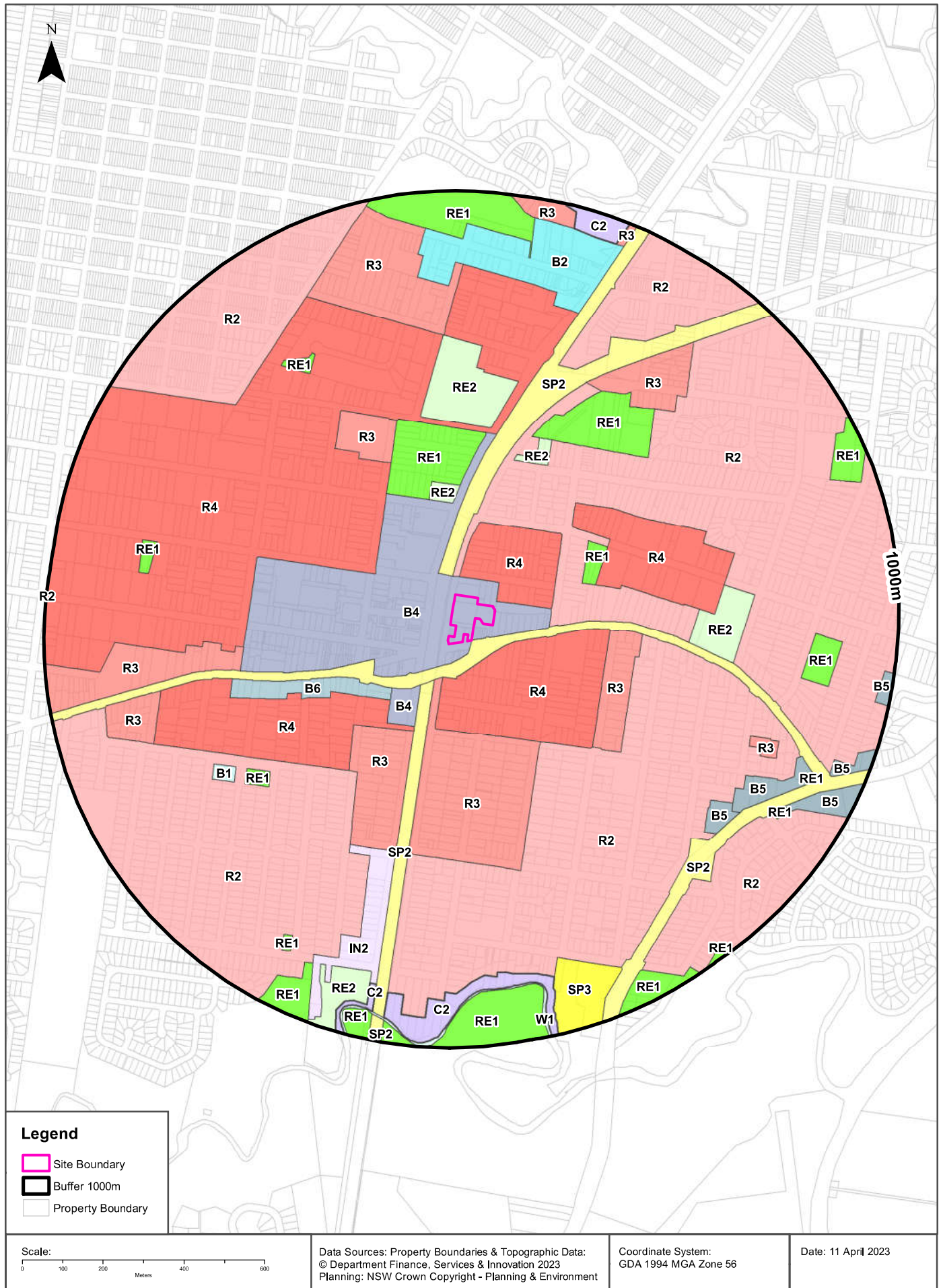
What SEPP State Significant Precincts exist within the dataset buffer?

Map Id	Precinct	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
N/A	No records in buffer							

State Environment Planning Policy Data Source: NSW Crown Copyright - Planning & Environment
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EPI Planning Zones

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



Environmental Planning Instrument

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166

Land Zoning

What EPI Land Zones exist within the dataset buffer?

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
B4	Mixed Use		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		0m	On-site
SP2	Infrastructure	Classified Road	Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		0m	East
R4	High Density Residential		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		15m	North East
R2	Low Density Residential		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		45m	East
SP2	Infrastructure	Railway	Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		47m	North East
R4	High Density Residential		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		55m	South East
R3	Medium Density Residential		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		82m	South
SP2	Infrastructure	Railway	Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		95m	South
B4	Mixed Use		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		123m	South West
B6	Enterprise Corridor		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		178m	South West
R4	High Density Residential		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		200m	South West
R4	High Density Residential		Fairfield Local Environmental Plan 2013	27/11/2020	27/11/2020	01/12/2021	Amendment No 37	204m	North West
RE1	Public Recreation		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		225m	North East
RE2	Private Recreation		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		227m	North
R3	Medium Density Residential		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		232m	South West
RE1	Public Recreation		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		245m	North
R4	High Density Residential		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		255m	East
R3	Medium Density Residential		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		287m	South East
R2	Low Density Residential		Fairfield Local Environmental Plan 2013	29/09/2017	29/09/2017	01/12/2021	Amendment No 24	304m	South East
RE2	Private Recreation		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		352m	North East
R3	Medium Density Residential		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		364m	North West
R2	Low Density Residential		Fairfield Local Environmental Plan 2013	24/09/2021	24/09/2021	01/12/2021	Amendment No 44	390m	South West
RE2	Private Recreation		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		421m	North
RE1	Public Recreation		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		422m	North East
RE2	Private Recreation		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		484m	East
R3	Medium Density Residential		Fairfield Local Environmental Plan 2013	27/11/2020	27/11/2020	01/12/2021	Amendment No 37	506m	West
IN2	Light Industrial		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		529m	South
RE1	Public Recreation		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		543m	South West

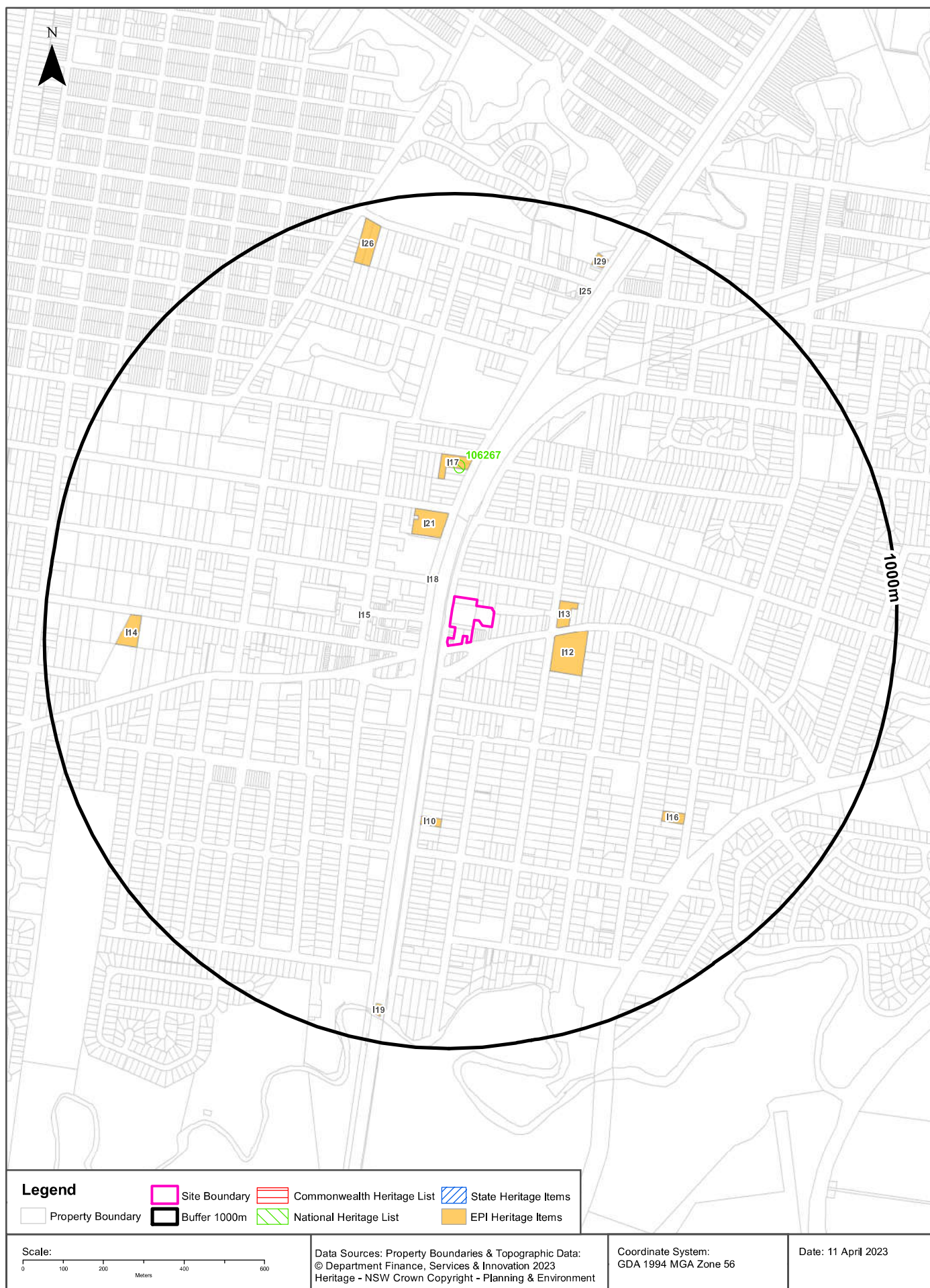
Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R3	Medium Density Residential		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		596m	North East
B1	Neighbourhood Centre		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		608m	South West
R2	Low Density Residential		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		610m	North East
R3	Medium Density Residential		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		643m	North
RE1	Public Recreation		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		656m	North West
B5	Business Development		Fairfield Local Environmental Plan 2013	23/01/2015	23/01/2015	01/12/2021	Amendment No 13	690m	South East
R3	Medium Density Residential		Fairfield Local Environmental Plan 2013	29/09/2017	29/09/2017	01/12/2021	Amendment No 24	693m	South East
R2	Low Density Residential		Fairfield Local Environmental Plan 2013	18/12/2020	18/12/2020	01/12/2021	Amendment No 38	719m	North West
R3	Medium Density Residential		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		719m	West
B5	Business Development		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		721m	South East
RE1	Public Recreation		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		748m	West
B2	Local Centre		Fairfield Local Environmental Plan 2013	19/09/2014	19/09/2014	01/12/2021	Amendment No 9	748m	North
RE1	Public Recreation		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		772m	East
R2	Low Density Residential		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		786m	South East
SP3	Tourist		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		814m	South
RE1	Public Recreation		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		817m	South West
C2	Environmental Conservation		Fairfield Local Environmental Plan 2013	05/11/2021	01/12/2021	01/12/2021	Standard Instrument (Local Environmental Plans) Amendment (Land Use Zones) Order 2021	822m	South
RE2	Private Recreation		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		832m	South
RE1	Public Recreation		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		833m	South East
B5	Business Development		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		845m	South East
RE1	Public Recreation		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		852m	North
W1	Natural Waterways		Liverpool Local Environmental Plan 2008	29/08/2008	29/08/2008	01/11/2022		859m	South
RE1	Public Recreation		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		859m	South West
C2	Environmental Conservation		Fairfield Local Environmental Plan 2013	05/11/2021	01/12/2021	01/12/2021	Standard Instrument (Local Environmental Plans) Amendment (Land Use Zones) Order 2021	861m	South
RE1	Public Recreation		Liverpool Local Environmental Plan 2008	29/08/2008	29/08/2008	01/11/2022		863m	South
RE1	Public Recreation		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		866m	South East
RE1	Public Recreation		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		888m	North East
B5	Business Development		Fairfield Local Environmental Plan 2013	28/02/2019	28/02/2019	01/12/2021	Amendment No 30	907m	East

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RE1	Public Recreation		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		918m	South East
RE1	Public Recreation		Liverpool Local Environmental Plan 2008	29/08/2008	29/08/2008	01/11/2022		927m	South
SP2	Infrastructure	Railway	Liverpool Local Environmental Plan 2008	29/08/2008	29/08/2008	01/11/2022		934m	South
C2	Environmental Conservation		Fairfield Local Environmental Plan 2013	05/11/2021	01/12/2021	01/12/2021	Standard Instrument (Local Environmental Plans) Amendment (Land Use Zones) Order 2021	939m	North
R3	Medium Density Residential		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		940m	North
R3	Medium Density Residential		Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	01/12/2021		944m	North

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Heritage Items

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



Heritage

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166

Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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National Heritage List

What are the National Heritage List Items located within the dataset buffer?

Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
106267	Vietnam War Comradeship Memorial	Park St, Cabramatta NSW	1/14/014/0005	Historic	Nominated place		306m	North

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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State Heritage Register - Curtilages

What are the State Heritage Register Items located within the dataset buffer?

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
N/A	No records in buffer							

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Environmental Planning Instrument - Heritage

What are the EPI Heritage Items located within the dataset buffer?

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I18	Horse water trough	Item - General	Local	Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	04/09/2020	58m	North West
I21	Library and Civic Hall	Item - General	Local	Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	04/09/2020	149m	North
I12	Cabramatta Public School	Item - General	Local	Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	04/09/2020	157m	East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I13	Church	Item - General	Local	Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	04/09/2020	157m	East
I15	Pai Lau gateway	Item - General	Local	Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	04/09/2020	207m	West
I17	Bandstand	Item - General	Local	Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	04/09/2020	293m	North
I10	Federation cottage	Item - General	Local	Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	04/09/2020	427m	South
I16	Federation house and garden	Item - General	Local	Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	04/09/2020	621m	South East
I14	Church	Item - General	Local	Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	04/09/2020	761m	West
I25	Corner shop	Item - General	Local	Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	04/09/2020	802m	North
I26	Victorian cottage	Item - General	Local	Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	04/09/2020	847m	North
I29	Victorian cottage -'Westacott Cottage'	Item - General	Local	Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	04/09/2020	880m	North
I19	Railway viaducts and underbridge	Item - General	Local	Fairfield Local Environmental Plan 2013	17/05/2013	31/05/2013	04/09/2020	905m	South

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Natural Hazards - Bush Fire Prone Land

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



Natural Hazards

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166

Bush Fire Prone Land

What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
Vegetation Buffer	759m	South
Vegetation Category 2	827m	South
Vegetation Category 1	859m	South

NSW Bush Fire Prone Land - © NSW Rural Fire Service under Creative Commons 4.0 International Licence

Ecological Constraints - Vegetation & Ramsar Wetlands

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166



Ecological Constraints

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166

Native Vegetation

What native vegetation exists within the dataset buffer?

Map ID	Map Unit Name	Threatened Ecological Community NSW	Threatened Ecological Community EPBC Act	Understorey	Disturbance	Disturbance Index	Dominant Species	Dist	Dir
Urban_E/N	Urban_E/N: Urban Exotic/Native			00: Not assessed	00: Not assessed	0: Not assessed	Urban Exotic/Native	124m	North East
S_GW03	S_GW03: Cumberland Shale Plains Woodland	Cumberland Plain Woodland	Cumberland Plain Woodland/ Shale Gravel Forest (possible)	15: Grassy natives and exotics	31: Parkland open understorey	4: Very high	E.tereticornis/E.m olucannaE.crebra /E.eugenioides	340m	North
S_FoW06	S_FoW06: Cumberland Riverflat Forest	River Flat Eucalypt Forest		33: Weedy shrubs	13: Weeds	3: High	E.tereticornis/E.b aueriana/A.floribunda	822m	South
Weed_Ex	Weed_Ex: Weeds and Exotics			00: Not assessed	00: Not assessed	0: Not assessed	Exotic Species >90%cover	830m	South
S_FrW03	S_FrW03: Coastal Freshwater Wetland	Freshwater Wetlands on Coastal Floodplains		00: Not assessed	00: Not assessed	0: Not assessed	T.orientalis/fresh water sedges	881m	South
S_FoW06	S_FoW06: Cumberland Riverflat Forest	River Flat Eucalypt Forest		15: Grassy natives and exotics	14: Canopy gaps	3: High	E.tereticornis/E.b aueriana/A.floribunda	889m	South
S_FrW03	S_FrW03: Coastal Freshwater Wetland	Freshwater Wetlands on Coastal Floodplains		33: Weedy shrubs	13: Weeds	3: High	T.orientalis/fresh water sedges	908m	North
S_FoW06	S_FoW06: Cumberland Riverflat Forest	River Flat Eucalypt Forest		15: Grassy natives and exotics	13: Weeds	3: High	E.tereticornis/E.b aueriana/A.floribunda	958m	North
S_FrW03	S_FrW03: Coastal Freshwater Wetland	Freshwater Wetlands on Coastal Floodplains		18: Swampy sedges, shrubs, ferns and herbs	13: Weeds	3: High	T.orientalis/fresh water sedges	975m	South
Plant_n	Plant_n: Plantation (native and/or exotic)			00: Not assessed	00: Not assessed	0: Not assessed	Native or Exotic Plantations	987m	North
S_FoW07	S_FoW07: Cumberland Swamp Oak Riparian Forest	River Flat Eucalypt Forest		15: Grassy natives and exotics	13: Weeds	3: High	C.glaucaEucalypts	994m	South

Native Vegetation of the Sydney Metropolitan Area : NSW Office of Environment and Heritage

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Ramsar Wetlands

What Ramsar Wetland areas exist within the dataset buffer?

Map Id	Ramsar Name	Wetland Name	Designation Date	Source	Distance	Direction
N/A	No records in buffer					

Ramsar Wetlands Data Source: © Commonwealth of Australia - Department of Agriculture, Water and the Environment

Ecological Constraints

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166

Groundwater Dependent Ecosystems Atlas

Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
N/A	No records in buffer					

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology

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Ecological Constraints

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Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
N/A	No records in buffer					

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology

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Ecological Constraints

76-86 Broomfield Street, 139 & 147-151 Cabramatta Road East, Cabramatta, NSW 2166

NSW BioNet Atlas

Species on the NSW BioNet Atlas that have a NSW or federal conservation status, a NSW sensitivity status, or are listed under a migratory species agreement, and are within 10km of the site?

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	Litoria aurea	Green and Golden Bell Frog	Endangered	Not Sensitive	Vulnerable	
Animalia	Amphibia	Pseudophryne australis	Red-crowned Toadlet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Actitis hypoleucos	Common Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Anseranas semipalmata	Magpie Goose	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Critically Endangered	Not Sensitive	Critically Endangered	
Animalia	Aves	Apus pacificus	Fork-tailed Swift	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Ardenna tenuirostris	Short-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Botaurus poiciloptilus	Australasian Bittern	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Burhinus grallarius	Bush Stone-curlew	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Calidris acuminata	Sharp-tailed Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris ferruginea	Curlew Sandpiper	Endangered	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Vulnerable	Category 3	Endangered	
Animalia	Aves	Calyptorhynchus banksii samueli	Red-tailed Black-Cockatoo (inland subspecies)	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Calyptorhynchus lathami	Glossy Black-Cockatoo	Vulnerable	Category 2	Vulnerable	
Animalia	Aves	Chthonicola sagittata	Speckled Warbler	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Circus assimilis	Spotted Harrier	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Columba vitiensis godmanae	White-throated Pigeon (Lord Howe Is. subsp.)	Extinct	Not Sensitive	Extinct	
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ephippiorhynchus asiaticus	Black-necked Stork	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Falco hypoleucos	Grey Falcon	Vulnerable	Category 2	Vulnerable	
Animalia	Aves	Falco subniger	Black Falcon	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Geopaps scripta scripta	Squatter Pigeon (southern subspecies)	Critically Endangered	Not Sensitive	Vulnerable	
Animalia	Aves	Glossopsitta pusilla	Little Lorikeet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Vulnerable	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needle-tail	Not Listed	Not Sensitive	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Hydroprogne caspia	Caspian Tern	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Ixobrychus flavicollis	Black Bittern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Lathamus discolor	Swift Parrot	Endangered	Not Sensitive	Critically Endangered	
Animalia	Aves	Lophochroa leadbeateri	Major Mitchell's Cockatoo	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Lophoictinia isura	Square-tailed Kite	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Melithreptus gularis gularis	Black-chinned Honeyeater (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Neophema pulchella	Turquoise Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Ninox connivens	Barking Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Ninox strenua	Powerful Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Onychoprion fuscata	Sooty Tern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pachycephala olivacea	Olive Whistler	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pandion cristatus	Eastern Osprey	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Petroica boodang	Scarlet Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Petroica phoenicea	Flame Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pezoporus wallicus wallicus	Eastern Ground Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Pluvialis squatarola	Grey Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Polytelis anthopeplus monarchoides	Regent Parrot (eastern subspecies)	Endangered	Category 3	Vulnerable	
Animalia	Aves	Polytelis swainsonii	Superb Parrot	Vulnerable	Category 3	Vulnerable	
Animalia	Aves	Thalasseus bergii	Crested Tern	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Todiramphus chloris	Collared Kingfisher	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Tringa nebularia	Common Greenshank	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tyto novaehollandiae	Masked Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Tyto tenebricosa	Sooty Owl	Vulnerable	Category 3	Not Listed	
Animalia	Gastropoda	Meridolum corneovirens	Cumberland Plain Land Snail	Endangered	Not Sensitive	Not Listed	
Animalia	Mammalia	Cercartetus nanus	Eastern Pygmy-possum	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Chalinolobus dwyeri	Large-eared Pied Bat	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Dasyurus maculatus	Spotted-tailed Quoll	Vulnerable	Not Sensitive	Endangered	
Animalia	Mammalia	Falsistrellus tasmaniensis	Eastern False Pipistrelle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Isodon obesulus obesulus	Southern Brown Bandicoot (eastern)	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Micronomus norfolkensis	Eastern Coastal Free-tailed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus australis	Little Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Mammalia	Miniopterus orianae oceanensis	Large Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Myotis macropus	Southern Myotis	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petaurus norfolcensis	Squirrel Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Phascogale tapoatafa	Brush-tailed Phascogale	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Phascolarctos cinereus	Koala	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Pseudomys novaehollandiae	New Holland Mouse	Not Listed	Not Sensitive	Vulnerable	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheath-tail-bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad-nosed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Vespadelus troungtoni	Eastern Cave Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Caretta caretta	Loggerhead Turtle	Endangered	Not Sensitive	Endangered	
Animalia	Reptilia	Chelonia mydas	Green Turtle	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Reptilia	Uvidicolus sphyrurus	Border Thick-tailed Gecko	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Acacia bynoeana	Bynoe's Wattle	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Acacia pubescens	Downy Wattle	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Allocastrum diminuta subsp. mimica		Endangered Population	Not Sensitive	Not Listed	
Plantae	Flora	Allocastrum glareicola		Endangered	Not Sensitive	Endangered	
Plantae	Flora	Argyrotegium nitidulum	Shining Cudweed	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Callistemon linearifolius	Netted Bottle Brush	Vulnerable	Category 3	Not Listed	
Plantae	Flora	Cymbidium canaliculatum	Tiger Orchid	Not Listed	Category 2	Not Listed	
Plantae	Flora	Cynanchum elegans	White-flowered Wax Plant	Endangered	Not Sensitive	Endangered	
Plantae	Flora	Deyeuxia appressa		Endangered	Not Sensitive	Endangered	
Plantae	Flora	Dillwynia tenuifolia		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Diuris aequalis	Buttercup Doubletail	Endangered	Category 2	Vulnerable	
Plantae	Flora	Epacris purpurascens var. purpurascens		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Eucalyptus nicholii	Narrow-leaved Black Peppermint	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Eucalyptus scoparia	Wallangarra White Gum	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Grevillea beadleana	Beadle's Grevillea	Endangered	Category 3	Endangered	
Plantae	Flora	Grevillea parviflora subsp. parviflora	Small-flower Grevillea	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Hibbertia fumana		Critically Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Hibbertia puberula		Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Hibbertia sp. Bankstown		Critically Endangered	Not Sensitive	Critically Endangered	
Plantae	Flora	Leucopogon exolasius	Woronora Beard-heath	Vulnerable	Not Sensitive	Vulnerable	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	Macadamia integrifolia	Macadamia Nut	Not Listed	Not Sensitive	Vulnerable	
Plantae	Flora	Macadamia tetraphylla	Rough-shelled Bush Nut	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Marsdenia viridiflora subsp. viridiflora	Native Pear	Endangered Population	Not Sensitive	Not Listed	
Plantae	Flora	Melaleuca deanei	Deane's Paperbark	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Persoonia hirsuta	Hairy Geebung	Endangered	Category 3	Endangered	
Plantae	Flora	Persoonia nutans	Nodding Geebung	Endangered	Not Sensitive	Endangered	
Plantae	Flora	Pimelea spicata	Spiked Rice-flower	Endangered	Not Sensitive	Endangered	
Plantae	Flora	Pomaderris brunnea	Brown Pomaderris	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Pomaderris prunifolia	Plum-leaf Pomaderris	Endangered Population	Not Sensitive	Not Listed	
Plantae	Flora	Pterostylis saxicola	Sydney Plains Greenhood	Endangered	Category 2	Endangered	
Plantae	Flora	Pultenaea parviflora		Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Pultenaea pedunculata	Matted Bush-pea	Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Rhodamnia rubescens	Scrub Turpentine	Critically Endangered	Not Sensitive	Critically Endangered	
Plantae	Flora	Syzygium paniculatum	Magenta Lilly Pilly	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Tetradlea glandulosa		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Wahlenbergia multicaulis	Tadgell's Bluebell	Endangered Population	Not Sensitive	Not Listed	
Plantae	Flora	Wilsonia backhousei	Narrow-leafed Wilsonia	Vulnerable	Not Sensitive	Not Listed	

Data does not include NSW category 1 sensitive species.

NSW BioNet: © State of NSW and Office of Environment and Heritage

Location Confidences

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LC Code	Location Confidence
Premise Match	Georeferenced to the site location / premise or part of site
Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered to x metres
Adjacent Match	Land adjacent to a georeferenced feature
Network of Features	Georeferenced to a network of features
Suburb Match	Georeferenced to a suburb boundary
As Supplied	Spatial data supplied by provider

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Historical Land Title Records



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GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Summary of Owners Report

Re: - 76 to 86 Broomfield Street & 139 & 147 to 151 Cabramatta Road East, Cabramatta, NSW

Description: - Lots 1 & 2 D.P. 205759, Lots 6 & 8 D.P. 25618, Lot 10 D.P. 255023 & Lot 2 D.P. 580587

As regards Lot 1 D.P. 205759.

As regards the part numbered (1) on the attached Cadastral Records Enquiry Report.

<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>
08.01.1924 (1924 to 1938)	Gladys Lenore Rouse (Married Woman)	Volume 3547 Folio 55
31.05.1938 (1938 to 1938)	Cuthbert Edwin Rouse (Depot Manager) (Transmission Application not investigated)	Volume 3547 Folio 55
18.06.1938 (1938 to 1940)	Arthur Melville (Hotel Employee) Gertrude Mary Melville (Married Woman)	Volume 3547 Folio 55
21.09.1940 (1940 to 1960)	May Florence Jeanette Hummerston (Married Woman)	Volume 3547 Folio 55
06.12.1960 (1960 to date)	# Milperra Holtel Pty Limited	Volume 3547 Folio 55 Then Volume 9073 Folio 160 Now 1/205759

Denotes current registered proprietor

As regards the part numbered (2) on the attached Cadastral Records Enquiry Report.

<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>
28.02.1913 (1913 to 1946)	Zayda Barbara Priscilla Moore (Married Woman)	Volume 2096 Folio 68
14.09.1946 (1946 to 1960)	Noel Keith Fairall (Motor Mechanic) Freda Venetia Fairall (Married Woman)	Volume 2096 Folio 68
08.07.1960 (1960 to date)	# Milperra Holtel Pty Limited	Volume 2096 Folio 68 Then Volume 9073 Folio 160 Now 1/205759

Denotes current registered proprietor



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

As regards the part numbered (3) on the attached Cadastral Records Enquiry Report.

<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>
26.08.1922 (1922 to 1922)	Frederick Charles Moore (Jockey)	Volume 2096 Folio 66
07.11.1922 (1922 to 1959)	Zayda Barbara Priscilla Moore (Married Woman)	Volume 2096 Folio 66
03.02.1959 (1959 to 1960)	Noel Keith Fairall (Motor Mechanic) Freda Venetia Fairall (Married Woman) (Section 94 Application not investigated)	Volume 2096 Folio 66
08.07.1960 (1960 to date)	# Milperra Holtel Pty Limited	Volume 2096 Folio 66 Then Volume 9073 Folio 160 Now 1/205759

Denotes current registered proprietor

As regards the part numbered (4) on the attached Cadastral Records Enquiry Report.

<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>
27.03.1912 (1912 to 1960)	Edwin Latham (Orchardist)	Volume 2096 Folio 67
07.07.1960 (1960 to date)	# Milperra Holtel Pty Limited	Volume 2096 Folio 67 Then Volume 9073 Folio 160 Now 1/205759

Denotes current registered proprietor

Easements, as regards the whole: -

- 24.08.1978 (D.P. 596916) Right of Carriageway.

Leases, as regards the whole: -

- 11.09.1987 (X 62875) to Yellow Brick Road Company Pty Limited – expires 23.02.1987, also 4 year option.
- 20.11.1997 (3598224) to Monopoly Company Pty Limited – expires 04.08.2003, also 6 year option.



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

As regards Lot 2 D.P. 205759.

<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>
27.03.1912 (1912 to 1960)	Edwin Latham (Orchardist)	Volume 2096 Folio 67
07.07.1960 (1960 to date)	# Milperra Holtel Pty Limited	Volume 2096 Folio 67 Then Volume 9073 Folio 161 Now 2/205759

Denotes current registered proprietor

Easements: -

- 24.08.1978 (D.P. 596916) Right of Carriageway.

Leases, excluding premises: -

- Various leases were found from 4th December 1991 that have since expired or have been surrendered – not investigated.
- 25.06.2016 (AK 540781 to Tang & Heng Pty Ltd – expires 31.03.2023).

As regards Lot 6 D.P. 25618

<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>
06.12.1924 (1924 to 1929)	Victor Warnock (Builder) Frederick Fisk (Builder)	Volume 2825 Folio 73
05.06.1929 (1929 to 1935)	Horace Owen Faulkner (Gentleman)	Volume 2825 Folio 73
11.05.1935 (1935 to 1947)	James Melville Derrin (Merchant)	Volume 2825 Folio 73 Now Volume 4695 Folio 72
06.02.1947 (1947 to 1947)	Florence Amelia Pritchards (Widow)	Volume 4695 Folio 72
17.11.1947 (1947 to 1954)	Herbert John Manning (Retired School Teacher)	Volume 4695 Folio 72
09.03.1954 (1954 to 1978)	Peter Medich (Theatre Proprietor) Now Peter Antone Medich Lubo Medich (Theatre Proprietor) Now Lubo Kadamir Medich	Volume 4695 Folio 72 Now Volume 7188 Folio 14
12.10.1978 (1978 to 1979)	Lubo Medich (Theatre Proprietor) Peter Medich Holdings Pty Ltd Lubo Medich Holdings Pty Limited	Volume 7188 Folio 14
17.08.1979 (1979 to 1980)	Peter Medich Holdings Pty Ltd Lubo Medich Holdings Pty Limited	Volume 7188 Folio 14



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

Continued as regards Lot 6 D.P. 25618

<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>
18.12.1980 (1980 to date)	# Lubo Medich Holdings Pty Limited	Volume 7188 Folio 14 Then Volume 14336 Folio 119 Now Auto Consol 14336-119

Denotes current registered proprietor

Easements: -

- 21.09.1956 (G 419041 – now cancelled & G 568514) Right of Carriageway.
- Cross Easements for support not investigated.

Leases, excluding premises: -

- Various leases were found from 20th May 1993 that have since expired or have been surrendered – not investigated.

As regards Lot 8 D.P. 25618

As regards the part numbered (1) on the attached Cadastral Records Enquiry Report.

<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>
06.12.1924 (1924 to 1929)	Victor Warnock (Builder) Frederick Fisk (Builder)	Volume 2825 Folio 73
05.06.1929 (1929 to 1931)	Horace Owen Faulkner (Gentleman)	Volume 2825 Folio 73
14.10.1931 (1931 to 1950)	James Hampson (Laborer)	Volume 2825 Folio 73 Now Volume 4511 Folio 42
30.08.1950 (1950 to 1950)	Rex Rowell (Newspaper Proprietor) Roy Donald Woods Caterson (Theatre Proprietor)	Volume 4511 Folio 42
16.08.1950 (1950 to 1978)	Peter Medich (Theatre Proprietor) Now Peter Antone Medich Lubo Medich (Theatre Proprietor) Now Lubo Kadomir Medich	Volume 4511 Folio 42 Then Volume 6288 Folios 78 & 79 Now Volume 7155 Folios 15 & 16



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

As regards the part numbered (2) on the attached Cadastral Records Enquiry Report.

<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>
06.12.1924 (1924 to 1929)	Victor Warnock (Builder) Frederick Fisk (Builder)	Volume 2825 Folio 73
05.06.1929 (1929 to 1931)	Horace Owen Faulkner (Gentleman)	Volume 2825 Folio 73
14.1.1931 (1931 to 1950)	Robert Henry Joseph Hampson (Laborer)	Volume 2825 Folio 73 Now Volume 4511 Folio 41
30.01.1950 (1950 to 1950)	James Hampson (Picture Theatre Proprietor)	Volume 4511 Folio 41
30.08.1950 (1950 to 1950)	Rex Rowell (Newspaper Proprietor) Roy Donald Woods Caterson (Theatre Proprietor)	Volume 4511 Folio 41
16.08.1950 (1950 to 1978)	Peter Medich (Theatre Proprietor) Now Peter Antone Medich Lubo Medich (Theatre Proprietor) Now Lubo Kadamir Medich	Volume 4511 Folio 41 Then Volume 6288 Folios 78 & 79 Now Volume 7155 Folios 15 & 16

As regards the part numbered (3) on the attached Cadastral Records Enquiry Report.

<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>
06.12.1924 (1924 to 1929)	Victor Warnock (Builder) Frederick Fisk (Builder)	Volume 2825 Folio 73
05.06.1929 (1929 to 1936)	Horace Owen Faulkner (Gentleman)	Volume 2825 Folio 73
15.06.1936 (1936 to 1950)	James Hampson (Pensioner)	Volume 2825 Folio 73 Now Volume 4776 Folio 97
30.08.1950 (1950 to 1950)	Rex Rowell (Newspaper Proprietor) Roy Donald Woods Caterson (Theatre Proprietor)	Volume 4776 Folio 97
16.08.1950 (1950 to 1978)	Peter Medich (Theatre Proprietor) Now Peter Antone Medich Lubo Medich (Theatre Proprietor) Now Lubo Kadamir Medich	Volume 4776 Folio 97 Then Volume 6288 Folios 78 & 79 Now Volume 7155 Folios 15 & 16

<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>
12.10.1978 (1978 to 1980)	Peter Medich Holdings Pty Ltd Lubo Medich Holdings Pty Limited	Volume 7155 Folios 15 & 16 Now Volume 14048 Folio 134
18.12.1980 (1980 to date)	# Lubo Medich Holdings Pty Limited	Volume 14048 Folio 134 Now 8/25618

Denotes current registered proprietor



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

Continued as regards the whole of Lot 8 D.P. 25618

Easements: -

- 01.12.1931 (C 63602) Right of Way – now cancelled 16th August 1954.
- 21.09.1956 (G 419041 – now cancelled & G 568514) Right of Carriageway.

Leases, excluding premises: -

- Various leases were found from 13th August 1993 that have since expired or have been surrendered – not investigated.

As regards Lot 10 D.P. 255023.

<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>
12.03.1914 (1914 to 1938)	Mary Josephine Tillett (Married Woman) (& her deceased estate)	Gar
27.09.1938 (1938 to 1957)	David Levine (Newsagent)	Volume 2456 Folio 59 Now Volume 6841 Folio 39
03.09.1957 (1957 to 1959)	Concrete Finishers Pty Limited	Volume 6841 Folio 39
09.04.1959 (1959 to 1959)	Stephen William Dobell-Brown (Medical Practitioner) Noel Dobell-Brown (Medical Practitioner) David Leslie Dobell-Brown (Medical Practitioner)	Volume 6841 Folio 39 Now Volume 7805 Folios 78 to 80
18.11.1959 (1959 to 1960)	Dobell-Brown Pty Limited	Volume 7805 Folios 78 to 80 Now Volume 8019 Folio 50
19.12.1960 (1960 to Date)	# Milperra Holtel Pty Limited	Volume 8019 Folio 50 Then Volume 13691 Folio 1 Now 10/255023

Denotes current registered proprietor

Easements: -

- 20.11.1959 (H 102392) Easement for Drainage.
- 15.01.1987 (D.P. 117161 & W 671674) Easement for Electricity purposes.

Leases, excluding premises: -

- 11.09.1987 (X 62875) to Yellow Brick Road Company Pty Limited – expires 23.02.1987, also 4 year option.
- 20.11.1997 (3598224) to Monopoly Company Pty Limited – expires 04.08.2003, also 6 year option.



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

As regards Lot 2 D.P. 580587

As regards the part numbered (1) on the attached Cadastral Records Enquiry Report.

