

FLOOD RISK MANAGEMENT REPORT FOR PROPOSED ALTERATIONS AT UNIT 3, 132 NEWTON ROAD WETHERILL PARK NSW 2620

Requested for: Goterra

Unit 3, 132 Newton Rd, Wetherill Park NSW 2620

Neilly Davies & Partners Pty. Ltd.

ABN: 711 216 235 50

23 June 2023

Date:	23 Jun 2023	Status:	For DA		Reference:	J230033
Project Manager:	Susheel Kumar Thota					
Author:	Amir Keshtgar					
Reviewer:	Bala Muhunthan					
Division:	Hydraulic					

Revision Status				
Revision Date Issued		Reviewer	Comment	
A	23 Jun 2023	Bala Muhunthan	For Approval	

Confidential Information

This document is made available to the recipient on the express understanding that the information contained in it be regarded and treated by the recipient as strictly confidential. The content of this document is intended only for the sole use of the recipient and should not be disclosed or furnished to any other person.

Disclaimer of Liability

The information contained in this document is provided for the sole use of the recipient and no reliance should be placed on the information by any other person. In the event that the information is disclosed or furnished to any other person, Neilly Davies & Partners Pty Ltd accepts no liability for any loss or damage incurred by that person whatsoever as a result of using the information.

© Document Copyright

All rights reserved. No part of the content of this document may be reproduced, published, transmitted or adapted in any form or by any means without the written permission of the Neilly Davies & Partners Pty Ltd.

CONTENTS

1. Introduction	4
2. Scope of Works	5
3. Land Use & Flooding Condition	6
4. Flood Controls & Requirements	8
5. Proposed Measures, Summary & Recommendations	9

1. Introduction

Our client (Goterra) has engaged Neilly Davies & Partners Pty Ltd to prepare a Flood Risk Assessment Report and provide Recommendations for the proposed additions & alterations at Unit 3, 132 Newton Rd, Wetherill Park NSW 2620. The Flood Risk Assessment has been prepared in order to satisfy the flood controls in the Fairfield City Wide DCP 2013: Chapter 11 Flooding.

The subject site has an area of about 26080.0 m², bounded by Newton Road to the North & East, Stormwater channel to the South & adjoining general industrial property to the West (Refer Figure 1 – Site Location Map). The site is located within E4 general industrial land zoning within the Fairfield City Council Local Government Area (LGA) and contains an existing precast concrete panelled walls and metal roof building.

It is being proposed to convert the existing premises (Unit 3) into a waste recycle plant (i.e., change of use). As part of this development, no changes are being proposed to the existing building footprint externally and will remain as is. There are no permanent changes being made to Unit 3 apart from building temporary partition walls as a part of odour risk mitigation. All the required additions and alterations as part of this development are confined within the building (i.e., Internal partition walls and installation of necessary plant and machinery). The details of the proposed development (additions & alterations) are enclosed herewith as Annexure B, for reference.

This assessment report has been prepared based on the following documents and aims to report the observations of the assessment with necessary recommendations according to Fairfield Council regulations:

- Existing site survey performed by 'REALSURVEY' Surveyors dated 8 March 2023 (Enclosed as Annexure A)
- Proposed Development Plans (Architectural Drawings) including building footprints and finished floor levels (Enclosed as Annexure B)
- Planning Certificate & Flood Maps issued by Fairfield City Council (Annexure C).
- Chapter 11 of the Fairfield Citywide Development Control Plan (DCP) 2013

The following terminology has been used in the report:

- Finished Floor Level (FFL)
- Existing Ground Level (EGL)
- Annual Exceedance Probability (AEP)
- Average Recurrence Interval (ARI)
- Flood Planning Level (FPL)
- Estuary Planning Levels (EPL)
- Probable Maximum Flood (PMF)

- Local Government Area (LGA)
- Australian Height Datum (AHD)



Figure 1: Site Location Map

2. Scope of Works

Flood assessment of the subject site including:

- Analysing the flood data provided by council and compare them to the proposed development and provide appropriate recommendations.
- Review council requirements in terms of Flood Risk Management and provide necessary recommendations.

3. LAND USE & FLOODING CONDITION

According to the Planning Certificate provided by Fairfield City Council, the property is located within E4 general industrial land zoning. It is also noted that the DA proposal seeks converting the existing premises (Unit 3) into a waste recycle plant (i.e. change of use) with no changes to the existing footprint and all the required additions and alterations as part of this development are confined within the building (i.e., internal partition walls and installation of necessary plant and machinery). Referring to Schedule 2 of Chapter 11 of the Fairfield Citywide Development Control Plan (DCP) 2013 the land use category can be identified as Commercial or Industrial. Therefore, flood planning requirements and controls of industrial land use will be applied to the proposed property.

The flood information sheet enclosed with the planning certificate (Annexure C) identifies the property as a flood control lot. Based on the provided information, the land is not affected by Mainstream Flooding. However, the subject land is affected by Local Overland Flooding. This parcel is identified as being partly within Low Flood Risk Precinct as a result of overland flooding. The parcel is partly not affected by overland flooding at north. The local overland flood details related to the southern side of the site are summarised in Table 1 below.

Table 1 – Local Overland Flood Details

Size of Flood	Flood Level (m AHD)
PMF minimum	44.40
PMF maximum	45.40
1 in 100 year minimum	43.60
1 in 100 year maximum	44.10
1 in 20 year minimum	43.30
1 in 20 year maximum	43.90

The flooding map of the site presented in Appendix C of the report demonstrates areas of site impacted by each flood risk category. An extract of the flooding map demonstrating the subject site are shown in Figure 2 & Figure 3 below.

The council flood map indicates that the subject site is located within low-risk precinct, Flood Planning Area which means that the development is above 1% AEP and is not subject to any hazard and evacuation difficulties. The subject site is affected by PMF flood event at the entrance area and loading dock (Figure 2 & Figure 3). Fairfield Development Control Plan 2013 (Part 2.22) provides recommendations on freeboard for flood affected areas.

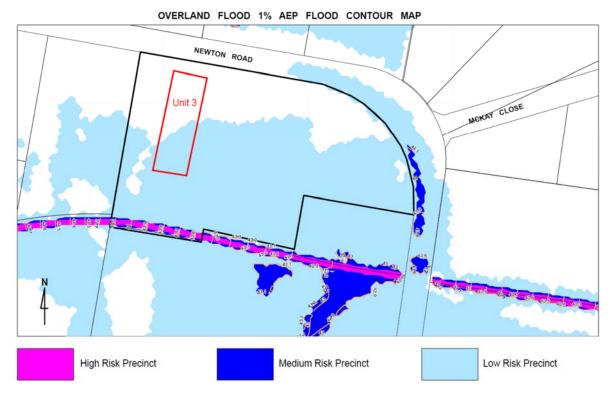


Figure 1 – Overland Flood Map (1% AEP)

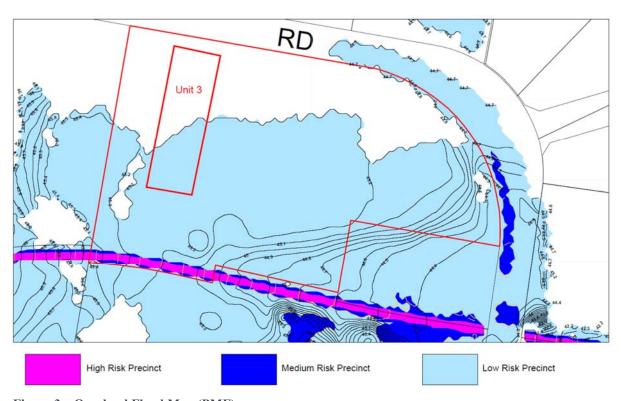


Figure 3 – Overland Flood Map (PMF)

4. FLOOD CONTROLS & REQUIREMENTS

Chapter 11 of Fairfield City Council DCP identifies the planning requirements and development controls applicable to floodplains across the council areas. Schedule 6 of this chapter, which determines planning controls for other floodplains, including areas affected by local overland flooding, is found applicable to the subject site and used as reference to develop the planning requirements.

According to council Flood Management Guideline, the Floor Planning Level means the level of relevant 1% AEP + required freeboard (i.e. Flood Planning Level = 44.10m AHD + 0.5m = 44.6m AHD

According to the flood certificate issued by Council, the subject site is partly above the 1% AEP at north, the northern side of the site is not affected by overland flow for any events. **Error! Reference source not found.** shows the summary of site and flood levels.

Table 2 – Summary of Existing Floor & Flood Levels

Item	Existing Level (m AHD)	1% AEP (m AHD)	PMF (m AHD)
Entrance Level &	44.50	43.60 (min)	44.40 (min)
Loading Dock (Factory)		44.10 (max)	45.40 (max)
Ground Floor Level	45.45	43.60 (min)	44.40 (min)
(Factory)		44.10 (max)	45.40 (max)
Mezzanine (Office 1)	48.0	43.60 (min)	44.40 (min)
		44.10 (max)	45.40 (max)

The proposed addition & alteration works are undertaken within the existing building footprint (i.e., Unit 3), with no increase in impervious area, no blockage to the floodway and reduction in flow capacity within the lot. Also, the raising of floor levels deems to be not practical. Therefore, it is anticipated that there would be no adverse impact on current flood condition.

It is required to prepare a site emergency response plan, adequate flood warning systems, signage and exits to allow evacuation in a safe manner and without reliance on the State Emergency Services (SES).

5. Proposed Measures, Summary & Recommendations

The following measures, summary and recommendations are based on the engineering plans provided and the specific site conditions:

- The proposed site is not affected by 1% AEP overland flooding. The entrance area and loading dock are the only areas that will be affected by PMF. However, no additional impervious areas are being added to the site. Therefore, there will be no reduction in flood storage capacity, afflux and adverse impact on the adjacent streets and buildings.
- According to 1% AEP flood map, the entry level & loading dock (i.e.+44.50m AHD) is above 1% AEP (1% AEP = 44.1 mAHD).
- According to 1% AEP flood map, the factory ground floor level (i.e. +45.45m AHD) is above the flood planning level (1% AEP = 44.6 mAHD).
- According to 1% AEP flood map, the factory mezzanine floor level (i.e. +48.0m AHD) is above the flood planning level (1% AEP = 44.6 mAHD).
- According to PMF flood maps, the entry level & loading dock (i.e.+44.50m AHD) are below the PMF level. Thus, flood control measures are required for this area.
- According to PMF flood map, the factory ground floor level (i.e. +45.45m AHD) is outside the PMF flood extent.
- According to PMF flood map, the factory mezzanine floor level (i.e. +48.0m AHD) is above the PMF level.
- It is required to undertake the following control measures:
 - o Any portion of the building which is under PMF in the entrance area/loading dock, ground floor as well as mezzanine floor to be built from flood compatible materials.
 - The electrical and mechanical equipment, main power supply and wiring, etc. at the entrance area/loading dock & ground floor must be in a waterproofed area and to be protected during PMF event.
 - The hazardous materials e.g., fuel, chemicals, etc. on the ground floor must be stored in a waterproofed place and to be isolated from PMF event.
 - o The electrical and mechanical equipment, main power supply and wiring, etc. on the ground floor must be located above PMF level.
 - o Prepare evacuation plan, install flood warning signs, flood depth indicator and exits to allow safe evacuation without reliance on SES. A permanent flood evacuation management plan (refer to Appendix D) shall be installed in the areas frequented by residents.
- All flood exposed electrical wiring and equipment shall be waterproofed at entrance & ground floor level)
- This report shall be read in conjunction with Appendix A- Appendix D.

Appendices:

Annexure A - Existing Site Survey

Annexure B - Proposed Development Plans (Architectural Drawings)

Annexure C - Planning Certificate & Flood Maps

Appendix D – Flood Risk Management Plan

References:

• Fairfield Citywide Development Control Plan 2013, Chapter 11- Flood Risk Management

All maps are taken from the Google Maps website that holds copyright to these contents. Google's attribution for these maps states: Map data ©2015 Google



GENERAL / SPECIFIC NOTES

THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN. THE INFORMATION SHOWN ON THIS PLAN OR IN THE ASSOCIATED CAD FILE IS SUPPLIED ON THE CONDITION THAT THESE GENERAL NOTES ARE ALWAYS SHOWN\KEPT ON ANY COPY OR EXTRACT OF THE HARD COPY\DATA FILE.

