

Favelle Favco Cranes Pty Ltd  
C/- Bureau SRH Pty Ltd



# Preliminary Site Investigation: Proposed Warehouse 28 Yarrunga Street, Prestons, NSW

ENVIRONMENTAL



WATER



WASTEWATER



GEOTECHNICAL



CIVIL



PROJECT  
MANAGEMENT



P1907209JR01V01  
September 2019

## Copyright Statement

Martens & Associates Pty Ltd (Publisher) is the owner of the copyright subsisting in this publication. Other than as permitted by the Copyright Act and as outlined in the Terms of Engagement, no part of this report may be reprinted or reproduced or used in any form, copied or transmitted, by any electronic, mechanical, or by other means, now known or hereafter invented (including microcopying, photocopying, recording, recording tape or through electronic information storage and retrieval systems or otherwise), without the prior written permission of Martens & Associates Pty Ltd. Legal action will be taken against any breach of its copyright. This report is available only as book form unless specifically distributed by Martens & Associates in electronic form. No part of it is authorised to be copied, sold, distributed or offered in any other form.

The document may only be used for the purposes for which it was commissioned. Unauthorised use of this document in any form whatsoever is prohibited. Martens & Associates Pty Ltd assumes no responsibility where the document is used for purposes other than those for which it was commissioned.

## Limitations Statement

The sole purpose of this report and the associated services performed by Martens & Associates Pty Ltd is to provide a Preliminary Site Investigation at the subject site in accordance with the scope of services set out in the contract / quotation between Martens & Associates Pty Ltd and Favelle Favco Cranes Pty Ltd C/- Bureau SRH Pty Ltd (hereafter known as the Client). That scope of works and services were defined by the requests of the Client, by the time and budgetary constraints imposed by the Client, and by the availability of access to the site.

Martens & Associates Pty Ltd derived the data in this report primarily from a number of sources which may include for example site inspections, correspondence regarding the proposal, examination of records in the public domain, interviews with individuals with information about the site or the project, and field explorations conducted on the dates indicated. The passage of time, manifestation of latent conditions or impacts of future events may require further examination / exploration of the site and subsequent data analyses, together with a re-evaluation of the findings, observations and conclusions expressed in this report.


In preparing this report, Martens & Associates Pty Ltd may have relied upon and presumed accurate certain information (or absence thereof) relative to the site. Except as otherwise stated in the report, Martens & Associates Pty Ltd has not attempted to verify the accuracy of completeness of any such information (including for example survey data supplied by others).

The findings, observations and conclusions expressed by Martens & Associates Pty Ltd in this report are not, and should not be considered an opinion concerning the completeness and accuracy of information supplied by others. No warranty or guarantee, whether express or implied, is made with respect to the data reported or to the findings, observations and conclusions expressed in this report. Further, such data, findings and conclusions are based solely upon site conditions, information and drawings supplied by the Client etc. in existence at the time of the investigation.

This report has been prepared on behalf of and for the exclusive use of the Client, and is subject to and issued in connection with the provisions of the agreement between Martens & Associates Pty Ltd and the Client. Martens & Associates Pty Ltd accepts no liability or responsibility whatsoever for or in respect of any use of or reliance upon this report by any third party.

© September 2019  
Copyright Martens & Associates Pty Ltd  
All Rights Reserved

**Head Office**  
Suite 201, 20 George Street  
Hornsby, NSW 2077, Australia  
ACN 070 240 890 ABN 85 070 240 890  
**Phone: +61-2-9476-9999**  
Fax: +61-2-9476-8767  
Email: mail@martens.com.au  
Web: www.martens.com.au

Document and Distribution Status							
Author		Reviewer(s)		Project Manager		Signature	
Richard Kightley		Brett McLennan Gray Taylor		Gray Taylor			
Revision No.	Description	Status	Release Date	Distribution			
				File Copy	Bureau SRH Pty Ltd	Favco Cranes Pty Ltd	
1	Draft for Client comment	Draft	08/08/2019	1E 1P	1P	1P	
1	Final	Final	12/09/2019	1E 1P	1P	1P	

Distribution Types: F = fax, H = hard copy, P = PDF document, E = other electronic format. Digits indicate number of document copies.

**All enquiries regarding this project are to be directed to the Project Manager.**

# Contents

<b>GENERAL ABBREVIATIONS .....</b>	<b>5</b>
<b>1 OVERVIEW.....</b>	<b>6</b>
1.1 Introduction	6
1.2 Objectives	6
1.3 Project Scope	6
<b>2 SITE DESCRIPTION .....</b>	<b>7</b>
2.1 Site Details	7
2.2 Hydrogeology	7
2.3 Council Historical Site Records	8
2.4 NSW EPA Records	8
2.5 External Potentially Contaminating Activities	9
2.6 Aerial Photograph Review	9
2.7 Site Walkover Inspection	10
2.8 Areas of Environmental Concern/Contaminants of Potential Concern	11
2.9 Preliminary Conceptual Site Model	13
<b>3 CONCLUSION AND RECOMMENDATIONS.....</b>	<b>14</b>
3.1 Conclusion	14
3.2 Recommendations	15
<b>4 LIMITATIONS STATEMENT.....</b>	<b>16</b>
<b>REFERENCES .....</b>	<b>17</b>
<b>ATTACHMENT A – FIGURES.....</b>	<b>18</b>
<b>ATTACHMENT B – AREAS OF ENVIRONMENTAL CONCERN .....</b>	<b>19</b>
<b>ATTACHMENT C – AERIAL PHOTOGRAPHY .....</b>	<b>24</b>
<b>ATTACHMENT D – COUNCIL AND OTHER HISTORICAL RECORDS.....</b>	<b>30</b>