<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>
06.12.1924 (1924 to 1929)	Victor Warnock (Builder) Frederick Fisk (Builder)	Volume 2825 Folio 73
05.06.1929 (1929 to 1931)	Horace Owen Faulkner (Gentleman)	Volume 2825 Folio 73
14.10.1931 (1931 to 1934)	Frederick Hampson (Laborer)	Volume 2825 Folio 73 Now Volume 4509 Folio 199
10.09.1934 (1934 to 1964)	Mary Jane Hampson (Married Woman)	Volume 4509 Folio 199
11.05.1964 (1964 to 1972)	Robert Henry Joseph Hampson (Retired Builder) (Section 94 Application not investigated)	Volume 4509 Folio 199
17.10.1972 (1972 to 1977)	Richard Dragan Tosich (Company Director)	Volume 4509 Folio 199 Now Volume 12953 Folio 222

As regards the part numbered (2) on the attached Cadastral Records Enquiry Report.

<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>
06.12.1924 (1924 to 1929)	Victor Warnock (Builder) Frederick Fisk (Builder)	Volume 2825 Folio 73
05.06.1929 (1929 to 1931)	Horace Owen Faulkner (Gentleman)	Volume 2825 Folio 73
04.10.1931 (1931 to	Mary Jane Hampson (Married Woman)	Volume 2825 Folio 73 Now Volume 4511 Folio 167
11.05.1964 (1964 to 1972)	Robert Henry Joseph Hampson (Retired Builder) (Section 94 Application not investigated)	Volume 4511 Folio 167
17.10.1972 (1972 to 1977)	Richard Dragan Tosich (Company Director)	Volume 4511 Folio 167 Now Volume 12953 Folio 222

Continued as regards the whole of Lot 2 D.P. 580587

<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>
16.03.1977 (1977 to Date)	# Milperra Holtel Pty Limited	Volume 12953 Folio 222 Now 2/580587

Denotes current registered proprietor

Continued over.



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

Continued as regards Lot 2 D.P. 580587

Easements: -

- 19.11.1975 (D.P. 580587) Easement to Drain Water 1 wide.

Leases, excluding premises: -

- Various leases and a sub lease were found from 25th January 1991 that have since expired or have been surrendered – not investigated.
- 16 April 2023/31.10.2014 (AI 548459) to Ben Binh Quoc Huyn – expires 31.07.2018.

Yours Sincerely
Mark Groll
16 April 2023

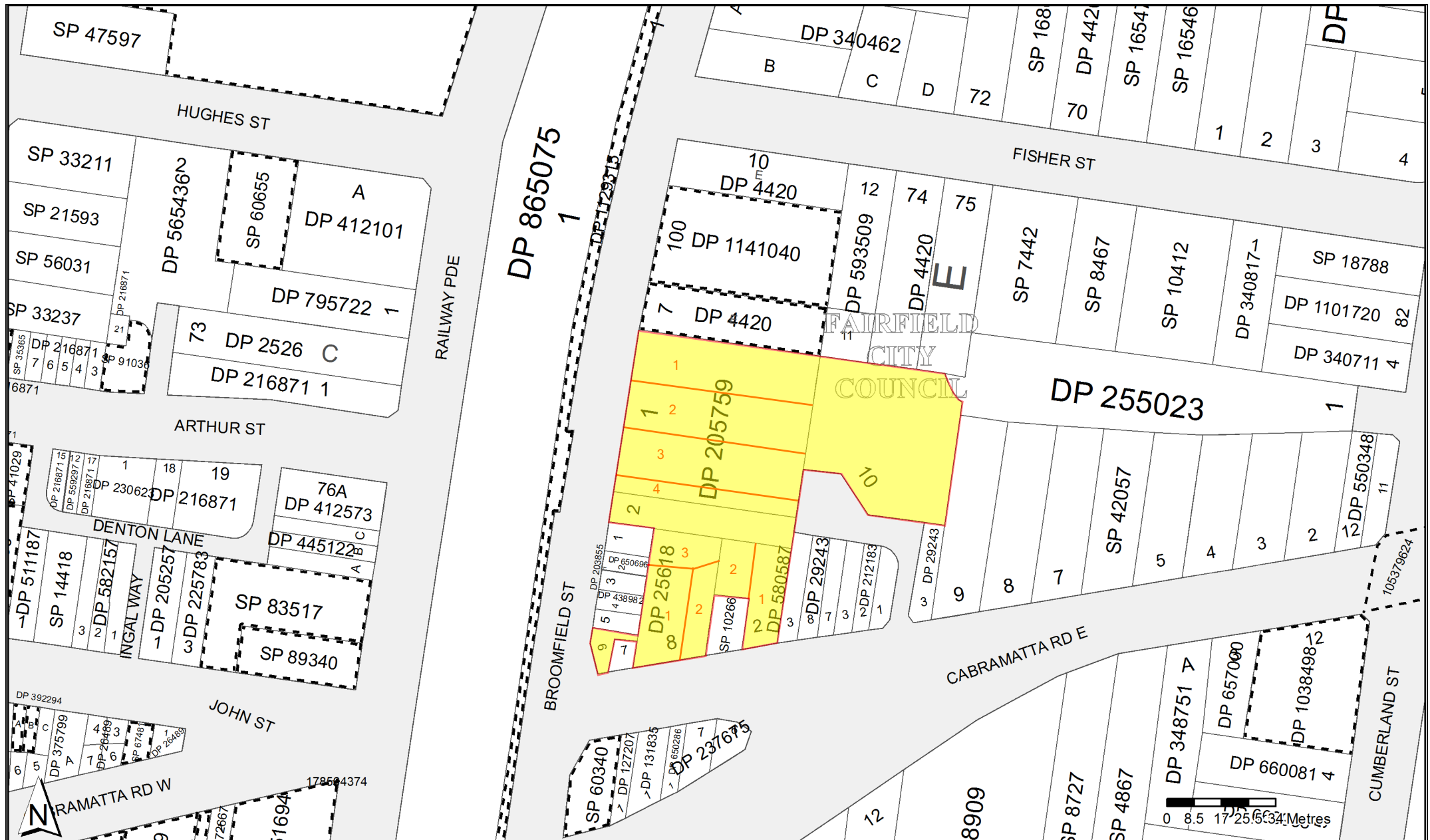
Cadastral Records Enquiry Report : Lot 1 DP 205759

Locality : CABRAMATTA

LGA : FAIRFIELD

Parish : ST LUKE

County : CUMBERLAND



DP 205759

AC	RD	P	SQ	M
-	-	22	536.4	
-	2	36	2934	



⑤

Last Plan D.P. 4220

4357-4415

County: Cumberland

Statements of Proposed Easements.

Council Clerk.....

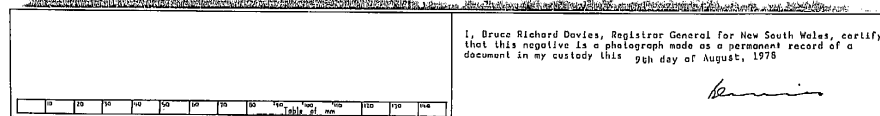
OFFICE USE ONLY

WARNING. Plan Drawing only to appear in this space.

* Strike out either (1) or (2). † Insert date of survey

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 2nd day of August, 1978

SURVEYOR'S REFERENCE. RES 3



Plan Form No. 2 (for Deposited Plan)

Municipality of Fairfield
Shire of at Cabramatta

G21625 19.2.54

PLAN

of resubdivision of the land comprised
in Certificates of Title Volume 4695 Folio 72 and Vol. 6288 Folios 78-79

PARISH OF ST. LUKE COUNTY OF CUMBERLAND

Scale. 20 feet to an inch

This is the plan numbered & recorded as
DEPOSITED PLAN No. 25618
on the 11th day of October 1954
J. Wells
REGISTRAR GENERAL.

NOTES

It is intended to create a Right of Way
10 feet wide over the northern part of lot 1 in
favour of lots 2 to 8 inclusive.

It is intended to create Rights of Way 7 feet
wide over the eastern part of each of lots
1 to 7 inclusive in favour of the other lots
of this subdivision.

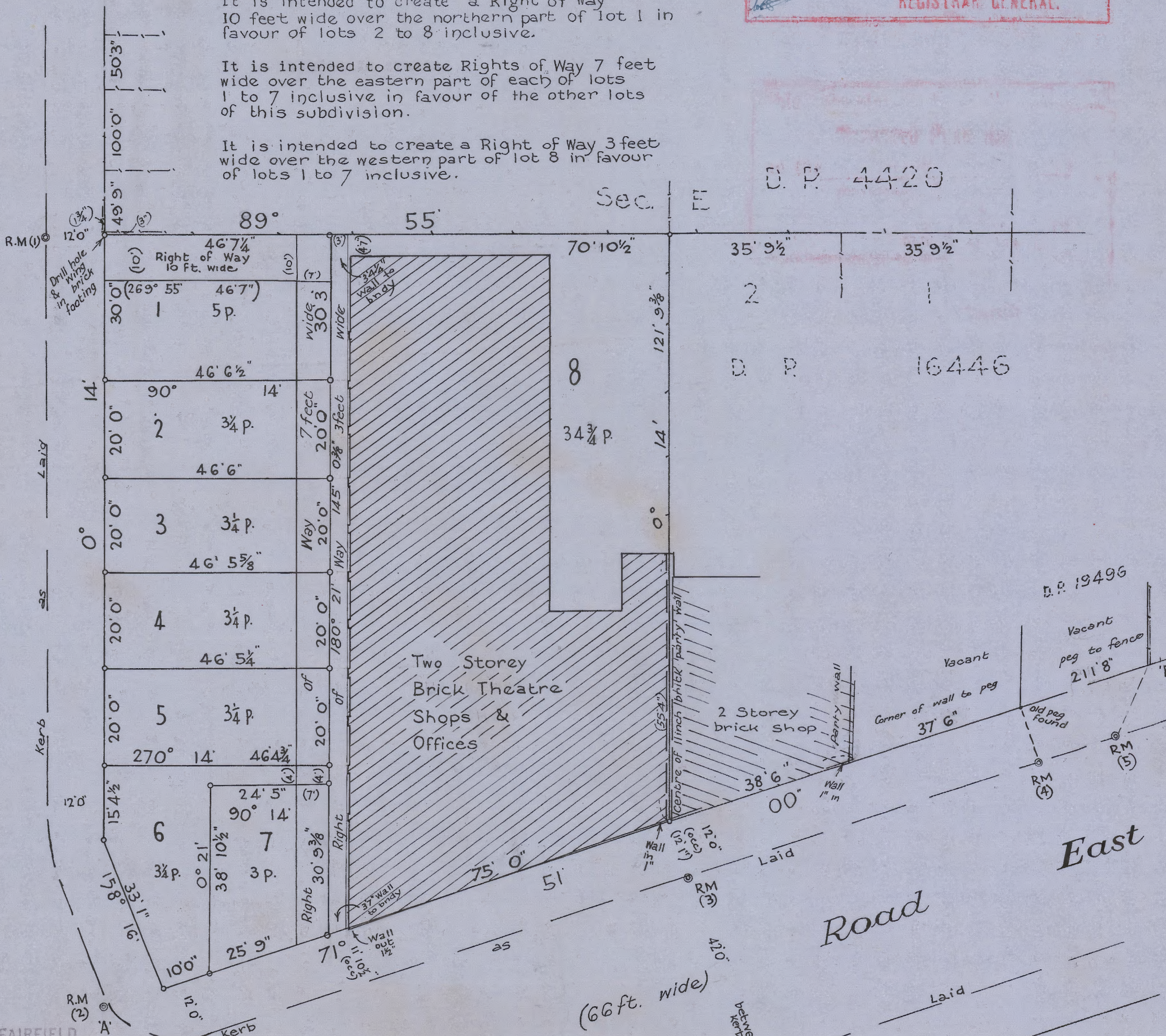
It is intended to create a Right of Way 3 feet
wide over the western part of lot 8 in favour
of lots 1 to 7 inclusive.

M. N.

Street

(66 ft wide)

Broomfield



MUNICIPALITY OF FAIRFIELD

Plan Approved by Council
Covered by Council Clerk's
Certificate No. 560 of

11th January 1954.

Town Clerk.

Reference Marks

No	Mark	Bearing	Distance	Remarks	
(1)	Drill hole in kerb	85° 55'	11' 9"	to Con	Placed
(2)	Drill hole in gutter	71° 51'	13' 0 1/2"	to Con	found
(3)	Drill hole in kerb	341° 51'	11' 9"	to Con	Placed
(4)	Drill hole in kerb	341° 51'	12' 0"	to peg to	found
(5)	Drill hole in kerb	25° 08'	16' 0"	to B	found

Approved by Council & Covered by Council Clerk's Certificate

No. _____ of _____

Council Clerk.

Datum line of Azimuth A-B.

Subscribed and declared before me at Sydney

this 29th day of Sept A.D. 1953

(Signature) *J. Wells*
Surveyor registered under the Surveyors Act, 1929.

Date of Survey 26th Sept, 1953

*Strike out either (1) or (2). †insert date of Survey

PLAN FORM 2

Plan Drawing only to appear in this space

DP 580587 OFFICE USE ONLY

Signatures and seals only.



C. Cancari
H. Cancari
Registered Proprietors
Lot 9 D.P. 29243

Blair
Registered Proprietor
Lot 42 D.P. 16446

Council Clerk's Certificate

I hereby certify that -

- (a) the requirements of the Local Government Act, 1919, other than the requirements for the registration of a plan, and
- (b) the requirements of section 34B of the Metropolitan Water, Sewerage and Drainage Act, 1924, as amended, Hunter District Water, Sewerage, and Drainage Act, 1930, as amended.

have been complied with by the applicant in relation to the proposed SUBDIVISION (Insert "new road", "subdivision" or "consolidated lot") set out herein

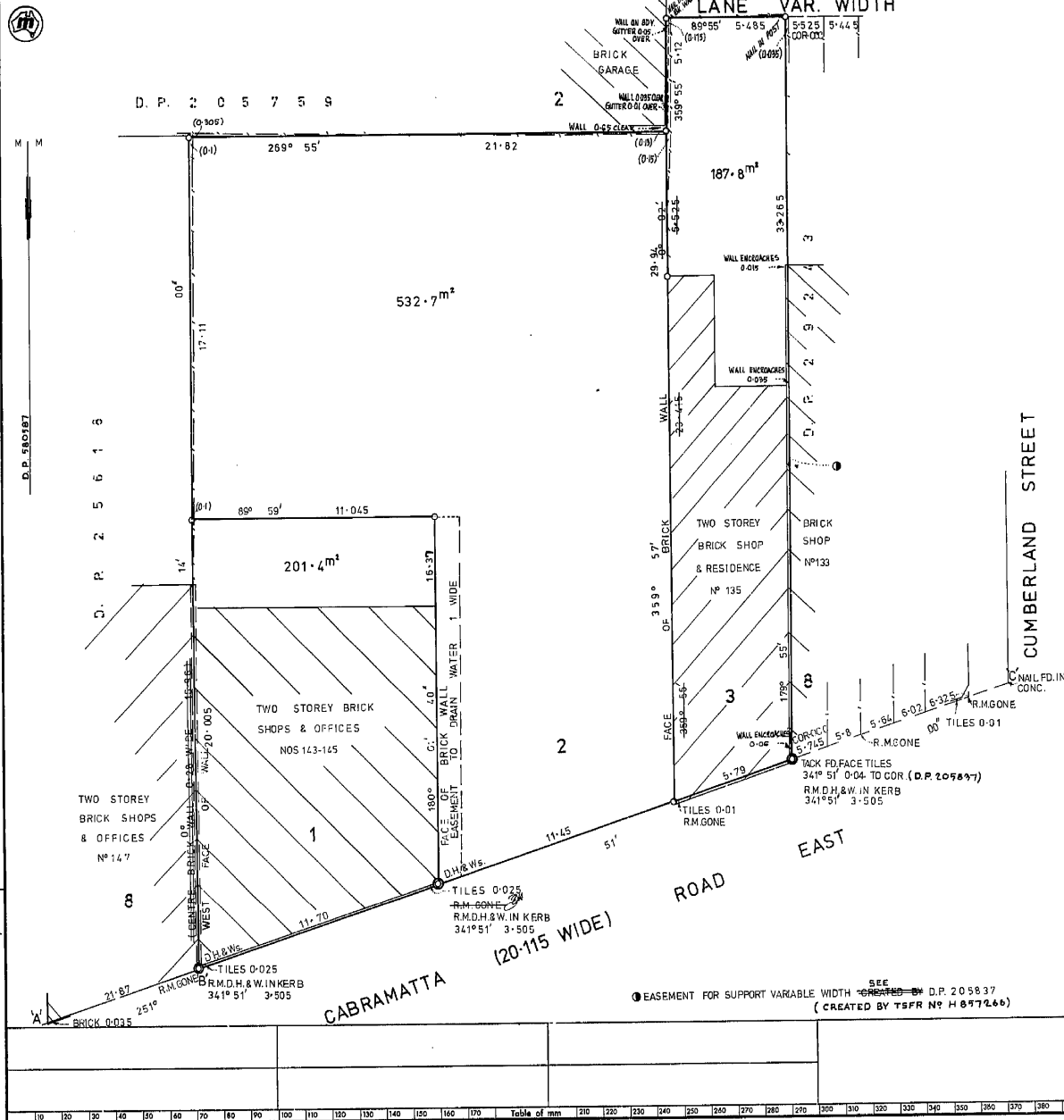
Subdivision No. 3711

Date 10.4.74

(Signature)

Council Clerk

*This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the area of operation of the Metropolitan Water, Sewerage and Drainage Board and the Hunter District Water Board. (Delete if inapplicable.)



D. P. 580587

Registered

C.A. No 3711 of 10/4/1974

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: FAIRFIELD SH 29

Last Plan: DP 16446 & 29243

PLAN OF SUBDIVISION OF
LOTS 1 & 2 D.P. 16446
& LOT 9 D.P. 29243

Reduction Ratio 1:125
Lengths are in metres.

Mun./Shire - City FAIRFIELD

Locality: CABRAMATTA

Parish: ST. LUKE

County: CUMBERLAND

This is a true and correct copy of the plan as registered in the office of the Registrar-General, New South Wales.

JOHN EDMUND HILL
of 6 JOHN STREET, CABRAMATTA
a surveyor registered under the Surveyors Act, 1920, as amended, hereby certifies that the survey represented in this plan is accurate and has been made 1/11 by me (2) under my immediate supervision in accordance with the Survey Practice Regulations, 1933, and was completed on 13TH MARCH, 1974.

Signature

Surveyor registered under Surveyors Act, 1920, as amended.
Datum Line of Abutment. A.B.C.
Strike out either (1) or (2). Insert date of survey.

Panel for use only for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to use.

PURSUANT TO SECTION 88 B OF THE CONVEYANCING ACT, 1919-1954, IT IS INTENDED TO CREATE -
1 EASEMENT TO DRAIN WATER 1 WIDE.
2 INSTRUMENT FILED AS P 505004

Blair

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SURVEYOR'S REFERENCE: 194 / 72

I, Jack Hayward Watson, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 21st day of November, 1975.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

* OFFICE USE ONLY(5)

10	20	30	40	50	60	70	80	90	100	110	120	130	140
Table of mm													



1, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 28th day of August, 1978

Bruce Davies

PLAN FORM 1

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

* OFFICE USE ONLY

Council Clerk's Certificate		Surveyor's Certificate	PLAN OF PROPOSED EASEMENT FOR ELECTRICITY PURPOSES WITHIN LOT 10 D.P. 255023. - W671674	D. P. 117161 *	
<p>I hereby certify that -</p> <p>(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and</p> <p>* (b) the requirements of section 34B of the Metropolitan Water, Sewerage, and Drainage Act, 1924, as amended. 1 Hunter District Water, Sewerage, and Drainage Act, 1938, as amended.</p> <p>have been complied with by the applicant in relation to the proposed (Insert "new road", "subdivision" or "consolidated lot") set out herein</p> <p>Subdivision No.</p> <p>Date</p> <p>(Signature) Council Clerk</p> <p>*This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the areas of operations of the Metropolitan Water, Sewerage and Drainage Board and the Hunter District Water Board. 1Delete if inapplicable.</p>		<p>I, <u>HUGH CAMPBELL McCUBBEN</u>, of <u>7 BEVANS ROAD, GALSTON, 2159</u>, a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan <u>WAS COMPILED FROM D.P. 255023</u> is accurate and has been made (1) by me (2) under my immediate supervision in accordance with the Survey Practice Regulations, 1932, and was completed on 1 <u>22ND NOVEMBER 1984</u> Signature <u>Hugh Campbell</u> Surveyor registered under Surveyors Act, 1929, as amended. Detum Line of Azimuth Strike out either (1) or (2). Insert date of survey.</p>	<p>Mun./Shire City : <u>FAIRFIELD</u> Locality: <u>CABRAMATTA</u></p> <p>Parish: <u>ST. LUKE</u> County: <u>CUMBERLAND</u></p> <p>Reduction Ratio 1: 100 Lengths are in metres</p>	<p>Registered: <u>15-1-1987</u></p> <p>C.A.:</p> <p>Title System: <u>TORRENS</u></p> <p>Purpose: <u>EASEMENT</u></p> <p>Ref. Map:</p> <p>Last Plan: <u>D.P. 255023</u></p>	
<p>Signatures, seals and statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user.</p> <p>THIS IS THE ANNEXURE MARKED "A" REFERRED TO IN TRANSFER OF EVEN DATE MADE BETWEEN MILPERRA HOTEL PTY. LIMITED and THE PROSPECT COUNTY COUNCIL.</p> <p>DATED THIS <u>12th</u> DAY OF <u>198</u></p> <p> <u>James J. J. J.</u> Secretary <u>James J. J. J.</u> Director</p> <p><u>SPL</u> + <u>Shirley Patricia Batt</u></p> <p><u>TMC</u> + <u>John Patrick</u></p> <p><u>GBC</u> + <u>Collett</u></p> <p><u>WJC</u> + <u>W. J. Batt</u></p> <p><u>CAL</u> + <u>Conne Catt</u></p> <p> <u>James J. J. J.</u> Secretary <u>James J. J. J.</u> Director</p> <p>Signed at Sydney the <u>23rd</u> day of <u>April</u> 1986 For Commonwealth Bank of Australia by <u>R. G. Stone, J.P.</u> Attorney at Law who declares that he has not received notice of revocation of the Power.</p> <p><u>R. G. Stone, J.P.</u> Spiro Spiros</p>		<p>LANE 9.145 WIDE</p> <p>LANE 6.095 WIDE</p> <p>CABRAMATTA ROAD EAST</p> <p>D. P. 255023</p> <p>PROPOSED EASEMENT FOR ELECTRICITY PURPOSES</p> <p>LODGE WITH DEALING 17/12/86</p> <p>Plan Drawing only to appear in this space</p>			

0. 1

NEW SOUTH WALES

(For Grant and title reference
prior to first edition see
Deposited Plan)

CERTIFICATE OF TITLE

PROPERTY ACT, 1900, as amended.



09073160

Vol. **9073** Fol. **160**
1st Edition issued 11-12-1961



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.

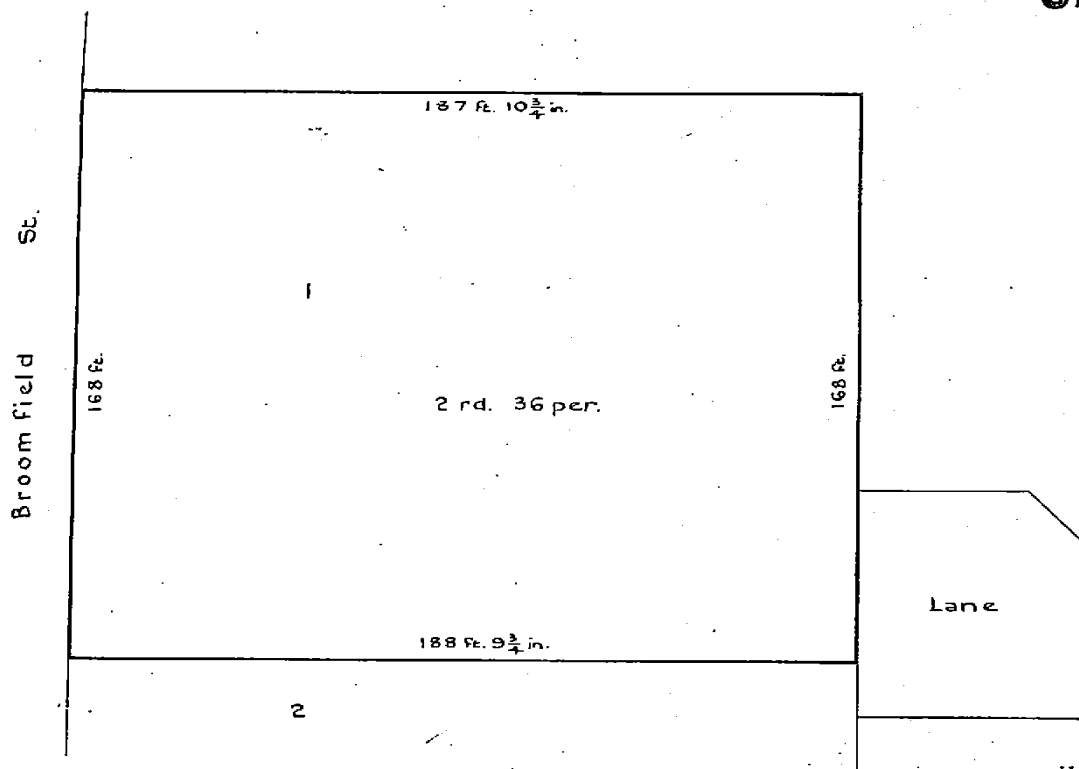
Witness *b. b. Gollidge*

Jan Watson
Registrar-General.



PLAN SHOWING LOCATION OF LAND

CANCELLED



SEE AUTO FOLIO

D. P. 205759

A.R.B.

Scale : 40 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 205759 at Cabramatta in the Municipality of Fairfield Parish of St. Luke and County of Cumberland

FIRST SCHEDULE (continued overleaf)

MILPERRA HOTEL PTY. LIMITED.

Jan Watson
Registrar General

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.

Jan Watson
Registrar General

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

INSTRUMENT
NATURE NUMBER DATE

ENTERED

Signature of
Registrar-General

SECOND SCHEDULE (continued)

INSTRUMENT
NATURE NUMBER DATE

PARTICULARS

ENTERED

Signature of
Registrar-General

CANCELLATION

Encumbrance H904405	18.9.1961	to Louth & Co. Limited	28.12.1961	<i>Jameson</i>	Discharged	T40233	<i>Jameson</i>
Encumbrance H904406	18.9.1961	to Louth & Co. Limited	28.12.1961	<i>Jameson</i>	Discharged	T40232	<i>Jameson</i>
Mortgage H904407	18.9.1961	to Louth & Co. Limited	28.12.1961	<i>Jameson</i>	Discharged	Q700833	<i>Jameson</i>
Mortgage NB4275	29-6-1972	to Commonwealth Trading Bank of Australia	17-4-1973	<i>Jameson</i>			
		D.P. 596916 Right of carriageway affecting the part of the land within described shown so burdened on D.P. 596916	24-8-1978	<i>Jameson</i>			
Caveat	Q890034	by Robert Kevin Smith and Leonie Christine Smith	1-11-1978	<i>Jameson</i>	Withdrawn	S322881	<i>Jameson</i>
Caveat	S322882	by Kwixtep Sales Pty. Limited	2-3-1981	<i>Jameson</i>	Withdrawn	T40231	<i>Jameson</i>
S564676		Caveat by Citicorp Australia Limited. Registered 10-7-1981.		<i>Jameson</i>	Withdrawn	V54052	<i>Jameson</i>
T40234		Mortgage to Shirley Patricia Catt, Timothy Michael Fitzpatrick, Graeme Brien Catt, Warren John Catt and Catherine Anne Catt as tenants in common. Registered 14-5-1982		<i>Jameson</i>	Discharged	X504297	<i>Jameson</i>
N184275		Mortgage)		<i>Jameson</i>			
T40234		Mortgage) Priority T40234, N184275 by Postponement T40235. Registered 14-5-1982		<i>Jameson</i>	Cancelled	X504297	<i>Jameson</i>
T228100		Caveat by Bambury Pty. Limited. Registered 16-9-1982		<i>Jameson</i>	Withdrawn	V114502	<i>Jameson</i>
V329917		Caveat by Comserv No. 1702 Pty. Limited		<i>Jameson</i>	Withdrawn	W866813	<i>Jameson</i>
T40234		Mortgage. V918887 Variation. Registered 17-9-1985		<i>Jameson</i>	Cancelled	X504297	<i>Jameson</i>
T40234		Mortgage X37899 Variation Registered 21-8-1987		<i>Jameson</i>	Cancelled	X504297	<i>Jameson</i>
X62875		Lease to Yellow Brick Road Company Pty Limited Expires 23-2-1997 Option of renewal 4 years. Registered 11-9-1987.		<i>Jameson</i>			

FORM No. 184

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

H904405
Enc
-66
-71
C.5.1.73
NK4275
Q700833
Q890034
S322882
S32281W
S564676
T40231 N
32 D
33 D
34 M
35 P
T228100
V54052
V114502
V329917
V91887
W866813
X37899
(T40234)
X62875
X121412
X504297
R

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

X62875 Lease X121412 Mortgage to Commonwealth Bank Of Australia . Registered
9-10-1987.



NOTATIONS AND UNREGISTERED DEALINGS

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS

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



SEARCH DATE

14/4/2023 8:52AM

FOLIO: 1/205759

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

Prior Title(s): VOL 9073 FOL 160

Recorded	Number	Type of Instrument	C.T. Issue
4/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
10/5/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
31/5/1988	X552126	DISCHARGE OF MORTGAGE	
31/5/1988	X552127	TRANSFER OF LEASE	
31/5/1988	X552128	MORTGAGE OF LEASE	
14/7/1989	Y459259	TRANSFER OF MORTGAGE	
14/7/1989	Y459260	MORTGAGE OF LEASE	
17/3/1994		AMENDMENT: LOCAL GOVT AREA	
20/11/1997	3598224	LEASE	EDITION 1
9/11/1998	5381674	MORTGAGE OF LEASE	
2/6/2003	9661208	DISCHARGE OF MORTGAGE	
2/6/2003	9661209	MORTGAGE OF LEASE	EDITION 2
15/12/2003	AA256554	VARIATION OF LEASE	EDITION 3
31/1/2006	AC79531	DISCHARGE OF MORTGAGE	
31/1/2006	AC79532	MORTGAGE	EDITION 4
8/6/2006	AC365660	VARIATION OF LEASE	EDITION 5
27/10/2014	AI986604	VARIATION OF LEASE	
17/7/2017	AM567989	DISCHARGE OF MORTGAGE	EDITION 6
23/5/2018	AN362632	MORTGAGE	EDITION 7 CORD ISSUED
20/1/2023	AS564117	WITHDRAWN - REQUEST	
25/1/2023	AS808916	REQUEST	EDITION 8

*** END OF SEARCH ***

Cabramatta East, CABRAMATTA, NSW

PRINTED ON 14/4/2023



FOLIO: 1/205759

SEARCH DATE	TIME	EDITION NO	DATE
14/4/2023	8:52 AM	8	25/1/2023

LAND

LOT 1 IN DEPOSITED PLAN 205759
AT CABRAMATTA
LOCAL GOVERNMENT AREA FAIRFIELD
PARISH OF ST LUKE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP205759

FIRST SCHEDULE

MILPERRA HOTEL PTY. LIMITED

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP596916 RIGHT OF CARRIAGEWAY AFFECTING THE PART OF THE LAND
WITHIN DESCRIBED SHOWN SO BURDENED ON DP596916
- 3 3598224 LEASE TO THE MONOPOLY COMPANY PTY LIMITED OF 82-84
BROOMFIELD STREET, CABRAMATTA. EXPIRES 4-8-2003.
OPTION OF RENEWAL 6 YEARS
- 9661209 MORTGAGE OF LEASE 3598224 TO NATIONAL AUSTRALIA
BANK LIMITED
- AA256554 VARIATION OF LEASE 3598224 EXPIRY DATE NOW
4/8/2013
- AC365660 VARIATION OF LEASE 3598224
- AI986604 VARIATION OF LEASE 3598224 EXPIRY DATE NOW
4/8/2018. OPTION OF RENEWAL: 18 YEARS.
- 4 AN362632 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- 5 AS808916 PLANNING AGREEMENT PURSUANT TO SECTION 7.6
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

0. 1

NEW SOUTH WALES

(For Grant and Title reference
prior to first edition see
Deposited Plan)

CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900, as amended.

TORRENS TITLE
Register Book



Vol. **9073** Fol. **161**
CANCELLED
1st Edition issued 11-12-1961
See new edition

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.

Witness

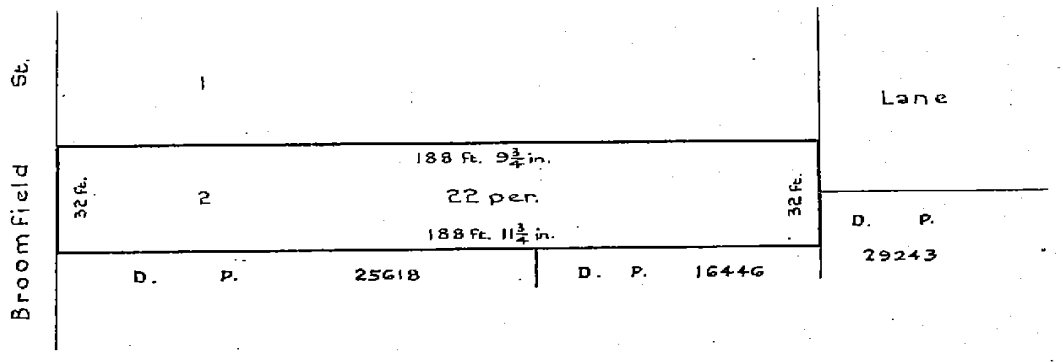
b E Gallidge

Jan Watson

Registrar-General.



PLAN SHOWING LOCATION OF LAND



D.P. 205759

A.R.B.

Scale : 40 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 205759 at Cabramatta in the Municipality of Fairfield Parish of St. Luke and County of Cumberland

Jan Watson
Registrar General

FIRST SCHEDULE (continued overleaf)

MILPERRA HOTEL PTY. LIMITED.

Jan Watson
Registrar General

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.

Jan Watson
Registrar General

REGISTERED PROPRIETOR

CANCELLED

CANCELLED
See new edition issued 25. 7. 1978
See 664850!

REGISTRAR GENERAL

[illegible]

L628029
Chimera
M456451
N658842
N855060
(sp. p.)
- - - - -

N76777
Pyrosten
N780444
(m. 855.12)
Q64850156
DP59591

INSTRUMENT		
NATURE	NUMBER	DATE

PARTICULARS

ENTERED

Signature of Registrar-General

CANCELLATION

Lease

L 82542

26-3-1970

of premises being ground floor known as Brownfield Street, Cabramatta to Gaetano Dimartino of Dulwich Hill, Cabramatta.

16. 7. 1970

Johnson

Leave

17855 464

19.6.1972

as premises being shown in red on the plan annexed to Lease No. 11855 464. to: Paul Lagos as Leichhardt, Shop Proprietor.

2.11.1972

Sanitation



CERTIFICATE OF TITLE



09073161

NEW SOUTH WALES

REAL PROPERTY ACT, 1900

Appln No 7855

Prior Title Vol. 2096 Fol. 67



Vol. 9073 Fol. 161

CANCELLED

25 7 1978

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.

SEE AUTO FOLIO

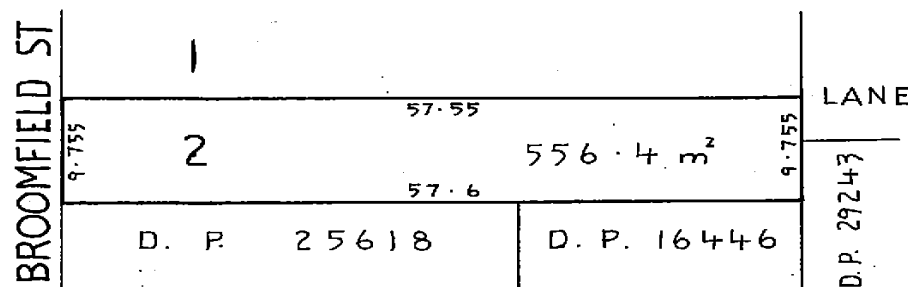
[Signature]

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



Q648501 *[Signature]*

REDUCTION RATIO 1:500

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 205759 at Cabramatta in the Municipality of Fairfield Parish of St. Luke and County of Cumberland being part of Portion 242 granted to William Hampden Dutton and Joshua Thorp on 7-2-1839.

FIRST SCHEDULE

MILPERRA HOTEL PTY. LIMITED.

SECOND SCHEDULE

- GRY*
BF
1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
 2. This edition has been issued because of the reported loss of the edition issued on 11-12-1961.



