

10 DAVIS ROAD, WETHERILL PARK STORMWATER AND FLOOD ASSESSMENT REPORT



Prepared for: WILD ENVIRONMENTAL

By: enstruct group Pty Ltd

Revision: C

10 DAVIS ROAD, WETHERILL PARK STORMWATER AND FLOOD ASSESSMENT REPORT

ISSUE AUTHORISATION

Project No: 6166

Rev	Date	Purpose of Issue / Nature of Revision	Prepared by	Reviewed by	Issue Authorised by
A	15/04/20	Issue for review	KH	PL	PL
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C	06/06/20	Issue for approval	KH	PL	PL



enstruct group pty ltd
www.enstruct.com.au

Sydney
61 2 8904 1444
Level 4,
2 Glen Street,
Milsons Point NSW 2061

Melbourne
61 3 9108 1100
Ground Floor,
555 Bourke Street,
Melbourne VIC 3000

Brisbane
61 7 3726 6000
Level 19,
1 Eagle Street
Brisbane QLD 4000

Executive Summary

This report describes the stormwater and flood impacts associated with 10 Davis Road, Wetherill Park, as part of the consent requirements due to the proposed operation of a liquid water treatment facility.

This report will describe the existing site and any buildings with reference to public roads and potential sources of flooding and flood water.

A review will be included of the Flood Planning Certificate issued by Fairfield City Council and analysis of the property with regards to: flood levels, flood risk level, flood requirements including inundation prevention and evacuation strategies.

This report response to draft comments provided by the Department of Planning, Industry and Environment as shown in the Table i.

Table i – DPIE Draft Assessment Review

Aspect	Finding	Recommendation	Response
Soil and Water	The soil and water assessment in the EIS contains insufficient detail to assess potential impacts of the Proposal and to meet the assessment requirements in the following areas:	The EIS should provide detail and/or further clarification on the following:	
	1. No detailed site water balance.	<ul style="list-style-type: none"> • Include a site water balance or identify why the requirement is not justified. 	No water balance analysis is required as the existing building stormwater collection and discharge is not changing Refer to section 6.2
	2. Insufficient detail on how clean and dirty water are separated and the systems in place to manage these.	<ul style="list-style-type: none"> • Include detail on the stormwater, wastewater management system, including proposed intake and discharge locations, capacity of onsite detention system, onsite sewage management, and measures to treat, reuse or dispose water. 	The liquid waste transfer occurs within the existing building – site stormwater is collected externally and does not mix with the internal operations. Refer to section 6.1
	3. No detailed flooding assessment only reference to a council certificate and a flood risk management plan provided at Appendix F. No details of the certificate are provided. Appendix F (of the EIS) indicates the flooding certificate should be attached but it has not been provided.	<ul style="list-style-type: none"> • To address the SEARs, the EIS must provide a detailed flooding assessment. Any flooding assessment prepared should consider agency requirements specifically the need to determine the design flood levels for events, including a minimum of the 5% Annual Exceedance Probability (AEP), 1 % AEP, flood levels and the probable maximum flood, or an equivalent extreme event. 	An assessment of flood regimes has been provided Refer to section 3.0
	4. No stormwater technical report has been developed.	<ul style="list-style-type: none"> • Characterisation of water quality at points of discharge. 	As there is no modification to existing roof and pavement areas, with no changes to the site stormwater, no assessment of the existing stormwater is required. Refer to section 6.1

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1 Existing Site

10 Davis Road property was constructed in the 1980's and consists of a warehouse/industrial style building located on southern boundary and carpark. On the western side of the warehouse building is an attached office building. The northern part of the site provides parking for about 30 cars as well as space for heavy vehicle loading and turn around.

Carpark access is from Davis Road which is on the north boundary. The main warehouse access is from the Davis Road through the carpark. There is a secondary warehouse entry on the western boundary, off Elizabeth Street.