THE BOUNDARIES HAVE NOT BEEN FULLY SURVEYED.

SURVEY WORKS HAVE BEEN UNDERTAKEN IN A MANNER SUFFICIENT TO COMPILE LOCATION OF **BOUNDARIES & DIMENSIONS FROM:**

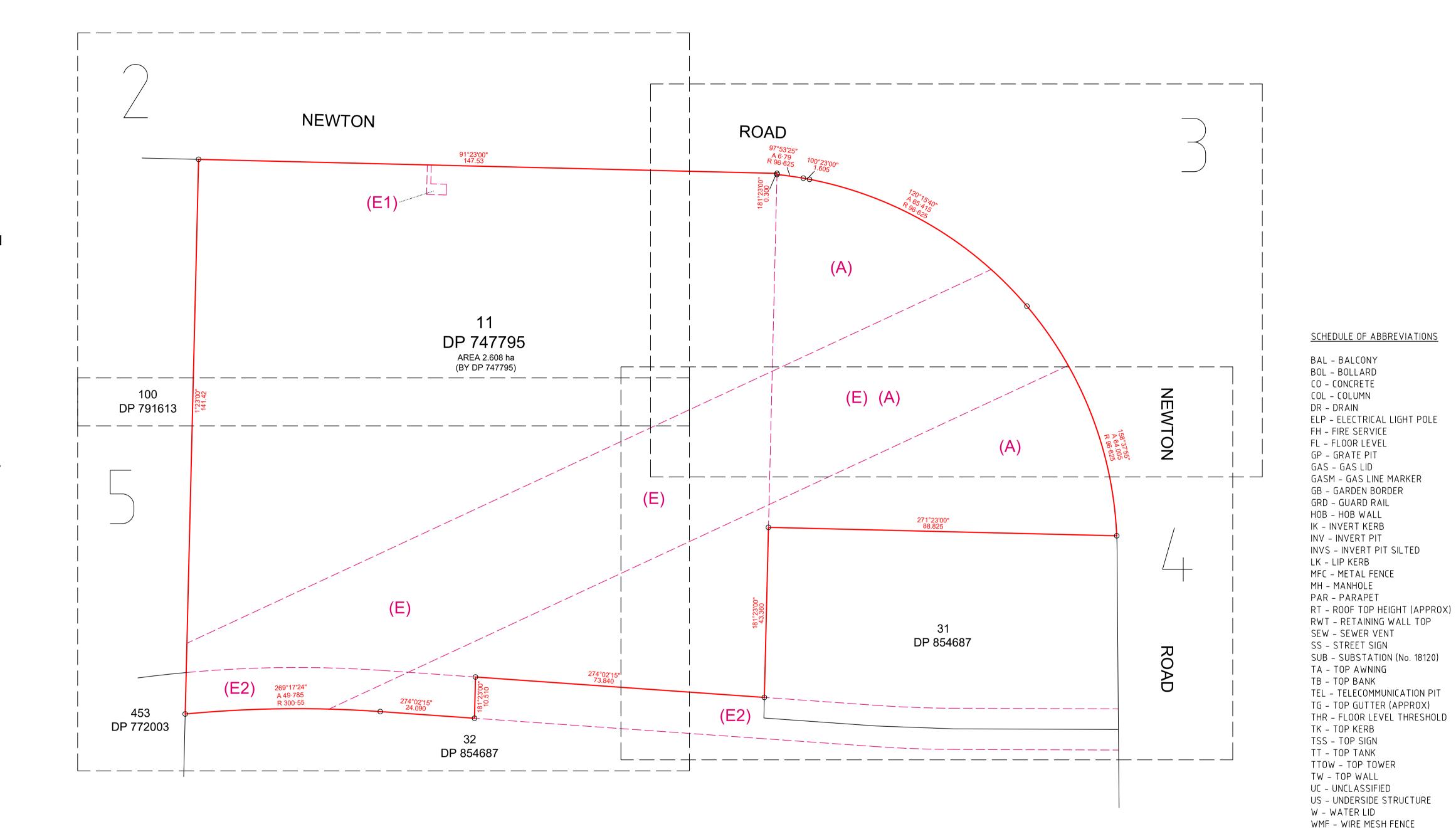
- SURVEY MEASUREMENTS TO MARKS & MONUMENTS RECORDED ON EXISTING REGISTERED SURVEY PLANS OF THE SUBJECT & ADJOINING LANDS.
- PLANS & RECORDS OBTAINED FROM NSW LRS. BOUNDARIES ARE SUBJECT TO A CADASTRAL SURVEY.

LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) THE ORIGIN OF WHICH IS SSM 154598 RL 44.64 AHD (SOURCE: SCIMS 13-03-2023).

REFER TO THE SUBJECT CERTIFICATE(S) OF TITLE FOR FULL DETAILS OF ANY EASEMENTS, RESTRICTIONS OR COVENANTS.

THE BOUNDARIES SHOULD BE FULLY SURVEYED, MARKED &/OR SURVEY SETOUT MARKS PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORK, PARTICULARLY IF BOUNDARY SETBACKS ARE CRITICAL.

THE RECORDS OF THE SERVICE AUTHORITIES HAVE NOT BEEN INVESTIGATED. ONLY THOSE SERVICES VISIBLE / APPARENT AT THE TIME OF SURVEY HAVE BEEN SHOWN.



(E) - EASEMENT FOR ELECTRICITY TRANSMISSION LINE 30.48 WIDE (VIDE DL J324726) (E1) - EASEMENT FOR ELECTRICITY PURPOSES (VIDE DL Z75140) (E2) - EASEMENT TO DRAIN WATER 10.5 METRES WIDE (VIDE DP733214)

(A) RESTRICTION(S) ON THE USE OF LAND (VIDE DP733924)

INTERESTS BURDENING/ AFFECTING THE SUBJECT LAND



DENOTES TREE POSITION (NOT TO SCALE). REFER TO LEGEND FOR APPROXIMATE TREE SIZE.

WMT - WATER METER

TR2: TREE APPROX. 0.2Ø TRUNK 4 SPREAD & HEIGHT TR3: TREE APPROX. 0.3Ø TRUNK 6 SPREAD & HEIGHT TR4: TREE APPROX. 0.4Ø TRUNK 8 SPREAD & HEIGHT TR6: TREE APPROX. 0.6Ø TRUNK 12 SPREAD & HEIGHT



- SITE IN OPERATION AT TIME OF SURVEY.

- SITE / SURVEY HINDERED / OBSTRUCTED BY TRAFFIC /

PARKED / SERVICE / DELIVERY / MAINTENANCE VEHICLES.

- OTHER SURFACE SERVICE INDICATORS MAY EXIST WHICH ARE NOT SHOWN.



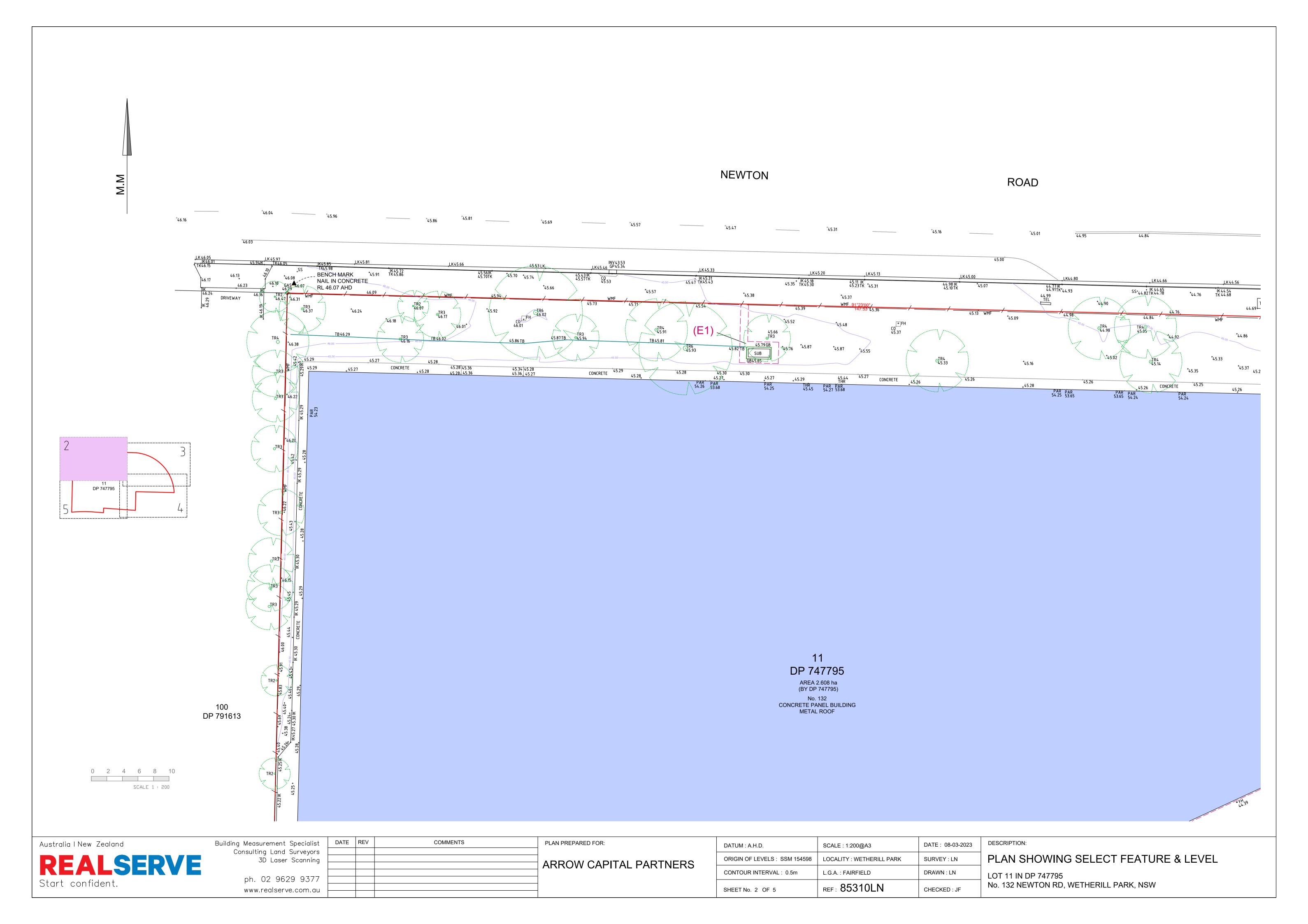
Building Measurement Specialist Consulting Land Surveyors 3D Laser Scanning