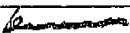
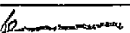
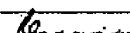


25-7-1978

FIRST SCHEDULE (continued)

[illegible]

DIP.595916.
Q933260 AMR
R18 7293 Lse
- a ll
- S l l
- b ll
S890103 Lse
(Shop 2 R)
- 105 Lse
(Shop 1)
W57843 R

SECOND SCHEDULE (continued)

INSTRUMENT		PARTICULARS	REGISTERED	Signature of Registrar General	CANCELLATION	
NATURE	NUMBER					
		DP 595916 - "Right of carriage way affecting the part of the land within described shown so burdened on DP 595916".	2-8-1978		Cancelled	2933260
		D P 596916 Right of carriageway affecting the part of the land within described shown so burdened on D P 596916	24-8-1978			
Lease	R187293	of premises known as <u>lock-up shop No. 2</u> , 84 Broomfield Street, Cabramatta to Rex Barker of Miller, Shopkeeper. Expires 13-9-1981.	30-4-1979		Expired	5-3-1982
Lease	R187295	of premises known as <u>lock-up shop No. 1</u> , 84 Broomfield Street, Cabramatta to Paul Emanuele of Cabramatta, Hairdresser. Expires 15-8-1981.	30-4-1979		Expired	5-3-1982.
S890103	P	Lease to Rex Barker & Carmen Barker of premises being <u>shop 2</u> and known as 84 Broomfield Street, Cabramatta and also known as a Milk Bar. Expires 30-9-1986. Registered 5-3-1982.				
S890105	P	Lease to Paolo Emanuele of premises being <u>lock-up premises</u> known as shop 1, 84 Broomfield Street, Cabramatta. Expires 15-8-1986. Registered 5-3-1982.				
W57843	P	Mortgage to Commonwealth Bank of Australia. Registered 6-12-1985.				
CANCELLED						
SEE AUTO FOLIO						

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



SEARCH DATE

14/4/2023 8:52AM

FOLIO: 2/205759

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

Prior Title(s): VOL 9073 FOL 161

Recorded	Number	Type of Instrument	C.T. Issue
4/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
29/6/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
4/12/1991	E103359	LEASE	EDITION 1
17/3/1994		AMENDMENT: LOCAL GOVT AREA	
28/10/1994	U743672	LEASE	EDITION 2
27/8/2001	7625723	REJECTED - LEASE	
11/9/2001	7929646	DEPARTMENTAL DEALING TO UPLIFT CT	EDITION 3
18/8/2004	AA884194	DISCHARGE OF MORTGAGE	
18/8/2004	AA884195	MORTGAGE	EDITION 4
14/2/2007	AC936216	LEASE	EDITION 5
7/7/2010	AF612711	LEASE	EDITION 6
3/8/2012	AH153760	NOTICE OF DEATH	
3/8/2012	AH153761	SURRENDER OF LEASE	
3/8/2012	AH153762	LEASE	EDITION 7
25/6/2016	AK540781	LEASE	EDITION 8
17/7/2017	AM567988	DISCHARGE OF MORTGAGE	EDITION 9
19/5/2021	AR31311	VARIATION OF LEASE	

*** END OF SEARCH ***



FOLIO: 2/205759

SEARCH DATE	TIME	EDITION NO	DATE
14/4/2023	8:52 AM	9	17/7/2017

LAND

LOT 2 IN DEPOSITED PLAN 205759
AT CABRAMATTA
LOCAL GOVERNMENT AREA FAIRFIELD
PARISH OF ST LUKE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP205759

FIRST SCHEDULE

MILPERRA HOTEL PTY. LIMITED

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP596916 RIGHT OF CARRIAGEWAY AFFECTING THE PART OF THE LAND
WITHIN DESCRIBED SHOWN SO BURDENED ON DP596916
- 3 AK540781 LEASE TO TANG & HENG PTY LTD EXPIRES: 31/3/2021.
* AR31311 VARIATION OF LEASE AK540781 EXPIRY DATE NOW
31/3/2023.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

Vol. **14336** Fol. **119**

EDITION ISSUED

27 2 1981

Appln No 7855

Prior Title Vol. 7188 Fol. 14



CANCELLED

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.

SEE AUTO FOLIO

Registrar General.



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lots 5, 6 and 7 in Deposited Plan 25612 in the City of Fairfield Parish of St. Luke County of Cumberland being part of Portion 242 granted to William Hampden Dutton and Joshua Thorp on 7-2-1839.

FIRST SCHEDULE

LUBO MEDICH HOLDINGS PTY. LTD.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown grant above referred to.
2. G196350 Cross-easements (section 181B Conveyancing Act, 1919) affecting the party wall shown so burdened in the plan hereon.
3. G419041 Right of carriageway appurtenant to the land above described affecting the land shown so burdened in the plan hereon.
4. G568513 Right of carriageway appurtenant to the land above described affecting the land shown so burdened in the plan hereon.
5. ~~G419041~~ Rights of carriageway affecting the land shown so burdened in the plan hereon.
6. G458541 Lease to Robert John Nichols of Cabramatta, Newsagent and Patricia Anne Nichols his wife, of premises known as 96a Broomfield Street, Cabramatta situated on the ground floor of 94-96 Broomfield Street, Cabramatta. Expires 29-5-1982.
7. Q880619 Lease to Bernard Anthony Hopkins, Janette Joy Hopkins, Paul Edward Stanley O'Shea and Deborah Ann O'Shea of premises being lock-up shop, 94 Broomfield Street, Cabramatta. Expires 9-10-1982.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

14336 119
(Page 1) Vol. Fol.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

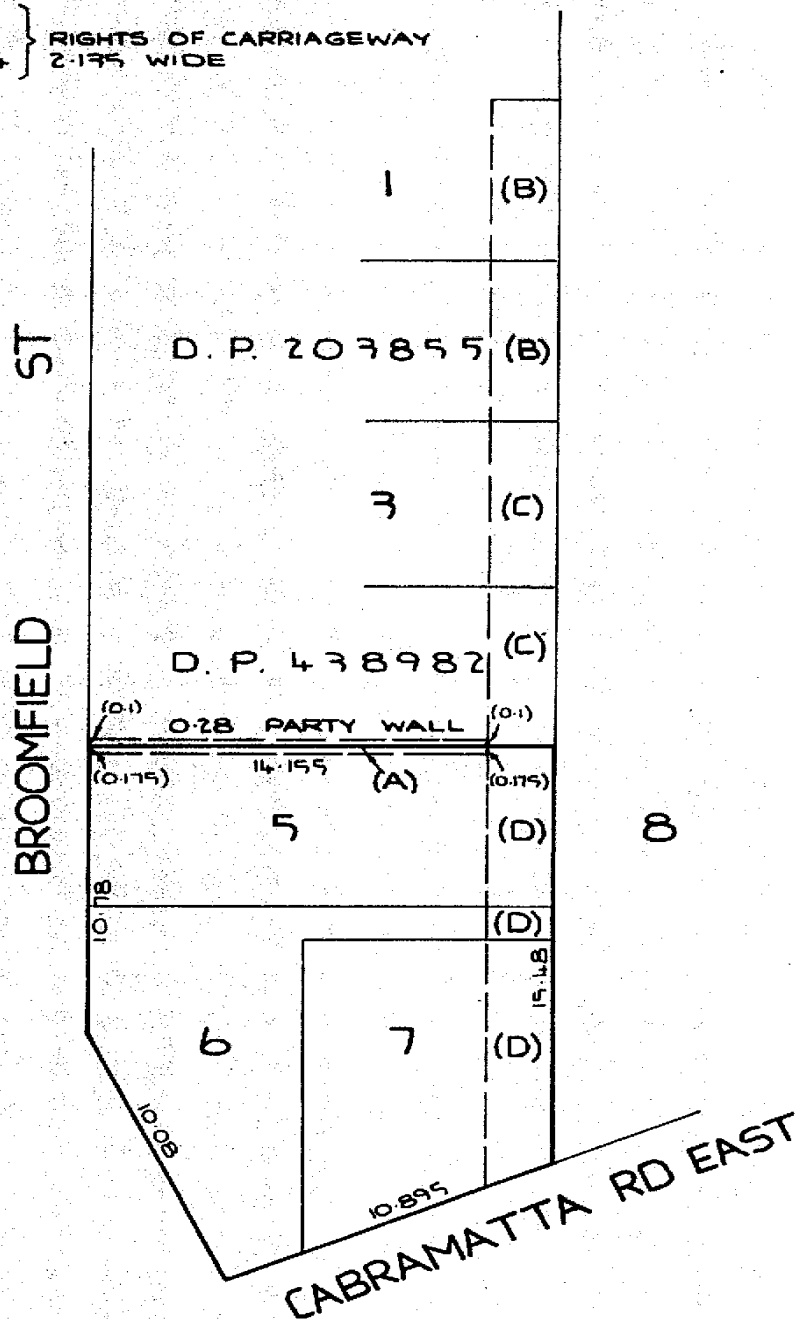
(A) CROSS EASEMENTS - G196350

(B) G419041

(C) G568513

(D) G419041 & G568514

RIGHTS OF CARRIAGEWAY
2.135 WIDE



AREA: 240.2 m²

REDUCTION RATIO 1:200

S195467 HX.

CH

S692537 LSC
— 38 c/y
C.T.7.10.83
CT 13 12-84
VS 23013
REGISTERED
W5784 FAK

C.T. 7.10.83
CT 13.12.84
~~W523011~~
RECEIVED
W57844A

CANCELLED

SEE AUTO FOLIO

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



SEARCH DATE

16/4/2023 11:41AM

FOLIO: AUTO CONSOL 14336-119

Recorded	Number	Type of Instrument	C.T. Issue
16/1/1992		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 14336-119	

PARCELS IN CONSOL ARE:
5-7/25618.

20/5/1993	I349196	LEASE	EDITION 1
23/9/1993	I668321	LEASE	EDITION 2
25/10/1996	2563191	VARIATION OF LEASE	
25/10/1996	2563192	VARIATION OF LEASE	EDITION 3
9/5/2000	6761210	VARIATION OF LEASE	
9/5/2000	6761211	VARIATION OF LEASE	
18/8/2004	AA884134	DISCHARGE OF MORTGAGE	
18/8/2004	AA884135	MORTGAGE	EDITION 4
18/1/2006	AC55978	LEASE	EDITION 5
24/11/2009	AF85316	LEASE	
24/11/2009	AF85317	LEASE	EDITION 6
24/5/2012	AH6295	DISCHARGE OF MORTGAGE	
24/5/2012	AH6296	MORTGAGE	EDITION 7
22/5/2014	AI399758	LEASE	
22/5/2014	AI399759	LEASE	EDITION 8
1/8/2016	AK540928	LEASE	EDITION 9
23/8/2017	AM666993	DISCHARGE OF MORTGAGE	EDITION 10
16/3/2018	AN191085	LEASE	EDITION 11

*** END OF SEARCH ***



FOLIO: AUTO CONSOL 14336-119

SEARCH DATE	TIME	EDITION NO	DATE
14/4/2023	8:52 AM	11	16/3/2018

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
LOCAL GOVERNMENT AREA FAIRFIELD
PARISH OF ST LUKE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP25618

FIRST SCHEDULE

LUBO MEDICH HOLDINGS PTY. LTD

SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 G196350 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919)
AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON
BOUNDARY OF LOTS 5 & 4 IN DP438982
- 3 G419041 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE
DESCRIBED AFFECTING THE PARTS OF LOTS 1 & 2 SHOWN AS
10 FT WIDE & 7 FEET WIDE IN THE TITLE DIAGRAM
- 4 G568513 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE
DESCRIBED AFFECTING THE PART OF LOTS 3 & 4 SHOWN AS 7
FEET WIDE IN THE TITLE DIAGRAM
- 5 G568514 RIGHT OF CARRIAGEWAY AFFECTING THE PARTS OF LOTS 5,
6 & 7 WITHIN DESCRIBED SHOWN AS 7 FEET WIDE IN THE
TITLE DIAGRAM
- 6 AK540928 LEASE TO GUEK JENNY SY OF GROUND FLOOR LOCKUP SHOP,
94 BROOMFIELD STREET, CABRAMATTA SHOWN HATCHED IN PLAN
WITH AK540928. EXPIRES: 13/7/2018. OPTION OF RENEWAL:
3 YEARS.
- 7 AN191085 LEASE TO SITHEA CHHEA OF SUITE 7, 96A BROOMFIELD
STREET, CABRAMATTA. EXPIRES: 30/6/2022.

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOTS 5-7 IN DP25618.

*** END OF SEARCH ***

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900



Appln No 7855

Prior Titles Vol. 7188 Fols. 15 & 16



Vol. **14048** Fol. **134**
EDITION ISSUED
14 2 1980

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.

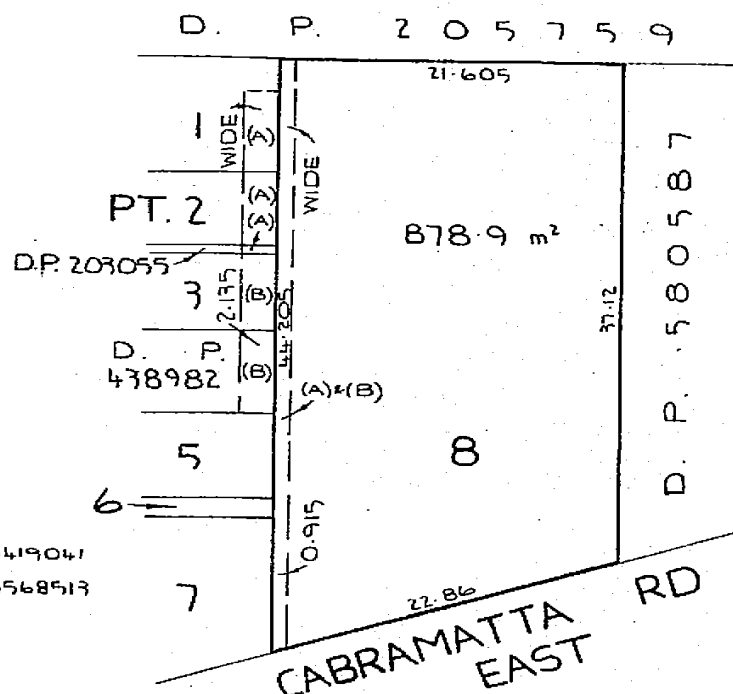
CANCELLED

Registrar General
SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



RIGHTS OF WAY
(A) G419041
(B) G568513

R294659 M.X. *for*

REDUCTION RATIO 1:400

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 8 in Deposited Plan 25618 in the City of Fairfield Parish of St. Luke and County of Cumberland being part of Portion 242 granted to William Hampden Dutton and Joshua Thorp on 7-2-1839.

FIRST SCHEDULE

~~PETER MEDICH HOLDINGS PTY. LTD. and LUDO MEDICH HOLDINGS PTY. LTD. as Tenants in Common in equal shares.~~

SECOND SCHEDULE

- GRY
1. Reservations and conditions, if any, contained in the Crown grant above referred to.
 2. G419041) Rights of way appurtenant to the land above described affecting the land G568513) shown so burdened in the plan hereon.
 3. G419041) Rights of way affecting the land shown so burdened in the plan hereon. G568513)
 4. M424160 Lease (of premises known as lock-up shop No. 149 Cabramatta Road, Cabramatta). Less is now Jose Maldonado of Merrylands, Shopkeeper and Audelina Maldonado his wife 3-7-1986
 5. R294659 Mortgage to Commonwealth Trading Bank of Australia. Discharged, S102523.

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

14048 Vol. 134
(Page 1) Vol.



SEARCH DATE

14/4/2023 8:52AM

FOLIO: 8/25618

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

Prior Title(s): VOL 14048 FOL 134

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
20/2/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
30/6/1989	Y465703	DEPARTMENTAL DEALING	
13/8/1993	I553697	LEASE	EDITION 1
10/6/1994	U343237	LEASE	EDITION 2
5/12/1997	3642268	VARIATION OF LEASE	
5/12/1997	3642269	TRANSFER OF LEASE	
5/12/1997	3642270	TRANSFER OF LEASE	EDITION 3
12/12/2000	7279770	MORTGAGE	EDITION 4
8/2/2001	7398191	LEASE	EDITION 5
26/7/2001	7808053	TRANSFER OF LEASE	
17/6/2005	AB415332	LEASE	EDITION 6
1/12/2005	AB953844	LEASE	EDITION 7
12/7/2017	AM559218	DISCHARGE OF MORTGAGE	EDITION 8

*** END OF SEARCH ***



FOLIO: 8/25618

SEARCH DATE	TIME	EDITION NO	DATE
14/4/2023	8:52 AM	8	12/7/2017

LAND

LOT 8 IN DEPOSITED PLAN 25618
LOCAL GOVERNMENT AREA FAIRFIELD
PARISH OF ST LUKE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP25618

FIRST SCHEDULE

LUBO MEDICH HOLDINGS PTY LTD (T S135467)

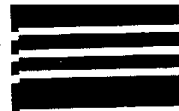
SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 G419041 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE
DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN LOTS
1, 2 IN DP25618 AND LOT 1 DP203055
- 3 G568513 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE
DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN LOT
3 IN DP25618 AND LOT 1 IN DP438982
- 4 G568514 RIGHT OF WAY 0.915 WIDE AFFECTING THE PART OF THE
LAND ABOVE DESCRIBED SHOWN AS RIGHT OF WAY 0.915 WIDE
IN THE TITLE DIAGRAM

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



CERTIFICATE OF TITLE

PROPERTY ACT, 1900



13691001

NEW SOUTH WALES

Appln. No.7855

Prior Title Vol.8019 Fol.50



Vol. 13691 Fol. 1

EDITION ISSUED

13 9 1978

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.

CANCELLED

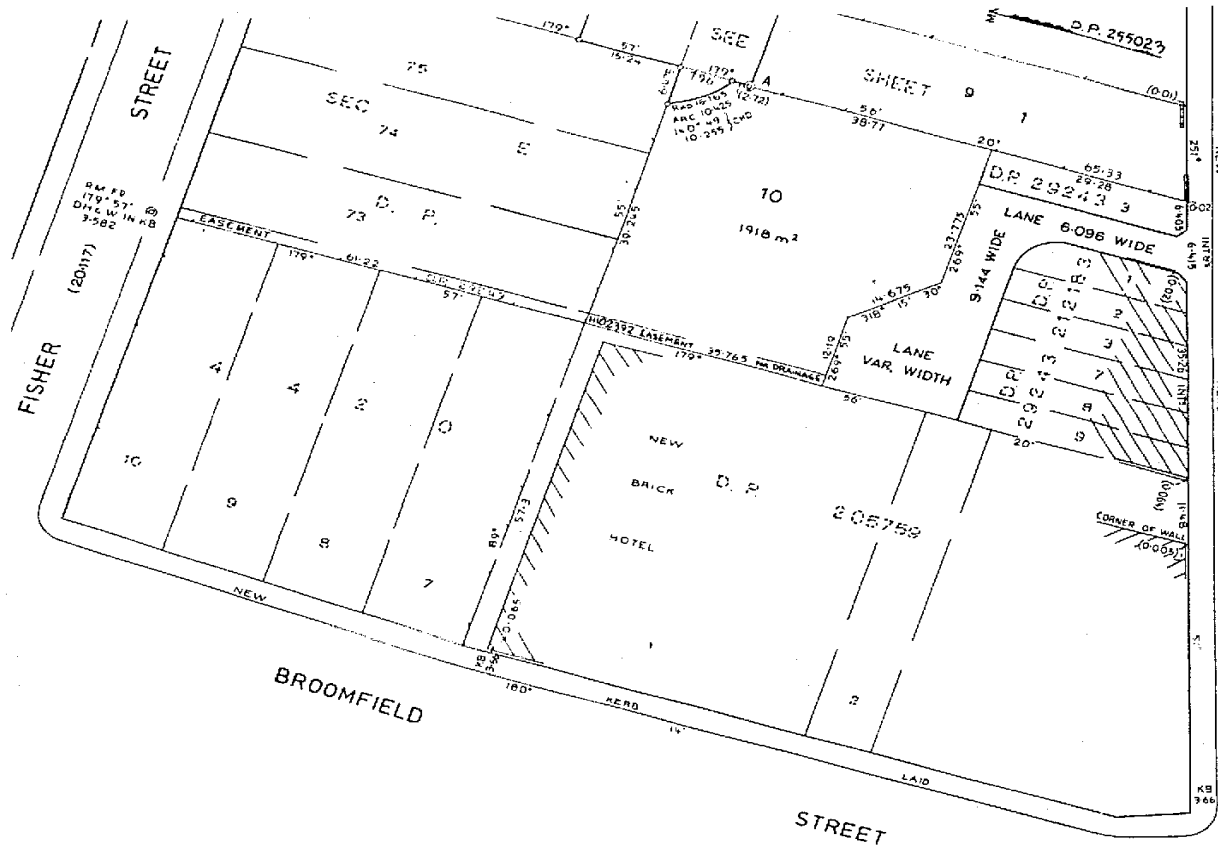
[Signature]

Registrar General
SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



REFERENCE MARK

A 89°55' DH & W IN CONC 13-705

S

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 10 in Deposited Plan 255023 at Cabramatta in the Municipality of Fairfield Parish of St.Luke and County of Cumberland being part of Portion 242 granted to William Hampden Dutton and Joshua Thorpe on 7-2-1839.

FIRST SCHEDULE

MILPERRA HOTEL PTY. LIMITED.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. H102392 Easement for drainage affecting the part of the land above described shown so burdened in Deposited Plan 255023.
3. H904405 Encumbrance to Tooth & Co. Limited. Discharged T40233
4. H904406 Encumbrance to Tooth & Co. Limited. Discharged T40232
5. N184275 Mortgage to Commonwealth Trading Bank of Australia.

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

FIRST SCHEDULE (continued)

[illegible]

S 564676 Pt
T 40232 DE
— 3 DE
— 4 M.
— 5 P/M

V54052wx

V329917Pb

V 918887 ✓

W671674TG. (





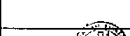






WS66813WX A

X39399VM
(T40234)

X62875 L

X121412 ML

SECOND SCHEDULE (continued)

SECOND SCHEDULE (continued)						
INSTRUMENT		PARTICULARS	REGISTERED	Signature of Registrar General	CANCELLATION	
NATURE	NUMBER					
S564676		Caveat by Citicorp Australia Limited. Registered 10-7-1981.			Withdrawn	V54052
T40234		Mortgage to Shirley Patricia Catt, Timothy Michael Fitzpatrick, Graeme Brien Catt, Warren John Catt and Catherine Anne Catt as tenants in common. Registered 14-5-1982				
N184275		Mortgage)				
T40234		Mortgage) Priority T40234, N184275 by Postponement T40235. Registered 14-5-1982				
V329917		Caveat by Comserv No.1702 Pty.Limited. Registered 6-9-1984.			Withdrawn	W866813
T40234		Mortgage. V918887 Variation. Registered 17-9-1985				
W671674		Transfer - Easement for Electricity Purposes affecting the land shown in DP117161. Registered 15.1.1987.				
V329917		Caveat. W671674 Caveator Consented. Registered 15.1.1987.			Cancelled	W866813
T40234		Mortgage X39399 Variation. Registered 21.8.1987				
X62875		Lease to Yellow Brick Road Company Pty Limited Expires 23-2-1997 Option of renewal 4 years. Registered 11-9-1987.				
X62875		Lease X121412 Mortgage to Commonwealth Bank Of Australia. Registered 9-10-1987.				
				</		

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



SEARCH DATE

14/4/2023 8:52AM

FOLIO: 10/255023

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

Prior Title(s): VOL 13691 FOL 1

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
9/11/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
5/5/1988	X504297	DISCHARGE OF MORTGAGE	EDITION 1
31/5/1988	X552126	DISCHARGE OF MORTGAGE	
31/5/1988	X552127	TRANSFER OF LEASE	
31/5/1988	X552128	MORTGAGE OF LEASE	
10/4/1989	Y293015	DEPARTMENTAL DEALING	
14/7/1989	Y459259	TRANSFER OF MORTGAGE	
14/7/1989	Y459260	MORTGAGE OF LEASE	
20/11/1997	3598224	LEASE	EDITION 2
2/6/2003	9661209	MORTGAGE OF LEASE	EDITION 3
15/12/2003	AA256554	VARIATION OF LEASE	EDITION 4
31/1/2006	AC79531	DISCHARGE OF MORTGAGE	
31/1/2006	AC79532	MORTGAGE	EDITION 5
8/6/2006	AC365660	VARIATION OF LEASE	EDITION 6
27/10/2014	AI986604	VARIATION OF LEASE	
17/7/2017	AM567989	DISCHARGE OF MORTGAGE	EDITION 7
23/5/2018	AN362632	MORTGAGE	EDITION 8 CORD ISSUED
25/1/2023	AS808916	REQUEST	EDITION 9

*** END OF SEARCH ***



FOLIO: 10/255023

SEARCH DATE	TIME	EDITION NO	DATE
14/4/2023	8:52 AM	9	25/1/2023

LAND

LOT 10 IN DEPOSITED PLAN 255023
AT CABRAMATTA
LOCAL GOVERNMENT AREA FAIRFIELD
PARISH OF ST LUKE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP255023

FIRST SCHEDULE

MILPERRA HOTEL PTY. LIMITED

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 H102392 EASEMENT FOR DRAINAGE AFFECTING THE PART(S) SHOWN
SO BURDENED IN THE TITLE DIAGRAM
- 3 W671674 EASEMENT FOR ELECTRICITY PURPOSES AFFECTING THE
LAND SHOWN IN DP117161
- 4 3598224 LEASE TO THE MONOPOLY COMPANY PTY LIMITED OF 82-84
BROOMFIELD STREET, CABRAMATTA. EXPIRES 4-8-2003.
OPTION OF RENEWAL 6 YEARS
- 9661209 MORTGAGE OF LEASE 3598224 TO NATIONAL AUSTRALIA
BANK LIMITED
- AA256554 VARIATION OF LEASE 3598224 EXPIRY DATE NOW
4/8/2013
- AC365660 VARIATION OF LEASE 3598224
- AI986604 VARIATION OF LEASE 3598224 EXPIRY DATE NOW
4/8/2018. OPTION OF RENEWAL: 18 YEARS.
- 5 AN362632 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- 6 AS808916 PLANNING AGREEMENT PURSUANT TO SECTION 7.6
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

CERTIFICATE OF TITLE
PROPERTY ACT, 1900



12953222

NEW SOUTH WALES

Appln. No.7855

Prior Titles Vol.4509 Fol.199
Vol.4511 Fol.167



Vol. **12953** Fol. **222**

EDITION ISSUED

16 12 1975

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.

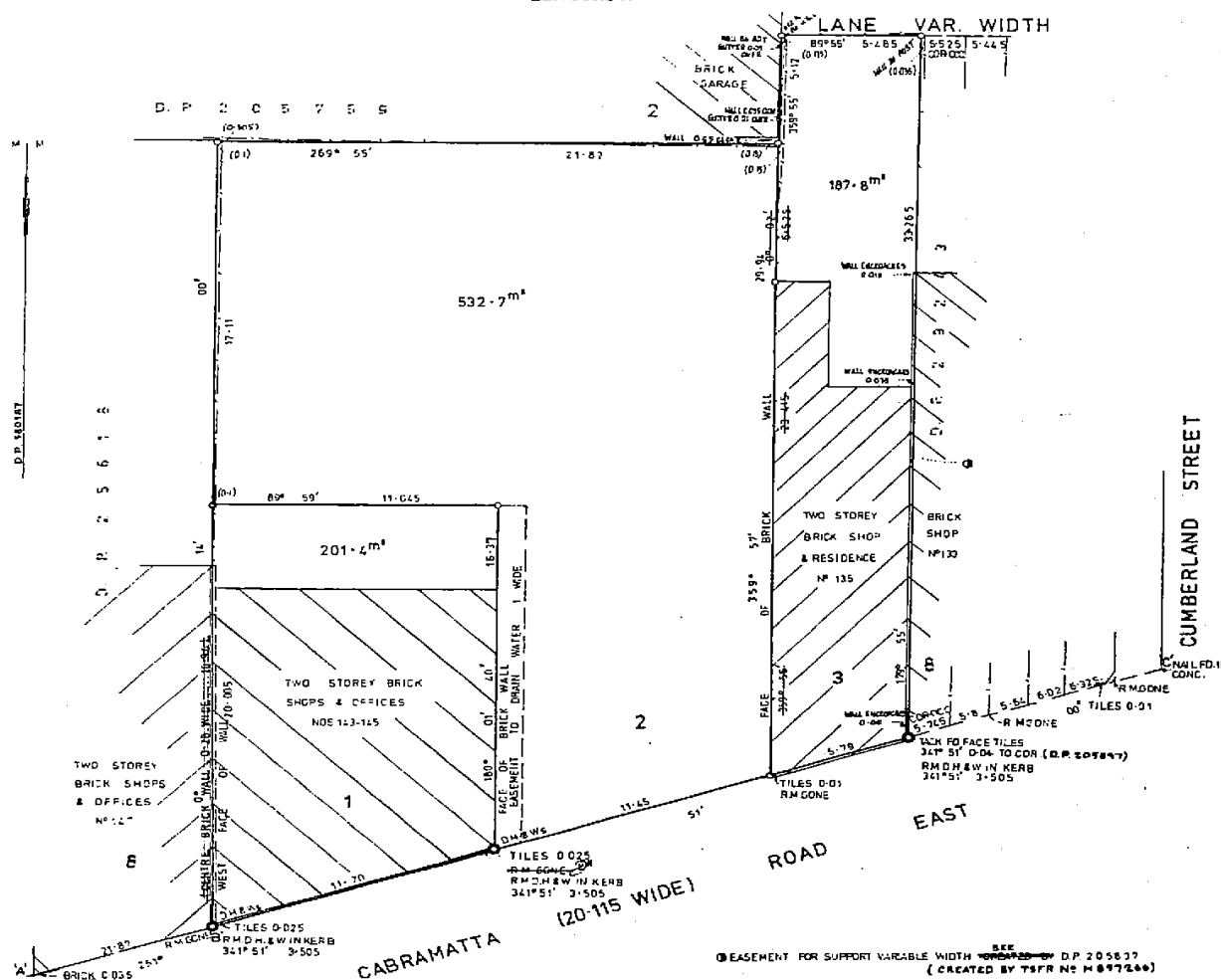
CANCELLED
Registrar General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 580587 at Cabramatta in the Municipality of Fairfield Parish of St.Luke and County of Cumberland being part of Portion 242 granted to William Hampden Dutton and Joshua Thorp on 7-2-1839.

FIRST SCHEDULE

RICHARD DRAGAN TOSIC of **Edensor Park, Company Director.**

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Easement to Drain Water affecting the part of the land above described shown in plan hereon as "EASEMENT TO DRAIN WATER 1 WIDE" created by the registration of Deposited Plan 580587p See P505004.



SEARCH DATE

14/4/2023 8:52AM

FOLIO: 2/580587

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

Prior Title(s): VOL 12953 FOL 222

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
16/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
25/1/1991	Z464358	LEASE	EDITION 1
21/2/1994	U46615	VARIATION OF LEASE	
23/6/1994		AMENDMENT: LOCAL GOVT AREA	
15/7/1997	3230683	SURRENDER OF LEASE	
15/7/1997	3230684	LEASE	EDITION 2
2/10/1997	3461790	TRANSFER OF LEASE	
20/5/1998	3999331	MORTGAGE OF LEASE	
30/7/2003	9836225	LEASE	EDITION 3
12/1/2004	AA317472	MORTGAGE OF LEASE	
21/7/2004	AA817222	DEPARTMENTAL DEALING TO UPLIFT CT	EDITION 4
18/8/2004	AA884469	DISCHARGE OF MORTGAGE	
18/8/2004	AA884470	MORTGAGE	EDITION 5
2/8/2006	AC498876	DISCHARGE OF MORTGAGE	
2/8/2006	AC498877	MORTGAGE OF LEASE	
24/9/2008	AE230542	VARIATION OF LEASE	
12/1/2011	AF945761	SUB-LEASE	
31/10/2014	AI548459	LEASE	EDITION 6
17/7/2017	AM567987	DISCHARGE OF MORTGAGE	EDITION 7

*** END OF SEARCH ***



FOLIO: 2/580587

SEARCH DATE	TIME	EDITION NO	DATE
14/4/2023	8:52 AM	7	17/7/2017

LAND

LOT 2 IN DEPOSITED PLAN 580587
AT CABRAMATTA
LOCAL GOVERNMENT AREA FAIRFIELD
PARISH OF ST LUKE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP580587

FIRST SCHEDULE

MILPERRA HOTEL PTY LIMITED (T Q116973)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP580587 EASEMENT TO DRAIN WATER AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 DP596916 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED
- 4 AI548459 LEASE TO BEN BINH QUOC HUYNH EXPIRES: 31/7/2018.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



Section 10.7 Planning Certificate

06/04/2023

Katrina Taylor
JK Environments Pty Ltd
PO Box 976
North Ryde BC 1670

Dear Sir/ Madam,

Following is your planning certificate as requested. Should you have any further queries please contact Council on (02) 9725 0821.

PLANNING CERTIFICATE

(under section 10.7 of the Environmental Planning and Assessment Act 1979 as amended)

Applicant:	Katrina Taylor
Certificate No.:	1233/2023
Applicant's Reference:	E35971PT
Issue Date:	06/04/2023
Receipt No.:	4277843

PROPERTY ADDRESS:	84 Broomfield Street CABRAMATTA NSW 2166
LEGAL DESCRIPTION:	Lot: 1 DP: 205759



Marcus Rowan
MANAGER STRATEGIC LAND USE PLANNING

PLEASE NOTE: This is page 1 of 26. Should this certificate or any subsequent copy not contain this many pages, please confirm with Council prior to acting on the basis of information contained in this certificate under Section 10.7(2) & (5) and inclusive of Flood Information Sheet.

Information provided under Section 10.7(2) of the Environmental Planning and Assessment Act 1979

Notes:

- (1) The following prescribed matters may apply to the land to which this certificate relates.
 - (2) Where this certificate refers to a specific allotment (or allotments) within a strata plan, the certificate is issued for the whole of the land within the strata plan, not just the specific allotment(s) referred to, and any information contained in the certificate may relate to the whole, or any part, of the strata plan.
 - (3) The following information is provided pursuant to Section 10.7(2) of the Environmental Planning and Assessment Act 1979 as prescribed by Schedule 3 of the Environmental Planning and Assessment Regulation 2021 and is applicable as at the date of this certificate.
 - (4) Information provided in this certificate should be interpreted in conjunction with the relevant plans, policies and documents held at Council. In order to obtain copies of these documents you may purchase them by either contacting Council on (02) 9725 0821 or attending Council's Administration Centre at 86 Avoca Road, Wakeley.
-

1. Names of relevant planning instruments and development control plans

- (1) The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land.

State Environmental Planning Policies (SEPP)

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

State Environmental Planning Policy (Transport and Infrastructure) 2021

State Environmental Planning Policy (Biodiversity and Conservation) 2021

State Environmental Planning Policy (Primary Production) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Industry and Employment) 2021

State Environmental Planning Policy (Resources and Energy) 2021

State Environmental Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Precincts – Western Parkland City) 2021

State Environmental Planning Policy (Housing) 2021

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

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

Regional Environmental Plans (Deemed SEPP)

There is no Regional Environmental Plan applying to this land.

Local Environmental Plans (LEP)

**Fairfield Local Environmental Plan 2013
Published on NSW Legislation Website: 17/05/2013.
In Force from: 31/05/2013.
As Amended.**

Development Control Plans (DCP)

The land is subject to adopted Development Control Plans. (See attached schedule).

- (2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been the subject of community consultation or on public exhibition under the Act that will apply to the carrying out of development on that land.

Draft State Environmental Planning Policies (SEPP)

There is no draft SEPP applying to this land.

Draft Local Environmental Plan (LEP)

Fairfield Local Environmental Plan 2013 (Amendment No.46). The amendment aims to: (a). Rezone certain land and/or amend development standards for certain land in the Fairfield, Cabramatta, Canley Vale and Carramar centres and in adjoining residential areas in Canley Vale and Carramar (if applicable, details are provided under section 2 of this planning certificate below); (b). Increase the floor space ratio and height of building under certain circumstances in Zone R3 Medium Density Residential in the eastern part of the City; (c). Replace clause 6.4 - Floodplain Risk Management with a new standard flood clause 5.22 - Special Flood Considerations; and (d). List four new local heritage items in Schedule 5 Environmental Heritage. Council's Outcomes Committee at its meeting held on 14 June 2022 resolved to endorse the above changes inclusive of the new land use zonings and associated development standards. Amendment No.46 will come into effect once further endorsed and implemented by the NSW Department of Planning and Environment on the NSW Legislation website.

Proposed Employment Zones Reform In May-June 2022 the Department of Planning and Environment exhibited the translation of existing Business and Industrial zones into the new Employment zones. This represented the implementation stage of a reform that replaces Business and Industrial zones with Employment zones within individual local environmental plans across NSW. Implementation

follows the introduction the Employment zones within the Standard Instrument (Local Environmental Plans) Order 2006 in December 2021. Further information can be found at the following website <https://www.planningportal.nsw.gov.au/employment-zones>. If you have any questions, please contact the Department of Planning and Environment on 1300 420 596 or by email at employment.zones@planning.nsw.gov.au.

Draft Development Control Plan (DCP)

No Draft DCP applies

- (3) Subclass (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if –
- a) It has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or
 - b) for a proposed environmental planning instrument – the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.

None relevant.

- (4) In this section, ***proposed environmental planning instrument*** means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

2. Zoning and land use under relevant planning instruments

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in any zone, however described –

- (a) what is the identity of the zone,**

B4 Mixed Use

- (b) the purposes for which development in the zone**

- (i) may be carried out without development consent**

Environmental protection works; Home-based child care; Home occupations.

- (ii) may not be carried out except with development consent**

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified in item (b)(i) or (b)(iii).

(iii) is prohibited,

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Attached dwellings; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Environmental facilities; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home businesses; Home industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Multi dwelling housing; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Research stations; Resource recovery facilities; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies.

c) whether any additional uses apply to the land,

There are no additional uses permitted with consent.

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

No development standards that fix the minimum land dimensions for the erection of a dwelling house apply to this land. Controls in other policies and plans may apply.

(e) whether the land is in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*,

No.

(f) whether the land is in a conservation area, however described,

No

(g) whether an item of environmental heritage, however described, is located on the land.

No.

Attention is drawn however to Clause 5.10(5) of Fairfield Local Environmental Plan 2013:

"The consent authority may, before granting consent to any development:

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared to assess the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned."

3. Contributions plans

- (1) The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.

Fairfield City Council indirect (Section 7.12) Development Contributions Plan 2011 applies to all land within the City of Fairfield.