## General Abbreviations

ACM	Asbestos-containing material
AEC	Areas of environmental concern
ASC NEPM	National Environmental Protection (Assessment of Site Contamination) Measure (2013)
ASS	Acid sulfate soil
ASSMAC	Acid Sulfate Soils Management Advisory Committee
AST	Above ground storage tank
BGL	Below ground level
BTEXN	Benzene, toluene, ethylbenzene, xylene, naphthalene
COPC	Contaminants of potential concern
DA	Development application
DEC	Department of Environment and Conservation
DECC	Department of Environment and Climate Change
DP	Deposited Plan
DSI	Detailed Site Investigation
EPA	NSW Environmental Protection Authority
HM	Heavy metals
IA	Investigation area
MA	Martens & Associates
mAHD	Metres, Australian Height Datum
mbgl	Metres below ground level
NEPM	National Environment Protection Measure
OCP	Organochloride pesticides
OEH	NSW Office of Environment and Heritage
OPP	Organophosphorus pesticides
PACM	Potential asbestos containing material
PAH	Polycyclic aromatic hydrocarbons
PCB	Polychlorinated biphenyl
PSI	Preliminary Site Investigation
TRH	Total recoverable hydrocarbons
UPSS	Underground petroleum storage system
UST	Underground storage tank
VHC	Volatile halogenated compounds
VOC	Volatile organic compounds

# 1 Overview

## 1.1 Introduction

This report, prepared by Martens and Associates (MA), documents a Preliminary Site Investigation (PSI) for potentially contaminating activities, to support a development application (DA) to Liverpool City Council (Council) for construction of a three-level commercial building and on grade carpark at 28 Yarrunga Street, Prestons NSW ('the site').

The investigation area (IA) for this PSI is the entire site, as shown in Attachment A.

## 1.2 Objectives

Investigation objectives include:

- Identification of historic and current potentially contaminating site activities.
- Evaluation of areas of environmental concern (AEC) and associated contaminants of potential concern (COPC) within the IA.
- Assess identified AEC and associated COPC.
- Provide comment on the suitability of the IA for the Commercial warehouse, and where required, provide recommendations for additional investigations.

## 1.3 Project Scope

The scope of works includes:

- Walkover inspection to review current land use, potential contaminating activities and neighbouring land use.
- Site history review using aerial photographs and available historic records.
- Review of NSW EPA notices under the Contaminated Land Management Act (1997).
- Preparation of a report in general accordance with the relevant sections of NSW OEH (2011) and ASC NEPM (2013) and EPA (2017).

## 2 Site Description

### 2.1 Site Details

Site information is summarised in Table 1, and site location and general surrounds shown in Attachment A.

Table 1: Site background information

Item	Description / Detail
Site address	28 Yarrunga Street, Prestons, NSW
Legal Identifier	Lot 2 DP 536915
Approximate area	46,500 m <sup>2</sup> (SIX Maps NSW)
Local Government Area	Liverpool City Council
Current zoning and land use	Zoned IN3 – Heavy Industrial (Liverpool LEP, 2008). Site is currently used for industrial purposes.
Proposed land use	Construction of three-level commercial development and on grade carpark which will require up to 3m of excavation.
Site description	The site is currently being used for industrial purposes to construct cranes and contains a large warehouse in the centre with workshop and storage sheds. A single-story brick building in the southwest portion of the site are used as an administration building.  The site is bordered by Yarrunga Street to the south.
Surrounding land uses	Zoned Heavy Industrial consisting of large sheds surrounding the site with an Environmental Conservation (E2) zone bordered by the northwest.
Topography	The site is relatively flat with grades < 5%.  Site elevation ranges between approximately 44 mAHD in the southeast to 34 mAHD to the northwest (LIR 2019).
Expected geology	The <i>Penrith 1:100,000 Geological Sheet 9030</i> describes site geology as Bringelly Shale, containing fine to medium - grained lithic sandstone, are coal and tuff.  The NSW Environment and Heritage eSPADE website identify the site as having soils of the Blacktown landscape having soils of red and brown podzolic soils (grading to yellow podzolic soils).
Surface hydrology	Drainage of the site is via overland flow and onsite drainage via pit and pipe to the northwest towards Cabramatta Creek.

### 2.2 Hydrogeology

Review of WaterNSW Real-time Water Database, indicated there are no groundwater bores (with available information) within 500 metres of the site.

Groundwater inflow was not encountered during the drilling of boreholes to 4.1 mbgl, which were completed as part of a geotechnical investigation completed by MA on 18 July 2019.

Ephemeral perched groundwater may be encountered within the soil profile at times of and following heavy or extended rainfall.

Should further information on permanent site groundwater conditions be required, an additional assessment would need to be carried out.

## 2.3 Council Historical Site Records

Two historic development and /or building records were held by Council for the site. Details are shown in in Table 2 and records in Attachment C.

Table 2: Available Liverpool City Council records

Lot ID	Year	Record Number	Description
Lot 2 DP536915	1978	T.P. 6099	Erection of an awning 7.5m x 21.0m to the northern side of the existing factory building.
Lot 2 DP536915	1995	P 4310.1700	Extension of industrial building to accommodate a grit blast area and painting facility.