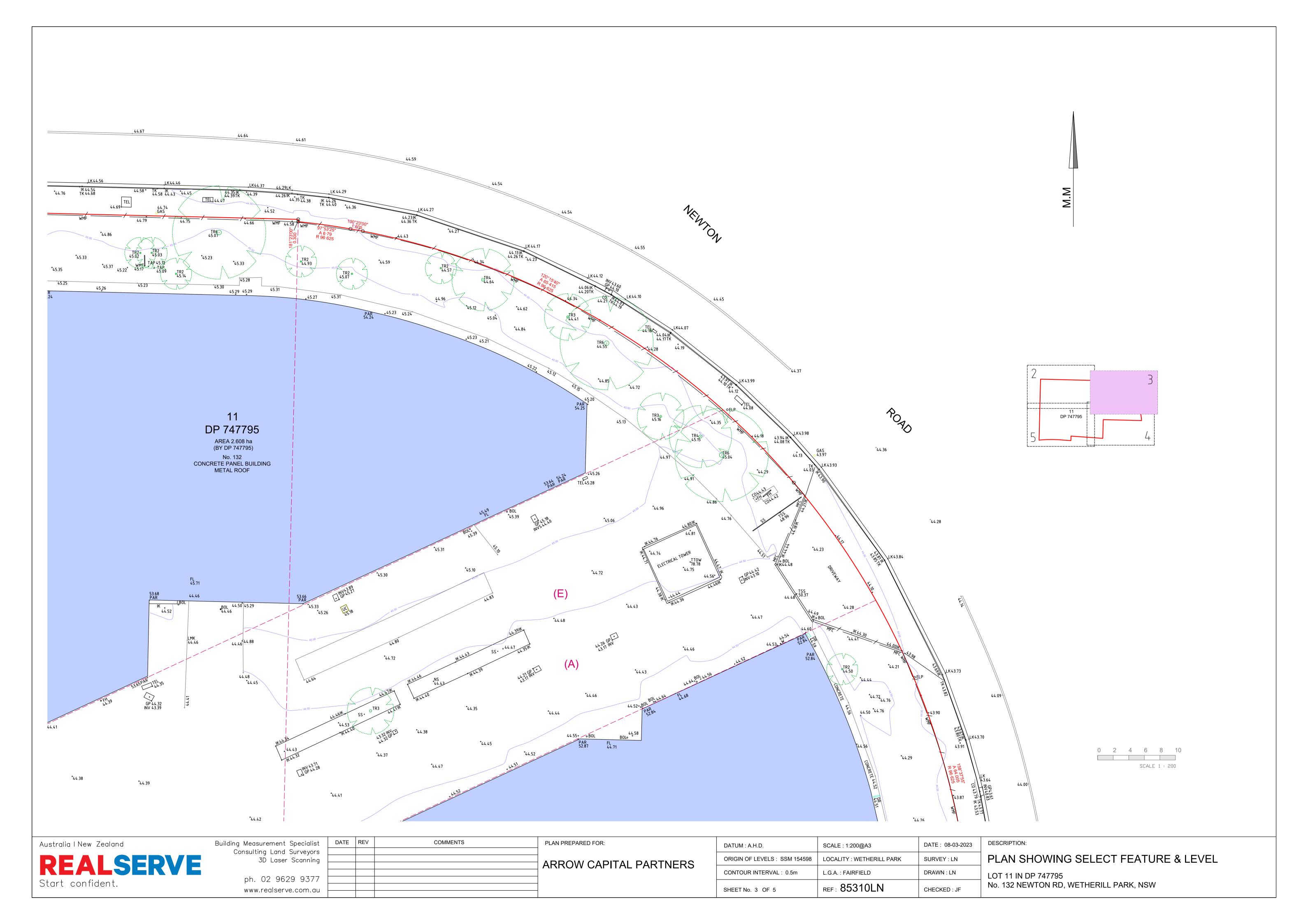
ph. 02 9629 9377 www.realserve.com.au DATE REV COMMENTS PLAN PREPARED FOR: ARROW CAPITAL PARTNERS

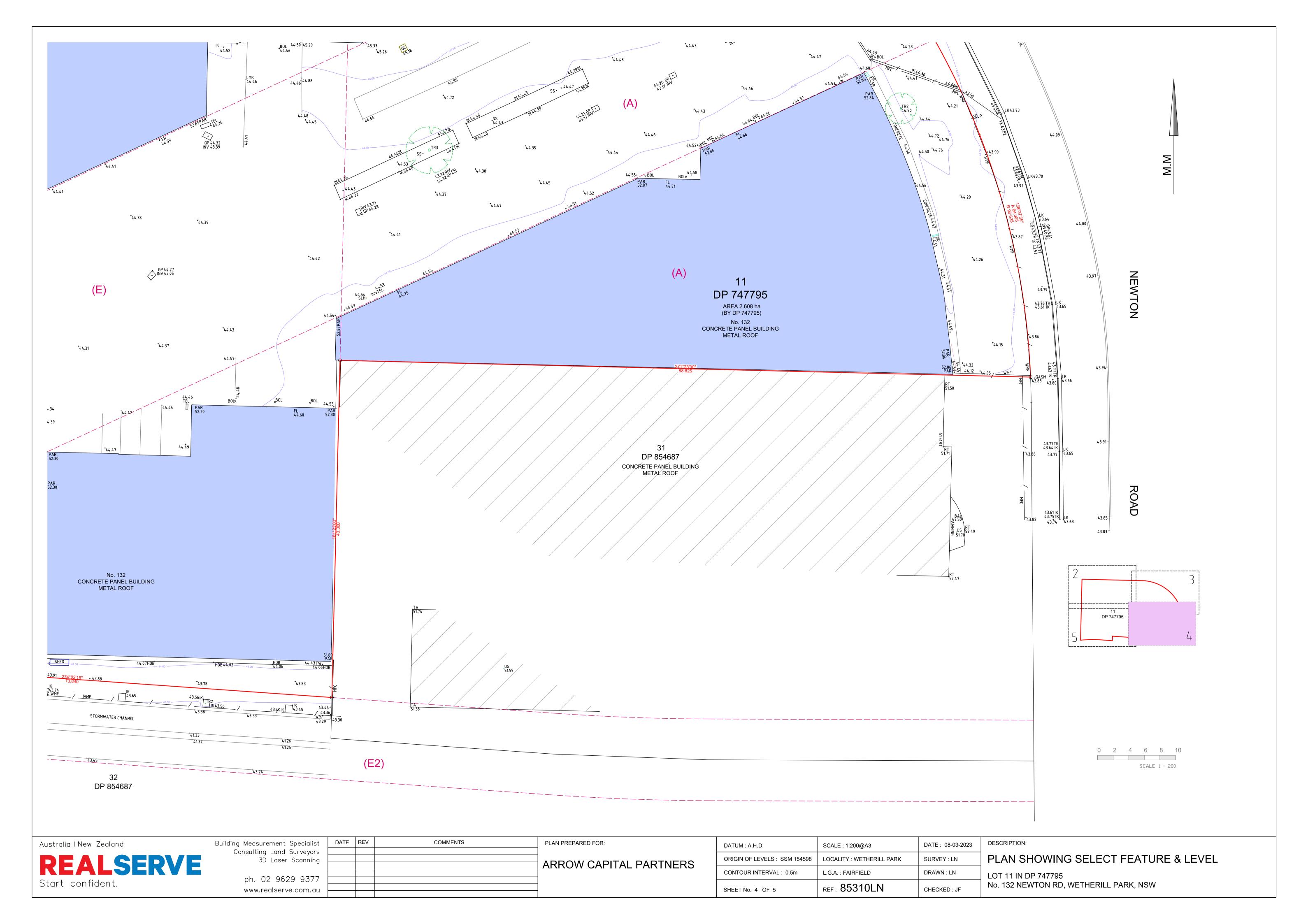
DATUM : A.H.D.	SCALE : N/A	DATE: 08-03-2023	
ORIGIN OF LEVELS: SSM 154598	LOCALITY : WETHERILL PARK	SURVEY : LN	
CONTOUR INTERVAL : N/A	L.G.A. : FAIRFIELD	DRAWN : LN	
SHEET No. 1 OF 5	REF: 85310LN	CHECKED : JF	

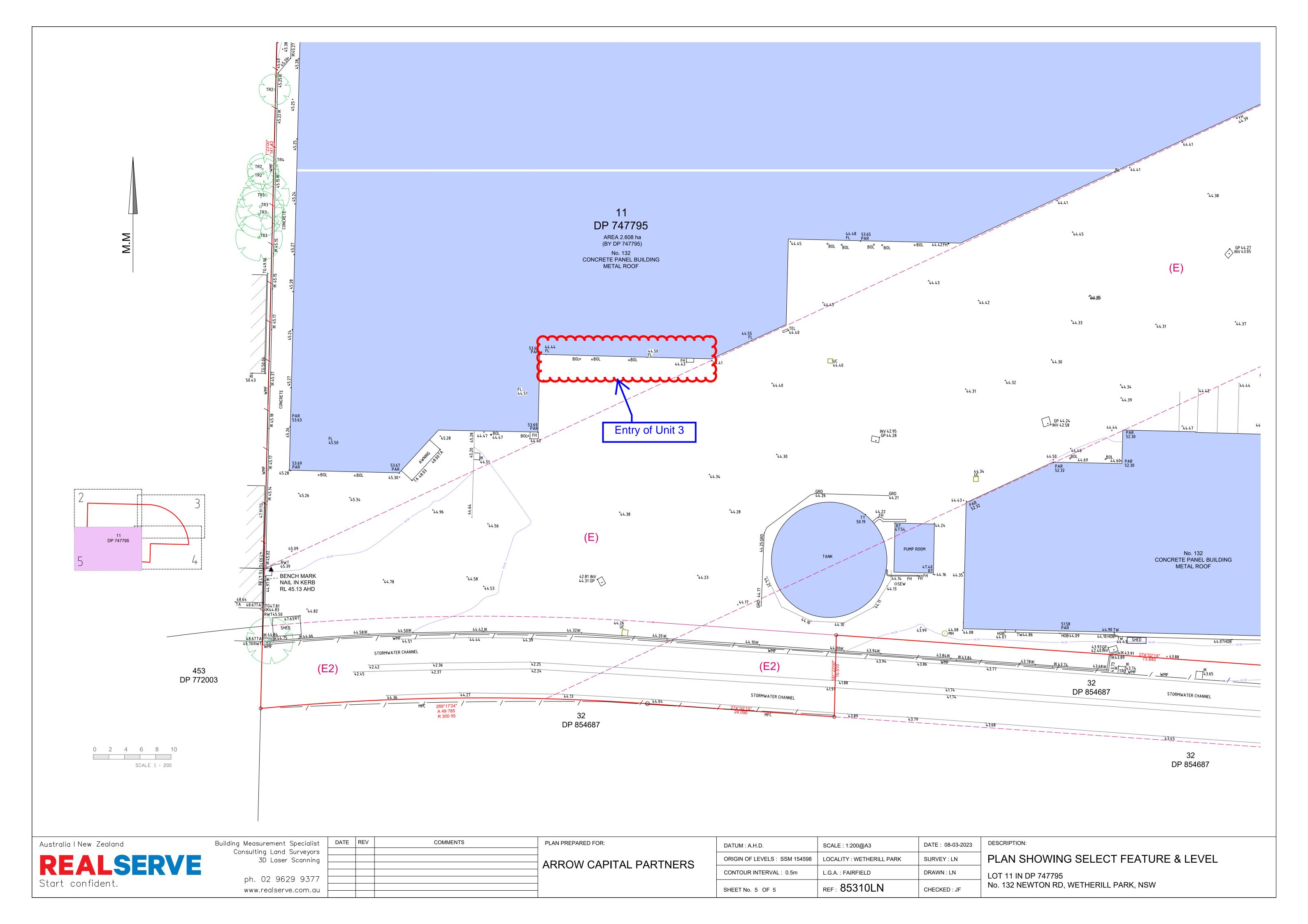
PLAN SHOWING SELECT FEATURE & LEVEL

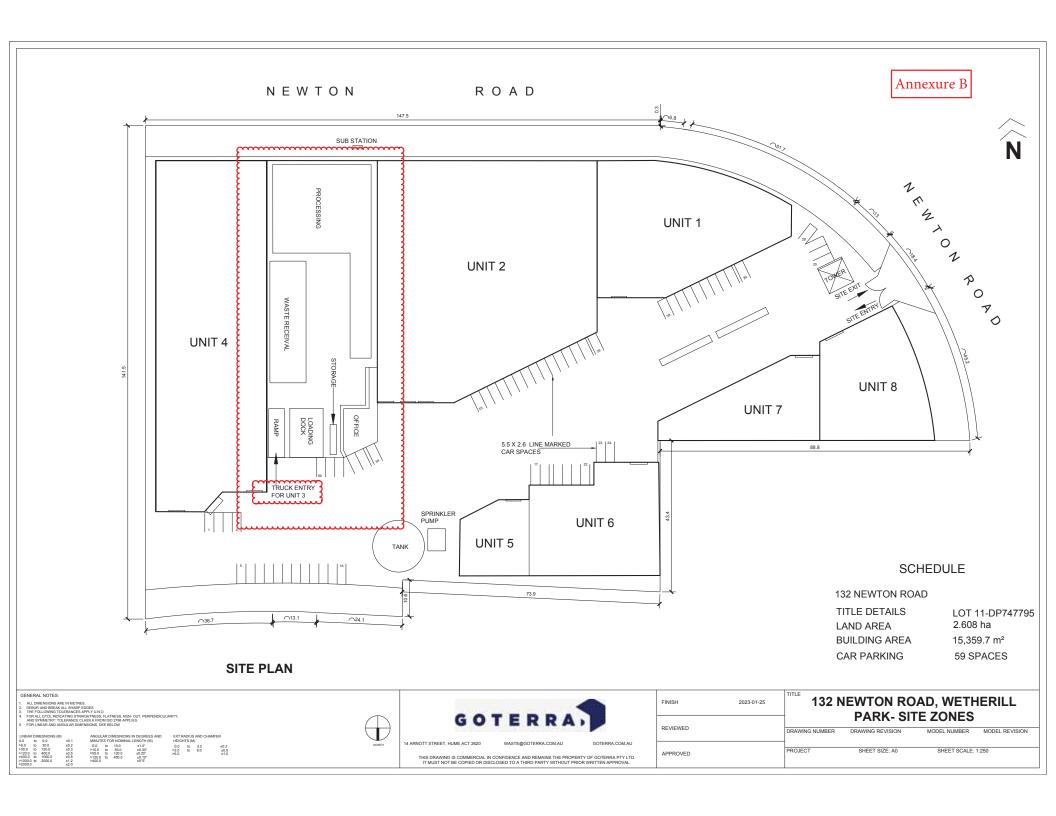
LOT 11 IN DP 747795 No. 132 NEWTON RD, WETHERILL PARK, NSW