Fairfield City Council direct (Section 7.11) Development Contributions Plan 2011 applies to this land.

- (2) If the land is in a special contributions area under the Act, Divisions 7.1, the name of the area.

None.

4. Complying development

- (1) If the land is land on which complying development may be carried out under each of the complying development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* because of that Policy clause 1.17A (1) (c)- (e), (2), (3) or (4), 1.18 (1)(c3) or 1.19.

Housing Code:

No. The Housing Code does not apply to this land.

Rural Housing Code:

No. The Rural Housing Code does not apply to this land.

Low Rise Housing Diversity Code:

No. The Low Rise Housing Diversity Code does not apply to the land.

Housing Alterations Code:

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

General Development Code:

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

Industrial and Business Alterations Code:

Complying development under the Industrial and Business Alterations Code may be carried out on the land.

Industrial and Business Buildings Code:

Complying Development under the Industrial and Business Buildings Code may be carried out on the land.

Container Recycling Facilities Code:

Complying development under the Container Recycling Facilities Code may be carried out on the land.

Subdivisions Code:

Complying development under the Subdivision Code may be carried out on the land.

Demolition Code:

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

Fire Safety Code:

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

Agritourism Code:

No. The Agritourism Code does not apply to the land.

- (2) If complying development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause.

None relevant.

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

Council does not have any relevant statement to make in relation to any further restrictions that may apply to complying development being carried out on the land. All information in relation to the extent

that complying development can be carried out on the land is provided under Part 4(1) & (2) of this certificate.

Note: Part 4(1) and (2) refers only to land based exclusions as listed in Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP (Exempt and Complying Development Codes) 2008. To be complying development, the development must be complying development that meets the standards and other requirements specified for that development as required by the SEPP. Please contact your accredited certifier or Council for further information.

- (4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

The Housing Code is varied in its application by omitting clauses 3.16(1(a) and 4 and 3.23(3).

5. Exempt development

- (1) If the land is land on which exempt development may be carried out under each of the exempt development codes under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* because of that Policy, clause 1.16(1)(b1)–(d) or 1.16A.

Yes - exempt development may be carried out on the land.

- (2) If exempt development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause.

Not applicable

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

None relevant

- (b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.

To be exempt development, the development must meet the requirements and criteria specified under the SEPP (Exempt and Complying Development Codes) 2008 that can be viewed on the NSW Legislation Website at www.legislation.nsw.gov.au/browse/inforce.

- (4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

None.

6. Affected building notices and building product rectification orders

- (1) Whether the council is aware that –
- (a) an affected building notice is in force in relation to the land, or
 - (b) a building product rectification order is in force in relation to the land that has been fully complied with, or
 - (c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.
- (2) In this section –
affected building notice has the same meaning as in the Building Products (Safety) Act 2017, Part 4.
building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

None relevant.

7. Land reserved for acquisition

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.

The land is not reserved for acquisition under Fairfield Local Environmental Plan 2013.

8. Road widening and road realignment

Whether the land is affected by road widening or road realignment under-

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

The land is not affected by any road widening proposal under Division 2 of Part 3 of the Roads Act or Fairfield Local Environmental Plan 2013.

9. Flood related development controls

- (1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

Based on the information currently available to Council, the land is not within the flood planning area. However, this is subject to future flood studies and reviews.

Mainstream Flooding

Based on the information currently available to Council, this land is not affected by mainstream flooding. However, this is subject to future flood studies and reviews.

Overland Flooding

Based on the information currently available to Council, this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.

- (2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

Based on the information currently available to Council, the land is not between the flood planning area and the probable maximum flood. However, this is subject to future flood studies and reviews.

Note: The flood information is the current information to date. However, Council reviews flood studies on an on-going basis and new information may become available in future. Please contact Council's Catchment Planning Division on 9725 0222 for any updated information.

-
- (3) In this clause –
flood planning area has the same meaning as 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.
-

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

- (1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.

Policies on hazard risk restrictions are as follows:

(i) Landslip

The land is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council (for the express purpose of its adoption by that authority being referred to in Planning Certificates issued by Council) that restricts development on the land because of the likelihood of landslide risk or subsidence.

(ii) Bushfire

Council has been supplied by the NSW Rural Fire Service with a hazard map for the purposes of a bush fire risk management plan applying to land within the Fairfield local government area. Based on that map, it appears the land referred to in this certificate is not bush fire prone as

defined in Part 4 of the Environmental Planning and Assessment Act 1979.

(iii) Tidal Inundation

No.

(iv) Subsidence

No, the land is not so affected

(v) Acid Sulfate Soils

The land is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council (for the express purpose of its adoption by that authority being referred to in Planning Certificates issued by Council) that restricts development on the land because of the likelihood of acid sulfate soils.

(vi) Contamination

The provisions of Section 3.6 - Land Contamination of the Fairfield City Wide DCP applies to all land in the Fairfield Local Government Area. Under State Government planning legislation, this requires Council to take into consideration the potential for contamination of land when a development application or a rezoning proposal is considered by Council, having regard to current or previous uses of the land

(vii) Aircraft Noise

None relevant

(viii) Salinity

A Council adopted policy -No 67. Building in saline environments applies to the land.

(ix) Coastal hazards

None relevant.

(x) Sea level rise

None relevant.

(xi) Any other risks

No, the land is not so affected

(2) In this section—

adopted policy means a policy adopted—

- (a) by the council, or
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

11. Bush fire prone land

- (1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.
- (2) If none of the land is bush fire prone land, a statement to that effect.

Council has been supplied by the NSW Rural Fire Service with a hazard map for the purposes of a bush fire risk management plan applying to land within the Fairfield local government area. Based on that map, it appears the land referred to in this certificate is not bush fire prone as defined in Part 4 of the Environmental Planning and Assessment Act 1979.

12. Loose-fill asbestos insulation

If the land includes any residential premises, within the meaning of the *Home Building Act 1989, Part 8, Division 1A*, that are listed on the register kept under that Division, a statement to that effect.

Not Applicable.

13. Mine Subsidence

Whether the land is declared to be a mine subsidence district, within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

No, this land is not affected.

14. Paper subdivision information

- (1) The name of any development plan adopted by a relevant authority that –
 - (a) applies to the land, or
 - (b) is proposed to be subject to a ballot.
- (2) The date of any subdivision order that applies to the land.
- (3) Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.

No such plan or order applies to the land.

15. Property vegetation plans

If the land is land in relation to which a property vegetation plan approved and in force under the *Native Vegetation Act 2003*, Part 4, a statement to that effect, but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act.

No.

16. Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the *Biodiversity Conservation Act 2016*, Part 5, a statement to that effect, but only if the council has been notified of the existence of the agreement by the the Biodiversity Conservation Trust.

Note: "Biodiversity stewardship agreements include biobanking agreements under the *Threatened Species Conservation Act 1995*, Part 7A that are taken to be biodiversity stewardship agreements under the *Biodiversity Conservation Act 2016*, Part 5.

No such agreement applies to the land.

17. Biodiversity certified land

If the land is biodiversity certificate land under the *Biodiversity Conservation Act 2016*, Part 8, a statements to that effect.

Note : Biodiversity certified land includes land certified under the *Threatened Species Conservation Act*, Part 7AA that is taken to be certified under the *Biodiversity Conservation Act 2016*, Part 8.

The land is not biodiversity certified land.

18. Orders under Trees (Disputes between Neighbours) Act 2006

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

No

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

(1) If the *Coastal Management Act 2016* applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the *Local Government Act 1993*, section 496B, for coastal protection services that relate to existing coastal protection works.

(2) In this section –
existing coastal protection works has the same meaning as in the *Local Government Act 1993*, section 553B.

Note – Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existing before 1 January 2011.

No annual charges under section 553B of the *Local Government Act 1993*, are applicable to the land.

20. Western Sydney Aerotropolis

Whether under *State Environmental Planning Policy (Precincts – Western Parkland City) 2021*, Chapter 4 the land is –

- (a) in an ANEF or ANEC contour of 20 or greater as referred to in clause 19 of that Chapter, section 4.17, or

No

- (b) shown on the Lighting Intensity and Wind Shear Map, or

No

- (c) shown on the Obstacle Limitation Surface Map, or

No

- (d) in the “public safety area” on the Public Safety Area Map, or

No

- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.

No

21. Development consent conditions for seniors housing

If *State Environmental Planning Policy (Housing) 2021*, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, clause 88(2).

None.

22. Site compatibility certificates and development consents for affordable rental housing

- (1) Whether there is a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate—

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

None.

- (2) If *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, clause 21(1) or 40(1).

None.

- (3) Any conditions of a development consent in relation to land that are of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

None.

- (4) In this section—
former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

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

- (a) that the land to which the certificate relates is significantly contaminated land—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,
- (b) that the land to which the certificate relates is subject to a management order—if it is subject to such an order at the date when the certificate is issued,
- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal—if it is the subject of such an approved proposal at the date when the certificate is issued,
- (d) that the land to which the certificate relates is subject to an ongoing maintenance order—if it is subject to such an order at the date when the certificate is issued,
- (e) that the land to which the certificate relates is the subject of a site audit statement—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

Continuously updated information in relation to the above matters can also be found by searching the records of the Environmental Protection Authority (EPA) at the website of the EPA. The search page can be found at: <http://www.epa.nsw.gov.au/prclmapp/searchregister.aspx>.

The following information is available to Council but may not be current:

The land is not within an investigation area or remediation site under Part 3 of the Contaminated Land Management Act 1997.

The land is not subject to a management order within the meaning of the Contaminated Land Management Act 1997.

The land is not subject to a Voluntary Management Proposal that is the subject of the Environment Protection Authority's agreement under Section 17 of the Contaminated Land Management Act 1997.

The land is not subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997.

Note 2: Any advice received by Council pursuant to section 26(2) of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009, is included below.

No such certificate applies to the land.

**The following additional information is provided under
Section 10.7(5) of the Environmental Planning and Assessment Act 1979**

Note:

- (1) When information pursuant to section 10.7(5) is requested, the Council is under no obligation to furnish any of the information supplied herein pursuant to that section.
 - (2) Council draws your attention to section 10.7(6), which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to subsection (5).
 - (3) The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.
-

The land is subject to the provisions of the SEPP (Biodiversity and Conservation) 2021, Vegetation in non-rural areas which sets the rules for the clearing of native vegetation in NSW on land zoned for urban and environmental purposes that is not linked to a development application.

Bankstown Airport - Airspace Protection - The land is subject to height restrictions to protect the airspace in the vicinity of Bankstown Airport as required under the Regulations supporting the Airports Act 1996. You should make your own enquiries with Bankstown Airport Limited who are responsible for the operation of Bankstown Airport contact details are available from <http://www.bankstownairport.com.au/>.

Land must not be cleared or filled except with the consent of Council.

Potential for Salinity - The applicant's attention is drawn to the Department of Infrastructure, Planning and Natural Resources map at the 1:100,000 scale 'Salinity Potential in Western Sydney 2002' that indicates there is potential for salinity in the Region. The map can be viewed at Council's Customer Service Centre (86 Avoca Road Wakeley).

Building In Saline Environments - Council's policy 'Building in Saline Environments', applies to all areas of Fairfield City and requires use of construction measures and materials in new development to minimise risk of salt damage to buildings from urban salinity.

Demolition of a building or work requires development consent under clause 2.7 of Fairfield Local Environmental Plan 2013.

There is no draft SEPP applying to this land.

FAIRFIELD CITY COUNCIL DEVELOPMENT CONTROL PLANS

Fairfield Citywide Development Control Plan

Title	Adopted by Council*	Effective Date
Fairfield Citywide Development Control Plan 2013	13 November 2012	31 May 2013
<u>Amendment No.1</u> change maximum height permissible for detached secondary dwellings, clarify requirements and correct various anomalies, incorporate outdoor dining policy into a number of site specific DCPs (see table below)	11 February 2014	5 March 2014
<u>Amendment No.2</u> amend chapter 2 to reference Site Specific DCP – Wetherill Park Market Town	20 March 2013	7 March 2014
<u>Amendment No.3</u> Introduce Chapter 4B - Secondary Dwellings in Rural Area - Horsley Park and Cecil Park	11 December 2013	14 March 2014
<u>Amendment No. 4</u> amends Chapter 9 Industrial Development Site Specific Controls for 449 Victoria Street and 96 Newton Road, Wetherill Park	24 September 2013	21 March 2014
<u>Amendment No.5</u> amends Chapters 2 and 10 and Appendix B to ensure provisions within the DCP are in line with the SEPP (Exempt and Complying Development Codes) 2008.	13 May 2014	28 May 2014
<u>Amendment No. 5A</u> amends Chapter 6A – Multi Dwelling Housing – Town house and Villas: Site Specific DCP – 46 & 50 Cobbett Street, Wetherill Park.	12 March 2013	22 August 2014
<u>Amendment No. 6</u> including increase to building heights for detached granny flats, removal of reference to minimum lot sizes for R1 zoned lands, inclusion of new controls and provisions relating to neighbourhood shops and pad mounted sub stations, clarify requirements and correct a number of anomalies associated with secondary dwellings, dual occupancy, narrow lots and residential flat buildings and other minor inconsequential amendments.	12 August 2014	3 September 2014
<u>Amendment No. 6A</u> amends Chapter 14 Subdivision – Applying to land located on 630 Elizabeth Drive and 9-10 Schubert Place, Bonnyrigg Heights to facilitate a future road link between Stivala Place and Schubert Place.	12 August 2014	3 September 2014
<u>Amendment No.7</u> proposed amendments include – Additional Controls for Child Care Centres, Boarding Houses and Granny Flats; Revised Heritage Chapter; New provisions relating to CCTV for specific land uses, and; Acoustic measures for development in the Rural Area.	25 November 2014	3 December 2014
<u>Amendment No. 7A</u> amends Chapter 10 Miscellaneous Development - applying to land located on 1 Bartley Street, Cabramatta to facilitate the development of a hotel or motel accommodation at the Cabravale Diggers site.	26 August 2014	16 January 2015
<u>Amendment 8</u> amends Chapter 9 – Industrial Development. This amendment includes provisions for industrial/employment development proposals in close proximity to residential land. The amended controls cover the following issues: General Design Requirements (including setback considerations, driveways, loading and storage areas, etc); Bulk and scale; Vehicular and Pedestrian Access Privacy; Light Spill; Noise and Vibration; and Landscaping.	10 March 2015	1 April 2015
<u>Amendment 9</u> includes new provisions relating to various forms of residential development including: Building Appearance, Landscaping, Private Open space, Minimum Lot Width, Car Parking Rates and Notification of S82A Applications.	12 May 2015	27 May 2015
<u>Amendment 10</u> including amendments to: <ul style="list-style-type: none"> the intent of the Development Control Plan and Development Application process – the DA Guide provisions for rural zone development residential flat building setbacks heritage advice road classifications 	14 July 2015	5 August 2015
<u>Amendment No.11</u> includes site specific development controls (private open space, car parking and dwelling density) for 46-50 Cobbett Street, Wetherill Park included in Chapter 6A Multi Dwelling Housing – Townhouses and Villas.	1 December 2015	16 December 2015

<u>Amendment No. 12</u> addresses anomalies in the DCP including but not limited to providing clarity on minimum room sizes, updated acoustic proofing measures for new dwellings in rural areas, car parking rates for disabled parking, and provisions for site servicing and loading requirements in neighbourhood shops in residential zones.	10 May 2016	25 May 2016
<u>Amendment No. 13</u> Clarification to requirements for acoustic measures for development in the rural areas, location of alfresco areas for secondary dwellings, car parking rates for restaurants & amendments to ensure controls for residential flat buildings are consistent with the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development & associated Apartment Design Guide.	14 March 2017	5 April 2017
<u>Amendment No. 14</u> Site specific provisions for 620 Elizabeth Drive, Bonnyrigg Heights.	27 June 2017	15 September 2017
<u>Amendment No. 15</u> Amendment to Appendix G, and addition of Appendix H to introduce Aboriginal Heritage Management controls for development across Fairfield City	12 September 2017	28 February 2018
<u>Amendment No. 16</u> Amendments provide clarity relating to alfresco areas and carports provisions for secondary dwellings, lot width provisions for dual occupancy and multi dwelling housing on cul-de-sac heads, setbacks for residential flat buildings on corner sites, removal of Chapter 8B Neighbourhood and Local Centres – Mixed Use (Up to 2 storeys) to ensure consistency with the Apartment Design Guide, inclusion of accessibility requirements, inclusion of Council's Stormwater Management Policy, and guidelines for acknowledging petitions.	27 February 2018	21 March 2018
<u>Amendment No. 18</u> Amendment to Chapter 10.11 to revise existing site specific DCP in relation to the Cabravale Diggers Club site at 1 Bartley Street, Canley Vale	14 November 2017	28 February 2018
<u>Amendment No. 19</u> Amendment to introduce site specific development controls for 17-23 Longfield Street, Cabramatta.	11 September 2018	28 February 2019
<u>Amendment No. 20</u> Amendment No. 20 provides clarity on controls and guidelines within the following chapters: <ul style="list-style-type: none"> • Chapter 3 – Environmental Management and Constraints; • Chapter 4A – Development in the Rural Zones; • Chapter 5A – Dwelling Houses; • Chapter 5B – Secondary Dwellings; • Chapter 6A – Multi Dwelling Housing; • Chapter 6B – Dual Occupancy; • Chapter 9 – Industrial Development; and • Chapter 14 – Subdivision 	12 February 2019	13 March 2019
<u>Amendment No. 22</u> Amendment No. 22 provides clarity on control and guidelines within the following chapters: <ul style="list-style-type: none"> • Appendix A – Definitions • Chapter 2 – Development Application Process • Chapter 3 – Environmental Management and Constraints • Chapter 5A – Dwelling Houses • Chapter 5B – Secondary Dwellings • Chapter 5C – Dwelling Houses on Narrow Lots • Chapter 7 – Residential Flat Buildings and Shop Top Housing • Chapter 8 – Neighbourhood and Local Centres Business Use • Chapter 12 – Car Parking, Vehicle and Access Management • Chapter 13 – Child Care Centres • Chapter 14 - Subdivision 	9 June 2020	21 September 2020

Place Based and Site Specific Development Control Plans

Title	Adopted by Council*	Effective Date
Bonnyrigg Town Centre DCP 2018	6 August 2019	4 September 2020
Cabramatta Town Centre DCP (5/2000) - <u>Amendment No.1</u> (Outdoor Dining Controls –5.3.2014) - <u>Amendment No. 2</u> (New clause regarding Model Submission – 3.09.2014) - <u>Amendment No. 3</u> (Amended clauses and map regarding Precinct 2- Dutton Lane Car Park) - <u>Amendment No. 4</u> (Precinct 4A – East side market square and station interface)	10 May 2022	07 October 2022
Fairfield City Centre DCP 2013 - <u>Amendment No.1</u> (Outdoor Dining Controls – 5.3. 2014) - <u>Amendment No. 2</u> (Remove reference to Public Art Guide and update signage controls reference – 3.09.2014) - <u>Amendment No. 3</u> (removes reference to the Fairfield Art Strategy as Council has not formally adopted a Public Art Strategy)	10 May 2016	25 May 2016
Canley Corridor DCP No.37 (2013) (Canley Vale and Canley Heights town centres) - <u>Amendment No.1:</u> (Development Controls for Adams Reserve 12.9.2006) - <u>Amendment No.2:</u> (Development Controls for 45-47 Peel St, Canley Heights 9.4.2008) - <u>Amendment No.3:</u> (Awnings controls 3.11.2010) - <u>Amendment No.4:</u> (Development Controls for 190 Canley Vale Rd, Canley Heights 19.4.2011) - <u>Amendment No.5:</u> (References to Fairfield LEP 2013 31.5.2013) - <u>Amendment No.6:</u> (Outdoor Dining Controls –5.3.2014) - <u>Amendment No. 7</u> (Remove reference to Public Art Guide – 3.09.2014) - <u>Amendment No. 8</u> (Include 46 Derby Street, Canley Heights into Town Centre Catchment – 01.07.2015) - <u>Amendment No. 9</u> (removes reference to the Fairfield Art Strategy as Council has not formally adopted a Public Art Strategy)	10 May 2016	25 May 2016
Prairiewood Town Centre – Southern Precinct DCP 2013	13 November 2012	31 May 2013
Site Specific DCP – Wetherill Park Market Town	20 March 2013	7 March 2014
Fairfield Heights Town Centre DCP 2018	06 August 2019	05 June 2020
Villawood Town Centre DCP 2020	28 April 2020	05 June 2020

Master Plans

Title	Adopted by Council*	Effective Date
Prairiewood Masterplan (December 2005)	13 November 2012	31 May 2013
Fairfield Town Centre Masterplans – The Crescent and Barbara Street Precincts (May 2007)		May 2007

Urban Design Studies

Title	Adopted by Council
Fairfield City Centre Key Sites Urban Design Study	27 March 2018
Fairfield Heights Town Centre Urban Design Study	27 March 2018
Villawood Town Centre Urban Design Study	27 March 2018

* Note: Some "In Force" Development Control Plans may be under review, check with Council for date of last amendment.

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Flood Information Sheet

Applicant: Katrina Taylor
Certificate No.: 1233/2023
Applicant's Reference: E35971PT
Issue Date: 06/04/2023
Receipt No.: 4277843

PROPERTY ADDRESS: 84 Broomfield Street CABRAMATTA NSW 2166
LEGAL DESCRIPTION: Lot: 1 DP: 205759

Council has adopted a policy on flooding which may restrict the development of land. The Fairfield City-Wide Development Control Plan 2013 (which includes provisions for flood management) applies to all of the Fairfield Local Government area.

Important Notes:

Not Applicable values indicate that the subject land is not known to be subject to flooding.

Not Available values indicate that Council does not have the required flood information for the subject land.

A Glossary is also attached at the end of this Flood Information Sheet.

MAINSTREAM FLOODING

Description

Based on the information currently available to Council, this land is not affected by mainstream flooding. However, this is subject to future flood studies and reviews.

Mainstream Flood Details

Size of Flood	Flood Level (m AHD)
PMF minimum PMF maximum	Not Applicable Not Applicable
1 in 100 year minimum 1 in 100 year maximum	Not Applicable Not Applicable
1 in 20 year minimum 1 in 20 year maximum	Not Applicable Not Applicable

LOCAL OVERLAND FLOODING

Description

Based on the information currently available to Council, this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.

Local Overland Flood Details

Size of Flood	Flood Level (m AHD)
PMF minimum PMF maximum	Not Applicable Not Applicable
1 in 100 year minimum 1 in 100 year maximum	Not Applicable Not Applicable
1 in 20 year minimum 1 in 20 year maximum	Not Applicable Not Applicable

Advisory Note:

Supplementary flood risk information is available for this property. Please apply for this information via a GIPA informal request for information form. Please contact Council's Catchment Planning Branch for more information.

GLOSSARY	
m AHD	metres Australian Height Datum (AHD).
Australian Height Datum (AHD)	A common national plane of level approximately equivalent to the height above sea level. All flood levels, floor levels and ground levels are normally provided in metres AHD.
Average Recurrence Interval (ARI)	The long term average number of years between the occurrence of a flood as big as the selected event. For example, floods with a discharge as great as the 20 year ARI event will occur on average once every 20 years. ARI is another way of expressing the likelihood of occurrence of a flood event.
Flood	A relatively high stream flow that overtops the natural or artificial banks in any part of a stream, river, estuary, lake or dam. It also includes local overland flooding associated with major drainage before entering a watercourse, or coastal inundation resulting from raised sea levels, or waves overtopping the coastline.
Flood risk precinct	<p>An area of land with similar flood risks and where similar development controls may be applied by a Council to manage the flood risk. The flood risk is determined based on the existing development in the precinct or assuming the precinct is developed with normal residential uses. Usually the floodplain is categorised into three flood risk precincts 'low', 'medium' and 'high', although other classifications can sometimes be used.</p> <p>High Flood Risk: This has been defined as the area of land below the 100-year flood event that is either subject to a high hydraulic hazard or where there are significant evacuation difficulties.</p> <p>Medium Flood Risk: This has been defined as land below the 100-year flood level that is not within a High Flood Risk Precinct. This is land that is not subject to a high hydraulic hazard or where there are no significant evacuation difficulties.</p> <p>Low Flood Risk: This has been defined as all land within the floodplain (i.e. within the extent of the probable maximum flood) but not identified within either a High Flood Risk or a Medium Flood Risk Precinct. The Low Flood Risk Precinct is that area above the 100-year flood event.</p>
Local overland flooding	The inundation of normally dry land by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.
Mainstream flooding	The inundation of normally dry land occurring when water overflows the natural or artificial banks of a stream, river, estuary, lake or dam.
Probable Maximum Flood (PMF)	The largest flood that could conceivably occur at a particular location.
Flood Planning Area	The area of land below the FPL and thus subject to flood related development controls.
Flood Planning Level	Are the combinations of flood levels (derived from significant historical flood events or floods of specific AEPs) and freeboards selected for floodplain risk management purposes, as determined in management studies and incorporated in management plans.
Flood Control Lot	A lot to which flood related development controls apply in respect of development for the purposes of industrial buildings, commercial premises, dwelling houses, dual occupancies, multi dwelling housing or residential flat

	buildings (other than development for the purposes of group homes or seniors housing)
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05/04/2023

Katrina Taylor
JK Environments Pty Ltd
PO Box 976
North Ryde BC 1670

Dear Sir/ Madam,

Following is your planning certificate as requested. Should you have any further queries please contact Council on (02) 9725 0821.

PLANNING CERTIFICATE

(under section 10.7 of the Environmental Planning and Assessment Act 1979 as amended)

Applicant:	Katrina Taylor
Certificate No.:	1235/2023
Applicant's Reference:	E35971PT
Issue Date:	05/04/2023
Receipt No.:	

PROPERTY ADDRESS:	84 Broomfield Street CABRAMATTA NSW 2166
LEGAL DESCRIPTION:	Lot: 10 DP: 255023



Marcus Rowan
MANAGER STRATEGIC LAND USE PLANNING

PLEASE NOTE: This is page 1 of 26. Should this certificate or any subsequent copy not contain this many pages, please confirm with Council prior to acting on the basis of information contained in this certificate under Section 10.7(2) & (5) and inclusive of Flood Information Sheet.

Information provided under Section 10.7(2) of the Environmental Planning and Assessment Act 1979

Notes:

- (1) The following prescribed matters may apply to the land to which this certificate relates.
 - (2) Where this certificate refers to a specific allotment (or allotments) within a strata plan, the certificate is issued for the whole of the land within the strata plan, not just the specific allotment(s) referred to, and any information contained in the certificate may relate to the whole, or any part, of the strata plan.
 - (3) The following information is provided pursuant to Section 10.7(2) of the Environmental Planning and Assessment Act 1979 as prescribed by Schedule 3 of the Environmental Planning and Assessment Regulation 2021 and is applicable as at the date of this certificate.
 - (4) Information provided in this certificate should be interpreted in conjunction with the relevant plans, policies and documents held at Council. In order to obtain copies of these documents you may purchase them by either contacting Council on (02) 9725 0821 or attending Council's Administration Centre at 86 Avoca Road, Wakeley.
-

1. Names of relevant planning instruments and development control plans

- (1) The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land.

State Environmental Planning Policies (SEPP)

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

State Environmental Planning Policy (Transport and Infrastructure) 2021

State Environmental Planning Policy (Biodiversity and Conservation) 2021

State Environmental Planning Policy (Primary Production) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Industry and Employment) 2021

State Environmental Planning Policy (Resources and Energy) 2021

State Environmental Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Precincts – Western Parkland City) 2021

State Environmental Planning Policy (Housing) 2021

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

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

Regional Environmental Plans (Deemed SEPP)

There is no Regional Environmental Plan applying to this land.

Local Environmental Plans (LEP)

**Fairfield Local Environmental Plan 2013
Published on NSW Legislation Website: 17/05/2013.
In Force from: 31/05/2013.
As Amended.**

Development Control Plans (DCP)

The land is subject to adopted Development Control Plans. (See attached schedule).

- (2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been the subject of community consultation or on public exhibition under the Act that will apply to the carrying out of development on that land.

Draft State Environmental Planning Policies (SEPP)

There is no draft SEPP applying to this land.

Draft Local Environmental Plan (LEP)

Fairfield Local Environmental Plan 2013 (Amendment No.46). The amendment aims to: (a). Rezone certain land and/or amend development standards for certain land in the Fairfield, Cabramatta, Canley Vale and Carramar centres and in adjoining residential areas in Canley Vale and Carramar (if applicable, details are provided under section 2 of this planning certificate below); (b). Increase the floor space ratio and height of building under certain circumstances in Zone R3 Medium Density Residential in the eastern part of the City; (c). Replace clause 6.4 - Floodplain Risk Management with a new standard flood clause 5.22 - Special Flood Considerations; and (d). List four new local heritage items in Schedule 5 Environmental Heritage. Council's Outcomes Committee at its meeting held on 14 June 2022 resolved to endorse the above changes inclusive of the new land use zonings and associated development standards. Amendment No.46 will come into effect once further endorsed and implemented by the NSW Department of Planning and Environment on the NSW Legislation website.

Proposed Employment Zones Reform In May-June 2022 the Department of Planning and Environment exhibited the translation of existing Business and Industrial zones into the new Employment zones. This represented the implementation stage of a reform that replaces Business and Industrial zones with Employment zones within individual local environmental plans across NSW. Implementation

follows the introduction the Employment zones within the Standard Instrument (Local Environmental Plans) Order 2006 in December 2021. Further information can be found at the following website <https://www.planningportal.nsw.gov.au/employment-zones>. If you have any questions, please contact the Department of Planning and Environment on 1300 420 596 or by email at employment.zones@planning.nsw.gov.au.

Draft Development Control Plan (DCP)

No Draft DCP applies

- (3) Subclass (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if –
- a) It has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or
 - b) for a proposed environmental planning instrument – the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.

None relevant.

- (4) In this section, ***proposed environmental planning instrument*** means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

2. Zoning and land use under relevant planning instruments

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in any zone, however described –

- (a) what is the identity of the zone,**

B4 Mixed Use

- (b) the purposes for which development in the zone**

- (i) may be carried out without development consent**

Environmental protection works; Home-based child care; Home occupations.

- (ii) may not be carried out except with development consent**

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified in item (b)(i) or (b)(iii).

(iii) is prohibited,

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Attached dwellings; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Environmental facilities; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home businesses; Home industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Multi dwelling housing; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Research stations; Resource recovery facilities; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies.

c) whether any additional uses apply to the land,

There are no additional uses permitted with consent.

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

No development standards that fix the minimum land dimensions for the erection of a dwelling house apply to this land. Controls in other policies and plans may apply.

(e) whether the land is in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*,

No.

(f) whether the land is in a conservation area, however described,

No

(g) whether an item of environmental heritage, however described, is located on the land.

No.

Attention is drawn however to Clause 5.10(5) of Fairfield Local Environmental Plan 2013:

"The consent authority may, before granting consent to any development:

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared to assess the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned."

3. Contributions plans

- (1) The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.

Fairfield City Council indirect (Section 7.12) Development Contributions Plan 2011 applies to all land within the City of Fairfield.

Fairfield City Council direct (Section 7.11) Development Contributions Plan 2011 applies to this land.

- (2) If the land is in a special contributions area under the Act, Divisions 7.1, the name of the area.

None.

4. Complying development

- (1) If the land is land on which complying development may be carried out under each of the complying development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* because of that Policy clause 1.17A (1) (c)- (e), (2), (3) or (4), 1.18 (1)(c3) or 1.19.

Housing Code:

No. The Housing Code does not apply to this land.

Rural Housing Code:

No. The Rural Housing Code does not apply to this land.

Low Rise Housing Diversity Code:

No. The Low Rise Housing Diversity Code does not apply to the land.

Housing Alterations Code:

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

General Development Code:

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

Industrial and Business Alterations Code:

Complying development under the Industrial and Business Alterations Code may be carried out on the land.

Industrial and Business Buildings Code:

Complying Development under the Industrial and Business Buildings Code may be carried out on the land.

Container Recycling Facilities Code:

Complying development under the Container Recycling Facilities Code may be carried out on the land.

Subdivisions Code:

Complying development under the Subdivision Code may be carried out on the land.

Demolition Code:

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

Fire Safety Code:

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

Agritourism Code:

No. The Agritourism Code does not apply to the land.

- (2) If complying development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause.

None relevant.

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

Council does not have any relevant statement to make in relation to any further restrictions that may apply to complying development being carried out on the land. All information in relation to the extent

that complying development can be carried out on the land is provided under Part 4(1) & (2) of this certificate.

Note: Part 4(1) and (2) refers only to land based exclusions as listed in Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP (Exempt and Complying Development Codes) 2008. To be complying development, the development must be complying development that meets the standards and other requirements specified for that development as required by the SEPP. Please contact your accredited certifier or Council for further information.

- (4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

The Housing Code is varied in its application by omitting clauses 3.16(1(a) and 4 and 3.23(3).

5. Exempt development

- (1) If the land is land on which exempt development may be carried out under each of the exempt development codes under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* because of that Policy, clause 1.16(1)(b1)–(d) or 1.16A.

Yes - exempt development may be carried out on the land.

- (2) If exempt development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause.

Not applicable

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

None relevant

- (b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.

To be exempt development, the development must meet the requirements and criteria specified under the SEPP (Exempt and Complying Development Codes) 2008 that can be viewed on the NSW Legislation Website at www.legislation.nsw.gov.au/browse/inforce.

- (4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

None.

6. Affected building notices and building product rectification orders

- (1) Whether the council is aware that –
- (a) an affected building notice is in force in relation to the land, or
 - (b) a building product rectification order is in force in relation to the land that has been fully complied with, or
 - (c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.
- (2) In this section –
affected building notice has the same meaning as in the Building Products (Safety) Act 2017, Part 4.
building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

None relevant.

7. Land reserved for acquisition

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.

The land is not reserved for acquisition under Fairfield Local Environmental Plan 2013.

8. Road widening and road realignment

Whether the land is affected by road widening or road realignment under-

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

The land is not affected by any road widening proposal under Division 2 of Part 3 of the Roads Act or Fairfield Local Environmental Plan 2013.

9. Flood related development controls

- (1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

Based on the information currently available to Council, the land is not within the flood planning area. However, this is subject to future flood studies and reviews.

Mainstream Flooding

Based on the information currently available to Council, this land is not affected by mainstream flooding. However, this is subject to future flood studies and reviews.

Overland Flooding

Part or all of this land is within the floodplain and may be affected by local overland flooding. This parcel is not in an area in which Council's current program of overland flood risk mapping has been completed. The term local overland flooding means inundation by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam. If you are planning a development proposal, you may be required to undertake an Overland Flood Study prepared by a suitably qualified civil engineer experienced in flood analysis to identify the overland flood levels and velocities for the site.

- (2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

Based on the information currently available to Council, the land is not between the flood planning area and the probable maximum flood. However, this is subject to future flood studies and reviews.

Note: The flood information is the current information to date. However, Council reviews flood studies on an on-going basis and new information may become available in future. Please contact Council's Catchment Planning Division on 9725 0222 for any updated information.

-
- (3) In this clause –

flood planning area has the same meaning as 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.

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

- (1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.

Policies on hazard risk restrictions are as follows:

(i) Landslip

The land is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council (for the express purpose of its adoption by that authority being referred to in Planning Certificates issued by Council) that restricts development on the land because of the likelihood of landslide risk or subsidence.

(ii) Bushfire

Council has been supplied by the NSW Rural Fire Service with a hazard map for the purposes of a bush fire risk management plan applying to land within the Fairfield local government area. Based on that map, it appears the land referred to in this certificate is not bush fire prone as defined in Part 4 of the Environmental Planning and Assessment Act 1979.

(iii) Tidal Inundation

No.

(iv) Subsidence

No, the land is not so affected

(v) Acid Sulfate Soils

The land is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council (for the express purpose of its adoption by that authority being referred to in Planning Certificates issued by Council) that restricts development on the land because of the likelihood of acid sulfate soils.

(vi) Contamination

The provisions of Section 3.6 - Land Contamination of the Fairfield City Wide DCP applies to all land in the Fairfield Local Government Area. Under State Government planning legislation, this requires Council to take into consideration the potential for contamination of land when a development application or a rezoning proposal is considered by Council, having regard to current or previous uses of the land

(vii) Aircraft Noise

None relevant

(viii) Salinity

A Council adopted policy -No 67. Building in saline environments applies to the land.

(ix) Coastal hazards

None relevant.

(x) Sea level rise

None relevant.

(xi) Any other risks

No, the land is not so affected

(2) In this section—

adopted policy means a policy adopted—

- (a) by the council, or
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

11. Bush fire prone land

- (1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.
- (2) If none of the land is bush fire prone land, a statement to that effect.

Council has been supplied by the NSW Rural Fire Service with a hazard map for the purposes of a bush fire risk management plan applying to land within the Fairfield local government area. Based on that map, it appears the land referred to in this certificate is not bush fire prone as defined in Part 4 of the Environmental Planning and Assessment Act 1979.

12. Loose-fill asbestos insulation

If the land includes any residential premises, within the meaning of the *Home Building Act 1989, Part 8, Division 1A*, that are listed on the register kept under that Division, a statement to that effect.

Not Applicable.

13. Mine Subsidence

Whether the land is declared to be a mine subsidence district, within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

No, this land is not affected.

14. Paper subdivision information

- (1) The name of any development plan adopted by a relevant authority that –
 - (a) applies to the land, or
 - (b) is proposed to be subject to a ballot.
- (2) The date of any subdivision order that applies to the land.
- (3) Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.

No such plan or order applies to the land.

15. Property vegetation plans

If the land is land in relation to which a property vegetation plan approved and in force under the *Native Vegetation Act 2003*, Part 4, a statement to that effect, but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act.

No.

16. Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the *Biodiversity Conservation Act 2016*, Part 5, a statement to that effect, but only if the council has been notified of the existence of the agreement by the the Biodiversity Conservation Trust.

Note: "Biodiversity stewardship agreements include biobanking agreements under the *Threatened Species Conservation Act 1995*, Part 7A that are taken to be biodiversity stewardship agreements under the *Biodiversity Conservation Act 2016*, Part 5.

No such agreement applies to the land.

17. Biodiversity certified land

If the land is biodiversity certificate land under the *Biodiversity Conservation Act 2016*, Part 8, a statements to that effect.

Note : Biodiversity certified land includes land certified under the *Threatened Species Conservation Act*, Part 7AA that is taken to be certified under the *Biodiversity Conservation Act 2016*, Part 8.

The land is not biodiversity certified land.

18. Orders under Trees (Disputes between Neighbours) Act 2006

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

No

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

(1) If the *Coastal Management Act 2016* applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the *Local Government Act 1993*, section 496B, for coastal protection services that relate to existing coastal protection works.

(2) In this section –
existing coastal protection works has the same meaning as in the *Local Government Act 1993*, section 553B.

Note – Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existing before 1 January 2011.

No annual charges under section 553B of the *Local Government Act 1993*, are applicable to the land.

20. Western Sydney Aerotropolis

Whether under *State Environmental Planning Policy (Precincts – Western Parkland City) 2021*, Chapter 4 the land is –

- (a) in an ANEF or ANEC contour of 20 or greater as referred to in clause 19 of that Chapter, section 4.17, or

No

- (b) shown on the Lighting Intensity and Wind Shear Map, or

No

- (c) shown on the Obstacle Limitation Surface Map, or

No

- (d) in the “public safety area” on the Public Safety Area Map, or

No

- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.

No

21. Development consent conditions for seniors housing

If *State Environmental Planning Policy (Housing) 2021*, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, clause 88(2).

None.

22. Site compatibility certificates and development consents for affordable rental housing

- (1) Whether there is a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, or a former site compatibility certificate, of which

the council is aware, in relation to proposed development on the land and, if there is a certificate—

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

None.

- (2) If *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, clause 21(1) or 40(1).

None.

- (3) Any conditions of a development consent in relation to land that are of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

None.

- (4) In this section—
former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

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

- (a) that the land to which the certificate relates is significantly contaminated land—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,
- (b) that the land to which the certificate relates is subject to a management order—if it is subject to such an order at the date when the certificate is issued,
- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal—if it is the subject of such an approved proposal at the date when the certificate is issued,
- (d) that the land to which the certificate relates is subject to an ongoing maintenance order—if it is subject to such an order at the date when the certificate is issued,
- (e) that the land to which the certificate relates is the subject of a site audit statement—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

Continuously updated information in relation to the above matters can also be found by searching the records of the Environmental Protection Authority (EPA) at the website of the EPA. The search page can be found at: <http://www.epa.nsw.gov.au/prclmapp/searchregister.aspx>.

The following information is available to Council but may not be current:

The land is not within an investigation area or remediation site under Part 3 of the Contaminated Land Management Act 1997.

The land is not subject to a management order within the meaning of the Contaminated Land Management Act 1997.

The land is not subject to a Voluntary Management Proposal that is the subject of the Environment Protection Authority's agreement under Section 17 of the Contaminated Land Management Act 1997.

The land is not subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997.

Note 2: Any advice received by Council pursuant to section 26(2) of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009, is included below.

No such certificate applies to the land.

**The following additional information is provided under
Section 10.7(5) of the Environmental Planning and Assessment Act 1979**

Note:

- (1) When information pursuant to section 10.7(5) is requested, the Council is under no obligation to furnish any of the information supplied herein pursuant to that section.
 - (2) Council draws your attention to section 10.7(6), which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to subsection (5).
 - (3) The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.
-

The land is subject to the provisions of the SEPP (Biodiversity and Conservation) 2021, Vegetation in non-rural areas which sets the rules for the clearing of native vegetation in NSW on land zoned for urban and environmental purposes that is not linked to a development application.

Bankstown Airport - Airspace Protection - The land is subject to height restrictions to protect the airspace in the vicinity of Bankstown Airport as required under the Regulations supporting the Airports Act 1996. You should make your own enquiries with Bankstown Airport Limited who are responsible for the operation of Bankstown Airport contact details are available from <http://www.bankstownairport.com.au/>.

Land must not be cleared or filled except with the consent of Council.

Potential for Salinity - The applicant's attention is drawn to the Department of Infrastructure, Planning and Natural Resources map at the 1:100,000 scale 'Salinity Potential in Western Sydney 2002' that indicates there is potential for salinity in the Region. The map can be viewed at Council's Customer Service Centre (86 Avoca Road Wakeley).

Building In Saline Environments - Council's policy 'Building in Saline Environments', applies to all areas of Fairfield City and requires use of construction measures and materials in new development to minimise risk of salt damage to buildings from urban salinity.

Demolition of a building or work requires development consent under clause 2.7 of Fairfield Local Environmental Plan 2013.

There is no draft SEPP applying to this land.

FAIRFIELD CITY COUNCIL DEVELOPMENT CONTROL PLANS

Fairfield Citywide Development Control Plan

Title	Adopted by Council*	Effective Date
Fairfield Citywide Development Control Plan 2013	13 November 2012	31 May 2013
<u>Amendment No.1</u> change maximum height permissible for detached secondary dwellings, clarify requirements and correct various anomalies, incorporate outdoor dining policy into a number of site specific DCPs (see table below)	11 February 2014	5 March 2014
<u>Amendment No.2</u> amend chapter 2 to reference Site Specific DCP – Wetherill Park Market Town	20 March 2013	7 March 2014
<u>Amendment No.3</u> Introduce Chapter 4B - Secondary Dwellings in Rural Area - Horsley Park and Cecil Park	11 December 2013	14 March 2014
<u>Amendment No. 4</u> amends Chapter 9 Industrial Development Site Specific Controls for 449 Victoria Street and 96 Newton Road, Wetherill Park	24 September 2013	21 March 2014
<u>Amendment No.5</u> amends Chapters 2 and 10 and Appendix B to ensure provisions within the DCP are in line with the SEPP (Exempt and Complying Development Codes) 2008.	13 May 2014	28 May 2014
<u>Amendment No. 5A</u> amends Chapter 6A – Multi Dwelling Housing – Town house and Villas: Site Specific DCP – 46 & 50 Cobbett Street, Wetherill Park.	12 March 2013	22 August 2014
<u>Amendment No. 6</u> including increase to building heights for detached granny flats, removal of reference to minimum lot sizes for R1 zoned lands, inclusion of new controls and provisions relating to neighbourhood shops and pad mounted sub stations, clarify requirements and correct a number of anomalies associated with secondary dwellings, dual occupancy, narrow lots and residential flat buildings and other minor inconsequential amendments.	12 August 2014	3 September 2014
<u>Amendment No. 6A</u> amends Chapter 14 Subdivision – Applying to land located on 630 Elizabeth Drive and 9-10 Schubert Place, Bonnyrigg Heights to facilitate a future road link between Stivala Place and Schubert Place.	12 August 2014	3 September 2014
<u>Amendment No.7</u> proposed amendments include – Additional Controls for Child Care Centres, Boarding Houses and Granny Flats; Revised Heritage Chapter; New provisions relating to CCTV for specific land uses, and; Acoustic measures for development in the Rural Area.	25 November 2014	3 December 2014
<u>Amendment No. 7A</u> amends Chapter 10 Miscellaneous Development - applying to land located on 1 Bartley Street, Cabramatta to facilitate the development of a hotel or motel accommodation at the Cabravale Diggers site.	26 August 2014	16 January 2015
<u>Amendment 8</u> amends Chapter 9 – Industrial Development. This amendment includes provisions for industrial/employment development proposals in close proximity to residential land. The amended controls cover the following issues: General Design Requirements (including setback considerations, driveways, loading and storage areas, etc); Bulk and scale; Vehicular and Pedestrian Access Privacy; Light Spill; Noise and Vibration; and Landscaping.	10 March 2015	1 April 2015
<u>Amendment 9</u> includes new provisions relating to various forms of residential development including: Building Appearance, Landscaping, Private Open space, Minimum Lot Width, Car Parking Rates and Notification of S82A Applications.	12 May 2015	27 May 2015
<u>Amendment 10</u> including amendments to: <ul style="list-style-type: none"> the intent of the Development Control Plan and Development Application process – the DA Guide provisions for rural zone development residential flat building setbacks heritage advice road classifications 	14 July 2015	5 August 2015
<u>Amendment No.11</u> includes site specific development controls (private open space, car parking and dwelling density) for 46-50 Cobbett Street, Wetherill Park included in Chapter 6A Multi Dwelling Housing – Townhouses and Villas.	1 December 2015	16 December 2015

<u>Amendment No. 12</u> addresses anomalies in the DCP including but not limited to providing clarity on minimum room sizes, updated acoustic proofing measures for new dwellings in rural areas, car parking rates for disabled parking, and provisions for site servicing and loading requirements in neighbourhood shops in residential zones.	10 May 2016	25 May 2016
<u>Amendment No. 13</u> Clarification to requirements for acoustic measures for development in the rural areas, location of alfresco areas for secondary dwellings, car parking rates for restaurants & amendments to ensure controls for residential flat buildings are consistent with the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development & associated Apartment Design Guide.	14 March 2017	5 April 2017
<u>Amendment No. 14</u> Site specific provisions for 620 Elizabeth Drive, Bonnyrigg Heights.	27 June 2017	15 September 2017
<u>Amendment No. 15</u> Amendment to Appendix G, and addition of Appendix H to introduce Aboriginal Heritage Management controls for development across Fairfield City	12 September 2017	28 February 2018
<u>Amendment No. 16</u> Amendments provide clarity relating to alfresco areas and carports provisions for secondary dwellings, lot width provisions for dual occupancy and multi dwelling housing on cul-de-sac heads, setbacks for residential flat buildings on corner sites, removal of Chapter 8B Neighbourhood and Local Centres – Mixed Use (Up to 2 storeys) to ensure consistency with the Apartment Design Guide, inclusion of accessibility requirements, inclusion of Council's Stormwater Management Policy, and guidelines for acknowledging petitions.	27 February 2018	21 March 2018
<u>Amendment No. 18</u> Amendment to Chapter 10.11 to revise existing site specific DCP in relation to the Cabravale Diggers Club site at 1 Bartley Street, Canley Vale	14 November 2017	28 February 2018
<u>Amendment No. 19</u> Amendment to introduce site specific development controls for 17-23 Longfield Street, Cabramatta.	11 September 2018	28 February 2019
<u>Amendment No. 20</u> Amendment No. 20 provides clarity on controls and guidelines within the following chapters: <ul style="list-style-type: none"> • Chapter 3 – Environmental Management and Constraints; • Chapter 4A – Development in the Rural Zones; • Chapter 5A – Dwelling Houses; • Chapter 5B – Secondary Dwellings; • Chapter 6A – Multi Dwelling Housing; • Chapter 6B – Dual Occupancy; • Chapter 9 – Industrial Development; and • Chapter 14 – Subdivision 	12 February 2019	13 March 2019
<u>Amendment No. 22</u> Amendment No. 22 provides clarity on control and guidelines within the following chapters: <ul style="list-style-type: none"> • Appendix A – Definitions • Chapter 2 – Development Application Process • Chapter 3 – Environmental Management and Constraints • Chapter 5A – Dwelling Houses • Chapter 5B – Secondary Dwellings • Chapter 5C – Dwelling Houses on Narrow Lots • Chapter 7 – Residential Flat Buildings and Shop Top Housing • Chapter 8 – Neighbourhood and Local Centres Business Use • Chapter 12 – Car Parking, Vehicle and Access Management • Chapter 13 – Child Care Centres • Chapter 14 - Subdivision 	9 June 2020	21 September 2020

Place Based and Site Specific Development Control Plans

Title	Adopted by Council*	Effective Date
Bonnyrigg Town Centre DCP 2018	6 August 2019	4 September 2020
Cabramatta Town Centre DCP (5/2000) - <u>Amendment No.1</u> (Outdoor Dining Controls –5.3.2014) - <u>Amendment No. 2</u> (New clause regarding Model Submission – 3.09.2014) - <u>Amendment No. 3</u> (Amended clauses and map regarding Precinct 2- Dutton Lane Car Park) - <u>Amendment No. 4</u> (Precinct 4A – East side market square and station interface)	10 May 2022	07 October 2022
Fairfield City Centre DCP 2013 - <u>Amendment No.1</u> (Outdoor Dining Controls – 5.3. 2014) - <u>Amendment No. 2</u> (Remove reference to Public Art Guide and update signage controls reference – 3.09.2014) - <u>Amendment No. 3</u> (removes reference to the Fairfield Art Strategy as Council has not formally adopted a Public Art Strategy)	10 May 2016	25 May 2016
Canley Corridor DCP No.37 (2013) (Canley Vale and Canley Heights town centres) - <u>Amendment No.1:</u> (Development Controls for Adams Reserve 12.9.2006) - <u>Amendment No.2:</u> (Development Controls for 45-47 Peel St, Canley Heights 9.4.2008) - <u>Amendment No.3:</u> (Awnings controls 3.11.2010) - <u>Amendment No.4:</u> (Development Controls for 190 Canley Vale Rd, Canley Heights 19.4.2011) - <u>Amendment No.5:</u> (References to Fairfield LEP 2013 31.5.2013) - <u>Amendment No.6:</u> (Outdoor Dining Controls –5.3.2014) - <u>Amendment No. 7</u> (Remove reference to Public Art Guide – 3.09.2014) - <u>Amendment No. 8</u> (Include 46 Derby Street, Canley Heights into Town Centre Catchment – 01.07.2015) - <u>Amendment No. 9</u> (removes reference to the Fairfield Art Strategy as Council has not formally adopted a Public Art Strategy)	10 May 2016	25 May 2016
Prairiewood Town Centre – Southern Precinct DCP 2013	13 November 2012	31 May 2013
Site Specific DCP – Wetherill Park Market Town	20 March 2013	7 March 2014
Fairfield Heights Town Centre DCP 2018	06 August 2019	05 June 2020
Villawood Town Centre DCP 2020	28 April 2020	05 June 2020

Master Plans

Title	Adopted by Council*	Effective Date
Prairiewood Masterplan (December 2005)	13 November 2012	31 May 2013
Fairfield Town Centre Masterplans – The Crescent and Barbara Street Precincts (May 2007)		May 2007

Urban Design Studies

Title	Adopted by Council
Fairfield City Centre Key Sites Urban Design Study	27 March 2018
Fairfield Heights Town Centre Urban Design Study	27 March 2018
Villawood Town Centre Urban Design Study	27 March 2018

* Note: Some "In Force" Development Control Plans may be under review, check with Council for date of last amendment.

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Flood Information Sheet

Applicant: Katrina Taylor
Certificate No.: 1235/2023
Applicant's Reference: E35971PT
Issue Date: 05/04/2023
Receipt No.:

PROPERTY ADDRESS: 84 Broomfield Street CABRAMATTA NSW 2166
LEGAL DESCRIPTION: Lot: 10 DP: 255023

Council has adopted a policy on flooding which may restrict the development of land. The Fairfield City-Wide Development Control Plan 2013 (which includes provisions for flood management) applies to all of the Fairfield Local Government area.

Important Notes:

Not Applicable values indicate that the subject land is not known to be subject to flooding.

Not Available values indicate that Council does not have the required flood information for the subject land.

A Glossary is also attached at the end of this Flood Information Sheet.

MAINSTREAM FLOODING

Description

Based on the information currently available to Council, this land is not affected by mainstream flooding. However, this is subject to future flood studies and reviews.

Mainstream Flood Details

Size of Flood	Flood Level (m AHD)
PMF minimum PMF maximum	Not Applicable Not Applicable
1 in 100 year minimum 1 in 100 year maximum	Not Applicable Not Applicable
1 in 20 year minimum 1 in 20 year maximum	Not Applicable Not Applicable

LOCAL OVERLAND FLOODING

Description

Part or all of this land is within the floodplain and may be affected by local overland flooding. This parcel is not in an area in which Council's current program of overland flood risk mapping has been completed. The term local overland flooding means inundation by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam. If you are planning a development proposal, you may be required to undertake an Overland Flood Study prepared by a suitably qualified civil engineer experienced in flood analysis to identify the overland flood levels and velocities for the site.

Local Overland Flood Details

Size of Flood	Flood Level (m AHD)
PMF minimum PMF maximum	Not Applicable Not Applicable
1 in 100 year minimum 1 in 100 year maximum	Not Applicable Not Applicable
1 in 20 year minimum 1 in 20 year maximum	Not Applicable Not Applicable

Advisory Note:

Supplementary flood risk information is available for this property. Please apply for this information via a GIPA informal request for information form. Please contact Council's Catchment Planning Branch for more information.

GLOSSARY	
m AHD	metres Australian Height Datum (AHD).
Australian Height Datum (AHD)	A common national plane of level approximately equivalent to the height above sea level. All flood levels, floor levels and ground levels are normally provided in metres AHD.
Average Recurrence Interval (ARI)	The long term average number of years between the occurrence of a flood as big as the selected event. For example, floods with a discharge as great as the 20 year ARI event will occur on average once every 20 years. ARI is another way of expressing the likelihood of occurrence of a flood event.
Flood	A relatively high stream flow that overtops the natural or artificial banks in any part of a stream, river, estuary, lake or dam. It also includes local overland flooding associated with major drainage before entering a watercourse, or coastal inundation resulting from raised sea levels, or waves overtopping the coastline.
Flood risk precinct	<p>An area of land with similar flood risks and where similar development controls may be applied by a Council to manage the flood risk. The flood risk is determined based on the existing development in the precinct or assuming the precinct is developed with normal residential uses. Usually the floodplain is categorised into three flood risk precincts 'low', 'medium' and 'high', although other classifications can sometimes be used.</p> <p>High Flood Risk: This has been defined as the area of land below the 100-year flood event that is either subject to a high hydraulic hazard or where there are significant evacuation difficulties.</p> <p>Medium Flood Risk: This has been defined as land below the 100-year flood level that is not within a High Flood Risk Precinct. This is land that is not subject to a high hydraulic hazard or where there are no significant evacuation difficulties.</p> <p>Low Flood Risk: This has been defined as all land within the floodplain (i.e. within the extent of the probable maximum flood) but not identified within either a High Flood Risk or a Medium Flood Risk Precinct. The Low Flood Risk Precinct is that area above the 100-year flood event.</p>
Local overland flooding	The inundation of normally dry land by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.
Mainstream flooding	The inundation of normally dry land occurring when water overflows the natural or artificial banks of a stream, river, estuary, lake or dam.
Probable Maximum Flood (PMF)	The largest flood that could conceivably occur at a particular location.
Flood Planning Area	The area of land below the FPL and thus subject to flood related development controls.
Flood Planning Level	Are the combinations of flood levels (derived from significant historical flood events or floods of specific AEPs) and freeboards selected for floodplain risk management purposes, as determined in management studies and incorporated in management plans.
Flood Control Lot	A lot to which flood related development controls apply in respect of development for the purposes of industrial buildings, commercial premises, dwelling houses, dual occupancies, multi dwelling housing or residential flat

	buildings (other than development for the purposes of group homes or seniors housing)
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05/04/2023

Katrina Taylor
JK Environments Pty Ltd
PO Box 976
North Ryde BC 1670

Dear Sir/ Madam,

Following is your planning certificate as requested. Should you have any further queries please contact Council on (02) 9725 0821.

PLANNING CERTIFICATE

(under section 10.7 of the Environmental Planning and Assessment Act 1979 as amended)

Applicant:	Katrina Taylor
Certificate No.:	1234/2023
Applicant's Reference:	E35971PT
Issue Date:	05/04/2023
Receipt No.:	

PROPERTY ADDRESS:	86 Broomfield Street CABRAMATTA NSW 2166
LEGAL DESCRIPTION:	Lot: 2 DP: 205759



Marcus Rowan
MANAGER STRATEGIC LAND USE PLANNING

PLEASE NOTE: This is page 1 of 26. Should this certificate or any subsequent copy not contain this many pages, please confirm with Council prior to acting on the basis of information contained in this certificate under Section 10.7(2) & (5) and inclusive of Flood Information Sheet.

Information provided under Section 10.7(2) of the Environmental Planning and Assessment Act 1979

Notes:

- (1) The following prescribed matters may apply to the land to which this certificate relates.
 - (2) Where this certificate refers to a specific allotment (or allotments) within a strata plan, the certificate is issued for the whole of the land within the strata plan, not just the specific allotment(s) referred to, and any information contained in the certificate may relate to the whole, or any part, of the strata plan.
 - (3) The following information is provided pursuant to Section 10.7(2) of the Environmental Planning and Assessment Act 1979 as prescribed by Schedule 3 of the Environmental Planning and Assessment Regulation 2021 and is applicable as at the date of this certificate.
 - (4) Information provided in this certificate should be interpreted in conjunction with the relevant plans, policies and documents held at Council. In order to obtain copies of these documents you may purchase them by either contacting Council on (02) 9725 0821 or attending Council's Administration Centre at 86 Avoca Road, Wakeley.
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1. Names of relevant planning instruments and development control plans

- (1) The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land.

State Environmental Planning Policies (SEPP)

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

State Environmental Planning Policy (Transport and Infrastructure) 2021

State Environmental Planning Policy (Biodiversity and Conservation) 2021

State Environmental Planning Policy (Primary Production) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Industry and Employment) 2021

State Environmental Planning Policy (Resources and Energy) 2021

State Environmental Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Precincts – Western Parkland City) 2021

State Environmental Planning Policy (Housing) 2021

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

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

Regional Environmental Plans (Deemed SEPP)

There is no Regional Environmental Plan applying to this land.

Local Environmental Plans (LEP)

**Fairfield Local Environmental Plan 2013
Published on NSW Legislation Website: 17/05/2013.
In Force from: 31/05/2013.
As Amended.**

Development Control Plans (DCP)

The land is subject to adopted Development Control Plans. (See attached schedule).

- (2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been the subject of community consultation or on public exhibition under the Act that will apply to the carrying out of development on that land.

Draft State Environmental Planning Policies (SEPP)

There is no draft SEPP applying to this land.

Draft Local Environmental Plan (LEP)

Fairfield Local Environmental Plan 2013 (Amendment No.46). The amendment aims to: (a). Rezone certain land and/or amend development standards for certain land in the Fairfield, Cabramatta, Canley Vale and Carramar centres and in adjoining residential areas in Canley Vale and Carramar (if applicable, details are provided under section 2 of this planning certificate below); (b). Increase the floor space ratio and height of building under certain circumstances in Zone R3 Medium Density Residential in the eastern part of the City; (c). Replace clause 6.4 - Floodplain Risk Management with a new standard flood clause 5.22 - Special Flood Considerations; and (d). List four new local heritage items in Schedule 5 Environmental Heritage. Council's Outcomes Committee at its meeting held on 14 June 2022 resolved to endorse the above changes inclusive of the new land use zonings and associated development standards. Amendment No.46 will come into effect once further endorsed and implemented by the NSW Department of Planning and Environment on the NSW Legislation website.

Proposed Employment Zones Reform In May-June 2022 the Department of Planning and Environment exhibited the translation of existing Business and Industrial zones into the new Employment zones. This represented the implementation stage of a reform that replaces Business and Industrial zones with Employment zones within individual local environmental plans across NSW. Implementation

follows the introduction the Employment zones within the Standard Instrument (Local Environmental Plans) Order 2006 in December 2021. Further information can be found at the following website <https://www.planningportal.nsw.gov.au/employment-zones>. If you have any questions, please contact the Department of Planning and Environment on 1300 420 596 or by email at employment.zones@planning.nsw.gov.au.

Draft Development Control Plan (DCP)

No Draft DCP applies

- (3) Subclass (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if –
- a) It has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or
 - b) for a proposed environmental planning instrument – the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.

None relevant.

- (4) In this section, ***proposed environmental planning instrument*** means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

2. Zoning and land use under relevant planning instruments

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in any zone, however described –

(a) what is the identity of the zone,

B4 Mixed Use

(b) the purposes for which development in the zone

(i) may be carried out without development consent

Environmental protection works; Home-based child care; Home occupations.

(ii) may not be carried out except with development consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified in item (b)(i) or (b)(iii).

(iii) is prohibited,

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Attached dwellings; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Environmental facilities; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home businesses; Home industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Multi dwelling housing; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Research stations; Resource recovery facilities; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies.

c) whether any additional uses apply to the land,

There are no additional uses permitted with consent.

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

No development standards that fix the minimum land dimensions for the erection of a dwelling house apply to this land. Controls in other policies and plans may apply.

(e) whether the land is in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*,

No.

(f) whether the land is in a conservation area, however described,

No

(g) whether an item of environmental heritage, however described, is located on the land.

No.

Attention is drawn however to Clause 5.10(5) of Fairfield Local Environmental Plan 2013:

"The consent authority may, before granting consent to any development:

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared to assess the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned."

3. Contributions plans

- (1) The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.

Fairfield City Council indirect (Section 7.12) Development Contributions Plan 2011 applies to all land within the City of Fairfield.

Fairfield City Council direct (Section 7.11) Development Contributions Plan 2011 applies to this land.

- (2) If the land is in a special contributions area under the Act, Divisions 7.1, the name of the area.

None.

4. Complying development

- (1) If the land is land on which complying development may be carried out under each of the complying development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* because of that Policy clause 1.17A (1) (c)- (e), (2), (3) or (4), 1.18 (1)(c3) or 1.19.

Housing Code:

No. The Housing Code does not apply to this land.

Rural Housing Code:

No. The Rural Housing Code does not apply to this land.

Low Rise Housing Diversity Code:

No. The Low Rise Housing Diversity Code does not apply to the land.

Housing Alterations Code:

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

General Development Code:

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

Industrial and Business Alterations Code:

Complying development under the Industrial and Business Alterations Code may be carried out on the land.

Industrial and Business Buildings Code:

Complying Development under the Industrial and Business Buildings Code may be carried out on the land.

Container Recycling Facilities Code:

Complying development under the Container Recycling Facilities Code may be carried out on the land.

Subdivisions Code:

Complying development under the Subdivision Code may be carried out on the land.

Demolition Code:

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

Fire Safety Code:

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

Agritourism Code:

No. The Agritourism Code does not apply to the land.

- (2) If complying development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause.

None relevant.

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

Council does not have any relevant statement to make in relation to any further restrictions that may apply to complying development being carried out on the land. All information in relation to the extent

that complying development can be carried out on the land is provided under Part 4(1) & (2) of this certificate.

Note: Part 4(1) and (2) refers only to land based exclusions as listed in Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP (Exempt and Complying Development Codes) 2008. To be complying development, the development must be complying development that meets the standards and other requirements specified for that development as required by the SEPP. Please contact your accredited certifier or Council for further information.

- (4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

The Housing Code is varied in its application by omitting clauses 3.16(1(a) and 4 and 3.23(3).

5. Exempt development

- (1) If the land is land on which exempt development may be carried out under each of the exempt development codes under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* because of that Policy, clause 1.16(1)(b1)–(d) or 1.16A.

Yes - exempt development may be carried out on the land.

- (2) If exempt development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause.

Not applicable

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

None relevant

- (b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.

To be exempt development, the development must meet the requirements and criteria specified under the SEPP (Exempt and Complying Development Codes) 2008 that can be viewed on the NSW Legislation Website at www.legislation.nsw.gov.au/browse/inforce.

- (4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

None.

6. Affected building notices and building product rectification orders

- (1) Whether the council is aware that –
- (a) an affected building notice is in force in relation to the land, or
 - (b) a building product rectification order is in force in relation to the land that has been fully complied with, or
 - (c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.
- (2) In this section –
affected building notice has the same meaning as in the Building Products (Safety) Act 2017, Part 4.
building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

None relevant.

7. Land reserved for acquisition

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.

The land is not reserved for acquisition under Fairfield Local Environmental Plan 2013.

8. Road widening and road realignment

Whether the land is affected by road widening or road realignment under-

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

The land is not affected by any road widening proposal under Division 2 of Part 3 of the Roads Act or Fairfield Local Environmental Plan 2013.

9. Flood related development controls

- (1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

Based on the information currently available to Council, the land is not within the flood planning area. However, this is subject to future flood studies and reviews.

Mainstream Flooding

Based on the information currently available to Council, this land is not affected by mainstream flooding. However, this is subject to future flood studies and reviews.

Overland Flooding

Based on the information currently available to Council, this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.

- (2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

Based on the information currently available to Council, the land is not between the flood planning area and the probable maximum flood. However, this is subject to future flood studies and reviews.

Note: The flood information is the current information to date. However, Council reviews flood studies on an on-going basis and new information may become available in future. Please contact Council's Catchment Planning Division on 9725 0222 for any updated information.

-
- (3) In this clause –
flood planning area has the same meaning as 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.
-

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

- (1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.

Policies on hazard risk restrictions are as follows:

(i) Landslip

The land is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council (for the express purpose of its adoption by that authority being referred to in Planning Certificates issued by Council) that restricts development on the land because of the likelihood of landslide risk or subsidence.

(ii) Bushfire

Council has been supplied by the NSW Rural Fire Service with a hazard map for the purposes of a bush fire risk management plan applying to land within the Fairfield local government area. Based on that map, it appears the land referred to in this certificate is not bush fire prone as

defined in Part 4 of the Environmental Planning and Assessment Act 1979.

(iii) Tidal Inundation

No.

(iv) Subsidence

No, the land is not so affected

(v) Acid Sulfate Soils

The land is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council (for the express purpose of its adoption by that authority being referred to in Planning Certificates issued by Council) that restricts development on the land because of the likelihood of acid sulfate soils.

(vi) Contamination

The provisions of Section 3.6 - Land Contamination of the Fairfield City Wide DCP applies to all land in the Fairfield Local Government Area. Under State Government planning legislation, this requires Council to take into consideration the potential for contamination of land when a development application or a rezoning proposal is considered by Council, having regard to current or previous uses of the land

(vii) Aircraft Noise

None relevant

(viii) Salinity

A Council adopted policy -No 67. Building in saline environments applies to the land.

(ix) Coastal hazards

None relevant.

(x) Sea level rise

None relevant.

(xi) Any other risks

No, the land is not so affected

(2) In this section—

adopted policy means a policy adopted—

- (a) by the council, or
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

11. Bush fire prone land

- (1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.
- (2) If none of the land is bush fire prone land, a statement to that effect.

Council has been supplied by the NSW Rural Fire Service with a hazard map for the purposes of a bush fire risk management plan applying to land within the Fairfield local government area. Based on that map, it appears the land referred to in this certificate is not bush fire prone as defined in Part 4 of the Environmental Planning and Assessment Act 1979.

12. Loose-fill asbestos insulation

If the land includes any residential premises, within the meaning of the *Home Building Act 1989, Part 8, Division 1A*, that are listed on the register kept under that Division, a statement to that effect.

Not Applicable.

13. Mine Subsidence

Whether the land is declared to be a mine subsidence district, within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

No, this land is not affected.

14. Paper subdivision information

- (1) The name of any development plan adopted by a relevant authority that –
 - (a) applies to the land, or
 - (b) is proposed to be subject to a ballot.
- (2) The date of any subdivision order that applies to the land.
- (3) Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.

No such plan or order applies to the land.

15. Property vegetation plans

If the land is land in relation to which a property vegetation plan approved and in force under the *Native Vegetation Act 2003*, Part 4, a statement to that effect, but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act.

No.

16. Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the *Biodiversity Conservation Act 2016*, Part 5, a statement to that effect, but only if the council has been notified of the existence of the agreement by the the Biodiversity Conservation Trust.

Note: "Biodiversity stewardship agreements include biobanking agreements under the *Threatened Species Conservation Act 1995*, Part 7A that are taken to be biodiversity stewardship agreements under the *Biodiversity Conservation Act 2016*, Part 5.

No such agreement applies to the land.

17. Biodiversity certified land

If the land is biodiversity certificate land under the *Biodiversity Conservation Act 2016*, Part 8, a statements to that effect.

Note : Biodiversity certified land includes land certified under the *Threatened Species Conservation Act*, Part 7AA that is taken to be certified under the *Biodiversity Conservation Act 2016*, Part 8.

The land is not biodiversity certified land.

18. Orders under Trees (Disputes between Neighbours) Act 2006

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

No

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

(1) If the *Coastal Management Act 2016* applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the *Local Government Act 1993*, section 496B, for coastal protection services that relate to existing coastal protection works.

(2) In this section –
existing coastal protection works has the same meaning as in the *Local Government Act 1993*, section 553B.

Note – Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existing before 1 January 2011.

No annual charges under section 553B of the *Local Government Act 1993*, are applicable to the land.

20. Western Sydney Aerotropolis

Whether under *State Environmental Planning Policy (Precincts – Western Parkland City) 2021*, Chapter 4 the land is –

- (a) in an ANEF or ANEC contour of 20 or greater as referred to in clause 19 of that Chapter, section 4.17, or

No

- (b) shown on the Lighting Intensity and Wind Shear Map, or

No

- (c) shown on the Obstacle Limitation Surface Map, or

No

- (d) in the “public safety area” on the Public Safety Area Map, or

No

- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.

No

21. Development consent conditions for seniors housing

If *State Environmental Planning Policy (Housing) 2021*, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, clause 88(2).

None.

22. Site compatibility certificates and development consents for affordable rental housing

- (1) Whether there is a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate—

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

None.

- (2) If *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, clause 21(1) or 40(1).

None.

- (3) Any conditions of a development consent in relation to land that are of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

None.

- (4) In this section—
former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

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

- (a) that the land to which the certificate relates is significantly contaminated land—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,
- (b) that the land to which the certificate relates is subject to a management order—if it is subject to such an order at the date when the certificate is issued,
- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal—if it is the subject of such an approved proposal at the date when the certificate is issued,
- (d) that the land to which the certificate relates is subject to an ongoing maintenance order—if it is subject to such an order at the date when the certificate is issued,
- (e) that the land to which the certificate relates is the subject of a site audit statement—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

Continuously updated information in relation to the above matters can also be found by searching the records of the Environmental Protection Authority (EPA) at the website of the EPA. The search page can be found at: <http://www.epa.nsw.gov.au/prclmapp/searchregister.aspx>.

The following information is available to Council but may not be current:

The land is not within an investigation area or remediation site under Part 3 of the Contaminated Land Management Act 1997.

The land is not subject to a management order within the meaning of the Contaminated Land Management Act 1997.

The land is not subject to a Voluntary Management Proposal that is the subject of the Environment Protection Authority's agreement under Section 17 of the Contaminated Land Management Act 1997.

The land is not subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997.

Note 2: Any advice received by Council pursuant to section 26(2) of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009, is included below.

No such certificate applies to the land.

**The following additional information is provided under
Section 10.7(5) of the Environmental Planning and Assessment Act 1979**

Note:

- (1) When information pursuant to section 10.7(5) is requested, the Council is under no obligation to furnish any of the information supplied herein pursuant to that section.
 - (2) Council draws your attention to section 10.7(6), which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to subsection (5).
 - (3) The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.
-

The land is subject to the provisions of the SEPP (Biodiversity and Conservation) 2021, Vegetation in non-rural areas which sets the rules for the clearing of native vegetation in NSW on land zoned for urban and environmental purposes that is not linked to a development application.

Bankstown Airport - Airspace Protection - The land is subject to height restrictions to protect the airspace in the vicinity of Bankstown Airport as required under the Regulations supporting the Airports Act 1996. You should make your own enquiries with Bankstown Airport Limited who are responsible for the operation of Bankstown Airport contact details are available from <http://www.bankstownairport.com.au/>.

Land must not be cleared or filled except with the consent of Council.

Potential for Salinity - The applicant's attention is drawn to the Department of Infrastructure, Planning and Natural Resources map at the 1:100,000 scale 'Salinity Potential in Western Sydney 2002' that indicates there is potential for salinity in the Region. The map can be viewed at Council's Customer Service Centre (86 Avoca Road Wakeley).

Building In Saline Environments - Council's policy 'Building in Saline Environments', applies to all areas of Fairfield City and requires use of construction measures and materials in new development to minimise risk of salt damage to buildings from urban salinity.

Demolition of a building or work requires development consent under clause 2.7 of Fairfield Local Environmental Plan 2013.

There is no draft SEPP applying to this land.