## 2.4 NSW EPA Records

No sites within 500 m of the IA, were identified on the list of NSW contaminated sites notified to the EPA as required by the Contaminated Land Management Act (1997) and the Environmentally Hazardous Chemicals Act (1985).

Three sites within 500 m of the IA, were listed on the EPA public register, which lists licences, notices penalty notices and convictions, and are summarised in Table 3.

Table 3: EPA hazardous waste public register

Licence Number	Site Name	Approximate Distance from Site Boundary	Direction From Site	Gradient From Site
21221	MainFreight Distribution Pty Ltd (ChemCouriers) - Prestons	25m	Northeast	Downslope
21223	MainFreight Distribution Pty Ltd (ChemCouriers) - Prestons	25m	Northeast	Downslope

Licence Number	Site Name	Approximate Distance from Site Boundary	Direction From Site	Gradient From Site
13262	State Asphalts NSW Pty Ltd - Prestons	215m	North	Downslope

Due to the distance from the site, the above locations may have impacted near-surface soils at the site.

## 2.5 External Potentially Contaminating Activities

Neighbouring service stations, mechanics and dry cleaners have the potential to contaminate groundwater at the site. A list of potentially contaminating activities within 500 m of the site is shown in Table 4.

Table 4: Potentially contaminating activities

Business Activity	Address	Approximate Distance From Site Boundary	Direction From Site	Gradient From Site
Transportation service	90 Yarrowa St, Prestons	1 m	Northwest	Downgrade
Freight and transport	1 Yarrunga St, Prestons	8 m	West	Downgrade
Repair facility	1 Yarrunga St, Prestons	22 m	West	Downgrade
Shipping service	50 Yarrowa St, Prestons	24 m	North	Downgrade
Storage of dangerous goods	30-50 Yarrowa St, Prestons	44 m	Northwest	Downgrade
Industrial warehouse	36 Kookaburra Rd, Prestons	96 m	Southwest	Downgrade
Transportation services	50 Yarrowa St, Prestons	119m	North	Downgrade
Repair facility	90 Yarrowa St, Prestons	134 m	Northwest	Downgrade

Due to the distance between the site and the adjacent, they may have impacted near-surface soils at the site.

## 2.6 Aerial Photograph Review

Aerial photographs taken of the site during 1930, 1947, 1955, 1961, 1965, 1970, 1975, 1985, 1986, 1994, 2005, 2008, 2010, 2013, 2016 and 2019 were reviewed to investigate historic site land uses (Table 5). Copies of aerial photographs are provided in Attachment B.

The aerials indicated that the current site conditions were constructed prior to 1970. Prior to 1970, the site appeared to be rural pasture land.

Table 5: Aerial photograph observations from 1930 to 2019

Year (Source)	Site Activity	Surrounding Land Use
1930-1940 (LIR)	Pasture land with sheds in the eastern portion, additional shed constructed between 1930 – 1940.	Surrounding land is rural residential properties consisting of pastoral land.
1955 (LIR)	Warehouse through the western boundary and two sheds (likely existing) dwelling constructed in the southeast corner.	Little to no change from previous.
1970 (LIR)	Large warehouse (likely existing) with land clearing in the centre of the site. Fill in northwest corner and storage along the western boundary.	Market gardens to the south and north, otherwise little to no change from previous.
1975 (LIR)	Increase in clearing for parking and outdoor storage with dwelling possibly being demolished in the southeast.	Land clearing to the west, and shed constructed.
1986	Site occupying current allotment.	Expansion of market gardens to the north.
1994	Expansion of equipment/storage across the site. Fill observed along hard roads and storage areas.	Expansion of market gardens to the south.
2005	Sheds constructed along the northern boundary (likely current hazardous materials storage)	Little to no change from previous.
2008 (LIR)	Little to no change from previous.	Industry/warehouses to the north, development of building along the western boundary.
2010	Stockpiles in northwest and eastern portion of the site.	Expansion of warehouses to the north.
2013	Stockpiles levelled out into fill roads.	Area to the northwest under excavation.
2016	Additional stockpiles along the eastern boundary, concrete slab constructed at the warehouse.	Expansion of industry to the north.
2019 (LIR)	Little to no change from previous.	Expansion of industrial warehouses to the south.

## 2.7 Site Walkover Inspection

Observations during the site walkover inspection 19 July 2019 are as follows:

- The site was occupied by a large workshop in the central position of the site, with a brick office building, storage sheds and disposed crane equipment along the perimeters.
- Centralised working crane, carparks and underground petroleum storage systems (UPSS) for diesel located adjacent to the south entrance.
- Yarrunga Street borders the site to the south.
- Pit and pipe drainage systems were observed throughout the site predominantly northwest of building structures.
- Water pooling was observed in the northwest corner and along the east boundary.
- Use of fill material was noted in the northwest portion of the site.
- Small stockpiles of blast waste material were observed to the north and east of the central workshop.
- Possible asbestos containing materials (PACM) were observed within fill adjacent to buildings along the western boundary.
- Septic tank wastewater was discharged along the eastern boundary.
- Storage of lubricants, fuel and oils were observed in the southern workshop. Hydrocarbon staining of soils was observed at a number of locations in this area.
- Hydrocarbon pooling and staining were observed adjacent to the outdoor crane.
- Incidental information provided by staff indicated that crushed aggregates had been used to create the internal roads and parking areas. Fill had been placed in the northwest of the site.
- Surrounding land is predominately Heavy Industrial (IN3). Approximately 150m northwest is Cabramatta creek; Environmental Conservation (E2): and accompanying Public Recreation (RE1) land zoning.