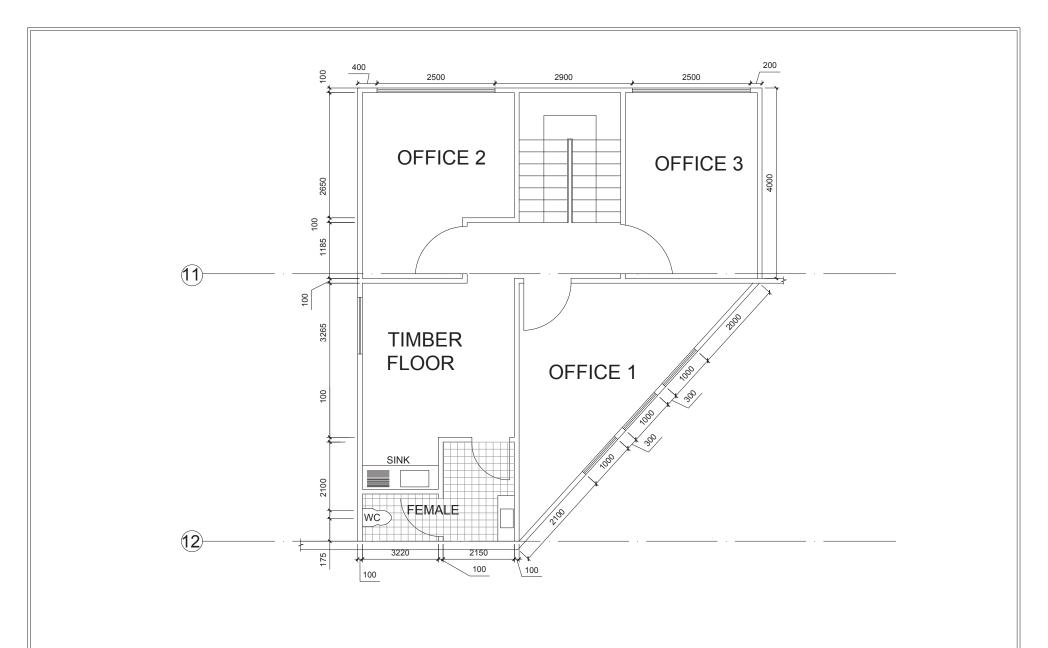














ALL DIMENSIONS ARE IN MILLIMETRES.

THE FOLLOWING TOLERANCES APPLY U.N.O
 FOR ALL GTOL INDICATING STRAIGHTNESS, FLATNESS, RUN- OUT, PERPENDICULARITY,

AND SYMMETRY: TOLERANCE CLASS K FROM ISO 2768 APPLIES.

5. FOR LINEAR AND ANGULAR DIMENSIONS, DEE BELOW

LINEAR DIMESNIONS (MM)
0.0 to 6.0 ±0
>6.0 to 30.0 ±0
>30.0 to 120.0 ±0
>120.0 to 120.0 ±0
>120.0 to 400.0 ±0
>100.0 to 1000.0 ±0
>100.0 to 1000.0 ±0
>1000.0 to 2000.0 ±1

MINUTES FOR NOMINAL LENGTH (N 0.0 to 10.0 ±1.0° >10.0 to 50.0 ±0.30° >50.0 to 120.0 ±0.30° >120.0 to 400.0 ±0.10° >400.0 ±0.10° EXTRADIUS AND CHAMFER HEIGHTS (MM) 0.0 to 3.0 ±0.2 >3.0 to 6.0 ±0.5 GOTERRA

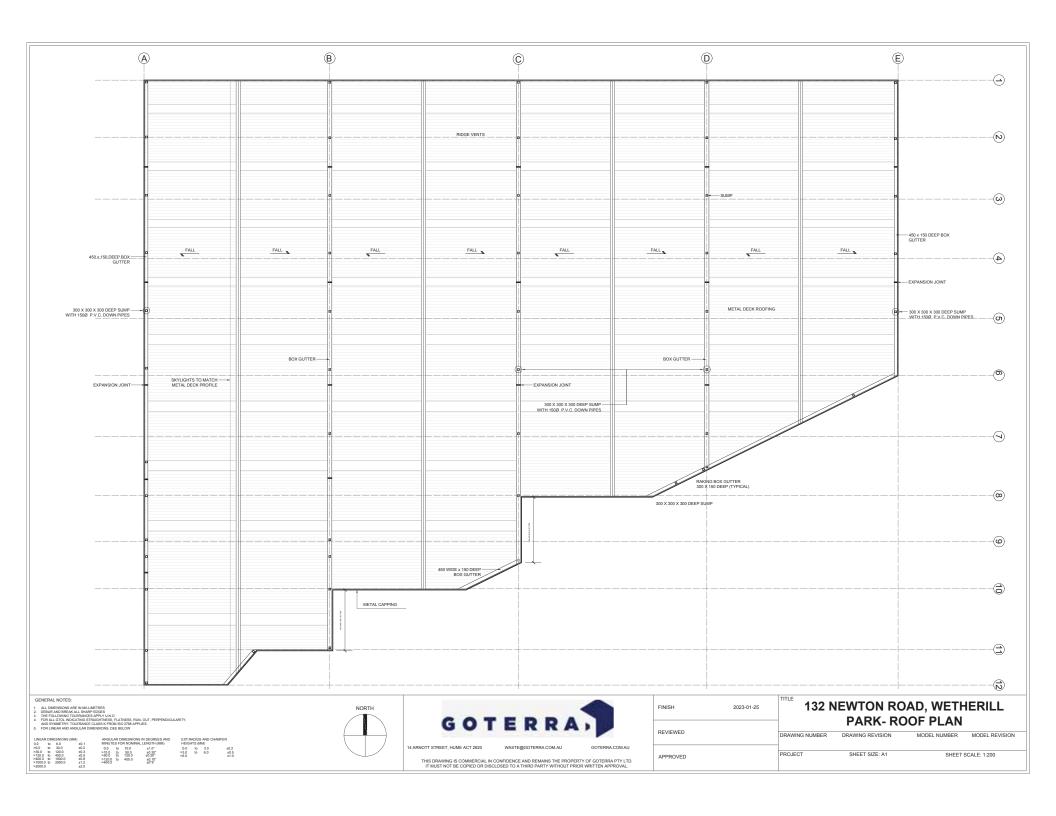
WASTE@GOTERRA.COM.AU GO

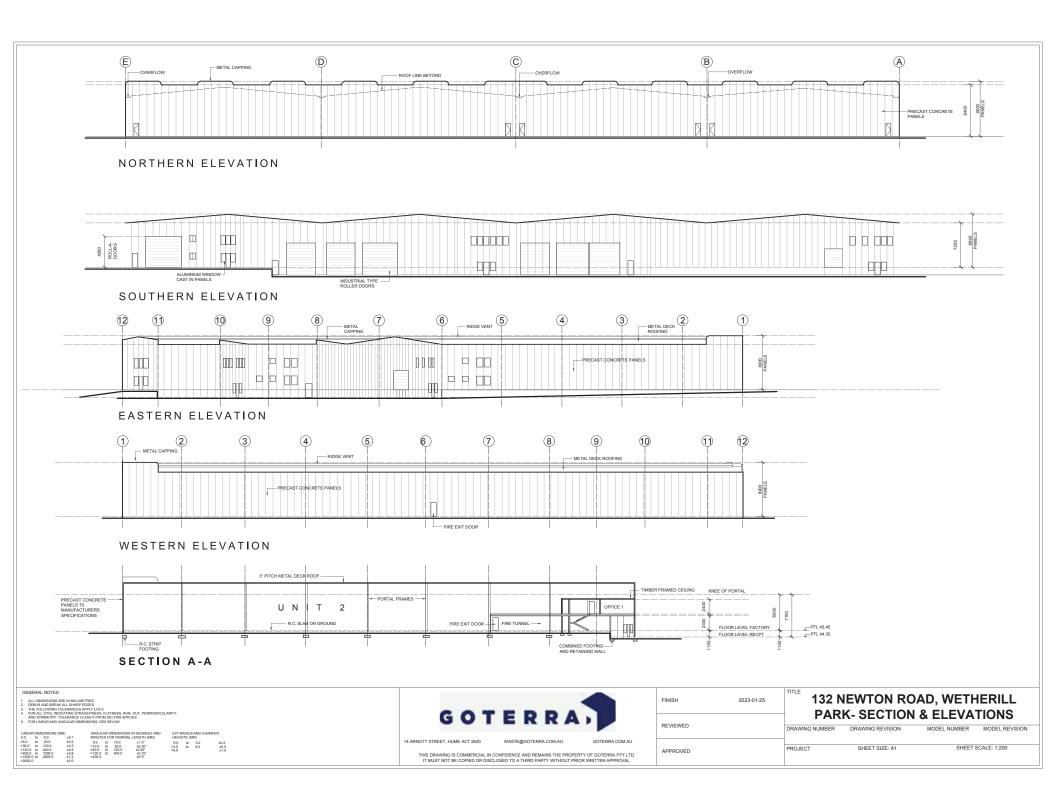
THIS DRAWING IS COMMERCIAL IN CONFIDENCE AND REMAINS THE PROPERTY OF GOTERRA PTY LTI IT MUST NOT BE COPIED OR DISCLOSED TO A THIRD PARTY WITHOUT PRIOR WRITTEN APPROVAL