The site area is about 3800m² with about 700m² of permeable landscaping. Remaining site area (3100m²) consists of either pavement or roof surfaces.

Refer to Figure 1 for a map of the site.



Figure 1 - 10 Davis Road, Wetherill Park

1.1 Existing Site Levels

A survey was recently undertaken by Project Surveyors to determine road, carpark, building, and street heights. Refer to Appendix A for the site survey. A summary of site levels is given in Table 1 with a reference plan shown in Figure 2.

Table 1 - Existing Site Levels

Point number	Location of level	Height (Relative Level (RL) AHD m)
RL1	Elizabeth Street driveway gutter	RL 35.47
RL2	Elizabeth Street driveway at boundary	RL 35.64
RL3	Elizabeth Street driveway at roller door	RL 35.69 *
RL4	Davis Road driveway gutter	RL 35.08
RL5	Davis Road driveway at boundary	RL 35.14
RL6	Carpark level at roller door line	RL 35.69
RL7	Building/door level at office	RL 35.77
RL8	Edge of carpark at the corner of the site	RL 35.88
RL9	Level for the stormwater pit at intersection of Davis RD & Elizabeth St	RL 34.85

* Indicates levels based on the internal floor level being constant

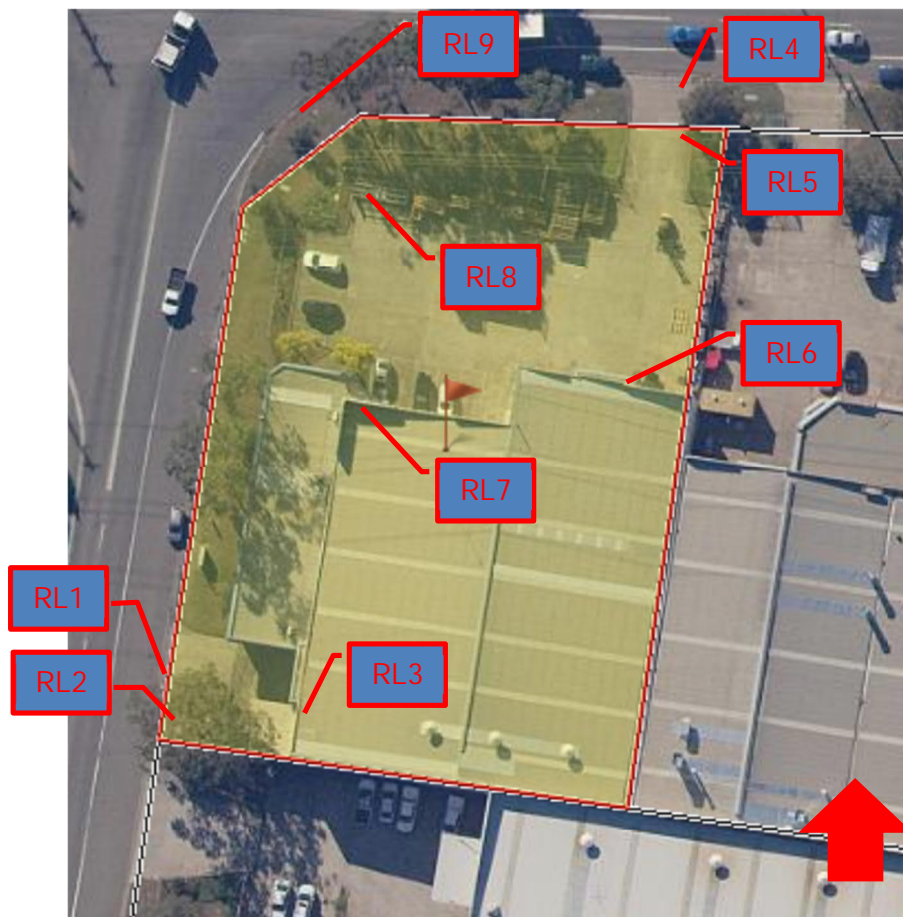


Figure 2 - Site Level Reference Locations

2 Flooding

Fairfield City Council have provided a flood certificate which advises the flood levels for the 10 Davis Road property and the relevant flood hazard. The flood certificate can be found in Appendix B

2.1 Flood Certificate Levels

The site flood levels are shown in Figure 3. Generally habitable building areas (office space, retail, residential) must be above the Probable Maximum Flood (PMF) level or above the 1 in 100 Year plus freeboard. Freeboard is a nominal height added to the flood level. Fairfield City Council requires 500mm freeboard for flood planning above the 1 in 100 Year flood height.