## 2.8 Areas of Environmental Concern/Contaminants of Potential Concern

Our assessment of site AEC and COPC (Table 6) for the IA is made on the basis of available site history, aerial photograph interpretation, site walkover and geotechnical drilling (MA, 2019). A figure showing locations of identified AEC is provided in Attachment B.

**Table 6: Areas of environmental concern and contaminants of potential concern**

AEC	Potential for Contamination	COPC
AEC A  Administration building and previous dwelling/sheds +1m curtilage	Pesticides and heavy metals may have been used underneath the buildings (present and previous) for pest control. Building construction may include PACM, zinc treated (galvanised) metals, and/or lead-based paints.	HM, OCP/OPP and asbestos
AEC B  Workshop/sheds (including adjoining slabs) +2m curtilage	Pesticides and heavy metals may have been used underneath existing and past garage/sheds for pest control. Building construction may include PACM, zinc treated (galvanised) metals, and/or lead-based paints. Sheds may have previously stored fuels, oils and chemicals.	HM, TRH, BTEXN, PAH, OCP/OPP and asbestos
AEC C  Diesel UPSS	Fuel may have leaked or spilled into the surrounding soils.	TRH, BTEXN, PAH and HM
AEC D  Blast waste material	Heavy metals may have accumulated during the blasting process.	HM
AEC E  Surface staining and hydrocarbon storage	Storage of hydrocarbons may have leaked or spilled into the surrounding soils.	HM, TRH, BTEXN and PAH
AEC F  Fill areas	The site contains fill material of unknown origin and quality.	HM, TRH, BTEXN, PAH, OCP/OPP and asbestos
AEC G  Storage areas	Storage of equipment may have leaked hydrocarbons. The pooling of water may have contained contaminants.	HM, TRH, BTEXN and PAH
AEC H  Access roads	Access roads may contain PACM and fill material of unknown origin and quality.	HM, TRH, BTEXN, PAH, OCP/OPP and asbestos



## 2.9 Preliminary Conceptual Site Model

A preliminary conceptual site model based on the COPC identified in this PSI, and the associated exposure pathways to potential receptors are shown in Table 7.

Table 7: Preliminary conceptual site model

COPC	Pathway	Receptor
HM	Leaching of contaminants through the soil profile to groundwater.	<u>Possible Human Receptors</u>
PAH	Transport of contaminants via groundwater to surface water.	Sensitive receptors. Current or future site users.
	Transport of contaminants via air.	On- and off-site construction or maintenance workers.
	Transport of contaminants by mechanical disturbance (e.g. earthworks).	Current or future users of surrounding residences, reserves, and commercial or industrial premises.
	Bioaccumulation and biomagnification along food chains.	<u>Possible Environmental Receptors</u>
	Dermal contact with contaminants.	Surface water bodies (Cabramatta creek).
	Digestion of contaminants.	Groundwater environments in the vicinity of the site. Flora and fauna that may inhabit or migrate through the site.
TRH / BTEXN	As above with:  Volatilisation to air	
Asbestos	Transport of contaminants via air and inhalation of particles	<u>Possible Human Receptors</u>
	Transport of contaminants by mechanical disturbance (e.g. earthworks).	Current or future site users. On and off-site construction or maintenance workers.
	Transport of particles on plant, equipment and clothing.	Current or future users of surrounding residences, reserves, and commercial or industrial premises.

## 3 Conclusion and Recommendations

### 3.1 Conclusion

The review of the site history indicated that the site was pastureland prior to 1955 with a shared building. A large workshop was constructed between 1955 and 1970. The site has since remained an industrial property with the development of internal roads and parking areas.

Potential contamination sources are summarised as:

- Buildings and sheds construction, maintenance and use have the potential to have introduced contaminants in the form of asbestos (fibrous cement sheets as a construction material), heavy metals (paints, pest control, use of galvanised materials) and polycyclic aromatic hydrocarbons (fuel, oil and lubricant staining, storage and use).
- UPSS and hydrocarbon staining could have the potential to introduce hydrocarbon contamination.
- Past deposits of galvanised waste material could have the potential to introduce heavy metals.
- Storage of oils / lubricants / fuels has the potential to introduce hydrocarbons.
- The imported fill material may have introduced site contaminants such as heavy metals, hydrocarbons, OCP/OPP and asbestos to the soils/site.
- Storage of equipment could have the potential to introduce contaminants such as hydrocarbons and heavy metals.

Overall, the site is considered to generally have a risk of contamination in both localised hot spots and broad-scale contamination in the vicinity of the AEC.

### 3.2 Recommendations

Prior to the proposed development, assessment of the AEC and COPC as noted in this PSI should be undertaken.

To address potential identified AEC and COPC, a Detailed Site Investigation (DSI) including intrusive soil sampling and installation of groundwater wells and analysis of COPC is recommended. Following demolition, testing under buildings, sheds and workshop slab footprints (plus 1 and 2 m curtilages) is recommended to determine any residual impacts from previous use.