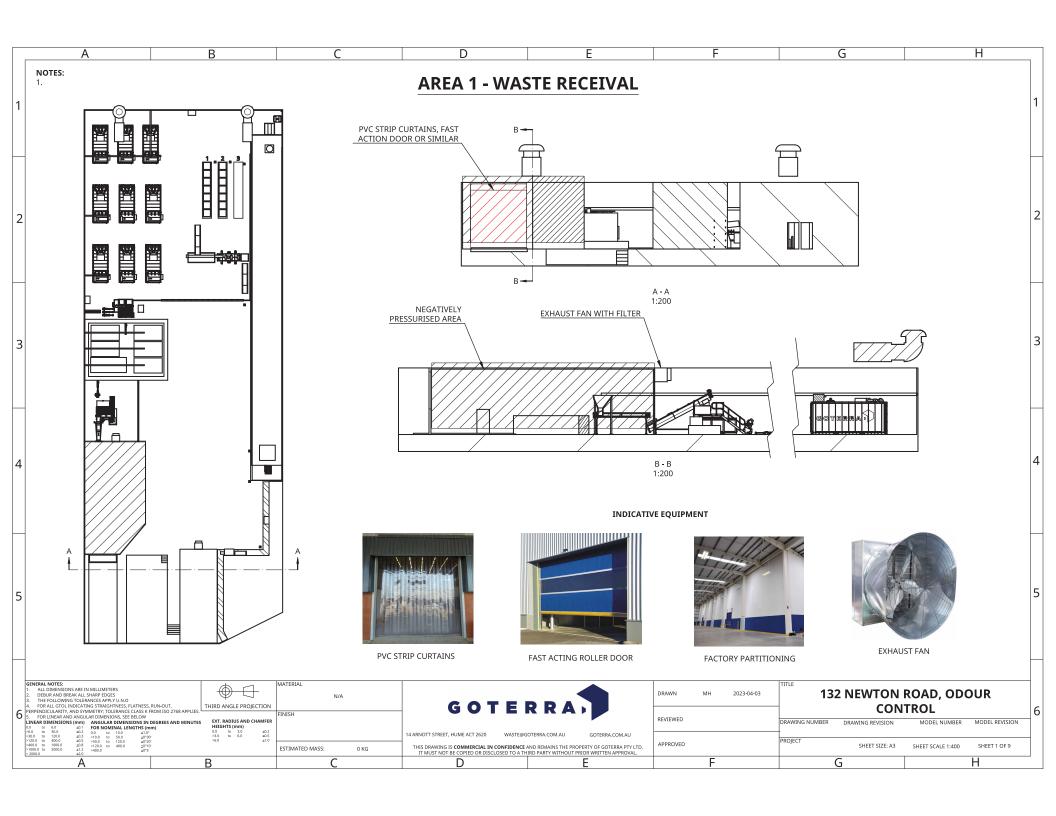
	FINISH	2023-01-25	1	132 NEWTON ROAD, WET				
REVIEWED			P	AKK- WEZZ	ANINE PL	AN		
	REVIEWED		DRAWING NUMBER	DRAWING REVISION	MODEL NUMBER	MODEL	REVISIO	

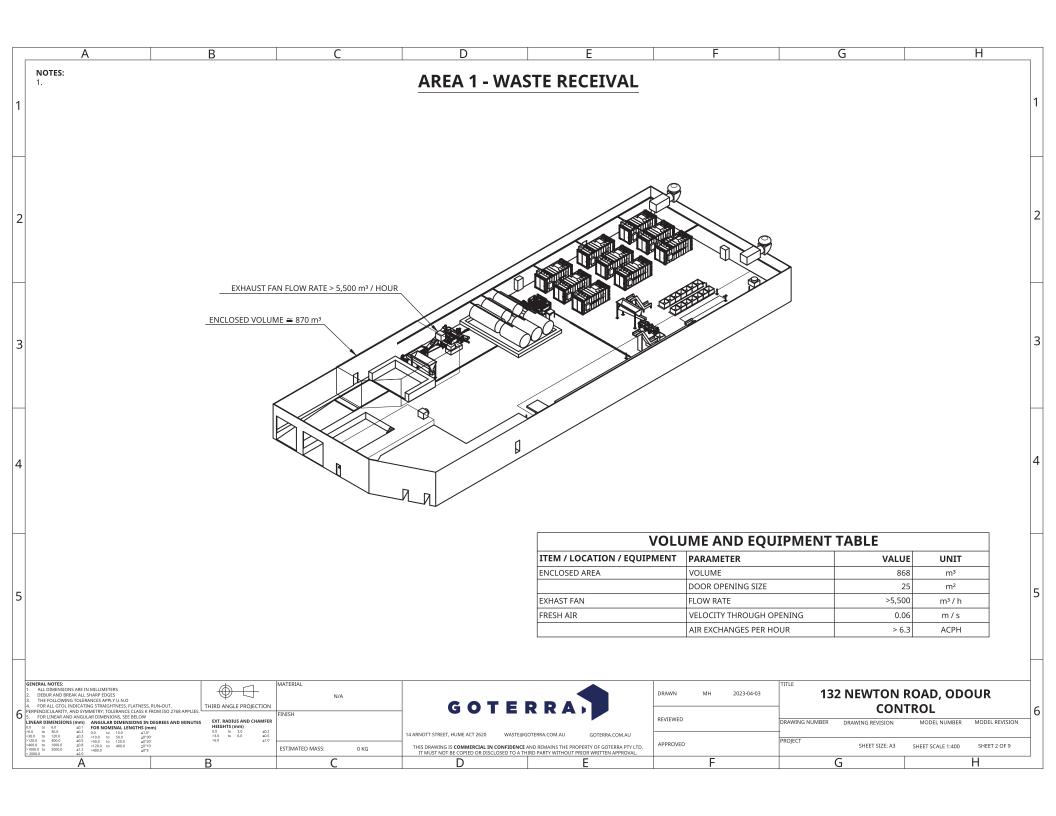
DRAWING NUMBER DRAWING REVISION MODEL NUMBER MODEL REVISION

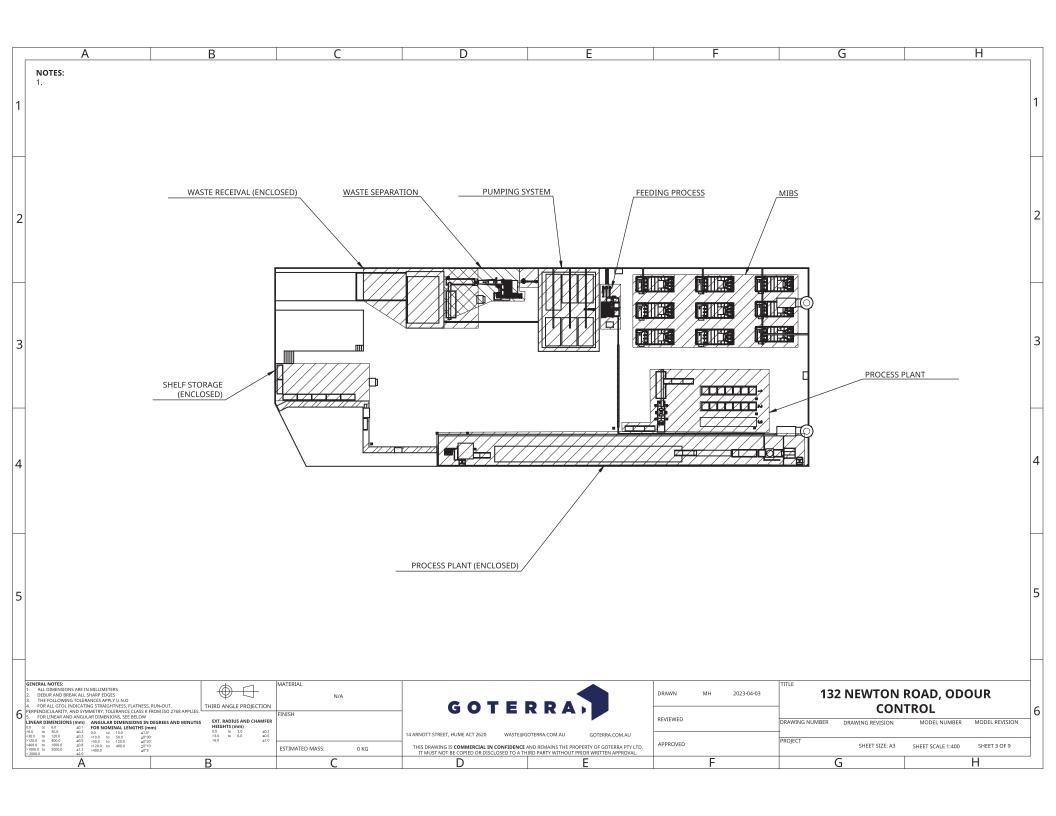
APPROVED PROJECT SHEET SIZE: A1 SHEET SCALE: 1:25