FAIRFIELD CITY COUNCIL DEVELOPMENT CONTROL PLANS

Fairfield Citywide Development Control Plan

Title	Adopted by Council*	Effective Date
Fairfield Citywide Development Control Plan 2013	13 November 2012	31 May 2013
<u>Amendment No.1</u> change maximum height permissible for detached secondary dwellings, clarify requirements and correct various anomalies, incorporate outdoor dining policy into a number of site specific DCPs (see table below)	11 February 2014	5 March 2014
<u>Amendment No.2</u> amend chapter 2 to reference Site Specific DCP – Wetherill Park Market Town	20 March 2013	7 March 2014
<u>Amendment No.3</u> Introduce Chapter 4B - Secondary Dwellings in Rural Area - Horsley Park and Cecil Park	11 December 2013	14 March 2014
<u>Amendment No. 4</u> amends Chapter 9 Industrial Development Site Specific Controls for 449 Victoria Street and 96 Newton Road, Wetherill Park	24 September 2013	21 March 2014
<u>Amendment No.5</u> amends Chapters 2 and 10 and Appendix B to ensure provisions within the DCP are in line with the SEPP (Exempt and Complying Development Codes) 2008.	13 May 2014	28 May 2014
<u>Amendment No. 5A</u> amends Chapter 6A – Multi Dwelling Housing – Town house and Villas: Site Specific DCP – 46 & 50 Cobbett Street, Wetherill Park.	12 March 2013	22 August 2014
<u>Amendment No. 6</u> including increase to building heights for detached granny flats, removal of reference to minimum lot sizes for R1 zoned lands, inclusion of new controls and provisions relating to neighbourhood shops and pad mounted sub stations, clarify requirements and correct a number of anomalies associated with secondary dwellings, dual occupancy, narrow lots and residential flat buildings and other minor inconsequential amendments.	12 August 2014	3 September 2014
<u>Amendment No. 6A</u> amends Chapter 14 Subdivision – Applying to land located on 630 Elizabeth Drive and 9-10 Schubert Place, Bonnyrigg Heights to facilitate a future road link between Stivala Place and Schubert Place.	12 August 2014	3 September 2014
<u>Amendment No.7</u> proposed amendments include – Additional Controls for Child Care Centres, Boarding Houses and Granny Flats; Revised Heritage Chapter; New provisions relating to CCTV for specific land uses, and; Acoustic measures for development in the Rural Area.	25 November 2014	3 December 2014
<u>Amendment No. 7A</u> amends Chapter 10 Miscellaneous Development - applying to land located on 1 Bartley Street, Cabramatta to facilitate the development of a hotel or motel accommodation at the Cabravale Diggers site.	26 August 2014	16 January 2015
<u>Amendment 8</u> amends Chapter 9 – Industrial Development. This amendment includes provisions for industrial/employment development proposals in close proximity to residential land. The amended controls cover the following issues: General Design Requirements (including setback considerations, driveways, loading and storage areas, etc); Bulk and scale; Vehicular and Pedestrian Access Privacy; Light Spill; Noise and Vibration; and Landscaping.	10 March 2015	1 April 2015
<u>Amendment 9</u> includes new provisions relating to various forms of residential development including: Building Appearance, Landscaping, Private Open space, Minimum Lot Width, Car Parking Rates and Notification of S82A Applications.	12 May 2015	27 May 2015
<u>Amendment 10</u> including amendments to: <ul style="list-style-type: none"> the intent of the Development Control Plan and Development Application process – the DA Guide provisions for rural zone development residential flat building setbacks heritage advice road classifications 	14 July 2015	5 August 2015
<u>Amendment No.11</u> includes site specific development controls (private open space, car parking and dwelling density) for 46-50 Cobbett Street, Wetherill Park included in Chapter 6A Multi Dwelling Housing – Townhouses and Villas.	1 December 2015	16 December 2015

<u>Amendment No. 12</u> addresses anomalies in the DCP including but not limited to providing clarity on minimum room sizes, updated acoustic proofing measures for new dwellings in rural areas, car parking rates for disabled parking, and provisions for site servicing and loading requirements in neighbourhood shops in residential zones.	10 May 2016	25 May 2016
<u>Amendment No. 13</u> Clarification to requirements for acoustic measures for development in the rural areas, location of alfresco areas for secondary dwellings, car parking rates for restaurants & amendments to ensure controls for residential flat buildings are consistent with the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development & associated Apartment Design Guide.	14 March 2017	5 April 2017
<u>Amendment No. 14</u> Site specific provisions for 620 Elizabeth Drive, Bonnyrigg Heights.	27 June 2017	15 September 2017
<u>Amendment No. 15</u> Amendment to Appendix G, and addition of Appendix H to introduce Aboriginal Heritage Management controls for development across Fairfield City	12 September 2017	28 February 2018
<u>Amendment No. 16</u> Amendments provide clarity relating to alfresco areas and carports provisions for secondary dwellings, lot width provisions for dual occupancy and multi dwelling housing on cul-de-sac heads, setbacks for residential flat buildings on corner sites, removal of Chapter 8B Neighbourhood and Local Centres – Mixed Use (Up to 2 storeys) to ensure consistency with the Apartment Design Guide, inclusion of accessibility requirements, inclusion of Council's Stormwater Management Policy, and guidelines for acknowledging petitions.	27 February 2018	21 March 2018
<u>Amendment No. 18</u> Amendment to Chapter 10.11 to revise existing site specific DCP in relation to the Cabravale Diggers Club site at 1 Bartley Street, Canley Vale	14 November 2017	28 February 2018
<u>Amendment No. 19</u> Amendment to introduce site specific development controls for 17-23 Longfield Street, Cabramatta.	11 September 2018	28 February 2019
<u>Amendment No. 20</u> Amendment No. 20 provides clarity on controls and guidelines within the following chapters: <ul style="list-style-type: none"> • Chapter 3 – Environmental Management and Constraints; • Chapter 4A – Development in the Rural Zones; • Chapter 5A – Dwelling Houses; • Chapter 5B – Secondary Dwellings; • Chapter 6A – Multi Dwelling Housing; • Chapter 6B – Dual Occupancy; • Chapter 9 – Industrial Development; and • Chapter 14 – Subdivision 	12 February 2019	13 March 2019
<u>Amendment No. 22</u> Amendment No. 22 provides clarity on control and guidelines within the following chapters: <ul style="list-style-type: none"> • Appendix A – Definitions • Chapter 2 – Development Application Process • Chapter 3 – Environmental Management and Constraints • Chapter 5A – Dwelling Houses • Chapter 5B – Secondary Dwellings • Chapter 5C – Dwelling Houses on Narrow Lots • Chapter 7 – Residential Flat Buildings and Shop Top Housing • Chapter 8 – Neighbourhood and Local Centres Business Use • Chapter 12 – Car Parking, Vehicle and Access Management • Chapter 13 – Child Care Centres • Chapter 14 - Subdivision 	9 June 2020	21 September 2020

Place Based and Site Specific Development Control Plans

Title	Adopted by Council*	Effective Date
Bonnyrigg Town Centre DCP 2018	6 August 2019	4 September 2020
Cabramatta Town Centre DCP (5/2000) - <u>Amendment No.1</u> (Outdoor Dining Controls –5.3.2014) - <u>Amendment No. 2</u> (New clause regarding Model Submission – 3.09.2014) - <u>Amendment No. 3</u> (Amended clauses and map regarding Precinct 2- Dutton Lane Car Park) - <u>Amendment No. 4</u> (Precinct 4A – East side market square and station interface)	10 May 2022	07 October 2022
Fairfield City Centre DCP 2013 - <u>Amendment No.1</u> (Outdoor Dining Controls – 5.3. 2014) - <u>Amendment No. 2</u> (Remove reference to Public Art Guide and update signage controls reference – 3.09.2014) - <u>Amendment No. 3</u> (removes reference to the Fairfield Art Strategy as Council has not formally adopted a Public Art Strategy)	10 May 2016	25 May 2016
Canley Corridor DCP No.37 (2013) (Canley Vale and Canley Heights town centres) - <u>Amendment No.1:</u> (Development Controls for Adams Reserve 12.9.2006) - <u>Amendment No.2:</u> (Development Controls for 45-47 Peel St, Canley Heights 9.4.2008) - <u>Amendment No.3:</u> (Awnings controls 3.11.2010) - <u>Amendment No.4:</u> (Development Controls for 190 Canley Vale Rd, Canley Heights 19.4.2011) - <u>Amendment No.5:</u> (References to Fairfield LEP 2013 31.5.2013) - <u>Amendment No.6:</u> (Outdoor Dining Controls –5.3.2014) - <u>Amendment No. 7</u> (Remove reference to Public Art Guide – 3.09.2014) - <u>Amendment No. 8</u> (Include 46 Derby Street, Canley Heights into Town Centre Catchment – 01.07.2015) - <u>Amendment No. 9</u> (removes reference to the Fairfield Art Strategy as Council has not formally adopted a Public Art Strategy)	10 May 2016	25 May 2016
Prairiewood Town Centre – Southern Precinct DCP 2013	13 November 2012	31 May 2013
Site Specific DCP – Wetherill Park Market Town	20 March 2013	7 March 2014
Fairfield Heights Town Centre DCP 2018	06 August 2019	05 June 2020
Villawood Town Centre DCP 2020	28 April 2020	05 June 2020

Master Plans

Title	Adopted by Council*	Effective Date
Prairiewood Masterplan (December 2005)	13 November 2012	31 May 2013
Fairfield Town Centre Masterplans – The Crescent and Barbara Street Precincts (May 2007)		May 2007

Urban Design Studies

Title	Adopted by Council
Fairfield City Centre Key Sites Urban Design Study	27 March 2018
Fairfield Heights Town Centre Urban Design Study	27 March 2018
Villawood Town Centre Urban Design Study	27 March 2018

* Note: Some "In Force" Development Control Plans may be under review, check with Council for date of last amendment.

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Flood Information Sheet

Applicant: Katrina Taylor
Certificate No.: 1234/2023
Applicant's Reference: E35971PT
Issue Date: 05/04/2023
Receipt No.:

PROPERTY ADDRESS: 86 Broomfield Street CABRAMATTA NSW 2166
LEGAL DESCRIPTION: Lot: 2 DP: 205759

Council has adopted a policy on flooding which may restrict the development of land. The Fairfield City-Wide Development Control Plan 2013 (which includes provisions for flood management) applies to all of the Fairfield Local Government area.

Important Notes:

Not Applicable values indicate that the subject land is not known to be subject to flooding.

Not Available values indicate that Council does not have the required flood information for the subject land.

A Glossary is also attached at the end of this Flood Information Sheet.

MAINSTREAM FLOODING

Description

Based on the information currently available to Council, this land is not affected by mainstream flooding. However, this is subject to future flood studies and reviews.

Mainstream Flood Details

Size of Flood	Flood Level (m AHD)
PMF minimum PMF maximum	Not Applicable Not Applicable
1 in 100 year minimum 1 in 100 year maximum	Not Applicable Not Applicable
1 in 20 year minimum 1 in 20 year maximum	Not Applicable Not Applicable

LOCAL OVERLAND FLOODING

Description

Based on the information currently available to Council, this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.

Local Overland Flood Details

Size of Flood	Flood Level (m AHD)
PMF minimum PMF maximum	Not Applicable Not Applicable
1 in 100 year minimum 1 in 100 year maximum	Not Applicable Not Applicable
1 in 20 year minimum 1 in 20 year maximum	Not Applicable Not Applicable

GLOSSARY	
m AHD	metres Australian Height Datum (AHD).
Australian Height Datum (AHD)	A common national plane of level approximately equivalent to the height above sea level. All flood levels, floor levels and ground levels are normally provided in metres AHD.
Average Recurrence Interval (ARI)	The long term average number of years between the occurrence of a flood as big as the selected event. For example, floods with a discharge as great as the 20 year ARI event will occur on average once every 20 years. ARI is another way of expressing the likelihood of occurrence of a flood event.
Flood	A relatively high stream flow that overtops the natural or artificial banks in any part of a stream, river, estuary, lake or dam. It also includes local overland flooding associated with major drainage before entering a watercourse, or coastal inundation resulting from raised sea levels, or waves overtopping the coastline.
Flood risk precinct	<p>An area of land with similar flood risks and where similar development controls may be applied by a Council to manage the flood risk. The flood risk is determined based on the existing development in the precinct or assuming the precinct is developed with normal residential uses. Usually the floodplain is categorised into three flood risk precincts 'low', 'medium' and 'high', although other classifications can sometimes be used.</p> <p>High Flood Risk: This has been defined as the area of land below the 100-year flood event that is either subject to a high hydraulic hazard or where there are significant evacuation difficulties.</p> <p>Medium Flood Risk: This has been defined as land below the 100-year flood level that is not within a High Flood Risk Precinct. This is land that is not subject to a high hydraulic hazard or where there are no significant evacuation difficulties.</p> <p>Low Flood Risk: This has been defined as all land within the floodplain (i.e. within the extent of the probable maximum flood) but not identified within either a High Flood Risk or a Medium Flood Risk Precinct. The Low Flood Risk Precinct is that area above the 100-year flood event.</p>
Local overland flooding	The inundation of normally dry land by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.
Mainstream flooding	The inundation of normally dry land occurring when water overflows the natural or artificial banks of a stream, river, estuary, lake or dam.
Probable Maximum Flood (PMF)	The largest flood that could conceivably occur at a particular location.
Flood Planning Area	The area of land below the FPL and thus subject to flood related development controls.
Flood Planning Level	Are the combinations of flood levels (derived from significant historical flood events or floods of specific AEPs) and freeboards selected for floodplain risk management purposes, as determined in management studies and incorporated in management plans.
Flood Control Lot	A lot to which flood related development controls apply in respect of development for the purposes of industrial buildings, commercial premises, dwelling houses, dual occupancies, multi dwelling housing or residential flat

	buildings (other than development for the purposes of group homes or seniors housing)
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05/04/2023

Katrina Taylor
JK Environments Pty Ltd
PO Box 976
North Ryde BC 1670

Dear Sir/ Madam,

Following is your planning certificate as requested. Should you have any further queries please contact Council on (02) 9725 0821.

PLANNING CERTIFICATE

(under section 10.7 of the Environmental Planning and Assessment Act 1979 as amended)

Applicant:	Katrina Taylor
Certificate No.:	1238/2023
Applicant's Reference:	E35971PT
Issue Date:	05/04/2023
Receipt No.:	

PROPERTY ADDRESS:	139 Cabramatta Road East CABRAMATTA
	NSW 2166
LEGAL DESCRIPTION:	Lot: 2 DP: 580587



Marcus Rowan
MANAGER STRATEGIC LAND USE PLANNING

PLEASE NOTE: This is page 1 of 26. Should this certificate or any subsequent copy not contain this many pages, please confirm with Council prior to acting on the basis of information contained in this certificate under Section 10.7(2) & (5) and inclusive of Flood Information Sheet.

Information provided under Section 10.7(2) of the Environmental Planning and Assessment Act 1979

Notes:

- (1) The following prescribed matters may apply to the land to which this certificate relates.
 - (2) Where this certificate refers to a specific allotment (or allotments) within a strata plan, the certificate is issued for the whole of the land within the strata plan, not just the specific allotment(s) referred to, and any information contained in the certificate may relate to the whole, or any part, of the strata plan.
 - (3) The following information is provided pursuant to Section 10.7(2) of the Environmental Planning and Assessment Act 1979 as prescribed by Schedule 3 of the Environmental Planning and Assessment Regulation 2021 and is applicable as at the date of this certificate.
 - (4) Information provided in this certificate should be interpreted in conjunction with the relevant plans, policies and documents held at Council. In order to obtain copies of these documents you may purchase them by either contacting Council on (02) 9725 0821 or attending Council's Administration Centre at 86 Avoca Road, Wakeley.
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1. Names of relevant planning instruments and development control plans

- (1) The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land.

State Environmental Planning Policies (SEPP)

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

State Environmental Planning Policy (Transport and Infrastructure) 2021

State Environmental Planning Policy (Biodiversity and Conservation) 2021

State Environmental Planning Policy (Primary Production) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Industry and Employment) 2021

State Environmental Planning Policy (Resources and Energy) 2021

State Environmental Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Precincts – Western Parkland City) 2021

State Environmental Planning Policy (Housing) 2021

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

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

Regional Environmental Plans (Deemed SEPP)

There is no Regional Environmental Plan applying to this land.

Local Environmental Plans (LEP)

**Fairfield Local Environmental Plan 2013
Published on NSW Legislation Website: 17/05/2013.
In Force from: 31/05/2013.
As Amended.**

Development Control Plans (DCP)

The land is subject to adopted Development Control Plans. (See attached schedule).

- (2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been the subject of community consultation or on public exhibition under the Act that will apply to the carrying out of development on that land.

Draft State Environmental Planning Policies (SEPP)

There is no draft SEPP applying to this land.

Draft Local Environmental Plan (LEP)

Fairfield Local Environmental Plan 2013 (Amendment No.46). The amendment aims to: (a). Rezone certain land and/or amend development standards for certain land in the Fairfield, Cabramatta, Canley Vale and Carramar centres and in adjoining residential areas in Canley Vale and Carramar (if applicable, details are provided under section 2 of this planning certificate below); (b). Increase the floor space ratio and height of building under certain circumstances in Zone R3 Medium Density Residential in the eastern part of the City; (c). Replace clause 6.4 - Floodplain Risk Management with a new standard flood clause 5.22 - Special Flood Considerations; and (d). List four new local heritage items in Schedule 5 Environmental Heritage. Council's Outcomes Committee at its meeting held on 14 June 2022 resolved to endorse the above changes inclusive of the new land use zonings and associated development standards. Amendment No.46 will come into effect once further endorsed and implemented by the NSW Department of Planning and Environment on the NSW Legislation website.

Proposed Employment Zones Reform In May-June 2022 the Department of Planning and Environment exhibited the translation of existing Business and Industrial zones into the new Employment zones. This represented the implementation stage of a reform that replaces Business and Industrial zones with Employment zones within individual local environmental plans across NSW. Implementation

follows the introduction the Employment zones within the Standard Instrument (Local Environmental Plans) Order 2006 in December 2021. Further information can be found at the following website <https://www.planningportal.nsw.gov.au/employment-zones>. If you have any questions, please contact the Department of Planning and Environment on 1300 420 596 or by email at employment.zones@planning.nsw.gov.au.

Draft Development Control Plan (DCP)

No Draft DCP applies

- (3) Subclass (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if –
- a) It has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or
 - b) for a proposed environmental planning instrument – the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.

None relevant.

- (4) In this section, ***proposed environmental planning instrument*** means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

2. Zoning and land use under relevant planning instruments

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in any zone, however described –

- (a) what is the identity of the zone,**

B4 Mixed Use

- (b) the purposes for which development in the zone**

- (i) may be carried out without development consent**

Environmental protection works; Home-based child care; Home occupations.

- (ii) may not be carried out except with development consent**

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified in item (b)(i) or (b)(iii).

(iii) is prohibited,

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Attached dwellings; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Environmental facilities; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home businesses; Home industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Multi dwelling housing; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Research stations; Resource recovery facilities; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies.

c) whether any additional uses apply to the land,

There are no additional uses permitted with consent.

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

No development standards that fix the minimum land dimensions for the erection of a dwelling house apply to this land. Controls in other policies and plans may apply.

(e) whether the land is in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*,

No.

(f) whether the land is in a conservation area, however described,

No

(g) whether an item of environmental heritage, however described, is located on the land.

No.

Attention is drawn however to Clause 5.10(5) of Fairfield Local Environmental Plan 2013:

"The consent authority may, before granting consent to any development:

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared to assess the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned."

3. Contributions plans

- (1) The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.

Fairfield City Council indirect (Section 7.12) Development Contributions Plan 2011 applies to all land within the City of Fairfield.

Fairfield City Council direct (Section 7.11) Development Contributions Plan 2011 applies to this land.

- (2) If the land is in a special contributions area under the Act, Divisions 7.1, the name of the area.

None.

4. Complying development

- (1) If the land is land on which complying development may be carried out under each of the complying development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* because of that Policy clause 1.17A (1) (c)- (e), (2), (3) or (4), 1.18 (1)(c3) or 1.19.

Housing Code:

No. The Housing Code does not apply to this land.

Rural Housing Code:

No. The Rural Housing Code does not apply to this land.

Low Rise Housing Diversity Code:

No. The Low Rise Housing Diversity Code does not apply to the land.

Housing Alterations Code:

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

General Development Code:

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

Industrial and Business Alterations Code:

Complying development under the Industrial and Business Alterations Code may be carried out on the land.

Industrial and Business Buildings Code:

Complying Development under the Industrial and Business Buildings Code may be carried out on the land.

Container Recycling Facilities Code:

Complying development under the Container Recycling Facilities Code may be carried out on the land.

Subdivisions Code:

Complying development under the Subdivision Code may be carried out on the land.

Demolition Code:

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

Fire Safety Code:

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

Agritourism Code:

No. The Agritourism Code does not apply to the land.

- (2) If complying development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause.

None relevant.

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

Council does not have any relevant statement to make in relation to any further restrictions that may apply to complying development being carried out on the land. All information in relation to the extent

that complying development can be carried out on the land is provided under Part 4(1) & (2) of this certificate.

Note: Part 4(1) and (2) refers only to land based exclusions as listed in Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP (Exempt and Complying Development Codes) 2008. To be complying development, the development must be complying development that meets the standards and other requirements specified for that development as required by the SEPP. Please contact your accredited certifier or Council for further information.

- (4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

The Housing Code is varied in its application by omitting clauses 3.16(1(a) and 4 and 3.23(3).

5. Exempt development

- (1) If the land is land on which exempt development may be carried out under each of the exempt development codes under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* because of that Policy, clause 1.16(1)(b1)–(d) or 1.16A.

Yes - exempt development may be carried out on the land.

- (2) If exempt development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause.

Not applicable

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

None relevant

- (b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.

To be exempt development, the development must meet the requirements and criteria specified under the SEPP (Exempt and Complying Development Codes) 2008 that can be viewed on the NSW Legislation Website at www.legislation.nsw.gov.au/browse/inforce.

- (4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

None.

6. Affected building notices and building product rectification orders

- (1) Whether the council is aware that –
- (a) an affected building notice is in force in relation to the land, or
 - (b) a building product rectification order is in force in relation to the land that has been fully complied with, or
 - (c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.
- (2) In this section –
affected building notice has the same meaning as in the Building Products (Safety) Act 2017, Part 4.
building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

None relevant.

7. Land reserved for acquisition

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.

The land is not reserved for acquisition under Fairfield Local Environmental Plan 2013.

8. Road widening and road realignment

Whether the land is affected by road widening or road realignment under-

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

The land is not affected by any road widening proposal under Division 2 of Part 3 of the Roads Act or Fairfield Local Environmental Plan 2013.

9. Flood related development controls

- (1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

Based on the information currently available to Council, the land is not within the flood planning area. However, this is subject to future flood studies and reviews.

Mainstream Flooding

Based on the information currently available to Council, this land is not affected by mainstream flooding. However, this is subject to future flood studies and reviews.

Overland Flooding

Based on the information currently available to Council, this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.

- (2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

Based on the information currently available to Council, the land is not between the flood planning area and the probable maximum flood. However, this is subject to future flood studies and reviews.

Note: The flood information is the current information to date. However, Council reviews flood studies on an on-going basis and new information may become available in future. Please contact Council's Catchment Planning Division on 9725 0222 for any updated information.

-
- (3) In this clause –
flood planning area has the same meaning as 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.
-

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

- (1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.

Policies on hazard risk restrictions are as follows:

(i) Landslip

The land is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council (for the express purpose of its adoption by that authority being referred to in Planning Certificates issued by Council) that restricts development on the land because of the likelihood of landslide risk or subsidence.

(ii) Bushfire

Council has been supplied by the NSW Rural Fire Service with a hazard map for the purposes of a bush fire risk management plan applying to land within the Fairfield local government area. Based on that map, it appears the land referred to in this certificate is not bush fire prone as

defined in Part 4 of the Environmental Planning and Assessment Act 1979.

(iii) Tidal Inundation

No.

(iv) Subsidence

No, the land is not so affected

(v) Acid Sulfate Soils

The land is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council (for the express purpose of its adoption by that authority being referred to in Planning Certificates issued by Council) that restricts development on the land because of the likelihood of acid sulfate soils.

(vi) Contamination

The provisions of Section 3.6 - Land Contamination of the Fairfield City Wide DCP applies to all land in the Fairfield Local Government Area. Under State Government planning legislation, this requires Council to take into consideration the potential for contamination of land when a development application or a rezoning proposal is considered by Council, having regard to current or previous uses of the land

(vii) Aircraft Noise

None relevant

(viii) Salinity

A Council adopted policy -No 67. Building in saline environments applies to the land.

(ix) Coastal hazards

None relevant.

(x) Sea level rise

None relevant.

(xi) Any other risks

No, the land is not so affected

(2) In this section—

adopted policy means a policy adopted—

- (a) by the council, or
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

11. Bush fire prone land

- (1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.
- (2) If none of the land is bush fire prone land, a statement to that effect.

Council has been supplied by the NSW Rural Fire Service with a hazard map for the purposes of a bush fire risk management plan applying to land within the Fairfield local government area. Based on that map, it appears the land referred to in this certificate is not bush fire prone as defined in Part 4 of the Environmental Planning and Assessment Act 1979.

12. Loose-fill asbestos insulation

If the land includes any residential premises, within the meaning of the *Home Building Act 1989, Part 8, Division 1A*, that are listed on the register kept under that Division, a statement to that effect.

Not Applicable.

13. Mine Subsidence

Whether the land is declared to be a mine subsidence district, within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

No, this land is not affected.

14. Paper subdivision information

- (1) The name of any development plan adopted by a relevant authority that –
 - (a) applies to the land, or
 - (b) is proposed to be subject to a ballot.
- (2) The date of any subdivision order that applies to the land.
- (3) Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.

No such plan or order applies to the land.

15. Property vegetation plans

If the land is land in relation to which a property vegetation plan approved and in force under the *Native Vegetation Act 2003*, Part 4, a statement to that effect, but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act.

No.

16. Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the *Biodiversity Conservation Act 2016*, Part 5, a statement to that effect, but only if the council has been notified of the existence of the agreement by the the Biodiversity Conservation Trust.

Note: "Biodiversity stewardship agreements include biobanking agreements under the *Threatened Species Conservation Act 1995*, Part 7A that are taken to be biodiversity stewardship agreements under the *Biodiversity Conservation Act 2016*, Part 5.

No such agreement applies to the land.

17. Biodiversity certified land

If the land is biodiversity certificate land under the *Biodiversity Conservation Act 2016*, Part 8, a statements to that effect.

Note : Biodiversity certified land includes land certified under the *Threatened Species Conservation Act*, Part 7AA that is taken to be certified under the *Biodiversity Conservation Act 2016*, Part 8.

The land is not biodiversity certified land.

18. Orders under Trees (Disputes between Neighbours) Act 2006

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

No

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

(1) If the *Coastal Management Act 2016* applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the *Local Government Act 1993*, section 496B, for coastal protection services that relate to existing coastal protection works.

(2) In this section –
existing coastal protection works has the same meaning as in the *Local Government Act 1993*, section 553B.

Note – Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existing before 1 January 2011.

No annual charges under section 553B of the *Local Government Act 1993*, are applicable to the land.

20. Western Sydney Aerotropolis

Whether under *State Environmental Planning Policy (Precincts – Western Parkland City) 2021*, Chapter 4 the land is –

- (a) in an ANEF or ANEC contour of 20 or greater as referred to in clause 19 of that Chapter, section 4.17, or

No

- (b) shown on the Lighting Intensity and Wind Shear Map, or

No

- (c) shown on the Obstacle Limitation Surface Map, or

No

- (d) in the “public safety area” on the Public Safety Area Map, or

No

- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.

No

21. Development consent conditions for seniors housing

If *State Environmental Planning Policy (Housing) 2021*, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, clause 88(2).

None.

22. Site compatibility certificates and development consents for affordable rental housing

- (1) Whether there is a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate—

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

None.

- (2) If *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, clause 21(1) or 40(1).

None.

- (3) Any conditions of a development consent in relation to land that are of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

None.

- (4) In this section—
former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

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

- (a) that the land to which the certificate relates is significantly contaminated land—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,
- (b) that the land to which the certificate relates is subject to a management order—if it is subject to such an order at the date when the certificate is issued,
- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal—if it is the subject of such an approved proposal at the date when the certificate is issued,
- (d) that the land to which the certificate relates is subject to an ongoing maintenance order—if it is subject to such an order at the date when the certificate is issued,
- (e) that the land to which the certificate relates is the subject of a site audit statement—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

Continuously updated information in relation to the above matters can also be found by searching the records of the Environmental Protection Authority (EPA) at the website of the EPA. The search page can be found at:
<http://www.epa.nsw.gov.au/prclmapp/searchregister.aspx>.

The following information is available to Council but may not be current:

The land is not within an investigation area or remediation site under Part 3 of the Contaminated Land Management Act 1997.

The land is not subject to a management order within the meaning of the Contaminated Land Management Act 1997.

The land is not subject to a Voluntary Management Proposal that is the subject of the Environment Protection Authority's agreement under Section 17 of the Contaminated Land Management Act 1997.

The land is not subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997.

Note 2: Any advice received by Council pursuant to section 26(2) of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009, is included below.

No such certificate applies to the land.

**The following additional information is provided under
Section 10.7(5) of the Environmental Planning and Assessment Act 1979**

Note:

- (1) When information pursuant to section 10.7(5) is requested, the Council is under no obligation to furnish any of the information supplied herein pursuant to that section.
 - (2) Council draws your attention to section 10.7(6), which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to subsection (5).
 - (3) The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.
-

The land is subject to the provisions of the SEPP (Biodiversity and Conservation) 2021, Vegetation in non-rural areas which sets the rules for the clearing of native vegetation in NSW on land zoned for urban and environmental purposes that is not linked to a development application.

Bankstown Airport - Airspace Protection - The land is subject to height restrictions to protect the airspace in the vicinity of Bankstown Airport as required under the Regulations supporting the Airports Act 1996. You should make your own enquiries with Bankstown Airport Limited who are responsible for the operation of Bankstown Airport contact details are available from <http://www.bankstownairport.com.au/>.

Land must not be cleared or filled except with the consent of Council.

Potential for Salinity - The applicant's attention is drawn to the Department of Infrastructure, Planning and Natural Resources map at the 1:100,000 scale 'Salinity Potential in Western Sydney 2002' that indicates there is potential for salinity in the Region. The map can be viewed at Council's Customer Service Centre (86 Avoca Road Wakeley).

Building In Saline Environments - Council's policy 'Building in Saline Environments', applies to all areas of Fairfield City and requires use of construction measures and materials in new development to minimise risk of salt damage to buildings from urban salinity.

Demolition of a building or work requires development consent under clause 2.7 of Fairfield Local Environmental Plan 2013.

There is no draft SEPP applying to this land.

FAIRFIELD CITY COUNCIL DEVELOPMENT CONTROL PLANS

Fairfield Citywide Development Control Plan

Title	Adopted by Council*	Effective Date
Fairfield Citywide Development Control Plan 2013	13 November 2012	31 May 2013
<u>Amendment No.1</u> change maximum height permissible for detached secondary dwellings, clarify requirements and correct various anomalies, incorporate outdoor dining policy into a number of site specific DCPs (see table below)	11 February 2014	5 March 2014
<u>Amendment No.2</u> amend chapter 2 to reference Site Specific DCP – Wetherill Park Market Town	20 March 2013	7 March 2014
<u>Amendment No.3</u> Introduce Chapter 4B - Secondary Dwellings in Rural Area - Horsley Park and Cecil Park	11 December 2013	14 March 2014
<u>Amendment No. 4</u> amends Chapter 9 Industrial Development Site Specific Controls for 449 Victoria Street and 96 Newton Road, Wetherill Park	24 September 2013	21 March 2014
<u>Amendment No.5</u> amends Chapters 2 and 10 and Appendix B to ensure provisions within the DCP are in line with the SEPP (Exempt and Complying Development Codes) 2008.	13 May 2014	28 May 2014
<u>Amendment No. 5A</u> amends Chapter 6A – Multi Dwelling Housing – Town house and Villas: Site Specific DCP – 46 & 50 Cobbett Street, Wetherill Park.	12 March 2013	22 August 2014
<u>Amendment No. 6</u> including increase to building heights for detached granny flats, removal of reference to minimum lot sizes for R1 zoned lands, inclusion of new controls and provisions relating to neighbourhood shops and pad mounted sub stations, clarify requirements and correct a number of anomalies associated with secondary dwellings, dual occupancy, narrow lots and residential flat buildings and other minor inconsequential amendments.	12 August 2014	3 September 2014
<u>Amendment No. 6A</u> amends Chapter 14 Subdivision – Applying to land located on 630 Elizabeth Drive and 9-10 Schubert Place, Bonnyrigg Heights to facilitate a future road link between Stivala Place and Schubert Place.	12 August 2014	3 September 2014
<u>Amendment No.7</u> proposed amendments include – Additional Controls for Child Care Centres, Boarding Houses and Granny Flats; Revised Heritage Chapter; New provisions relating to CCTV for specific land uses, and; Acoustic measures for development in the Rural Area.	25 November 2014	3 December 2014
<u>Amendment No. 7A</u> amends Chapter 10 Miscellaneous Development - applying to land located on 1 Bartley Street, Cabramatta to facilitate the development of a hotel or motel accommodation at the Cabravale Diggers site.	26 August 2014	16 January 2015
<u>Amendment 8</u> amends Chapter 9 – Industrial Development. This amendment includes provisions for industrial/employment development proposals in close proximity to residential land. The amended controls cover the following issues: General Design Requirements (including setback considerations, driveways, loading and storage areas, etc); Bulk and scale; Vehicular and Pedestrian Access Privacy; Light Spill; Noise and Vibration; and Landscaping.	10 March 2015	1 April 2015
<u>Amendment 9</u> includes new provisions relating to various forms of residential development including: Building Appearance, Landscaping, Private Open space, Minimum Lot Width, Car Parking Rates and Notification of S82A Applications.	12 May 2015	27 May 2015
<u>Amendment 10</u> including amendments to: <ul style="list-style-type: none"> the intent of the Development Control Plan and Development Application process – the DA Guide provisions for rural zone development residential flat building setbacks heritage advice road classifications 	14 July 2015	5 August 2015
<u>Amendment No.11</u> includes site specific development controls (private open space, car parking and dwelling density) for 46-50 Cobbett Street, Wetherill Park included in Chapter 6A Multi Dwelling Housing – Townhouses and Villas.	1 December 2015	16 December 2015

<u>Amendment No. 12</u> addresses anomalies in the DCP including but not limited to providing clarity on minimum room sizes, updated acoustic proofing measures for new dwellings in rural areas, car parking rates for disabled parking, and provisions for site servicing and loading requirements in neighbourhood shops in residential zones.	10 May 2016	25 May 2016
<u>Amendment No. 13</u> Clarification to requirements for acoustic measures for development in the rural areas, location of alfresco areas for secondary dwellings, car parking rates for restaurants & amendments to ensure controls for residential flat buildings are consistent with the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development & associated Apartment Design Guide.	14 March 2017	5 April 2017
<u>Amendment No. 14</u> Site specific provisions for 620 Elizabeth Drive, Bonnyrigg Heights.	27 June 2017	15 September 2017
<u>Amendment No. 15</u> Amendment to Appendix G, and addition of Appendix H to introduce Aboriginal Heritage Management controls for development across Fairfield City	12 September 2017	28 February 2018
<u>Amendment No. 16</u> Amendments provide clarity relating to alfresco areas and carports provisions for secondary dwellings, lot width provisions for dual occupancy and multi dwelling housing on cul-de-sac heads, setbacks for residential flat buildings on corner sites, removal of Chapter 8B Neighbourhood and Local Centres – Mixed Use (Up to 2 storeys) to ensure consistency with the Apartment Design Guide, inclusion of accessibility requirements, inclusion of Council's Stormwater Management Policy, and guidelines for acknowledging petitions.	27 February 2018	21 March 2018
<u>Amendment No. 18</u> Amendment to Chapter 10.11 to revise existing site specific DCP in relation to the Cabravale Diggers Club site at 1 Bartley Street, Canley Vale	14 November 2017	28 February 2018
<u>Amendment No. 19</u> Amendment to introduce site specific development controls for 17-23 Longfield Street, Cabramatta.	11 September 2018	28 February 2019
<u>Amendment No. 20</u> Amendment No. 20 provides clarity on controls and guidelines within the following chapters: <ul style="list-style-type: none"> • Chapter 3 – Environmental Management and Constraints; • Chapter 4A – Development in the Rural Zones; • Chapter 5A – Dwelling Houses; • Chapter 5B – Secondary Dwellings; • Chapter 6A – Multi Dwelling Housing; • Chapter 6B – Dual Occupancy; • Chapter 9 – Industrial Development; and • Chapter 14 – Subdivision 	12 February 2019	13 March 2019
<u>Amendment No. 22</u> Amendment No. 22 provides clarity on control and guidelines within the following chapters: <ul style="list-style-type: none"> • Appendix A – Definitions • Chapter 2 – Development Application Process • Chapter 3 – Environmental Management and Constraints • Chapter 5A – Dwelling Houses • Chapter 5B – Secondary Dwellings • Chapter 5C – Dwelling Houses on Narrow Lots • Chapter 7 – Residential Flat Buildings and Shop Top Housing • Chapter 8 – Neighbourhood and Local Centres Business Use • Chapter 12 – Car Parking, Vehicle and Access Management • Chapter 13 – Child Care Centres • Chapter 14 - Subdivision 	9 June 2020	21 September 2020

Place Based and Site Specific Development Control Plans

Title	Adopted by Council*	Effective Date
Bonnyrigg Town Centre DCP 2018	6 August 2019	4 September 2020
Cabramatta Town Centre DCP (5/2000) - <u>Amendment No.1</u> (Outdoor Dining Controls –5.3.2014) - <u>Amendment No. 2</u> (New clause regarding Model Submission – 3.09.2014) - <u>Amendment No. 3</u> (Amended clauses and map regarding Precinct 2- Dutton Lane Car Park) - <u>Amendment No. 4</u> (Precinct 4A – East side market square and station interface)	10 May 2022	07 October 2022
Fairfield City Centre DCP 2013 - <u>Amendment No.1</u> (Outdoor Dining Controls – 5.3. 2014) - <u>Amendment No. 2</u> (Remove reference to Public Art Guide and update signage controls reference – 3.09.2014) - <u>Amendment No. 3</u> (removes reference to the Fairfield Art Strategy as Council has not formally adopted a Public Art Strategy)	10 May 2016	25 May 2016
Canley Corridor DCP No.37 (2013) (Canley Vale and Canley Heights town centres) - <u>Amendment No.1:</u> (Development Controls for Adams Reserve 12.9.2006) - <u>Amendment No.2:</u> (Development Controls for 45-47 Peel St, Canley Heights 9.4.2008) - <u>Amendment No.3:</u> (Awnings controls 3.11.2010) - <u>Amendment No.4:</u> (Development Controls for 190 Canley Vale Rd, Canley Heights 19.4.2011) - <u>Amendment No.5:</u> (References to Fairfield LEP 2013 31.5.2013) - <u>Amendment No.6:</u> (Outdoor Dining Controls –5.3.2014) - <u>Amendment No. 7</u> (Remove reference to Public Art Guide – 3.09.2014) - <u>Amendment No. 8</u> (Include 46 Derby Street, Canley Heights into Town Centre Catchment – 01.07.2015) - <u>Amendment No. 9</u> (removes reference to the Fairfield Art Strategy as Council has not formally adopted a Public Art Strategy)	10 May 2016	25 May 2016
Prairiewood Town Centre – Southern Precinct DCP 2013	13 November 2012	31 May 2013
Site Specific DCP – Wetherill Park Market Town	20 March 2013	7 March 2014
Fairfield Heights Town Centre DCP 2018	06 August 2019	05 June 2020
Villawood Town Centre DCP 2020	28 April 2020	05 June 2020

Master Plans

Title	Adopted by Council*	Effective Date
Prairiewood Masterplan (December 2005)	13 November 2012	31 May 2013
Fairfield Town Centre Masterplans – The Crescent and Barbara Street Precincts (May 2007)		May 2007

Urban Design Studies

Title	Adopted by Council
Fairfield City Centre Key Sites Urban Design Study	27 March 2018
Fairfield Heights Town Centre Urban Design Study	27 March 2018
Villawood Town Centre Urban Design Study	27 March 2018

* Note: Some "In Force" Development Control Plans may be under review, check with Council for date of last amendment.