The DSI is to be developed in accordance with NSW EPA (1995) *Sampling Design Guidelines* and a risk-based assessment. The assessment shall address each of the identified AEC and associated COPC identified in Table 6. Results of the site testing shall be assessed against site acceptance criteria (SAC) developed with reference to ASC NEPM (2013). Where contamination in excess of the SAC is identified, a risk assessment is required and a remedial action plan (RAP) may be required.

Provided the above recommendations are adhered to, we consider that the site shall be able to be made suitable for the proposed development.

Where material is excavated and removed offsite it is to be classified in accordance with NSW EPA (2014).

## 4 Limitations Statement

The PSI was undertaken in line with current industry standards.

It is important, however, to note that no land contamination study can be considered to be a complete and exhaustive characterisation of a site nor can it be guaranteed that any assessment shall identify and characterise all areas of potential contamination or all past potentially contaminating land-uses. Therefore, this report should not be read as a guarantee that no contamination shall be found on the site. Should material be exposed in future which appears to be contaminated or inconsistent with natural site soils, additional testing may be required to determine the implications for the site.

Martens & Associates Pty Ltd has undertaken this assessment for the purposes of the current development proposal. No reliance on this report should be made for any other investigation or proposal. Martens & Associates Pty Ltd accepts no responsibility and provides no guarantee regarding the characteristics of areas of the site not specifically studied in this investigation.

## References

- ASC NEPM (1999, amended 2013) *National Environmental Protection (Assessment of Site Contamination) Measure*, 2013.
- BUREAU SRH architecture (2019) *28 Yarrunga St, Prestons – Design Development* (Ref. 18144).
- LIR (2019) *Enviro screen for 28 Yarrunga St, Prestons NSW*.
- MA (2019) P1907209JR02V01 *Preliminary Geotechnical Assessment: Proposed Warehouse Development – 28 Yarrunga Street, Prestons, NSW*.
- Nearmap – Aerial photographs (2019).
- NSW EPA (2017) 3<sup>rd</sup> Ed. *Contaminated Land Management: Guidelines for the NSW Site Auditor Scheme*.
- NSW EPA (2014) *Waste Classification Guidelines*.
- NSW Department of Environment & Heritage (eSPADE, NSW soil and land information), [www.environment.nsw.gov.au](http://www.environment.nsw.gov.au).
- NSW Department of Mineral Resources (1991) *Penrith 1:100,000 Geological Sheet 9030*.
- NSW Land and Property Information (LPI) - Aerial photographs (1930 - 2019).
- NSW OEH (2011) *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites, 2<sup>nd</sup> Edition*.
- NSW SIX – *Spatial Information Exchange – Land & Property Information Aerial photograph* (2019). <https://six.nsw.gov.au/wps/portal/>
- SEPP 55 Remediation of Land.
- WaterNSW Real-Time Water Database, accessed 17 July 2019, <https://realtimedata.watarnsw.com.au/water.stm>.

## Attachment A – Figures

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL & CONSULTANT DRAWINGS & SPECIFICATIONS & WITH SUCH OTHER WRITTEN INSTRUCTIONS OR SKETCHES AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT | NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK | MATERIALS & WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE SPECIFICATION, CURRENT SAA CODES, STANDARDS & PRACTICES MONITORING & INSPECTION BY OTHERS | RELEVANT STATUTORY AUTHORITIES CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE AND NOTIFY ARCHITECT OF ANY DISCREPANCIES | USE FIGURED DIMENSIONS ONLY | COPYRIGHT, ALL RIGHT RESERVED | THIS DRAWING IS COPYRIGHT AND CONFIDENTIAL APART FROM ANY FAIR DEALINGS AS PERMITTED UNDER COPYRIGHT & MAY NOT BE REPRODUCED BY ANY PERSON WITHOUT WRITTEN PERMISSION OF THE ABOVE COMPANY & IS NOT TO BE USED IN ANY MANNER PREJUDICIAL TO THE INTERESTS OF THAT COMPANY | THIS DRAWING AND ATTACHED SHEET REMAIN THE PROPERTY OF BUREAU SRP PTY LTD