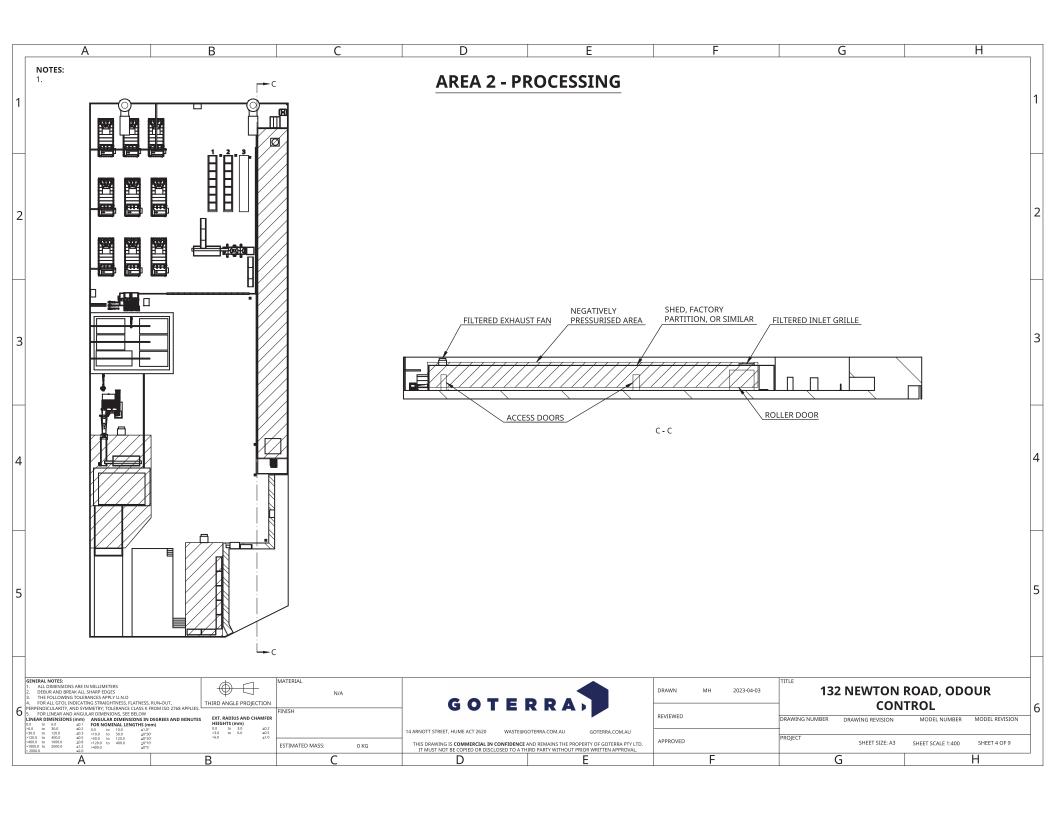


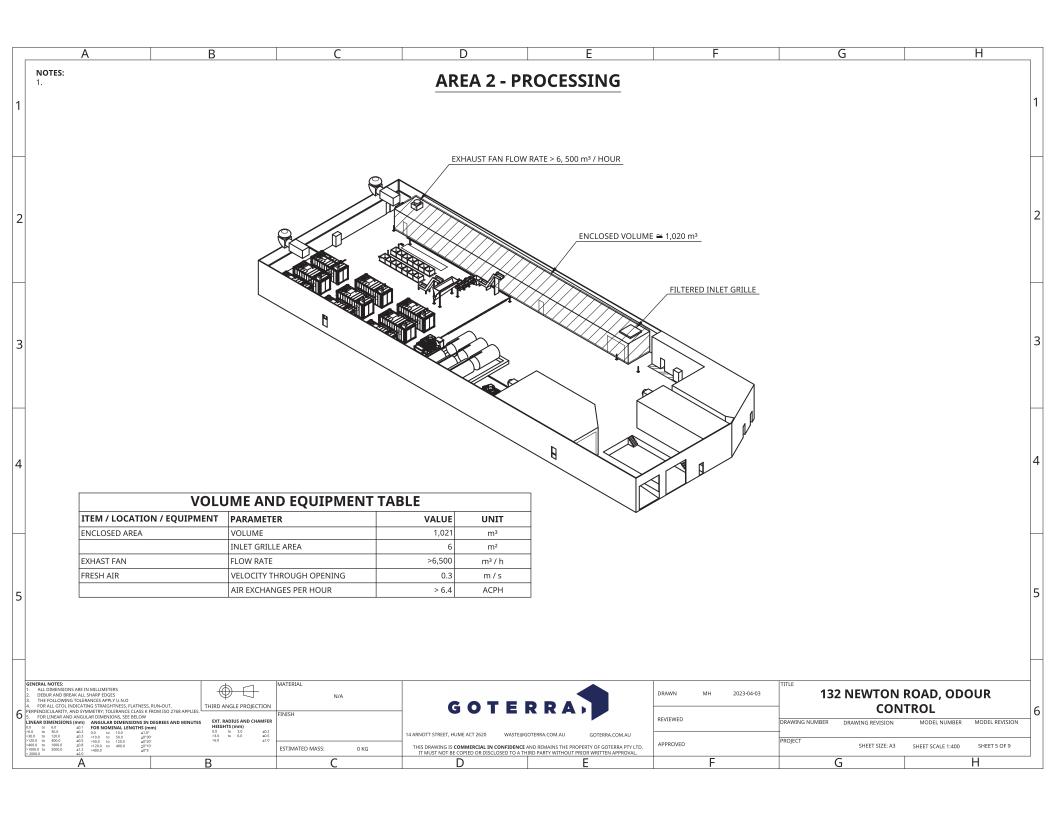


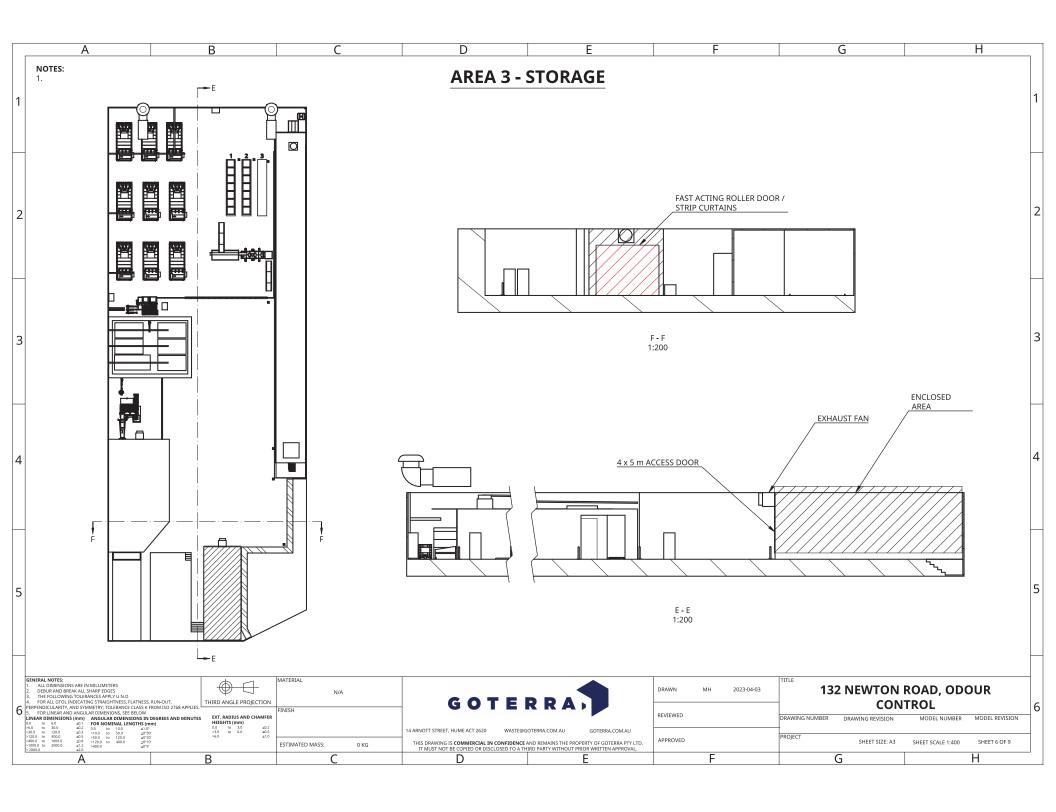


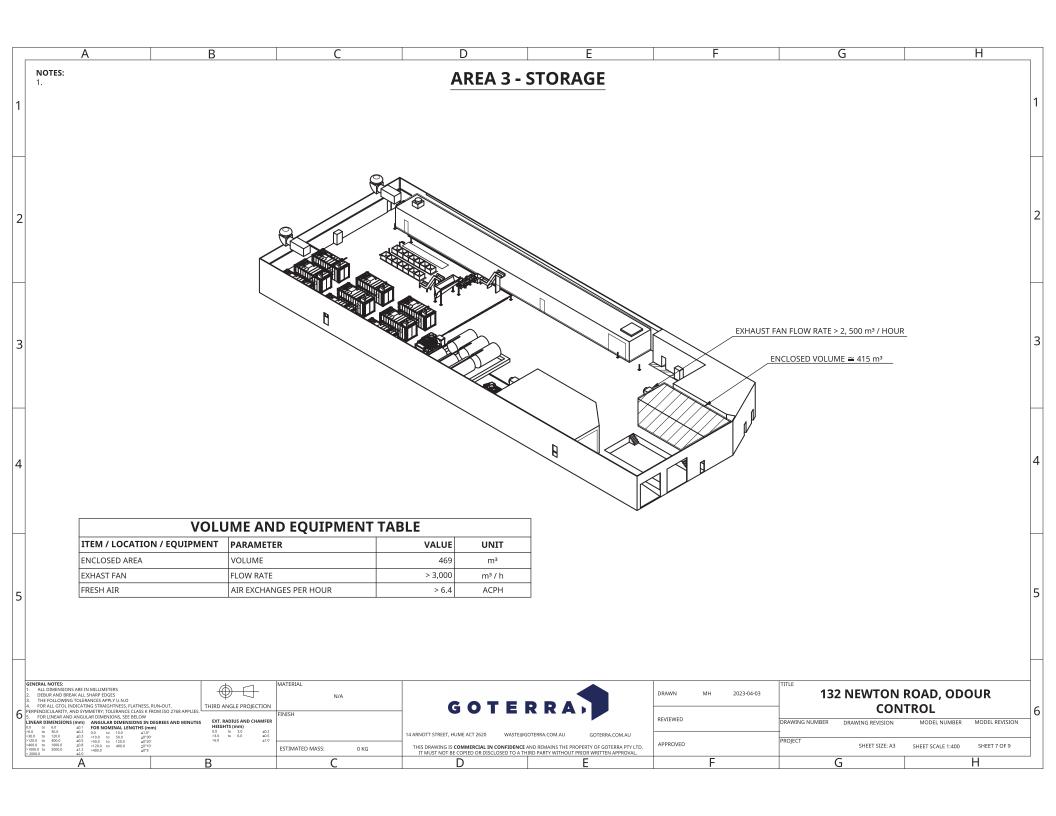


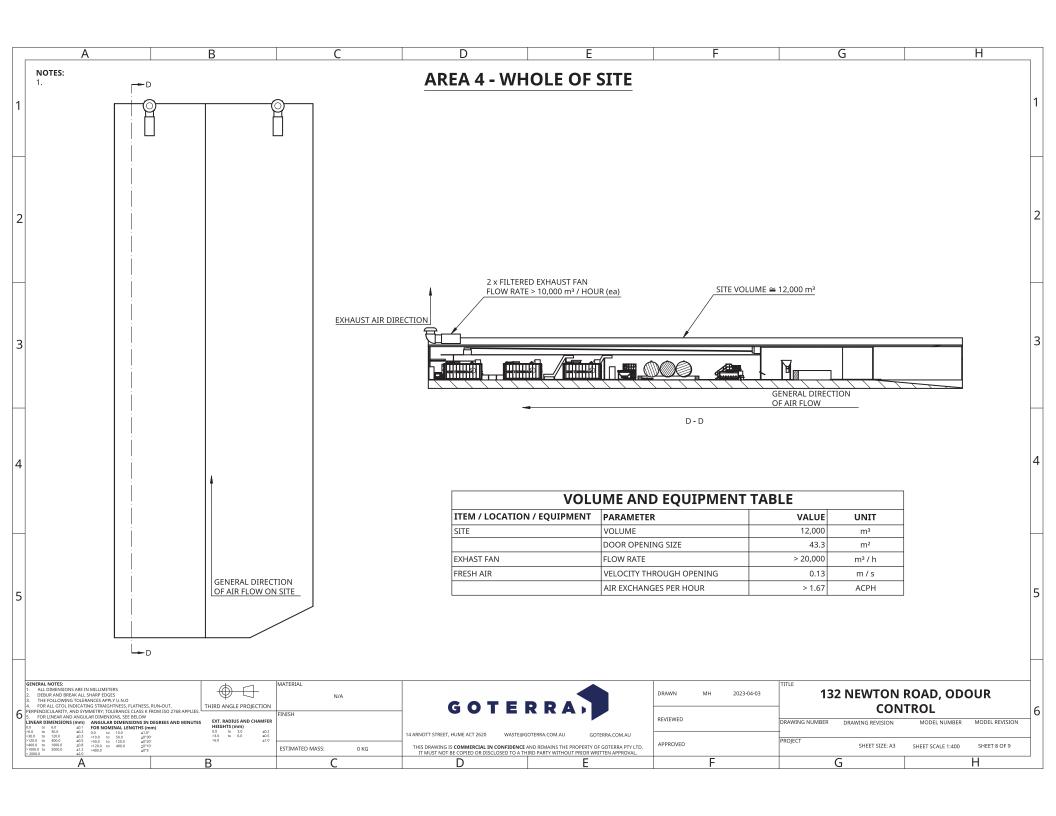


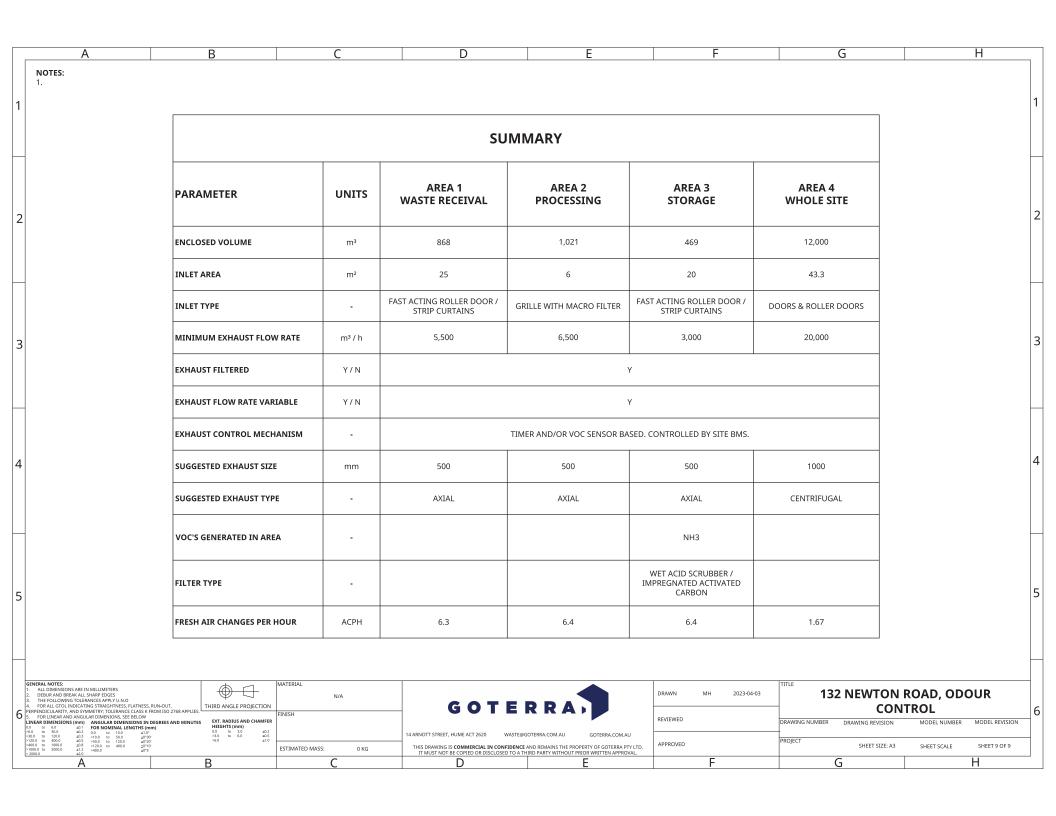














31/05/2023

Annexure C

Goterra 14 Arnott Street HUME ACT 2620

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: Goterra Certificate No.: 1859/2023

Applicant's Reference:

Issue Date: 31/05/2023

Receipt No.:

PROPERTY ADDRESS: 132 Newton Road WETHERILL PARK NSW

2164

LEGAL DESCRIPTION: Lot: 11 DP: 747795

IN (T)

Marcus Rowan
MANAGER STRATEGIC LAND USE PLANNING

PLEASE NOTE: This is page 1 of 28. 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 (Tranport 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.