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Flood Information Sheet

Applicant: Katrina Taylor
Certificate No.: 1238/2023
Applicant's Reference: E35971PT
Issue Date: 05/04/2023
Receipt No.:

PROPERTY ADDRESS: 139 Cabramatta Road East CABRAMATTA
NSW 2166
LEGAL DESCRIPTION: Lot: 2 DP: 580587

Council has adopted a policy on flooding which may restrict the development of land. The Fairfield City-Wide Development Control Plan 2013 (which includes provisions for flood management) applies to all of the Fairfield Local Government area.

Important Notes:

Not Applicable values indicate that the subject land is not known to be subject to flooding.

Not Available values indicate that Council does not have the required flood information for the subject land.

A Glossary is also attached at the end of this Flood Information Sheet.

MAINSTREAM FLOODING

Description

Based on the information currently available to Council, this land is not affected by mainstream flooding. However, this is subject to future flood studies and reviews.

Mainstream Flood Details

Size of Flood	Flood Level (m AHD)
PMF minimum PMF maximum	Not Applicable Not Applicable
1 in 100 year minimum 1 in 100 year maximum	Not Applicable Not Applicable
1 in 20 year minimum 1 in 20 year maximum	Not Applicable Not Applicable

LOCAL OVERLAND FLOODING

Description

Based on the information currently available to Council, this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.

Local Overland Flood Details

Size of Flood	Flood Level (m AHD)
PMF minimum PMF maximum	Not Applicable Not Applicable
1 in 100 year minimum 1 in 100 year maximum	Not Applicable Not Applicable
1 in 20 year minimum 1 in 20 year maximum	Not Applicable Not Applicable

GLOSSARY	
m AHD	metres Australian Height Datum (AHD).
Australian Height Datum (AHD)	A common national plane of level approximately equivalent to the height above sea level. All flood levels, floor levels and ground levels are normally provided in metres AHD.
Average Recurrence Interval (ARI)	The long term average number of years between the occurrence of a flood as big as the selected event. For example, floods with a discharge as great as the 20 year ARI event will occur on average once every 20 years. ARI is another way of expressing the likelihood of occurrence of a flood event.
Flood	A relatively high stream flow that overtops the natural or artificial banks in any part of a stream, river, estuary, lake or dam. It also includes local overland flooding associated with major drainage before entering a watercourse, or coastal inundation resulting from raised sea levels, or waves overtopping the coastline.
Flood risk precinct	<p>An area of land with similar flood risks and where similar development controls may be applied by a Council to manage the flood risk. The flood risk is determined based on the existing development in the precinct or assuming the precinct is developed with normal residential uses. Usually the floodplain is categorised into three flood risk precincts 'low', 'medium' and 'high', although other classifications can sometimes be used.</p> <p>High Flood Risk: This has been defined as the area of land below the 100-year flood event that is either subject to a high hydraulic hazard or where there are significant evacuation difficulties.</p> <p>Medium Flood Risk: This has been defined as land below the 100-year flood level that is not within a High Flood Risk Precinct. This is land that is not subject to a high hydraulic hazard or where there are no significant evacuation difficulties.</p> <p>Low Flood Risk: This has been defined as all land within the floodplain (i.e. within the extent of the probable maximum flood) but not identified within either a High Flood Risk or a Medium Flood Risk Precinct. The Low Flood Risk Precinct is that area above the 100-year flood event.</p>
Local overland flooding	The inundation of normally dry land by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.
Mainstream flooding	The inundation of normally dry land occurring when water overflows the natural or artificial banks of a stream, river, estuary, lake or dam.
Probable Maximum Flood (PMF)	The largest flood that could conceivably occur at a particular location.
Flood Planning Area	The area of land below the FPL and thus subject to flood related development controls.
Flood Planning Level	Are the combinations of flood levels (derived from significant historical flood events or floods of specific AEPs) and freeboards selected for floodplain risk management purposes, as determined in management studies and incorporated in management plans.
Flood Control Lot	A lot to which flood related development controls apply in respect of development for the purposes of industrial buildings, commercial premises, dwelling houses, dual occupancies, multi dwelling housing or residential flat

	buildings (other than development for the purposes of group homes or seniors housing)
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05/04/2023

Katrina Taylor
JK Environments Pty Ltd
PO Box 976
North Ryde BC 1670

Dear Sir/ Madam,

Following is your planning certificate as requested. Should you have any further queries please contact Council on (02) 9725 0821.

PLANNING CERTIFICATE

(under section 10.7 of the Environmental Planning and Assessment Act 1979 as amended)

Applicant:	Katrina Taylor
Certificate No.:	1237/2023
Applicant's Reference:	E35971PT
Issue Date:	05/04/2023
Receipt No.:	

PROPERTY ADDRESS:	147-149 Cabramatta Road East CABRAMATTA NSW 2166
LEGAL DESCRIPTION:	Lot: 8 DP: 25618



Marcus Rowan
MANAGER STRATEGIC LAND USE PLANNING

PLEASE NOTE: This is page 1 of 26. Should this certificate or any subsequent copy not contain this many pages, please confirm with Council prior to acting on the basis of information contained in this certificate under Section 10.7(2) & (5) and inclusive of Flood Information Sheet.

Information provided under Section 10.7(2) of the Environmental Planning and Assessment Act 1979

Notes:

- (1) The following prescribed matters may apply to the land to which this certificate relates.
 - (2) Where this certificate refers to a specific allotment (or allotments) within a strata plan, the certificate is issued for the whole of the land within the strata plan, not just the specific allotment(s) referred to, and any information contained in the certificate may relate to the whole, or any part, of the strata plan.
 - (3) The following information is provided pursuant to Section 10.7(2) of the Environmental Planning and Assessment Act 1979 as prescribed by Schedule 3 of the Environmental Planning and Assessment Regulation 2021 and is applicable as at the date of this certificate.
 - (4) Information provided in this certificate should be interpreted in conjunction with the relevant plans, policies and documents held at Council. In order to obtain copies of these documents you may purchase them by either contacting Council on (02) 9725 0821 or attending Council's Administration Centre at 86 Avoca Road, Wakeley.
-

1. Names of relevant planning instruments and development control plans

- (1) The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land.

State Environmental Planning Policies (SEPP)

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

State Environmental Planning Policy (Transport and Infrastructure) 2021

State Environmental Planning Policy (Biodiversity and Conservation) 2021

State Environmental Planning Policy (Primary Production) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Industry and Employment) 2021

State Environmental Planning Policy (Resources and Energy) 2021

State Environmental Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Precincts – Western Parkland City) 2021

State Environmental Planning Policy (Housing) 2021

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

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

Regional Environmental Plans (Deemed SEPP)

There is no Regional Environmental Plan applying to this land.

Local Environmental Plans (LEP)

**Fairfield Local Environmental Plan 2013
Published on NSW Legislation Website: 17/05/2013.
In Force from: 31/05/2013.
As Amended.**

Development Control Plans (DCP)

The land is subject to adopted Development Control Plans. (See attached schedule).

- (2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been the subject of community consultation or on public exhibition under the Act that will apply to the carrying out of development on that land.

Draft State Environmental Planning Policies (SEPP)

There is no draft SEPP applying to this land.

Draft Local Environmental Plan (LEP)

Fairfield Local Environmental Plan 2013 (Amendment No.46). The amendment aims to: (a). Rezone certain land and/or amend development standards for certain land in the Fairfield, Cabramatta, Canley Vale and Carramar centres and in adjoining residential areas in Canley Vale and Carramar (if applicable, details are provided under section 2 of this planning certificate below); (b). Increase the floor space ratio and height of building under certain circumstances in Zone R3 Medium Density Residential in the eastern part of the City; (c). Replace clause 6.4 - Floodplain Risk Management with a new standard flood clause 5.22 - Special Flood Considerations; and (d). List four new local heritage items in Schedule 5 Environmental Heritage. Council's Outcomes Committee at its meeting held on 14 June 2022 resolved to endorse the above changes inclusive of the new land use zonings and associated development standards. Amendment No.46 will come into effect once further endorsed and implemented by the NSW Department of Planning and Environment on the NSW Legislation website.

Proposed Employment Zones Reform In May-June 2022 the Department of Planning and Environment exhibited the translation of existing Business and Industrial zones into the new Employment zones. This represented the implementation stage of a reform that replaces Business and Industrial zones with Employment zones within individual local environmental plans across NSW. Implementation

follows the introduction the Employment zones within the Standard Instrument (Local Environmental Plans) Order 2006 in December 2021. Further information can be found at the following website <https://www.planningportal.nsw.gov.au/employment-zones>. If you have any questions, please contact the Department of Planning and Environment on 1300 420 596 or by email at employment.zones@planning.nsw.gov.au.

Draft Development Control Plan (DCP)

No Draft DCP applies

- (3) Subclass (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if –
- a) It has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or
 - b) for a proposed environmental planning instrument – the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.

None relevant.

- (4) In this section, ***proposed environmental planning instrument*** means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

2. Zoning and land use under relevant planning instruments

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in any zone, however described –

(a) what is the identity of the zone,

B4 Mixed Use

(b) the purposes for which development in the zone

(i) may be carried out without development consent

Environmental protection works; Home-based child care; Home occupations.

(ii) may not be carried out except with development consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified in item (b)(i) or (b)(iii).

(iii) is prohibited,

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Attached dwellings; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Environmental facilities; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home businesses; Home industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Multi dwelling housing; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Research stations; Resource recovery facilities; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies.

c) whether any additional uses apply to the land,

There are no additional uses permitted with consent.

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

No development standards that fix the minimum land dimensions for the erection of a dwelling house apply to this land. Controls in other policies and plans may apply.

(e) whether the land is in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*,

No.

(f) whether the land is in a conservation area, however described,

No

(g) whether an item of environmental heritage, however described, is located on the land.

No.

Attention is drawn however to Clause 5.10(5) of Fairfield Local Environmental Plan 2013:

"The consent authority may, before granting consent to any development:

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared to assess the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned."

3. Contributions plans

- (1) The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.

Fairfield City Council indirect (Section 7.12) Development Contributions Plan 2011 applies to all land within the City of Fairfield.

Fairfield City Council direct (Section 7.11) Development Contributions Plan 2011 applies to this land.

- (2) If the land is in a special contributions area under the Act, Divisions 7.1, the name of the area.

None.

4. Complying development

- (1) If the land is land on which complying development may be carried out under each of the complying development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* because of that Policy clause 1.17A (1) (c)- (e), (2), (3) or (4), 1.18 (1)(c3) or 1.19.

Housing Code:

No. The Housing Code does not apply to this land.

Rural Housing Code:

No. The Rural Housing Code does not apply to this land.

Low Rise Housing Diversity Code:

No. The Low Rise Housing Diversity Code does not apply to the land.

Housing Alterations Code:

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

General Development Code:

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

Industrial and Business Alterations Code:

Complying development under the Industrial and Business Alterations Code may be carried out on the land.

Industrial and Business Buildings Code:

Complying Development under the Industrial and Business Buildings Code may be carried out on the land.

Container Recycling Facilities Code:

Complying development under the Container Recycling Facilities Code may be carried out on the land.

Subdivisions Code:

Complying development under the Subdivision Code may be carried out on the land.

Demolition Code:

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

Fire Safety Code:

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

Agritourism Code:

No. The Agritourism Code does not apply to the land.

- (2) If complying development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause.

None relevant.

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

Council does not have any relevant statement to make in relation to any further restrictions that may apply to complying development being carried out on the land. All information in relation to the extent

that complying development can be carried out on the land is provided under Part 4(1) & (2) of this certificate.

Note: Part 4(1) and (2) refers only to land based exclusions as listed in Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP (Exempt and Complying Development Codes) 2008. To be complying development, the development must be complying development that meets the standards and other requirements specified for that development as required by the SEPP. Please contact your accredited certifier or Council for further information.

- (4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

The Housing Code is varied in its application by omitting clauses 3.16(1(a) and 4 and 3.23(3).

5. Exempt development

- (1) If the land is land on which exempt development may be carried out under each of the exempt development codes under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* because of that Policy, clause 1.16(1)(b1)–(d) or 1.16A.

Yes - exempt development may be carried out on the land.

- (2) If exempt development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause.

Not applicable

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

None relevant

- (b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.

To be exempt development, the development must meet the requirements and criteria specified under the SEPP (Exempt and Complying Development Codes) 2008 that can be viewed on the NSW Legislation Website at www.legislation.nsw.gov.au/browse/inforce.

- (4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

None.

6. Affected building notices and building product rectification orders

- (1) Whether the council is aware that –
- (a) an affected building notice is in force in relation to the land, or
 - (b) a building product rectification order is in force in relation to the land that has been fully complied with, or
 - (c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.
- (2) In this section –
affected building notice has the same meaning as in the Building Products (Safety) Act 2017, Part 4.
building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

None relevant.

7. Land reserved for acquisition

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.

The land is not reserved for acquisition under Fairfield Local Environmental Plan 2013.

8. Road widening and road realignment

Whether the land is affected by road widening or road realignment under-

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

The land is not affected by any road widening proposal under Division 2 of Part 3 of the Roads Act or Fairfield Local Environmental Plan 2013.

9. Flood related development controls

- (1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

Based on the information currently available to Council, the land is not within the flood planning area. However, this is subject to future flood studies and reviews.

Mainstream Flooding

Based on the information currently available to Council, this land is not affected by mainstream flooding. However, this is subject to future flood studies and reviews.

Overland Flooding

Based on the information currently available to Council, this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.

- (2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

Based on the information currently available to Council, the land is not between the flood planning area and the probable maximum flood. However, this is subject to future flood studies and reviews.

Note: The flood information is the current information to date. However, Council reviews flood studies on an on-going basis and new information may become available in future. Please contact Council's Catchment Planning Division on 9725 0222 for any updated information.

-
- (3) In this clause –
flood planning area has the same meaning as 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.
-

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

- (1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.

Policies on hazard risk restrictions are as follows:

(i) Landslip

The land is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council (for the express purpose of its adoption by that authority being referred to in Planning Certificates issued by Council) that restricts development on the land because of the likelihood of landslide risk or subsidence.

(ii) Bushfire

Council has been supplied by the NSW Rural Fire Service with a hazard map for the purposes of a bush fire risk management plan applying to land within the Fairfield local government area. Based on that map, it appears the land referred to in this certificate is not bush fire prone as

defined in Part 4 of the Environmental Planning and Assessment Act 1979.

(iii) Tidal Inundation

No.

(iv) Subsidence

No, the land is not so affected

(v) Acid Sulfate Soils

The land is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council (for the express purpose of its adoption by that authority being referred to in Planning Certificates issued by Council) that restricts development on the land because of the likelihood of acid sulfate soils.

(vi) Contamination

The provisions of Section 3.6 - Land Contamination of the Fairfield City Wide DCP applies to all land in the Fairfield Local Government Area. Under State Government planning legislation, this requires Council to take into consideration the potential for contamination of land when a development application or a rezoning proposal is considered by Council, having regard to current or previous uses of the land

(vii) Aircraft Noise

None relevant

(viii) Salinity

A Council adopted policy -No 67. Building in saline environments applies to the land.

(ix) Coastal hazards

None relevant.

(x) Sea level rise

None relevant.

(xi) Any other risks

No, the land is not so affected

(2) In this section—

adopted policy means a policy adopted—

- (a) by the council, or
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

11. Bush fire prone land

- (1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.
- (2) If none of the land is bush fire prone land, a statement to that effect.

Council has been supplied by the NSW Rural Fire Service with a hazard map for the purposes of a bush fire risk management plan applying to land within the Fairfield local government area. Based on that map, it appears the land referred to in this certificate is not bush fire prone as defined in Part 4 of the Environmental Planning and Assessment Act 1979.

12. Loose-fill asbestos insulation

If the land includes any residential premises, within the meaning of the *Home Building Act 1989, Part 8, Division 1A*, that are listed on the register kept under that Division, a statement to that effect.

Not Applicable.

13. Mine Subsidence

Whether the land is declared to be a mine subsidence district, within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

No, this land is not affected.

14. Paper subdivision information

- (1) The name of any development plan adopted by a relevant authority that –
 - (a) applies to the land, or
 - (b) is proposed to be subject to a ballot.
- (2) The date of any subdivision order that applies to the land.
- (3) Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.

No such plan or order applies to the land.

15. Property vegetation plans

If the land is land in relation to which a property vegetation plan approved and in force under the *Native Vegetation Act 2003*, Part 4, a statement to that effect, but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act.

No.

16. Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the *Biodiversity Conservation Act 2016*, Part 5, a statement to that effect, but only if the council has been notified of the existence of the agreement by the the Biodiversity Conservation Trust.

Note: "Biodiversity stewardship agreements include biobanking agreements under the *Threatened Species Conservation Act 1995*, Part 7A that are taken to be biodiversity stewardship agreements under the *Biodiversity Conservation Act 2016*, Part 5.

No such agreement applies to the land.

17. Biodiversity certified land

If the land is biodiversity certificate land under the *Biodiversity Conservation Act 2016*, Part 8, a statements to that effect.

Note : Biodiversity certified land includes land certified under the *Threatened Species Conservation Act*, Part 7AA that is taken to be certified under the *Biodiversity Conservation Act 2016*, Part 8.

The land is not biodiversity certified land.

18. Orders under Trees (Disputes between Neighbours) Act 2006

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

No

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

(1) If the *Coastal Management Act 2016* applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the *Local Government Act 1993*, section 496B, for coastal protection services that relate to existing coastal protection works.

(2) In this section –
existing coastal protection works has the same meaning as in the *Local Government Act 1993*, section 553B.

Note – Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existing before 1 January 2011.

No annual charges under section 553B of the *Local Government Act 1993*, are applicable to the land.

20. Western Sydney Aerotropolis

Whether under *State Environmental Planning Policy (Precincts – Western Parkland City) 2021*, Chapter 4 the land is –

- (a) in an ANEF or ANEC contour of 20 or greater as referred to in clause 19 of that Chapter, section 4.17, or

No

- (b) shown on the Lighting Intensity and Wind Shear Map, or

No

- (c) shown on the Obstacle Limitation Surface Map, or

No

- (d) in the “public safety area” on the Public Safety Area Map, or

No

- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.

No

21. Development consent conditions for seniors housing

If *State Environmental Planning Policy (Housing) 2021*, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, clause 88(2).

None.

22. Site compatibility certificates and development consents for affordable rental housing

- (1) Whether there is a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate—

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

None.

- (2) If *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, clause 21(1) or 40(1).

None.

- (3) Any conditions of a development consent in relation to land that are of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

None.

- (4) In this section—
former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

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

- (a) that the land to which the certificate relates is significantly contaminated land—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,
- (b) that the land to which the certificate relates is subject to a management order—if it is subject to such an order at the date when the certificate is issued,
- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal—if it is the subject of such an approved proposal at the date when the certificate is issued,
- (d) that the land to which the certificate relates is subject to an ongoing maintenance order—if it is subject to such an order at the date when the certificate is issued,
- (e) that the land to which the certificate relates is the subject of a site audit statement—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

Continuously updated information in relation to the above matters can also be found by searching the records of the Environmental Protection Authority (EPA) at the website of the EPA. The search page can be found at: <http://www.epa.nsw.gov.au/prclmapp/searchregister.aspx>.

The following information is available to Council but may not be current:

The land is not within an investigation area or remediation site under Part 3 of the Contaminated Land Management Act 1997.

The land is not subject to a management order within the meaning of the Contaminated Land Management Act 1997.

The land is not subject to a Voluntary Management Proposal that is the subject of the Environment Protection Authority's agreement under Section 17 of the Contaminated Land Management Act 1997.

The land is not subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997.

Note 2: Any advice received by Council pursuant to section 26(2) of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009, is included below.

No such certificate applies to the land.

**The following additional information is provided under
Section 10.7(5) of the Environmental Planning and Assessment Act 1979**

Note:

- (1) When information pursuant to section 10.7(5) is requested, the Council is under no obligation to furnish any of the information supplied herein pursuant to that section.
 - (2) Council draws your attention to section 10.7(6), which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to subsection (5).
 - (3) The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.
-

The land is subject to the provisions of the SEPP (Biodiversity and Conservation) 2021, Vegetation in non-rural areas which sets the rules for the clearing of native vegetation in NSW on land zoned for urban and environmental purposes that is not linked to a development application.

Bankstown Airport - Airspace Protection - The land is subject to height restrictions to protect the airspace in the vicinity of Bankstown Airport as required under the Regulations supporting the Airports Act 1996. You should make your own enquiries with Bankstown Airport Limited who are responsible for the operation of Bankstown Airport contact details are available from <http://www.bankstownairport.com.au/>.

Land must not be cleared or filled except with the consent of Council.

Potential for Salinity - The applicant's attention is drawn to the Department of Infrastructure, Planning and Natural Resources map at the 1:100,000 scale 'Salinity Potential in Western Sydney 2002' that indicates there is potential for salinity in the Region. The map can be viewed at Council's Customer Service Centre (86 Avoca Road Wakeley).

Building In Saline Environments - Council's policy 'Building in Saline Environments', applies to all areas of Fairfield City and requires use of construction measures and materials in new development to minimise risk of salt damage to buildings from urban salinity.

Demolition of a building or work requires development consent under clause 2.7 of Fairfield Local Environmental Plan 2013.

There is no draft SEPP applying to this land.

FAIRFIELD CITY COUNCIL DEVELOPMENT CONTROL PLANS

Fairfield Citywide Development Control Plan

Title	Adopted by Council*	Effective Date
Fairfield Citywide Development Control Plan 2013	13 November 2012	31 May 2013
<u>Amendment No.1</u> change maximum height permissible for detached secondary dwellings, clarify requirements and correct various anomalies, incorporate outdoor dining policy into a number of site specific DCPs (see table below)	11 February 2014	5 March 2014
<u>Amendment No.2</u> amend chapter 2 to reference Site Specific DCP – Wetherill Park Market Town	20 March 2013	7 March 2014
<u>Amendment No.3</u> Introduce Chapter 4B - Secondary Dwellings in Rural Area - Horsley Park and Cecil Park	11 December 2013	14 March 2014
<u>Amendment No. 4</u> amends Chapter 9 Industrial Development Site Specific Controls for 449 Victoria Street and 96 Newton Road, Wetherill Park	24 September 2013	21 March 2014
<u>Amendment No.5</u> amends Chapters 2 and 10 and Appendix B to ensure provisions within the DCP are in line with the SEPP (Exempt and Complying Development Codes) 2008.	13 May 2014	28 May 2014
<u>Amendment No. 5A</u> amends Chapter 6A – Multi Dwelling Housing – Town house and Villas: Site Specific DCP – 46 & 50 Cobbett Street, Wetherill Park.	12 March 2013	22 August 2014
<u>Amendment No. 6</u> including increase to building heights for detached granny flats, removal of reference to minimum lot sizes for R1 zoned lands, inclusion of new controls and provisions relating to neighbourhood shops and pad mounted sub stations, clarify requirements and correct a number of anomalies associated with secondary dwellings, dual occupancy, narrow lots and residential flat buildings and other minor inconsequential amendments.	12 August 2014	3 September 2014
<u>Amendment No. 6A</u> amends Chapter 14 Subdivision – Applying to land located on 630 Elizabeth Drive and 9-10 Schubert Place, Bonnyrigg Heights to facilitate a future road link between Stivala Place and Schubert Place.	12 August 2014	3 September 2014
<u>Amendment No.7</u> proposed amendments include – Additional Controls for Child Care Centres, Boarding Houses and Granny Flats; Revised Heritage Chapter; New provisions relating to CCTV for specific land uses, and; Acoustic measures for development in the Rural Area.	25 November 2014	3 December 2014
<u>Amendment No. 7A</u> amends Chapter 10 Miscellaneous Development - applying to land located on 1 Bartley Street, Cabramatta to facilitate the development of a hotel or motel accommodation at the Cabravale Diggers site.	26 August 2014	16 January 2015
<u>Amendment 8</u> amends Chapter 9 – Industrial Development. This amendment includes provisions for industrial/employment development proposals in close proximity to residential land. The amended controls cover the following issues: General Design Requirements (including setback considerations, driveways, loading and storage areas, etc); Bulk and scale; Vehicular and Pedestrian Access Privacy; Light Spill; Noise and Vibration; and Landscaping.	10 March 2015	1 April 2015
<u>Amendment 9</u> includes new provisions relating to various forms of residential development including: Building Appearance, Landscaping, Private Open space, Minimum Lot Width, Car Parking Rates and Notification of S82A Applications.	12 May 2015	27 May 2015
<u>Amendment 10</u> including amendments to: <ul style="list-style-type: none"> the intent of the Development Control Plan and Development Application process – the DA Guide provisions for rural zone development residential flat building setbacks heritage advice road classifications 	14 July 2015	5 August 2015
<u>Amendment No.11</u> includes site specific development controls (private open space, car parking and dwelling density) for 46-50 Cobbett Street, Wetherill Park included in Chapter 6A Multi Dwelling Housing – Townhouses and Villas.	1 December 2015	16 December 2015

<u>Amendment No. 12</u> addresses anomalies in the DCP including but not limited to providing clarity on minimum room sizes, updated acoustic proofing measures for new dwellings in rural areas, car parking rates for disabled parking, and provisions for site servicing and loading requirements in neighbourhood shops in residential zones.	10 May 2016	25 May 2016
<u>Amendment No. 13</u> Clarification to requirements for acoustic measures for development in the rural areas, location of alfresco areas for secondary dwellings, car parking rates for restaurants & amendments to ensure controls for residential flat buildings are consistent with the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development & associated Apartment Design Guide.	14 March 2017	5 April 2017
<u>Amendment No. 14</u> Site specific provisions for 620 Elizabeth Drive, Bonnyrigg Heights.	27 June 2017	15 September 2017
<u>Amendment No. 15</u> Amendment to Appendix G, and addition of Appendix H to introduce Aboriginal Heritage Management controls for development across Fairfield City	12 September 2017	28 February 2018
<u>Amendment No. 16</u> Amendments provide clarity relating to alfresco areas and carports provisions for secondary dwellings, lot width provisions for dual occupancy and multi dwelling housing on cul-de-sac heads, setbacks for residential flat buildings on corner sites, removal of Chapter 8B Neighbourhood and Local Centres – Mixed Use (Up to 2 storeys) to ensure consistency with the Apartment Design Guide, inclusion of accessibility requirements, inclusion of Council's Stormwater Management Policy, and guidelines for acknowledging petitions.	27 February 2018	21 March 2018
<u>Amendment No. 18</u> Amendment to Chapter 10.11 to revise existing site specific DCP in relation to the Cabravale Diggers Club site at 1 Bartley Street, Canley Vale	14 November 2017	28 February 2018
<u>Amendment No. 19</u> Amendment to introduce site specific development controls for 17-23 Longfield Street, Cabramatta.	11 September 2018	28 February 2019
<u>Amendment No. 20</u> Amendment No. 20 provides clarity on controls and guidelines within the following chapters: <ul style="list-style-type: none"> • Chapter 3 – Environmental Management and Constraints; • Chapter 4A – Development in the Rural Zones; • Chapter 5A – Dwelling Houses; • Chapter 5B – Secondary Dwellings; • Chapter 6A – Multi Dwelling Housing; • Chapter 6B – Dual Occupancy; • Chapter 9 – Industrial Development; and • Chapter 14 – Subdivision 	12 February 2019	13 March 2019
<u>Amendment No. 22</u> Amendment No. 22 provides clarity on control and guidelines within the following chapters: <ul style="list-style-type: none"> • Appendix A – Definitions • Chapter 2 – Development Application Process • Chapter 3 – Environmental Management and Constraints • Chapter 5A – Dwelling Houses • Chapter 5B – Secondary Dwellings • Chapter 5C – Dwelling Houses on Narrow Lots • Chapter 7 – Residential Flat Buildings and Shop Top Housing • Chapter 8 – Neighbourhood and Local Centres Business Use • Chapter 12 – Car Parking, Vehicle and Access Management • Chapter 13 – Child Care Centres • Chapter 14 - Subdivision 	9 June 2020	21 September 2020

Place Based and Site Specific Development Control Plans

Title	Adopted by Council*	Effective Date
Bonnyrigg Town Centre DCP 2018	6 August 2019	4 September 2020
Cabramatta Town Centre DCP (5/2000) - <u>Amendment No.1</u> (Outdoor Dining Controls –5.3.2014) - <u>Amendment No. 2</u> (New clause regarding Model Submission – 3.09.2014) - <u>Amendment No. 3</u> (Amended clauses and map regarding Precinct 2- Dutton Lane Car Park) - <u>Amendment No. 4</u> (Precinct 4A – East side market square and station interface)	10 May 2022	07 October 2022
Fairfield City Centre DCP 2013 - <u>Amendment No.1</u> (Outdoor Dining Controls – 5.3. 2014) - <u>Amendment No. 2</u> (Remove reference to Public Art Guide and update signage controls reference – 3.09.2014) - <u>Amendment No. 3</u> (removes reference to the Fairfield Art Strategy as Council has not formally adopted a Public Art Strategy)	10 May 2016	25 May 2016
Canley Corridor DCP No.37 (2013) (Canley Vale and Canley Heights town centres) - <u>Amendment No.1:</u> (Development Controls for Adams Reserve 12.9.2006) - <u>Amendment No.2:</u> (Development Controls for 45-47 Peel St, Canley Heights 9.4.2008) - <u>Amendment No.3:</u> (Awnings controls 3.11.2010) - <u>Amendment No.4:</u> (Development Controls for 190 Canley Vale Rd, Canley Heights 19.4.2011) - <u>Amendment No.5:</u> (References to Fairfield LEP 2013 31.5.2013) - <u>Amendment No.6:</u> (Outdoor Dining Controls –5.3.2014) - <u>Amendment No. 7</u> (Remove reference to Public Art Guide – 3.09.2014) - <u>Amendment No. 8</u> (Include 46 Derby Street, Canley Heights into Town Centre Catchment – 01.07.2015) - <u>Amendment No. 9</u> (removes reference to the Fairfield Art Strategy as Council has not formally adopted a Public Art Strategy)	10 May 2016	25 May 2016
Prairiewood Town Centre – Southern Precinct DCP 2013	13 November 2012	31 May 2013
Site Specific DCP – Wetherill Park Market Town	20 March 2013	7 March 2014
Fairfield Heights Town Centre DCP 2018	06 August 2019	05 June 2020
Villawood Town Centre DCP 2020	28 April 2020	05 June 2020

Master Plans

Title	Adopted by Council*	Effective Date
Prairiewood Masterplan (December 2005)	13 November 2012	31 May 2013
Fairfield Town Centre Masterplans – The Crescent and Barbara Street Precincts (May 2007)		May 2007

Urban Design Studies

Title	Adopted by Council
Fairfield City Centre Key Sites Urban Design Study	27 March 2018
Fairfield Heights Town Centre Urban Design Study	27 March 2018
Villawood Town Centre Urban Design Study	27 March 2018

* Note: Some "In Force" Development Control Plans may be under review, check with Council for date of last amendment.

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Flood Information Sheet

Applicant: Katrina Taylor
Certificate No.: 1237/2023
Applicant's Reference: E35971PT
Issue Date: 05/04/2023
Receipt No.:

PROPERTY ADDRESS: 147-149 Cabramatta Road East CABRAMATTA
NSW 2166
LEGAL DESCRIPTION: Lot: 8 DP: 25618

Council has adopted a policy on flooding which may restrict the development of land. The Fairfield City-Wide Development Control Plan 2013 (which includes provisions for flood management) applies to all of the Fairfield Local Government area.

Important Notes:

Not Applicable values indicate that the subject land is not known to be subject to flooding.

Not Available values indicate that Council does not have the required flood information for the subject land.

A Glossary is also attached at the end of this Flood Information Sheet.

MAINSTREAM FLOODING

Description

Based on the information currently available to Council, this land is not affected by mainstream flooding. However, this is subject to future flood studies and reviews.

Mainstream Flood Details

Size of Flood	Flood Level (m AHD)
PMF minimum PMF maximum	Not Applicable Not Applicable
1 in 100 year minimum 1 in 100 year maximum	Not Applicable Not Applicable
1 in 20 year minimum 1 in 20 year maximum	Not Applicable Not Applicable

LOCAL OVERLAND FLOODING

Description

Based on the information currently available to Council, this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.

Local Overland Flood Details

Size of Flood	Flood Level (m AHD)
PMF minimum PMF maximum	Not Applicable Not Applicable
1 in 100 year minimum 1 in 100 year maximum	Not Applicable Not Applicable
1 in 20 year minimum 1 in 20 year maximum	Not Applicable Not Applicable

GLOSSARY	
m AHD	metres Australian Height Datum (AHD).
Australian Height Datum (AHD)	A common national plane of level approximately equivalent to the height above sea level. All flood levels, floor levels and ground levels are normally provided in metres AHD.
Average Recurrence Interval (ARI)	The long term average number of years between the occurrence of a flood as big as the selected event. For example, floods with a discharge as great as the 20 year ARI event will occur on average once every 20 years. ARI is another way of expressing the likelihood of occurrence of a flood event.
Flood	A relatively high stream flow that overtops the natural or artificial banks in any part of a stream, river, estuary, lake or dam. It also includes local overland flooding associated with major drainage before entering a watercourse, or coastal inundation resulting from raised sea levels, or waves overtopping the coastline.
Flood risk precinct	<p>An area of land with similar flood risks and where similar development controls may be applied by a Council to manage the flood risk. The flood risk is determined based on the existing development in the precinct or assuming the precinct is developed with normal residential uses. Usually the floodplain is categorised into three flood risk precincts 'low', 'medium' and 'high', although other classifications can sometimes be used.</p> <p>High Flood Risk: This has been defined as the area of land below the 100-year flood event that is either subject to a high hydraulic hazard or where there are significant evacuation difficulties.</p> <p>Medium Flood Risk: This has been defined as land below the 100-year flood level that is not within a High Flood Risk Precinct. This is land that is not subject to a high hydraulic hazard or where there are no significant evacuation difficulties.</p> <p>Low Flood Risk: This has been defined as all land within the floodplain (i.e. within the extent of the probable maximum flood) but not identified within either a High Flood Risk or a Medium Flood Risk Precinct. The Low Flood Risk Precinct is that area above the 100-year flood event.</p>
Local overland flooding	The inundation of normally dry land by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.
Mainstream flooding	The inundation of normally dry land occurring when water overflows the natural or artificial banks of a stream, river, estuary, lake or dam.
Probable Maximum Flood (PMF)	The largest flood that could conceivably occur at a particular location.
Flood Planning Area	The area of land below the FPL and thus subject to flood related development controls.
Flood Planning Level	Are the combinations of flood levels (derived from significant historical flood events or floods of specific AEPs) and freeboards selected for floodplain risk management purposes, as determined in management studies and incorporated in management plans.
Flood Control Lot	A lot to which flood related development controls apply in respect of development for the purposes of industrial buildings, commercial premises, dwelling houses, dual occupancies, multi dwelling housing or residential flat

	buildings (other than development for the purposes of group homes or seniors housing)
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05/04/2023

Katrina Taylor
JK Environments Pty Ltd
PO Box 976
North Ryde BC 1670

Dear Sir/ Madam,

Following is your planning certificate as requested. Should you have any further queries please contact Council on (02) 9725 0821.

PLANNING CERTIFICATE

(under section 10.7 of the Environmental Planning and Assessment Act 1979 as amended)

Applicant:	Katrina Taylor
Certificate No.:	1236/2023
Applicant's Reference:	E35971PT
Issue Date:	05/04/2023
Receipt No.:	

PROPERTY ADDRESS:	151 Cabramatta Road East CABRAMATTA NSW 2166
LEGAL DESCRIPTION:	Lot: 6 DP: 25618



Marcus Rowan
MANAGER STRATEGIC LAND USE PLANNING

PLEASE NOTE: This is page 1 of 26. Should this certificate or any subsequent copy not contain this many pages, please confirm with Council prior to acting on the basis of information contained in this certificate under Section 10.7(2) & (5) and inclusive of Flood Information Sheet.