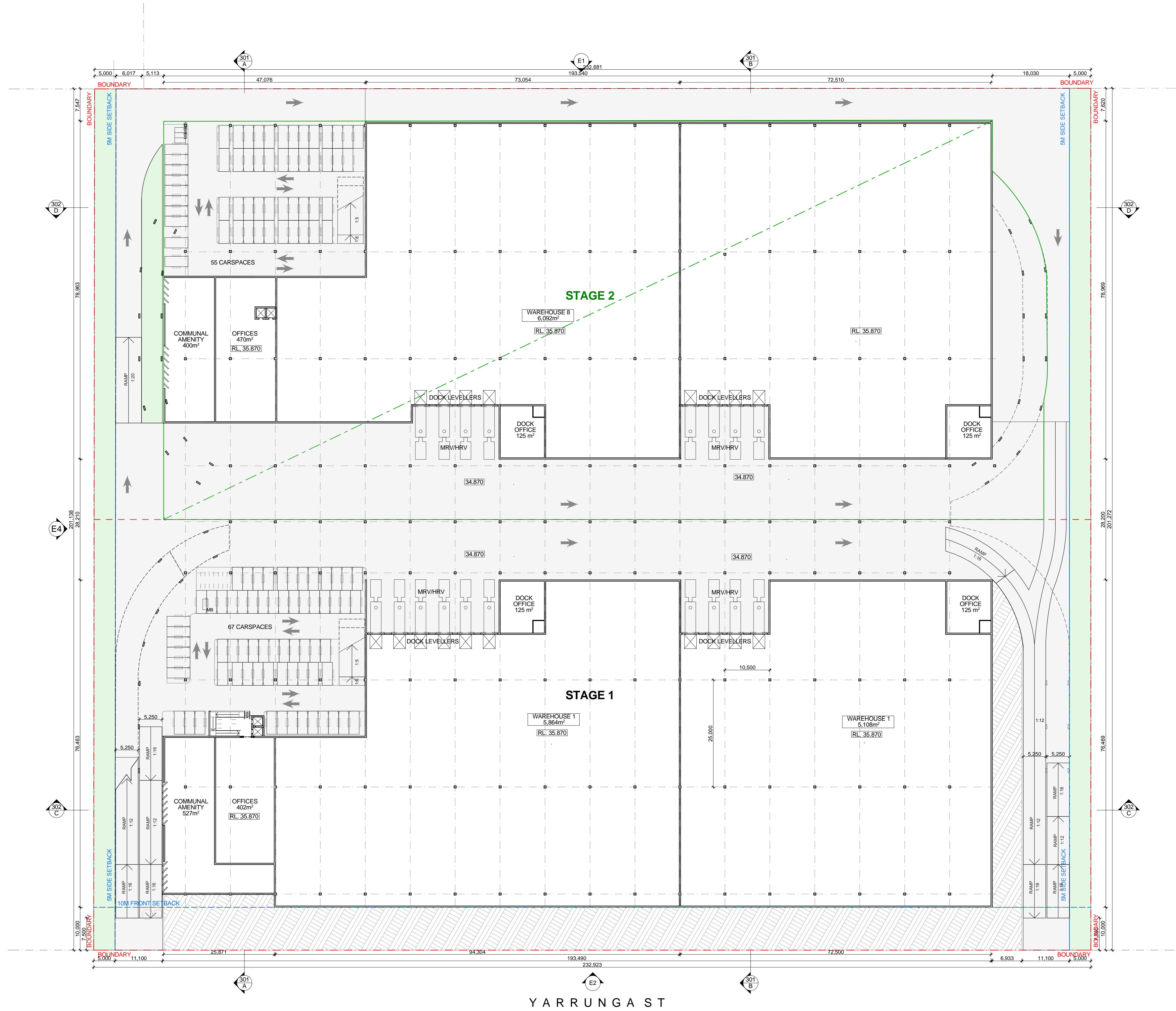
[illegible]

STAGE:  
**DESIGN  
DEVELOPMENT**

CLIENT:	<b>FAVELLE FAVCO PTY. LTD.</b>
DRAWN:	<b>EO</b>
DATE:	<b>26/04/2019</b>
CHECKED:	<b>SRH</b>
APPROVED:	<b>SRH</b>

DRAWING No: **DD001**

1









## Attachment B – Areas of Environmental Concern





KEY

- SITE BOUNDARY
- AEC A - ADMINISTRATION BUILDING AND PREVIOUS DWELLING / SHEDS
- AEC B - WORKSHOP / SHEDS (INCLUDING ADJOINING SLABS)
- AEC C - DIESEL UPSS
- AEC D - BLAST WASTE MATERIAL
- AEC E - SURFACE STAINING AND HYDROCARBON STORAGE
- AEC F - FILL AREAS
- AEC G - STORAGE AREAS
- AEC H - INTERNAL ACCESS ROAD

REV	DESCRIPTION	DATE	DRAWN	DESIGNED	CHECKED	APPRVD
A	INITIAL RELEASE	05/08/2019	JS	RJK	BM	BM

SCALE
0 7.5 15.0 22.5 30.0 37.5 45.0 52.5 60.0 67.5 75.0
A1 (A3) 1:750 (1:1,500) METRES

GRID	DATUM	PROJECT MANAGER	CLIENT
MGA	mAHD	GT	FAVELLE FAVCO CRANES PTY LTD
DISCLAIMER & COPYRIGHT			
This plan must not be used for construction unless signed as approved by principal certifying authority.			
All measurements in millimetres unless otherwise specified.			
This drawing must not be reproduced in whole or part without prior written consent of Martens & Associates Pty Ltd			
(C) Copyright Martens & Associates Pty Ltd			

PROJECT NAME/PLANSET TITLE
PRELIMINARY SITE INVESTIGATION
28 YARRUNGA STREET, PRESTONS NSW

**martens**  
& Associates Pty Ltd

Consulting Engineers  
Environment  
Water  
Geotechnical  
Civil

Suite 201, 20 George St, Hornsby, NSW 2077 Australia Phone: (02) 9476 9999 Fax: (02) 9476 8767  
Email: mail@martens.com.au Internet: www.martens.com.au

DRAWING TITLE				
FIGURE 1: SITE AEC MAP				
PROJECT NO.	PLANSET NO.	RELEASE NO.	DRAWING NO.	REVISION
P1907209	PS01	R01	PS01-AZ01	A

PRINTED: 05/08/2019 10:00:00 AM

A1 / A3 LANDSCAPE (A1L\_C\_02.0.01)



## Attachment C – Aerial Photography



LUR-00730 Aerial Photograph 1930 24 06 2019. Data source: Please refer to "Digital Data Sources" in the Product Guide