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,
- **E4 General Industrial**
- (b) the purposes for which development in the zone
- (i) may be carried out without development consent

Environmental protection works

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

Depots; Freight transport facilities; Funeral homes; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item (b)(i) or (b)(iii).

(iii) is prohibited,

Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extensive agriculture; Farm buildings; Forestry; Function centres; Health consulting rooms; Heavy industrial storage establishments; Heavy industries; Home businesses; Home occupations; Home occupations (sex services); Home-based child care; Information and education facilities; Intensive livestock agriculture; Jetties; Marinas; Medical centres; Mooring pens; Moorings; Research stations;

Residential accommodation; Restricted premises; Rural industries; Sex services premises; Tourist and visitor accommodation; Water recreation structures; Water reticulation systems; Water treatment facilities; Wharf or boating facilities

c) whether any additional uses apply to the land,

The subject property is located wholly or partly within Site No. 17 on the Key Sites Map.

Use of land within Site No. 17 (Zoned E4 General Industrial) in Wetherill Park for development for the purpose of a sex services premises is 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 7.1applying 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.

(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.

FLOOD CONTROL LOT

The subject property is identified as a flood control lot as defined under the SEPP (Exempt & Complying Development Codes) 2008 and SEPP (Housing) 2021. Development under the SEPP (Exempt and Complying Development Code) 2008 and SEPP (Housing) 2021 must not be carried out on any part of a flood control lot, other than that part of the lot that the council or a professional engineer who specialises in hydraulic engineering has certified, for the purposes of the issue of the relevant complying development certificate, as not being any of the following—

- (a) a flood storage area,
- (b) a floodway area,
- (c) a flow path,
- (d) a high hazard area,
- (e) a high risk area.

Under the SEPP (Exempt & Complying Development Codes) 2008 and SEPP (Housing) 2021 certification is also required from a professional

engineer specialising in hydraulic engineering that a range of other restrictions, development standards and requirements relevant for various categories of residential, commercial and industrial complying development located on flood control lots have been met.

Further details in relation to flood levels relevant to the site can be obtained by applying for a 10.7(5) planning certificate and accompanying Council flood information sheet.

For further information please contact Council's Catchment Planning Branch on 9725 0222

(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

Restrictions apply to carrying out exempt development on the land or part of the land as it is identified as a flood control lot. Refer to the SEPP (Exempt and Complying Development Codes) 2008 for further information.

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

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

This parcel is within the floodplain and identified as being partly within a High Flood Risk Precinct, partly within a Medium Flood Risk Precinct, partly within a Low Flood Risk Precinct as a result of overland flooding and partly not affected by overland flooding.

The term overland flooding means inundation by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.

The term High Flood Risk Precinct is 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.

The term Medium Flood Risk Precinct is 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.

The term Low Flood Risk Precinct is 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.

(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 or part of the land is between the flood planning area and the probable maximum flood and development for the following purposes is subject to flood related development controls:

- (a) Caravan parks,
- (b) Commercial premises,
- (c) Correctional centres,
- (d) Emergency services facilities,
- (e) Group homes.
- (f) Hospitals.
- (g) Industries,
- (h) Residential accomodation,

- (i) Residential care facilities,
- (j) Tourist and visitor accommodation.

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 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 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.

Nο

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

(d) in the "public safety area" on the Public Safety Area Map, or

No

Yes

(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.

Western Sydney Airport - Airspace Protection - The land is subject to height restrictions to protect the airspace in the vicinity of the proposed Western Sydney Airport as required under the Regulations supporting the Airports Act 1996. You should make your own enquiries with the Department of Infrastructure and Regional Development and the WSA Co who are responsible for the development and operation of the Western Sydney Airport contact details are available from http://westernsydneyairport.gov.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.

The Electricity Commission of NSW advises that the existing transmission line on the land is to be up-rated, which will require the existing easement to be widened.

Western Sydney Airport - On 15th April 2014, the Australian Government announced that it intends to proceed with an airport at Badgerys Creek in the Liverpool City Council area. The Western Sydney Airport draft Environmental Impact Statement (EIS) was released for public exhibition on Monday 19 October 2015. You should make your own enquiries with the Commonwealth Government Department responsible via the website http://westernsydneyairport.gov.au/.

The land is identified as land in the vicinity of extractive industry under the provisions of State Environmental Planning Policy (Resource and Energy) 2021 which aims to prevent any adverse effect between extractive industry and other incompatible land uses.

The submission of an acoustic report must accompany all development applications for dwelling houses and sensitive land uses located within a distance of 500 metres from a nominated extractive industry site. Refer to Council's Development Control Plan for more information.

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
Amendment No.1 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
Amendment No.2 amend chapter 2 to reference Site Specific DCP – Wetherill Park Market Town	20 March 2013	7 March 2014
Amendment No.3 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
Amendment No.5 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
Amendment No. 5A 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
Amendment No. 6 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
Amendment No. 6A 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
Amendment No.7 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
Amendment No. 7A 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
Amendment 8 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
Amendment 9 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
Amendment 10 including amendments to: • 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
Amendment No.11 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

Amendment No. 12 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
Amendment No. 13 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
Amendment No. 14 Site specific provisions for 620 Elizabeth Drive, Bonnyrigg Heights.	27 June 2017	15 September 2017
Amendment No. 15 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
Amendment No. 16 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
Amendment No. 18 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
Amendment No. 19 Amendment to introduce site specific development controls for 17-23 Longfield Street, Cabramatta.	11 September 2018	28 February 2019
Amendment No. 20 Amendment No. 20 provides clarity on controls and guidelines within the following chapters: 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
Amendment No. 22 Amendment No. 22 provides clarity on control and guidelines within the following chapters: 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) - Amendment No.1 (Outdoor Dining Controls –5.3.2014) - Amendment No. 2 (New clause regarding Model Submission – 3.09.2014) - Amendment No. 3 (Amended clauses and map regarding Precinct 2- Dutton Lane Car Park) - Mendment No. 4 (Precinct 4A – East side market square and station interface	10 May 2022	07 October 2022
Fairfield City Centre DCP 2013	10 May 2016	25 May 2016
Canley Corridor DCP No.37 (2013) (Canley Vale and Canley Heights town centres) - Amendment No.1: (Development Controls for Adams Reserve 12.9.2006) - Amendment No.2: (Development Controls for 45-47 Peel St, Canley Heights 9.4.2008) - Amendment No.3: (Awnings controls 3.11.2010) - Amendment No.4: (Development Controls for 190 Canley Vale Rd, Canley Heights 19.4.2011) - Amendment No.5: (References to Fairfield LEP 2013 31.5.2013) - Amendment No.6: (Outdoor Dining Controls –5.3.2014) - Amendment No. 7 (Remove reference to Public Art Guide – 3.09.2014) - Amendment No. 8 (Include 46 Derby Street, Canley Heights into Town Centre Catchment – 01.07.2015) - Amendment No. 9 (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

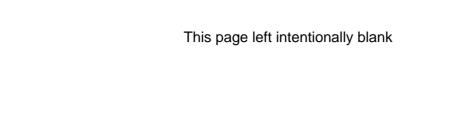
Master Plans

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.



Flood Information Sheet

Applicant: Goterra Certificate No.: 1859/2023

Applicant's Reference:

Issue Date: 31/05/2023

Receipt No.:

PROPERTY ADDRESS: 132 Newton Road WETHERILL PARK NSW

2164

LEGAL DESCRIPTION: Lot: 11 DP: 747795

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.

FLOOD CONTROL LOT

The subject property is identified as a flood control lot as defined under the SEPP (Exempt & Complying Development Codes) 2008 and SEPP (Housing) 2021. Development under the SEPP (Exempt and Complying Development Code) 2008 and SEPP (Housing) 2021 must not be carried out on any part of a flood control lot, other than that part of the lot that the council or a professional engineer who specialises in hydraulic engineering has certified, for the purposes of the issue of the relevant complying development certificate, as not being any of the following—

- (a) a flood storage area,
- (b) a floodway area,
- (c) a flow path.
- (d) a high hazard area,
- (e) a high risk area.

Under the SEPP (Exempt & Complying Development Codes) 2008 and SEPP (Housing) 2021 certification is also required from a professional engineer scecialising in hydraulic engineering that a range of other restrictions,

development standards and requirements relevant for various categories of residential, commercial and industrial complying development located on flood control lots have been met.

For further information please contact Council's Catchment Planning Branch on 9725 0222

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	Not Applicable
PMF maximum	Not Applicable
1 in 100 year minimum	Not Applicable
1 in 100 year maximum	Not Applicable
1 in 20 year minimum	Not Applicable
1 in 20 year maximum	Not Applicable

LOCAL OVERLAND FLOODING

Description

This parcel is within the floodplain and identified as being partly within a High Flood Risk Precinct, partly within a Medium Flood Risk Precinct, partly within a Low Flood Risk Precinct as a result of overland flooding and partly not affected by overland flooding.

The term overland flooding means inundation by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.

The term High Flood Risk Precinct is 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.

The term Medium Flood Risk Precinct is 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.

The term Low Flood Risk Precinct is 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.

Local Overland Flood Details

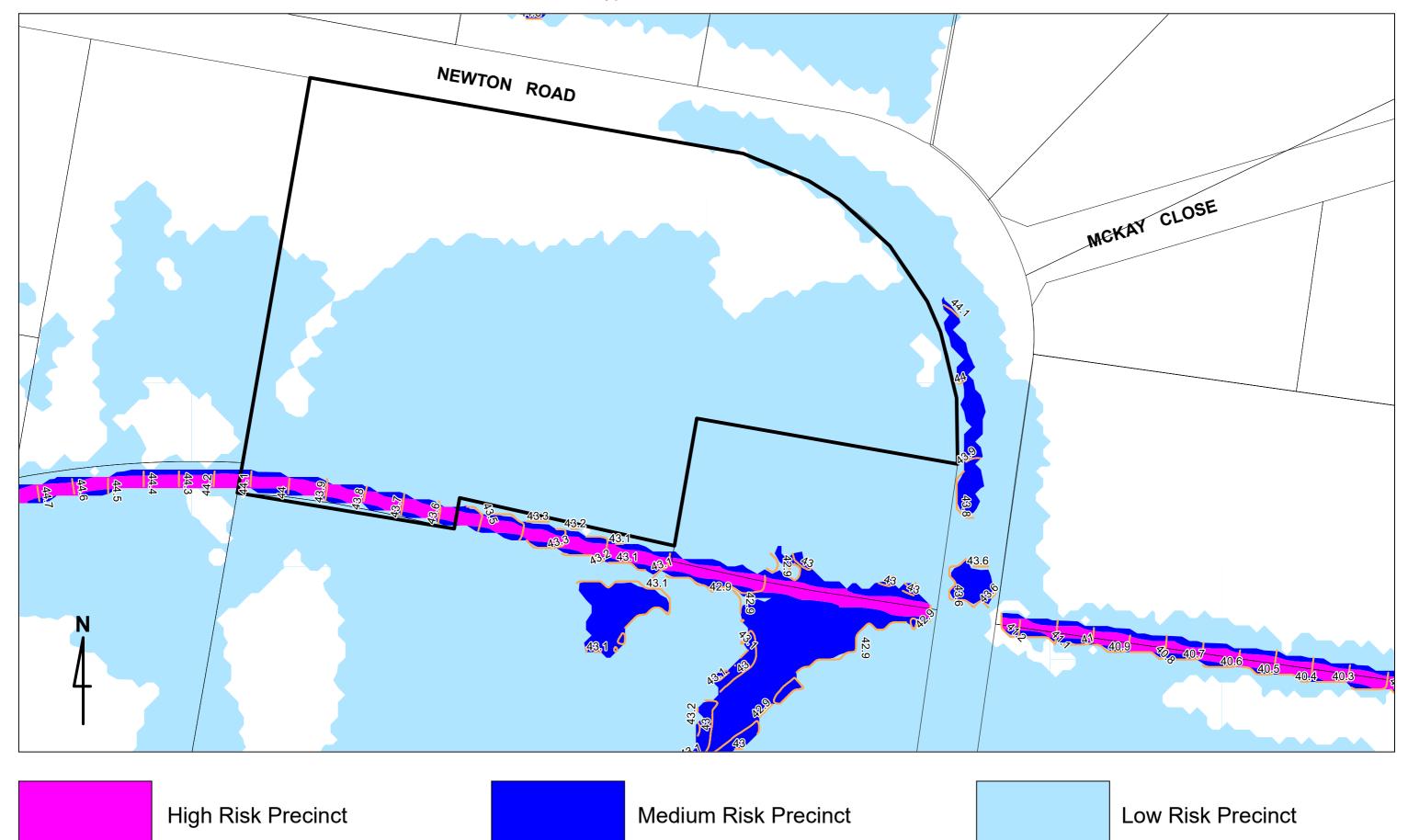
Size of Flood	Flood Level (m AHD)
PMF minimum	44.4
PMF maximum	45.4
1 in 100 year minimum	43.6
1 in 100 year maximum	44.1
1 in 20 year minimum	43.3
1 in 20 year maximum	43.9