Information provided under Section 10.7(2) of the Environmental Planning and Assessment Act 1979

Notes:

- (1) The following prescribed matters may apply to the land to which this certificate relates.
 - (2) Where this certificate refers to a specific allotment (or allotments) within a strata plan, the certificate is issued for the whole of the land within the strata plan, not just the specific allotment(s) referred to, and any information contained in the certificate may relate to the whole, or any part, of the strata plan.
 - (3) The following information is provided pursuant to Section 10.7(2) of the Environmental Planning and Assessment Act 1979 as prescribed by Schedule 3 of the Environmental Planning and Assessment Regulation 2021 and is applicable as at the date of this certificate.
 - (4) Information provided in this certificate should be interpreted in conjunction with the relevant plans, policies and documents held at Council. In order to obtain copies of these documents you may purchase them by either contacting Council on (02) 9725 0821 or attending Council's Administration Centre at 86 Avoca Road, Wakeley.
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1. Names of relevant planning instruments and development control plans

- (1) The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land.

State Environmental Planning Policies (SEPP)

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

State Environmental Planning Policy (Transport and Infrastructure) 2021

State Environmental Planning Policy (Biodiversity and Conservation) 2021

State Environmental Planning Policy (Primary Production) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Industry and Employment) 2021

State Environmental Planning Policy (Resources and Energy) 2021

State Environmental Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Precincts – Western Parkland City) 2021

State Environmental Planning Policy (Housing) 2021

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

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

Regional Environmental Plans (Deemed SEPP)

There is no Regional Environmental Plan applying to this land.

Local Environmental Plans (LEP)

**Fairfield Local Environmental Plan 2013
Published on NSW Legislation Website: 17/05/2013.
In Force from: 31/05/2013.
As Amended.**

Development Control Plans (DCP)

The land is subject to adopted Development Control Plans. (See attached schedule).

- (2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been the subject of community consultation or on public exhibition under the Act that will apply to the carrying out of development on that land.

Draft State Environmental Planning Policies (SEPP)

There is no draft SEPP applying to this land.

Draft Local Environmental Plan (LEP)

Fairfield Local Environmental Plan 2013 (Amendment No.46). The amendment aims to: (a). Rezone certain land and/or amend development standards for certain land in the Fairfield, Cabramatta, Canley Vale and Carramar centres and in adjoining residential areas in Canley Vale and Carramar (if applicable, details are provided under section 2 of this planning certificate below); (b). Increase the floor space ratio and height of building under certain circumstances in Zone R3 Medium Density Residential in the eastern part of the City; (c). Replace clause 6.4 - Floodplain Risk Management with a new standard flood clause 5.22 - Special Flood Considerations; and (d). List four new local heritage items in Schedule 5 Environmental Heritage. Council's Outcomes Committee at its meeting held on 14 June 2022 resolved to endorse the above changes inclusive of the new land use zonings and associated development standards. Amendment No.46 will come into effect once further endorsed and implemented by the NSW Department of Planning and Environment on the NSW Legislation website.

Proposed Employment Zones Reform In May-June 2022 the Department of Planning and Environment exhibited the translation of existing Business and Industrial zones into the new Employment zones. This represented the implementation stage of a reform that replaces Business and Industrial zones with Employment zones within individual local environmental plans across NSW. Implementation

follows the introduction the Employment zones within the Standard Instrument (Local Environmental Plans) Order 2006 in December 2021. Further information can be found at the following website <https://www.planningportal.nsw.gov.au/employment-zones>. If you have any questions, please contact the Department of Planning and Environment on 1300 420 596 or by email at employment.zones@planning.nsw.gov.au.

Draft Development Control Plan (DCP)

No Draft DCP applies

- (3) Subclass (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if –
- a) It has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or
 - b) for a proposed environmental planning instrument – the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.

None relevant.

- (4) In this section, ***proposed environmental planning instrument*** means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

2. Zoning and land use under relevant planning instruments

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in any zone, however described –

(a) what is the identity of the zone,

B4 Mixed Use

(b) the purposes for which development in the zone

(i) may be carried out without development consent

Environmental protection works; Home-based child care; Home occupations.

(ii) may not be carried out except with development consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified in item (b)(i) or (b)(iii).

(iii) is prohibited,

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Attached dwellings; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Environmental facilities; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home businesses; Home industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Multi dwelling housing; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Research stations; Resource recovery facilities; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies.

c) whether any additional uses apply to the land,

There are no additional uses permitted with consent.

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

No development standards that fix the minimum land dimensions for the erection of a dwelling house apply to this land. Controls in other policies and plans may apply.

(e) whether the land is in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*,

No.

(f) whether the land is in a conservation area, however described,

No

(g) whether an item of environmental heritage, however described, is located on the land.

No.

Attention is drawn however to Clause 5.10(5) of Fairfield Local Environmental Plan 2013:

"The consent authority may, before granting consent to any development:

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared to assess the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned."

3. Contributions plans

- (1) The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.

Fairfield City Council indirect (Section 7.12) Development Contributions Plan 2011 applies to all land within the City of Fairfield.

Fairfield City Council direct (Section 7.11) Development Contributions Plan 2011 applies to this land.

- (2) If the land is in a special contributions area under the Act, Divisions 7.1, the name of the area.

None.

4. Complying development

- (1) If the land is land on which complying development may be carried out under each of the complying development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* because of that Policy clause 1.17A (1) (c)- (e), (2), (3) or (4), 1.18 (1)(c3) or 1.19.

Housing Code:

No. The Housing Code does not apply to this land.

Rural Housing Code:

No. The Rural Housing Code does not apply to this land.

Low Rise Housing Diversity Code:

No. The Low Rise Housing Diversity Code does not apply to the land.

Housing Alterations Code:

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

General Development Code:

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

Industrial and Business Alterations Code:

Complying development under the Industrial and Business Alterations Code may be carried out on the land.

Industrial and Business Buildings Code:

Complying Development under the Industrial and Business Buildings Code may be carried out on the land.

Container Recycling Facilities Code:

Complying development under the Container Recycling Facilities Code may be carried out on the land.

Subdivisions Code:

Complying development under the Subdivision Code may be carried out on the land.

Demolition Code:

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

Fire Safety Code:

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

Agritourism Code:

No. The Agritourism Code does not apply to the land.

- (2) If complying development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause.

None relevant.

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

Council does not have any relevant statement to make in relation to any further restrictions that may apply to complying development being carried out on the land. All information in relation to the extent

that complying development can be carried out on the land is provided under Part 4(1) & (2) of this certificate.

Note: Part 4(1) and (2) refers only to land based exclusions as listed in Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP (Exempt and Complying Development Codes) 2008. To be complying development, the development must be complying development that meets the standards and other requirements specified for that development as required by the SEPP. Please contact your accredited certifier or Council for further information.

- (4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

The Housing Code is varied in its application by omitting clauses 3.16(1(a) and 4 and 3.23(3).

5. Exempt development

- (1) If the land is land on which exempt development may be carried out under each of the exempt development codes under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* because of that Policy, clause 1.16(1)(b1)–(d) or 1.16A.

Yes - exempt development may be carried out on the land.

- (2) If exempt development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause.

Not applicable

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

None relevant

- (b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.

To be exempt development, the development must meet the requirements and criteria specified under the SEPP (Exempt and Complying Development Codes) 2008 that can be viewed on the NSW Legislation Website at www.legislation.nsw.gov.au/browse/inforce.

- (4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

None.

6. Affected building notices and building product rectification orders

- (1) Whether the council is aware that –
- (a) an affected building notice is in force in relation to the land, or
 - (b) a building product rectification order is in force in relation to the land that has been fully complied with, or
 - (c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.
- (2) In this section –
affected building notice has the same meaning as in the Building Products (Safety) Act 2017, Part 4.
building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

None relevant.

7. Land reserved for acquisition

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.

The land is not reserved for acquisition under Fairfield Local Environmental Plan 2013.

8. Road widening and road realignment

Whether the land is affected by road widening or road realignment under-

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

The land is not affected by any road widening proposal under Division 2 of Part 3 of the Roads Act or Fairfield Local Environmental Plan 2013.

The land is affected by provisions restricting vehicular access. For further details contact Council's City Services Department.

9. Flood related development controls

- (1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

Based on the information currently available to Council, the land is not within the flood planning area. However, this is subject to future flood studies and reviews.

Mainstream Flooding

Based on the information currently available to Council, this land is not affected by mainstream flooding. However, this is subject to future flood studies and reviews.

Overland Flooding

Based on the information currently available to Council, this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.

- (2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

Based on the information currently available to Council, the land is not between the flood planning area and the probable maximum flood. However, this is subject to future flood studies and reviews.

Note: The flood information is the current information to date. However, Council reviews flood studies on an on-going basis and new information may become available in future. Please contact Council's Catchment Planning Division on 9725 0222 for any updated information.

-
- (3) In this clause –
flood planning area has the same meaning as 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.
-

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

- (1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.

Policies on hazard risk restrictions are as follows:

(i) Landslip

The land is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council (for the express purpose of its adoption by that authority being referred to in Planning Certificates issued by Council) that restricts development on the land because of the likelihood of landslide risk or subsidence.

(ii) Bushfire

Council has been supplied by the NSW Rural Fire Service with a hazard map for the purposes of a bush fire risk management plan applying to land within the Fairfield local government area. Based on that map, it appears the land referred to in this certificate is not bush fire prone as defined in Part 4 of the Environmental Planning and Assessment Act 1979.

(iii) Tidal Inundation

No.

(iv) Subsidence

No, the land is not so affected

(v) Acid Sulfate Soils

The land is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council (for the express purpose of its adoption by that authority being referred to in Planning Certificates issued by Council) that restricts development on the land because of the likelihood of acid sulfate soils.

(vi) Contamination

The provisions of Section 3.6 - Land Contamination of the Fairfield City Wide DCP applies to all land in the Fairfield Local Government Area. Under State Government planning legislation, this requires Council to take into consideration the potential for contamination of land when a development application or a rezoning proposal is considered by Council, having regard to current or previous uses of the land

(vii) Aircraft Noise

None relevant

(viii) Salinity

A Council adopted policy -No 67. Building in saline environments applies to the land.

(ix) Coastal hazards

None relevant.

(x) Sea level rise

None relevant.

(xi) **Any other risks**

No, the land is not so affected

(2) In this section—

adopted policy means a policy adopted—

- (a) by the council, or
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

11. Bush fire prone land

- (1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.
- (2) If none of the land is bush fire prone land, a statement to that effect.

Council has been supplied by the NSW Rural Fire Service with a hazard map for the purposes of a bush fire risk management plan applying to land within the Fairfield local government area. Based on that map, it appears the land referred to in this certificate is not bush fire prone as defined in Part 4 of the Environmental Planning and Assessment Act 1979.

12. Loose-fill asbestos insulation

If the land includes any residential premises, within the meaning of the *Home Building Act 1989, Part 8, Division 1A*, that are listed on the register kept under that Division, a statement to that effect.

Not Applicable.

13. Mine Subsidence

Whether the land is declared to be a mine subsidence district, within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

No, this land is not affected.

14. Paper subdivision information

- (1) The name of any development plan adopted by a relevant authority that –
 - (a) applies to the land, or
 - (b) is proposed to be subject to a ballot.
- (2) The date of any subdivision order that applies to the land.
- (3) Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.

No such plan or order applies to the land.

15. Property vegetation plans

If the land is land in relation to which a property vegetation plan approved and in force under the *Native Vegetation Act 2003*, Part 4, a statement to that effect, but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act.

No.

16. Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the *Biodiversity Conservation Act 2016*, Part 5, a statement to that effect, but only if the council has been notified of the existence of the agreement by the the Biodiversity Conservation Trust.

Note: "Biodiversity stewardship agreements include biobanking agreements under the *Threatened Species Conservation Act 1995*, Part 7A that are taken to be biodiversity stewardship agreements under the *Biodiversity Conservation Act 2016*, Part 5.

No such agreement applies to the land.

17. Biodiversity certified land

If the land is biodiversity certificate land under the *Biodiversity Conservation Act 2016*, Part 8, a statements to that effect.

Note : Biodiversity certified land includes land certified under the *Threatened Species Conservation Act*, Part 7AA that is taken to be certified under the *Biodiversity Conservation Act 2016*, Part 8.

The land is not biodiversity certified land.

18. Orders under Trees (Disputes between Neighbours) Act 2006

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

No

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

(1) If the *Coastal Management Act 2016* applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the *Local Government Act 1993*, section 496B, for coastal protection services that relate to existing coastal protection works.

(2) In this section –
existing coastal protection works has the same meaning as in the *Local Government Act 1993*, section 553B.

Note – Existing coastal protection works are works to reduce the impact

of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existing before 1 January 2011.

No annual charges under section 553B of the *Local Government Act 1993*, are applicable to the land.

20. Western Sydney Aerotropolis

Whether under *State Environmental Planning Policy (Precincts – Western Parkland City) 2021*, Chapter 4 the land is –

- (a) in an ANEF or ANEC contour of 20 or greater as referred to in clause 19 of that Chapter, section 4.17, or

No

- (b) shown on the Lighting Intensity and Wind Shear Map, or

No

- (c) shown on the Obstacle Limitation Surface Map, or

No

- (d) in the “public safety area” on the Public Safety Area Map, or

No

- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.

No

21. Development consent conditions for seniors housing

If *State Environmental Planning Policy (Housing) 2021*, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, clause 88(2).

None.

22. Site compatibility certificates and development consents for affordable rental housing

- (1) Whether there is a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate—

- (a) the period for which the certificate is current, and

- (b) that a copy may be obtained from the Department.

None.

- (2) If *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, clause 21(1) or 40(1).

None.

- (3) Any conditions of a development consent in relation to land that are of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

None.

- (4) In this section—
former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

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

- (a) that the land to which the certificate relates is significantly contaminated land—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,
- (b) that the land to which the certificate relates is subject to a management order—if it is subject to such an order at the date when the certificate is issued,
- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal—if it is the subject of such an approved proposal at the date when the certificate is issued,
- (d) that the land to which the certificate relates is subject to an ongoing maintenance order—if it is subject to such an order at the date when the certificate is issued,
- (e) that the land to which the certificate relates is the subject of a site audit statement—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

Continuously updated information in relation to the above matters can also be found by searching the records of the Environmental Protection Authority (EPA) at the website of the EPA. The search page can be found at: <http://www.epa.nsw.gov.au/prclmapp/searchregister.aspx>.

The following information is available to Council but may not be current:

The land is not within an investigation area or remediation site under Part 3 of the Contaminated Land Management Act 1997.

The land is not subject to a management order within the meaning of the Contaminated Land Management Act 1997.

The land is not subject to a Voluntary Management Proposal that is the subject of the Environment Protection Authority's agreement under Section 17 of the Contaminated Land Management Act 1997.

The land is not subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997.

Note 2: Any advice received by Council pursuant to section 26(2) of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009, is included below.

No such certificate applies to the land.

**The following additional information is provided under
Section 10.7(5) of the Environmental Planning and Assessment Act 1979**

Note:

- (1) When information pursuant to section 10.7(5) is requested, the Council is under no obligation to furnish any of the information supplied herein pursuant to that section.
 - (2) Council draws your attention to section 10.7(6), which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to subsection (5).
 - (3) The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.
-

The land is subject to the provisions of the SEPP (Biodiversity and Conservation) 2021, Vegetation in non-rural areas which sets the rules for the clearing of native vegetation in NSW on land zoned for urban and environmental purposes that is not linked to a development application.

Bankstown Airport - Airspace Protection - The land is subject to height restrictions to protect the airspace in the vicinity of Bankstown Airport as required under the Regulations supporting the Airports Act 1996. You should make your own enquiries with Bankstown Airport Limited who are responsible for the operation of Bankstown Airport contact details are available from <http://www.bankstownairport.com.au/>.

Land must not be cleared or filled except with the consent of Council.

Potential for Salinity - The applicant's attention is drawn to the Department of Infrastructure, Planning and Natural Resources map at the 1:100,000 scale 'Salinity Potential in Western Sydney 2002' that indicates there is potential for salinity in the Region. The map can be viewed at Council's Customer Service Centre (86 Avoca Road Wakeley).

Building In Saline Environments - Council's policy 'Building in Saline Environments', applies to all areas of Fairfield City and requires use of construction measures and materials in new development to minimise risk of salt damage to buildings from urban salinity.

Demolition of a building or work requires development consent under clause 2.7 of Fairfield Local Environmental Plan 2013.

There is no draft SEPP applying to this land.

FAIRFIELD CITY COUNCIL DEVELOPMENT CONTROL PLANS

Fairfield Citywide Development Control Plan

Title	Adopted by Council*	Effective Date
Fairfield Citywide Development Control Plan 2013	13 November 2012	31 May 2013
<u>Amendment No.1</u> change maximum height permissible for detached secondary dwellings, clarify requirements and correct various anomalies, incorporate outdoor dining policy into a number of site specific DCPs (see table below)	11 February 2014	5 March 2014
<u>Amendment No.2</u> amend chapter 2 to reference Site Specific DCP – Wetherill Park Market Town	20 March 2013	7 March 2014
<u>Amendment No.3</u> Introduce Chapter 4B - Secondary Dwellings in Rural Area - Horsley Park and Cecil Park	11 December 2013	14 March 2014
<u>Amendment No. 4</u> amends Chapter 9 Industrial Development Site Specific Controls for 449 Victoria Street and 96 Newton Road, Wetherill Park	24 September 2013	21 March 2014
<u>Amendment No.5</u> amends Chapters 2 and 10 and Appendix B to ensure provisions within the DCP are in line with the SEPP (Exempt and Complying Development Codes) 2008.	13 May 2014	28 May 2014
<u>Amendment No. 5A</u> amends Chapter 6A – Multi Dwelling Housing – Town house and Villas: Site Specific DCP – 46 & 50 Cobbett Street, Wetherill Park.	12 March 2013	22 August 2014
<u>Amendment No. 6</u> including increase to building heights for detached granny flats, removal of reference to minimum lot sizes for R1 zoned lands, inclusion of new controls and provisions relating to neighbourhood shops and pad mounted sub stations, clarify requirements and correct a number of anomalies associated with secondary dwellings, dual occupancy, narrow lots and residential flat buildings and other minor inconsequential amendments.	12 August 2014	3 September 2014
<u>Amendment No. 6A</u> amends Chapter 14 Subdivision – Applying to land located on 630 Elizabeth Drive and 9-10 Schubert Place, Bonnyrigg Heights to facilitate a future road link between Stivala Place and Schubert Place.	12 August 2014	3 September 2014
<u>Amendment No.7</u> proposed amendments include – Additional Controls for Child Care Centres, Boarding Houses and Granny Flats; Revised Heritage Chapter; New provisions relating to CCTV for specific land uses, and; Acoustic measures for development in the Rural Area.	25 November 2014	3 December 2014
<u>Amendment No. 7A</u> amends Chapter 10 Miscellaneous Development - applying to land located on 1 Bartley Street, Cabramatta to facilitate the development of a hotel or motel accommodation at the Cabravale Diggers site.	26 August 2014	16 January 2015
<u>Amendment 8</u> amends Chapter 9 – Industrial Development. This amendment includes provisions for industrial/employment development proposals in close proximity to residential land. The amended controls cover the following issues: General Design Requirements (including setback considerations, driveways, loading and storage areas, etc); Bulk and scale; Vehicular and Pedestrian Access Privacy; Light Spill; Noise and Vibration; and Landscaping.	10 March 2015	1 April 2015
<u>Amendment 9</u> includes new provisions relating to various forms of residential development including: Building Appearance, Landscaping, Private Open space, Minimum Lot Width, Car Parking Rates and Notification of S82A Applications.	12 May 2015	27 May 2015
<u>Amendment 10</u> including amendments to: <ul style="list-style-type: none"> the intent of the Development Control Plan and Development Application process – the DA Guide provisions for rural zone development residential flat building setbacks heritage advice road classifications 	14 July 2015	5 August 2015
<u>Amendment No.11</u> includes site specific development controls (private open space, car parking and dwelling density) for 46-50 Cobbett Street, Wetherill Park included in Chapter 6A Multi Dwelling Housing – Townhouses and Villas.	1 December 2015	16 December 2015

<u>Amendment No. 12</u> addresses anomalies in the DCP including but not limited to providing clarity on minimum room sizes, updated acoustic proofing measures for new dwellings in rural areas, car parking rates for disabled parking, and provisions for site servicing and loading requirements in neighbourhood shops in residential zones.	10 May 2016	25 May 2016
<u>Amendment No. 13</u> Clarification to requirements for acoustic measures for development in the rural areas, location of alfresco areas for secondary dwellings, car parking rates for restaurants & amendments to ensure controls for residential flat buildings are consistent with the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development & associated Apartment Design Guide.	14 March 2017	5 April 2017
<u>Amendment No. 14</u> Site specific provisions for 620 Elizabeth Drive, Bonnyrigg Heights.	27 June 2017	15 September 2017
<u>Amendment No. 15</u> Amendment to Appendix G, and addition of Appendix H to introduce Aboriginal Heritage Management controls for development across Fairfield City	12 September 2017	28 February 2018
<u>Amendment No. 16</u> Amendments provide clarity relating to alfresco areas and carports provisions for secondary dwellings, lot width provisions for dual occupancy and multi dwelling housing on cul-de-sac heads, setbacks for residential flat buildings on corner sites, removal of Chapter 8B Neighbourhood and Local Centres – Mixed Use (Up to 2 storeys) to ensure consistency with the Apartment Design Guide, inclusion of accessibility requirements, inclusion of Council's Stormwater Management Policy, and guidelines for acknowledging petitions.	27 February 2018	21 March 2018
<u>Amendment No. 18</u> Amendment to Chapter 10.11 to revise existing site specific DCP in relation to the Cabravale Diggers Club site at 1 Bartley Street, Canley Vale	14 November 2017	28 February 2018
<u>Amendment No. 19</u> Amendment to introduce site specific development controls for 17-23 Longfield Street, Cabramatta.	11 September 2018	28 February 2019
<u>Amendment No. 20</u> Amendment No. 20 provides clarity on controls and guidelines within the following chapters: <ul style="list-style-type: none"> • Chapter 3 – Environmental Management and Constraints; • Chapter 4A – Development in the Rural Zones; • Chapter 5A – Dwelling Houses; • Chapter 5B – Secondary Dwellings; • Chapter 6A – Multi Dwelling Housing; • Chapter 6B – Dual Occupancy; • Chapter 9 – Industrial Development; and • Chapter 14 – Subdivision 	12 February 2019	13 March 2019
<u>Amendment No. 22</u> Amendment No. 22 provides clarity on control and guidelines within the following chapters: <ul style="list-style-type: none"> • Appendix A – Definitions • Chapter 2 – Development Application Process • Chapter 3 – Environmental Management and Constraints • Chapter 5A – Dwelling Houses • Chapter 5B – Secondary Dwellings • Chapter 5C – Dwelling Houses on Narrow Lots • Chapter 7 – Residential Flat Buildings and Shop Top Housing • Chapter 8 – Neighbourhood and Local Centres Business Use • Chapter 12 – Car Parking, Vehicle and Access Management • Chapter 13 – Child Care Centres • Chapter 14 - Subdivision 	9 June 2020	21 September 2020

Place Based and Site Specific Development Control Plans

Title	Adopted by Council*	Effective Date
Bonnyrigg Town Centre DCP 2018	6 August 2019	4 September 2020
Cabramatta Town Centre DCP (5/2000) - <u>Amendment No.1</u> (Outdoor Dining Controls –5.3.2014) - <u>Amendment No. 2</u> (New clause regarding Model Submission – 3.09.2014) - <u>Amendment No. 3</u> (Amended clauses and map regarding Precinct 2- Dutton Lane Car Park) - <u>Amendment No. 4</u> (Precinct 4A – East side market square and station interface)	10 May 2022	07 October 2022
Fairfield City Centre DCP 2013 - <u>Amendment No.1</u> (Outdoor Dining Controls – 5.3. 2014) - <u>Amendment No. 2</u> (Remove reference to Public Art Guide and update signage controls reference – 3.09.2014) - <u>Amendment No. 3</u> (removes reference to the Fairfield Art Strategy as Council has not formally adopted a Public Art Strategy)	10 May 2016	25 May 2016
Canley Corridor DCP No.37 (2013) (Canley Vale and Canley Heights town centres) - <u>Amendment No.1:</u> (Development Controls for Adams Reserve 12.9.2006) - <u>Amendment No.2:</u> (Development Controls for 45-47 Peel St, Canley Heights 9.4.2008) - <u>Amendment No.3:</u> (Awnings controls 3.11.2010) - <u>Amendment No.4:</u> (Development Controls for 190 Canley Vale Rd, Canley Heights 19.4.2011) - <u>Amendment No.5:</u> (References to Fairfield LEP 2013 31.5.2013) - <u>Amendment No.6:</u> (Outdoor Dining Controls –5.3.2014) - <u>Amendment No. 7</u> (Remove reference to Public Art Guide – 3.09.2014) - <u>Amendment No. 8</u> (Include 46 Derby Street, Canley Heights into Town Centre Catchment – 01.07.2015) - <u>Amendment No. 9</u> (removes reference to the Fairfield Art Strategy as Council has not formally adopted a Public Art Strategy)	10 May 2016	25 May 2016
Prairiewood Town Centre – Southern Precinct DCP 2013	13 November 2012	31 May 2013
Site Specific DCP – Wetherill Park Market Town	20 March 2013	7 March 2014
Fairfield Heights Town Centre DCP 2018	06 August 2019	05 June 2020
Villawood Town Centre DCP 2020	28 April 2020	05 June 2020

Master Plans

Title	Adopted by Council*	Effective Date
Prairiewood Masterplan (December 2005)	13 November 2012	31 May 2013
Fairfield Town Centre Masterplans – The Crescent and Barbara Street Precincts (May 2007)		May 2007

Urban Design Studies

Title	Adopted by Council
Fairfield City Centre Key Sites Urban Design Study	27 March 2018
Fairfield Heights Town Centre Urban Design Study	27 March 2018
Villawood Town Centre Urban Design Study	27 March 2018

* Note: Some "In Force" Development Control Plans may be under review, check with Council for date of last amendment.

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Flood Information Sheet

Applicant: Katrina Taylor
Certificate No.: 1236/2023
Applicant's Reference: E35971PT
Issue Date: 05/04/2023
Receipt No.:

PROPERTY ADDRESS: 151 Cabramatta Road East CABRAMATTA
NSW 2166
LEGAL DESCRIPTION: Lot: 6 DP: 25618

Council has adopted a policy on flooding which may restrict the development of land. The Fairfield City-Wide Development Control Plan 2013 (which includes provisions for flood management) applies to all of the Fairfield Local Government area.

Important Notes:

Not Applicable values indicate that the subject land is not known to be subject to flooding.

Not Available values indicate that Council does not have the required flood information for the subject land.

A Glossary is also attached at the end of this Flood Information Sheet.

MAINSTREAM FLOODING

Description

Based on the information currently available to Council, this land is not affected by mainstream flooding. However, this is subject to future flood studies and reviews.

Mainstream Flood Details

Size of Flood	Flood Level (m AHD)
PMF minimum PMF maximum	Not Applicable Not Applicable
1 in 100 year minimum 1 in 100 year maximum	Not Applicable Not Applicable
1 in 20 year minimum 1 in 20 year maximum	Not Applicable Not Applicable

LOCAL OVERLAND FLOODING

Description

Based on the information currently available to Council, this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.

Local Overland Flood Details

Size of Flood	Flood Level (m AHD)
PMF minimum PMF maximum	Not Applicable Not Applicable
1 in 100 year minimum 1 in 100 year maximum	Not Applicable Not Applicable
1 in 20 year minimum 1 in 20 year maximum	Not Applicable Not Applicable

GLOSSARY	
m AHD	metres Australian Height Datum (AHD).
Australian Height Datum (AHD)	A common national plane of level approximately equivalent to the height above sea level. All flood levels, floor levels and ground levels are normally provided in metres AHD.
Average Recurrence Interval (ARI)	The long term average number of years between the occurrence of a flood as big as the selected event. For example, floods with a discharge as great as the 20 year ARI event will occur on average once every 20 years. ARI is another way of expressing the likelihood of occurrence of a flood event.
Flood	A relatively high stream flow that overtops the natural or artificial banks in any part of a stream, river, estuary, lake or dam. It also includes local overland flooding associated with major drainage before entering a watercourse, or coastal inundation resulting from raised sea levels, or waves overtopping the coastline.
Flood risk precinct	<p>An area of land with similar flood risks and where similar development controls may be applied by a Council to manage the flood risk. The flood risk is determined based on the existing development in the precinct or assuming the precinct is developed with normal residential uses. Usually the floodplain is categorised into three flood risk precincts 'low', 'medium' and 'high', although other classifications can sometimes be used.</p> <p>High Flood Risk: This has been defined as the area of land below the 100-year flood event that is either subject to a high hydraulic hazard or where there are significant evacuation difficulties.</p> <p>Medium Flood Risk: This has been defined as land below the 100-year flood level that is not within a High Flood Risk Precinct. This is land that is not subject to a high hydraulic hazard or where there are no significant evacuation difficulties.</p> <p>Low Flood Risk: This has been defined as all land within the floodplain (i.e. within the extent of the probable maximum flood) but not identified within either a High Flood Risk or a Medium Flood Risk Precinct. The Low Flood Risk Precinct is that area above the 100-year flood event.</p>
Local overland flooding	The inundation of normally dry land by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.
Mainstream flooding	The inundation of normally dry land occurring when water overflows the natural or artificial banks of a stream, river, estuary, lake or dam.
Probable Maximum Flood (PMF)	The largest flood that could conceivably occur at a particular location.
Flood Planning Area	The area of land below the FPL and thus subject to flood related development controls.
Flood Planning Level	Are the combinations of flood levels (derived from significant historical flood events or floods of specific AEPs) and freeboards selected for floodplain risk management purposes, as determined in management studies and incorporated in management plans.
Flood Control Lot	A lot to which flood related development controls apply in respect of development for the purposes of industrial buildings, commercial premises, dwelling houses, dual occupancies, multi dwelling housing or residential flat

	buildings (other than development for the purposes of group homes or seniors housing)
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SafeWork NSW Information

Katrina Taylor

From: Licensing <licensing@safework.nsw.gov.au>
Sent: Friday, 28 April 2023 11:18 AM
To: Katrina Taylor
Subject: SafeWork NSW: 00823940 –Site Search application – Result not found [ref:_00D281hl6J_500Mn4F8Sr:ref]

This message originated outside the JKG network. If this looks to be from a staff member, it is likely to be malicious (spam/phish attack). Do not click links or open attachments unless you recognise the sender and know the content is safe.

Security Classification: Sensitive Personal
Please do not amend the subject line of this email

Dear Katrina

Re: Site Search for Schedule 11 Hazardous Chemicals on premises Application – Result not found

I refer to your application for a Site Search for Schedule 11 Hazardous Chemicals on premises, received by SafeWork NSW on 05/04/2023 for the following site: Lot 1 DP205759 & Lot 10 255023 - 84 BROOMFIELD STREET CABRAMATTA NSW 2166

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

If you have any further information or if you have any questions, please use one of the following options, quoting the SafeWork NSW enquiry reference number: 00823940

- Email: licensing@safework.nsw.gov.au
- Phone: 13 10 50

Kind regards

Laura Lee

Licensing Representative

SafeWork NSW | Better Regulation Division

Department of Customer Service

p- 13 10 50

e- licensing@safework.nsw.gov.au | www.customerservice.nsw.gov.au

Level 3, 32 Mann Street, Gosford, NSW 2250



**Customer
Service**

We are always looking for ways that we can improve our services. You may be contacted by email in the next few weeks to complete a short survey and provide us with your feedback on what we did well and where we can improve. If you do not wish to participate in our surveys, please email us at: licensingQA@customerservice.nsw.gov.au and we will ensure that you are not contacted.

Katrina Taylor

From: Licensing <licensing@safework.nsw.gov.au>
Sent: Friday, 28 April 2023 10:45 AM
To: Katrina Taylor
Subject: SafeWork NSW: 00823772 –Site Search application – Result not found [ref:_00D281hl6J_500Mn4EAI:ref]

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Security Classification: Sensitive Personal
Please do not amend the subject line of this email

Dear Katrina

**Re: Site Search for Schedule 11 Hazardous Chemicals on premises Application
– Result not found**

I refer to your application for a Site Search for Schedule 11 Hazardous Chemicals on premises, received by SafeWork NSW on 5/4/2023 for the following site: Lot 2 DP205759 - 86 BROOMFIELD STREET CABRAMATTA NSW 2166

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

If you have any further information or if you have any questions, please use one of the following options, quoting the SafeWork NSW enquiry reference number: 00823772

- Email: licensing@safework.nsw.gov.au
- Phone: 13 10 50

Kind regards

Laura Lee

Licensing Representative

SafeWork NSW | Better Regulation Division

Department of Customer Service

p- 13 10 50

e- licensing@safework.nsw.gov.au | www.customerservice.nsw.gov.au

Level 3, 32 Mann Street, Gosford, NSW 2250



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Katrina Taylor

From: Licensing <licensing@safework.nsw.gov.au>
Sent: Wednesday, 3 May 2023 12:37 PM
To: Katrina Taylor
Subject: SafeWork NSW: 00823900 –Site Search application – Result not found [ref:_00D281hl6J_500Mn4F7i3:ref]

This message originated outside the JKG network. If this looks to be from a staff member, it is likely to be malicious (spam/phish attack). Do not click links or open attachments unless you recognise the sender and know the content is safe.

Security Classification: Sensitive Personal
Please do not amend the subject line of this email

Dear Katrina

**Re: Site Search for Schedule 11 Hazardous Chemicals on premises
Application – Result not found**

I refer to your application for a Site Search for Schedule 11 Hazardous Chemicals on premises, received by SafeWork NSW on 5/4/2023 for the following site: 139 Cabramatta Road East, Cabramatta NSW.

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

If you have any further information or if you have any questions, please use one of the following options, quoting the SafeWork NSW enquiry reference number: 00823900

- Email: licensing@safework.nsw.gov.au
- Phone: 13 10 50

Kind regards

Kim Brearley

Licensing Representative

SafeWork NSW | Better Regulation Division

Department of Customer Service

p- 13 10 50

e- licensing@safework.nsw.gov.au | www.customerservice.nsw.gov.au

Level 3, 32 Mann Street, Gosford, NSW 2250



**Customer
Service**

Katrina Taylor

From: Licensing <licensing@safework.nsw.gov.au>
Sent: Friday, 28 April 2023 3:04 PM
To: Katrina Taylor
Subject: SafeWork NSW: 00824540 –Site Search application – Result not found [ref:_00D281hl6J_500Mn4K9o2:ref]

This message originated outside the JKG network. If this looks to be from a staff member, it is likely to be malicious (spam/phish attack). Do not click links or open attachments unless you recognise the sender and know the content is safe.

Security Classification: Sensitive Personal
Please do not amend the subject line of this email

Dear Katrina

**Re: Site Search for Schedule 11 Hazardous Chemicals on premises Application
– Result not found**

I refer to your application for a Site Search for Schedule 11 Hazardous Chemicals on premises, received by SafeWork NSW on 05/04/2023 for the following site: Lot 8 DP25618 - 147-149 CABRAMATTA RD EAST CABRAMATTA NSW 2166.

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

If you have any further information or if you have any questions, please use one of the following options, quoting the SafeWork NSW enquiry reference number: 00824540

- Email: licensing@safework.nsw.gov.au
- Phone: 13 10 50

Kind regards

Laura Lee

Licensing Representative

SafeWork NSW | Better Regulation Division

Department of Customer Service

p- 13 10 50

e- licensing@safework.nsw.gov.au | www.customerservice.nsw.gov.au

Level 3, 32 Mann Street, Gosford, NSW 2250



**Customer
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Katrina Taylor

From: Licensing <licensing@safework.nsw.gov.au>
Sent: Tuesday, 2 May 2023 3:09 PM
To: Katrina Taylor
Subject: SafeWork NSW: 00824546 –Site Search application – Result not found [ref:_00D281hl6J._500Mn4KCh4:ref]

This message originated outside the JKG network. If this looks to be from a staff member, it is likely to be malicious (spam/phish attack). Do not click links or open attachments unless you recognise the sender and know the content is safe.

Security Classification: Sensitive Personal
Please do not amend the subject line of this email

Dear Katrina

Re: Site Search for Schedule 11 Hazardous Chemicals on premises Application – Result not found

I refer to your application for a Site Search for Schedule 11 Hazardous Chemicals on premises, received by SafeWork NSW on 5/4/2023 for the following site: 151 CABRAMATTA ROAD EAST CABRAMATTA NSW 2166.

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

If you have any further information or if you have any questions, please use one of the following options, quoting the SafeWork NSW enquiry reference number: 00824546

- Email: licensing@safework.nsw.gov.au
- Phone: 13 10 50

Kind regards

Laura Lee

Licensing Representative

SafeWork NSW | Better Regulation Division

Department of Customer Service

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Level 3, 32 Mann Street, Gosford, NSW 2250



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We are always looking for ways that we can improve our services. You may be contacted by email in the next few weeks to complete a short survey and provide us with your feedback on what we did well and where we can improve. If you do not wish to participate in our surveys, please email us at: licensingQA@customerservice.nsw.gov.au and we will ensure that you are not contacted.



Appendix C: Guidelines and Reference Documents



Contaminated Land Management Act 1997 (NSW)

Department of Land and Water Conservation, (1997). 1:25,000 Acid Sulfate Soil Risk Map Series

Managing Land Contamination, Planning Guidelines SEPP55 – Remediation of Land (1998)

NSW EPA, (2015). Guidelines on the Duty to Report Contamination under Section 60 of the CLM Act 1997

NSW EPA, (2017). Guidelines for the NSW Site Auditor Scheme, 3rd Edition

NSW EPA, (2020). Consultants Reporting on Contaminated Land, Contaminated Land Guidelines

National Environment Protection Council (NEPC), (2013) National Environmental Protection (Assessment of Site Contamination) Measure 1999 as amended (2013)

Protection of the Environment Operations Act 1997 (NSW)

State Environmental Planning Policy (Resilience and Hazards) 2021 (NSW)