## HISTORIC AERIAL PHOTOGRAPH - 1930





**HISTORIC AERIAL PHOTOGRAPH - 1947**





## HISTORIC AERIAL PHOTOGRAPH - 1955





**HISTORIC AERIAL PHOTOGRAPH - 1961**





## HISTORIC AERIAL PHOTOGRAPH - 1965







## HISTORIC AERIAL PHOTOGRAPH - 1970





**HISTORIC AERIAL PHOTOGRAPH - 1975**





**HISTORIC AERIAL PHOTOGRAPH - 1983**





**HISTORIC AERIAL PHOTOGRAPH - 1986**





## HISTORIC AERIAL PHOTOGRAPH - 1994



MAP 20







## HISTORIC AERIAL PHOTOGRAPH - 2005







**HISTORIC AERIAL PHOTOGRAPH - 2008**





LUR-00730 Aerial Photograph 2008/24/06/2019. Data source: Please refer to "Digital Data Sources" in the Product Guide

## HISTORIC AERIAL PHOTOGRAPH - 2010



**MAP 23**







LUR-00730 Aerial Photograph 2013 24 06 2019. Data source: Please refer to "Digital Data Sources" in the Product Guide

## HISTORIC AERIAL PHOTOGRAPH - 2013



## MAP 24







## HISTORIC AERIAL PHOTOGRAPH - 2016





## HISTORIC AERIAL PHOTOGRAPH - 2019



## MAP 26





## Attachment D – Council and Other Historical Records



# LIVERPOOL CITY COUNCIL

D X 5030 LIVERPOOL

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

YOUR  
REFERENCE NO.....

TELEPHONE: 602-0511

33 MOORE STREET.  
LIVERPOOL, N.S.W.

COUNCIL  
REFERENCE NO. T.P. 6099

EXT. 27 RC:AMS

22nd June, 1978

CONSENT NO. LCC: 503/78

## CONSENT TO DEVELOPMENT

To Mr. J.P. Cordunes,  
9 Parramatta Road,  
CONCORD. N.S.W. 2137

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

on Lot 2 Deposited Plan Number 536915

House No. 28 Section No.        Resubdivision of       

in Yarrunga Road, Prestons.

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

DEVELOPMENT:- erection of an awning 7.5m x 21.0m to northern side of  
existing factory building.

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

- (1) Compliance with conditions and requirements of development consents previously.
- (2) Compliance with Council's Health and Building Department requirements.

R.T. FINDLEY  
TOWN CLERK

Per 

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



CONFIDENTIAL  
FOR REFERENCE  
ONLY

P 4310.1700  
Mr P Hume: kw  
821 9257

CONFIDENTIAL  
FOR REFERENCE  
ONLY  
LIVERPOOL CITY COUNCIL

7 December 1995

Nordon Jago Architects Pty Ltd  
47 Renwick Street  
LEICHHARDT 2040

**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

**NOTICE TO APPLICANT OF DETERMINATION OF  
A DEVELOPMENT APPLICATION**

Being the applicant in respect of Development Application No. 257/96 and pursuant to Section 92 of the Act, Notice is hereby given of the determination by the Consent Authority of the Development Application No. 257/96 relating to:

**PROPERTY:** LOT 2, D.P. 536915, YARRUNGA ROAD, PRESTONS

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

**DESCRIPTION OF DEVELOPMENT:** EXTENSION OF INDUSTRIAL BUILDING TO ACCOMMODATE A GRIT BLAST AREA AND PAINTING FACILITY

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

**CONDITIONS:**

**THE DEVELOPMENT**

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

1. Development must be carried out generally in accordance with Development Application received 3rd October, 1995 and accompanying plans marked DA01 except where modified by the undermentioned conditions.
2. The additions must not be occupied until such time as the development is completed to the satisfaction of Council.
3. Grit blasting and spray painting is not to take place outside the factory building.



#### **EXTERNAL APPEARANCE**

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

4. No advertising matter is to be erected, painted or displayed without the prior approval of Council.
5. The development is to be constructed in materials which match or complement the materials of the existing dwelling.

#### **ADJOINING DEVELOPMENT**

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

6. Where the approval of adjoining owners is necessary to allow the development to proceed, with particular reference to the disposal of downstream drainage onto their property, written letters of approval from these owners must be submitted to Council before release of building permit.
7. Use of the premises must not interfere with the amenity of adjacent properties.

#### **AMENITY**

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

8. Hours of operation are limited to 6.00 am until 6.30 pm Monday to Friday, 6.00 am to 2.30 pm on Saturday. Occasional overtime may be worked subject to a midnight restriction.
9. Construction/civil work is only permitted on the site between the hours of 7 am to 6 pm Monday to Friday and 8 am to 1 pm Saturday with no work permitted on Sunday, unless otherwise approved by Council.

#### **LANDSCAPING AND OPEN SPACE**

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

10. Landscaping plans are to be submitted to and approved by Council prior to release of building plans. The plans must indicate all existing trees, specifying those to be retained and those proposed to be removed. Details of proposed planting must include common and botanical names and indicate height and spread at maturity.

The landscaping must be designed by an appropriately qualified person. It must be executed and maintained to Council's satisfaction.

Council will also require submission of a cash bond of \$1000 to guarantee completion and establishment of the landscaping. The bond is to be lodged with the building application and will be held by Council for a period of not less than twelve (12) months following completion of the landscaping.

11. The area along the eastern boundary and southern boundary must be landscaped. The area must be maintained at all times to the satisfaction of Council.
12. No trees to be removed without the prior approval of Council.