Local overland flood levels in the vicinity of the above property have been extracted from the Fairfield City Council (2015) Wetherill Park Overland Flood Study.

	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	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.
	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.
	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.
	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.
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

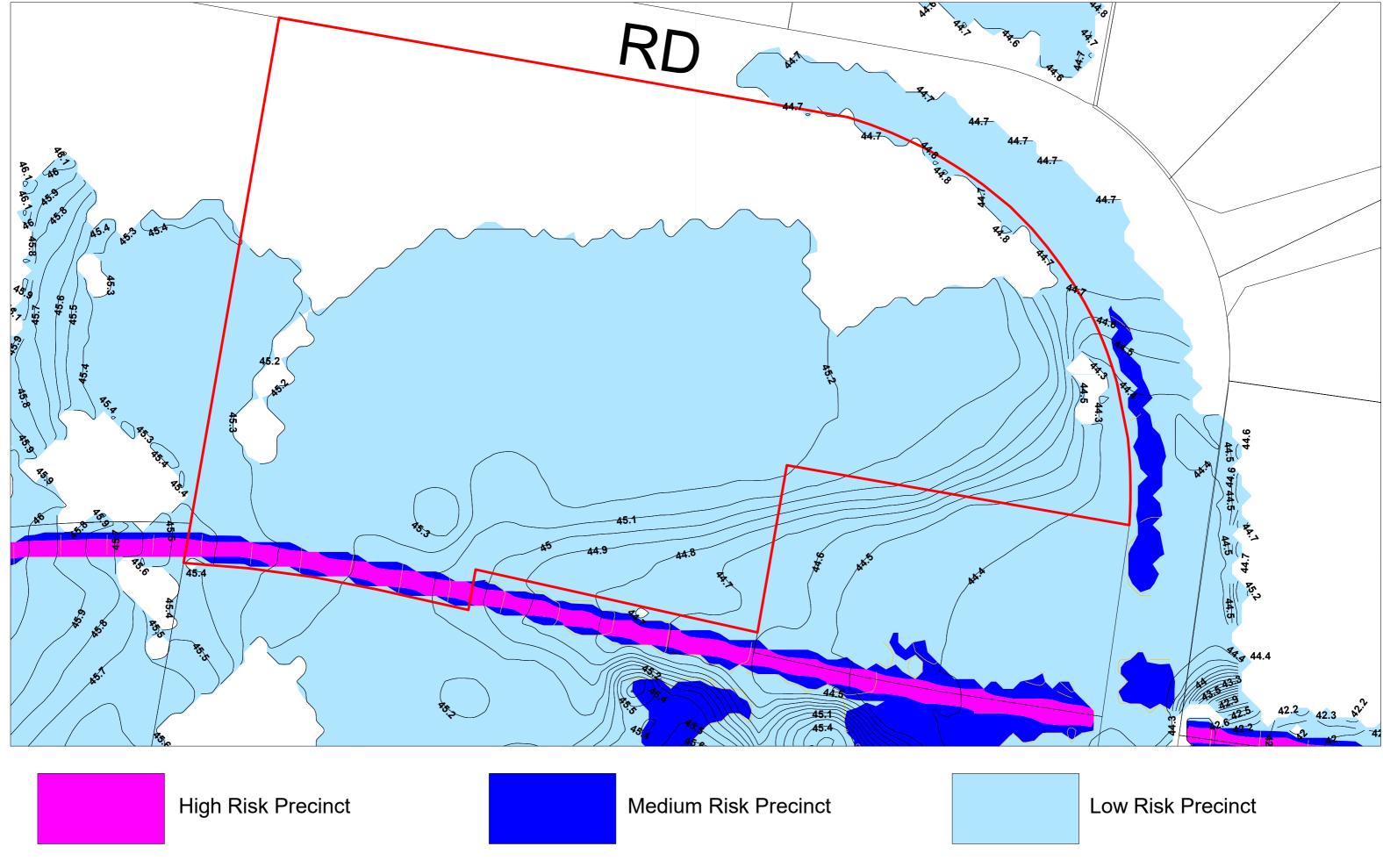
buildings (other than development for the purposes of group homes or seniors
housing)

OVERLAND FLOOD 1% AEP FLOOD CONTOUR MAP



132 Newton Road, Wetherill Park





132 Newton Road, Wetherill Park - PMF Contour Levels



1.1. FLOOD EVACUATION MANAGEMENT PLAN (ANNEXURE D)

1.1.1 SITE INFORMATION

Council have advised that this lot is subject to flooding in a 100 year ARI storm event as well as the PMF. The Probable Maximum Flood (PMF) is the highest flood level that is ever likely to occur, however it is extremely rare.

• Relevant levels at the frontage of the subject property are:

1% AEP storm event Flood Level = 44.10 m Australian Height Datum (AHD)

Probable Maximum Flood (PMF) = 45.40 m Australian Height Datum (AHD)

Proposed Flood Planning Level (FPL) = 44.60 m Australian Height Datum (AHD)

The above levels give an indication of how the various floods will impact this property.

1.1.2 PROCEDURE IN CASE OF FLOODING

- 1. During floods many local and major streets and roads will be cut off by floodwaters that may make the escape by vehicle extremely difficult. Travelling through floodwaters on foot or in a vehicle can be very dangerous as obstructions can be hidden under the floodwaters, or you could be swept away, even if in a car, or the water may be polluted.
- In the case you evacuate early enough prior to flood level reaching the entry level and dock loading, the proposed evacuation way (Assembly Area) is Newton Rd, located north of subject site (Refer Figure 1)
- 3. In the immediate evacuation circumstances the proposed assembly area is at Newton Rd, located north of subject site. Figure 1 shows the proposed assembly area.
- 4. Council recommends staying within the building as much as practical as this is the safest option. If you urgently need to leave the building, do so early in the flood event, before the flood level reaches the entry level & dock loading at frontage of Unit 3.
- 5. When the flood level reaches the entry & dock loading area, you should move any cars on site to an elevated part of the catchment.
- 6. In the case that you cannot leave the building immediately during the storm you should move to the mezzanine floor.
- 7. As flood levels approach the ground floor level of the factory:
 - (a) move important documents, personal effects, precious photographs and vital medical supplies to a safe and easily accessible place with your emergency flood kit at mezzanine floor.
 - (b) gather medicines, special requirements such as mobile phones, first aid kit, special papers, battery operated torch and radio, fresh water, canned food and opener, water proof clothing and small valuables into a backpack or bag in one location in mezzanine floor.
 - (c) put on strong shoes, raise any items within the building that may be damaged by water to as high a level as possible, with electrical items on top. Turn off any large electrical items at the power point such as a TV that cannot be raised.
 - (d) Put sand bags at front the building to prevent flood entre the development.
- 5. In the rare event that flood waters enter the building:
 - (a) switch off electricity at switchboard
 - (b) turn off gas at the meter
 - (c) turn off water at the meter
 - (d) block toilet bowls with a strong plastic bag filled with earth or sand
 - (e) cover drains in showers, baths, laundries etc with a strong plastic bag filled with earth or sand

- 6. In the event that flood waters have risen up to the building, do not evacuate the building at this time unless instructed to do so by the SES or the Police. Floodwaters are much deeper, run much faster and are more dangerous outside.
- 7. Continue to monitor Bureau of Meteorology forecasts and warnings, listen to ABC 702 radio.
- 8. In the case of a medical or life-threatening emergency ring 000 as normal, but explain about the flooding.
- 9. A laminated copy of this flood plan should be permanently attached to an inside cupboard door in the kitchen of the building and to the inside of the electrical meter box.
- 10. This flood management plan should be reviewed every 5 years, particularly with the potential sea level rise due to the greenhouse effect.

Important Phone Numbers
State Emergency Service: Emergency 132 500 General Enquires: 4251 6111
Police, Fire, Ambulance: Emergency 000
Bureau of Meteorology (Website): http://www.bom.gov.au/weather
Land, Weather and Flood Warnings, phone: 1300 659 215
DR/Hospital:
Family:
Friends:
Other:

1.1.3 IF YOU NEED TO EVACUATE

- Pack warm clothing, essential medications, valuables, personal papers, mobile phones, photos and mementos in waterproof bags to be taken with your emergency kit
- Decide on how to look after your pets if you cannot take them with you
- Raise furniture, clothing and valuables on bed, tables and into roof spaces
- Empty freezers and refrigerators, leaving doors open
- Turn off power, water and gas
- Whether you leave or stay, put sandbags in the toilet bowl and over all laundry/bathroom drain holes to prevent sewage back-flow
- Lock the building and proceed the Emergency Services Personnel instructions
- Don't drive in water of unknown depth and current
- Remember that walking through floodwaters is very dangerous.

1.1.4 AFTER THE FLOOD

- Stay tuned to ABC 702 on a battery powered radio for official advice and warnings
- Don't return home until authorities have said it is safe to do so
- Avoid entering flood waters, it is dangerous. If you must, wear solid shoes and check depth and current with a stick
- Stay away from drains, culverts and water over knee-deep
- Don't turn on your gas and electricity until it has been checked by a professional/licensed repairer

- Avoid using gas or electrical appliances which have been in flood water until checked for safety
- Don't eat food that has been in flood waters
- Boil tap water until supplies have been declared safe
- Watch for trapped animals
- Beware of fallen power lines
- Take lots of photos for all damage for insurance purposes
- Notify family and friends of your whereabouts

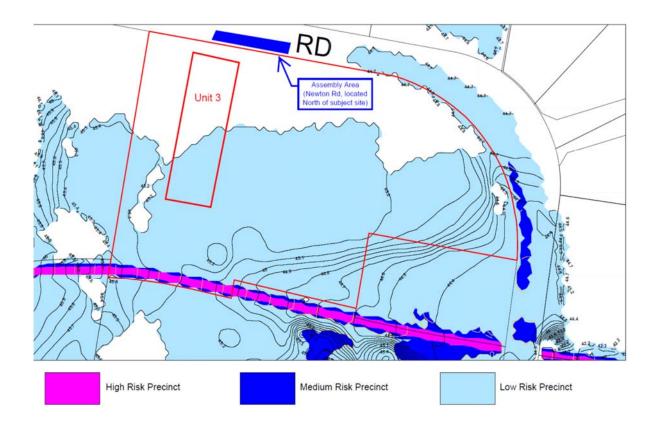


Figure 1 - Proposed assembly area