#### **DISABLED ACCESS**

The following condition has been imposed to ensure adequate provision is made for disabled access associated with the development.

13. Disabled access is to be provided in accordance with AS1428. Details indicating "disabled access" and "facilities" to be submitted with the building application.

#### **SERVICES**

The following conditions have been imposed to ensure that adequate services are provided for the development.

14. Arrangements to the satisfaction of Sydney Water must be made to ensure the amplification and reticulation of water and sewerage services are available and adequate for the development. Prior to the release of the building permit, written evidence (usually a Subdivider/Developer Certificate) will need to be submitted from Sydney Water indicating that the authority is satisfied in respect of the provision of water and sewerage services to the development. The development may not be occupied until connected to these services.
15. Satisfactory arrangements are to be made to ensure adequate provision of electricity reticulation to the development. The developer must submit an application to Prospect Electricity (PO Box 6366, Blacktown 2148 or DX 8148, Blacktown), giving details of proposed development together with two (2) copies of the subdivision plan for determination of the electricity supply requirements. A Notification of Arrangement from Prospect Electricity will be required prior to approval of the building application.

#### **SOIL EROSION**

The following condition has been imposed to minimise soil erosion

16. An erosion and sediment management plan must be submitted to Council for approval. The erosion and sediment control works must be in place prior to commencement of the development and be incorporated during all stages of development.



## THE ENVIRONMENT

The following conditions have been imposed to protect the environment.

17. Use and occupation of the premises must be carried out at all times without nuisance and in particular so as not to breach the provisions of either the Clean Waters Act, Clean Air Act and the Noise Control Act. The operation and use of any machinery, plant and/or equipment within, on or in connection with the operation and use of the premises to be carried out so as not cause:
  - (a) transmission of vibration to any place of different occupancy.
  - (b) 'Offensive Noise' as defined in the Noise Control Act, 1975.
18. Work Cover Authority requirements must be complied with in connection with the installation and use of spray painting equipment.
19. Details for the storage of dangerous goods and processing of noxious trades are to be detailed with the building application.
20. The production/storage of "Dangerous Goods" in quantities as detailed in the "Dangerous Goods Act" must be approved by the Dangerous Goods Branch of the Work Cover Authority.

## STORMWATER DRAINAGE

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

21. A stormwater drainage plan, including hydrological and hydraulic calculations based on a 1 in 10 year storm, is required. The plan must show how the stormwater is to be collected within the site and conveyed in a suitable pipeline to the most appropriate gutter or drain under the control of Council.

This plan shall also show existing and proposed surface contours within the site and along its boundaries in immediately adjacent property, and shall define overland flow paths in storms which exceed the capacity of the underground pipe system.

The stormwater drainage plan must be submitted to Council with the Building Application.

If drainage investigations reveal that downstream drainage pipes are not capable of catering for the discharge, then Council requires the design and construction of an on-site retention/retardation system to maintain peak stormwater discharge downstream of the site at the pre-developed levels for all flood frequencies.

Notes:

- (1) To ascertain the date upon which the Consent becomes effective refer to Section 93 of the Act.
- (2) In accordance with Section 99 of the Act and Council Resolution of 13th September, 1993 this Consent will lapse unless the development is commenced within two (2) years of the date of this notice. The applicant may apply to Council, within two (2) years of the date of this notice, for an extension of one (1) year.
- (3) Section 97 of the Act confers on an applicant who is dissatisfied with the determination of a Consent Authority a right of appeal to the Land and Environment Court exercisable within twelve (12) months after receipt of this Notice.
- (4) The conditions are imposed taking into account the matters for consideration in determining a Development Application under Section 90(1) of the Environmental Planning and Assessment Act, 1979.
- (5) The following conditions apply under the Local Government Act, 1993, for the demolition of structures which form part of this development consent:
  - (a) All demolition work to be carried out in accordance with the requirements of Australian Standard 2601-1991.
  - (b) All utility services must be disconnected prior to demolition work commencing.
  - (c) Dangerous or hazardous material must be removed and disposed of by qualified persons.
  - (d) A construction hoarding to be installed in accordance with the requirements of the work cover authority. Separate application to be lodged with Council.
  - (e) Footpath area to be kept free of all building debris.
  - (f) Any damage to the kerb, gutter or footpaving shall be restored to Council's satisfaction at the demolishers expense.
  - (g) Lifting or craning materials over a public footway or roadway is not permitted unless a "B" class construction hoarding has been installed.
  - (h) Site to be watered down in order to minimise the affects of wind blown dust from the demolition works.
  - (i) "Containers" for building debris are to be stored within the confines of the site.
  - (j) Materials must not be burnt or buried on the site.
  - (k) All truck transporting debris from the site must be covered.

  
Paul Hume  
SENIOR DEVELOPMENT PLANNER



### **ADVICE FOR SUBMITTING A BUILDING APPLICATION**

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

- A. Building Application is to be submitted with the following details:
  - (a) Three (3) sets of plans drawn to a suitable scale and specifications.
  - (b) Five (5) sets of plans indicating the stormwater drainage system for the site .
- B. Prior to the submission of a building application, plans should be forwarded to the Work Cover Authority for comments in relation to the number and size of staff facilities required in association with the use of the development.
- C. The proposal is classified as Class 8 having a rise in storey of one and must comply with the requirements of type C construction in accordance with the Building Code of Australia.

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