Local Overland Flood Details

Size of Flood	Flood Level (m AHD)
Probable Maximum Flood (PMF)	36.9 – 37.1
100 Year ARI	35.4 – 35.7
20 Year ARI	35.3 – 35.6

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*.

11 September 2019

Figure 3 - Flood Certificate Levels

2.2 Site Flood Risk

The flood certificate indicates that the property is partly located within a Medium Flood Risk Precinct, partly located within a Low Flood Risk Precinct because of overland flooding and partly not affected by local overland flooding.

The Medium Flood Risk Precinct is land below the 1in100 Year flood level. The extent of 1in100 Year flooding is shown in Figure 4 and is confirmed to the landscape and parking area.

2.3 Council DCP and Risk Precinct

Fairfield Citywide Development Control Plan 2013 indicates that development which is affected by 1in100 Year flooding must be above the 1in100 Year flood level plus 500mm freeboard.

In accordance with the DCP a flood risk matrix has been completed for this site that is an industrial facility affected by Low and Medium Flooding. The Flood Matrix can be found in Appendix C

2.4 Flood Depths and Levels

Figures 4 and 5 below show the flood extents and flood depths as shown in Wetherill Park Overland Flood Study (Fairfield City Council, 2015). Figure 4 shows the 1 in 100 Year Flood Depth map where the flood depth within the site boundary varies from 100mm up to 300mm. Figure 5 shows the Probable Maximum Flood (PMF) being over 1m in depth.

The flood certificate levels shown in Figure 3 indicates flood heights range from RL35.4 to RL35.70 for the 1 in100 Year flood height with a flood range between RL36.4 and RL37.1 for the PMF flood. From the above depths, the flood certificate heights correlate with the flood map depths.

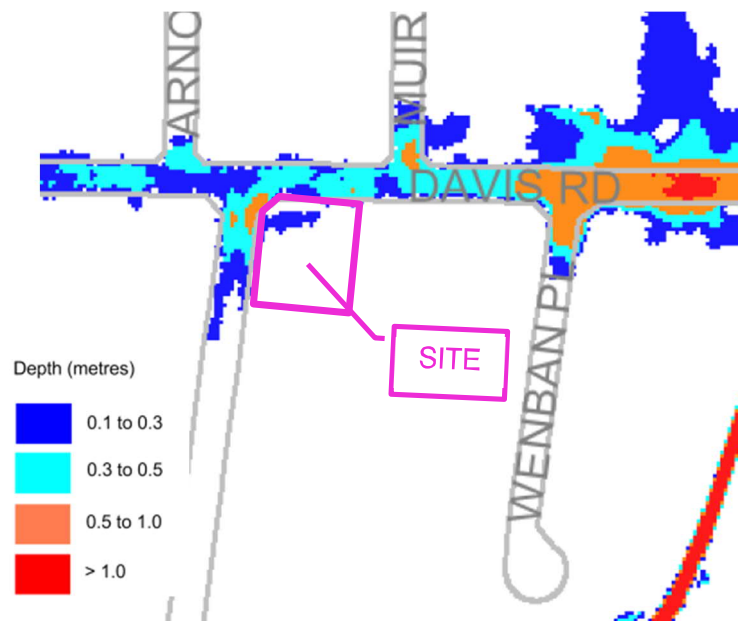


Figure 4 – 1 in 100 Year Flood Depth Map

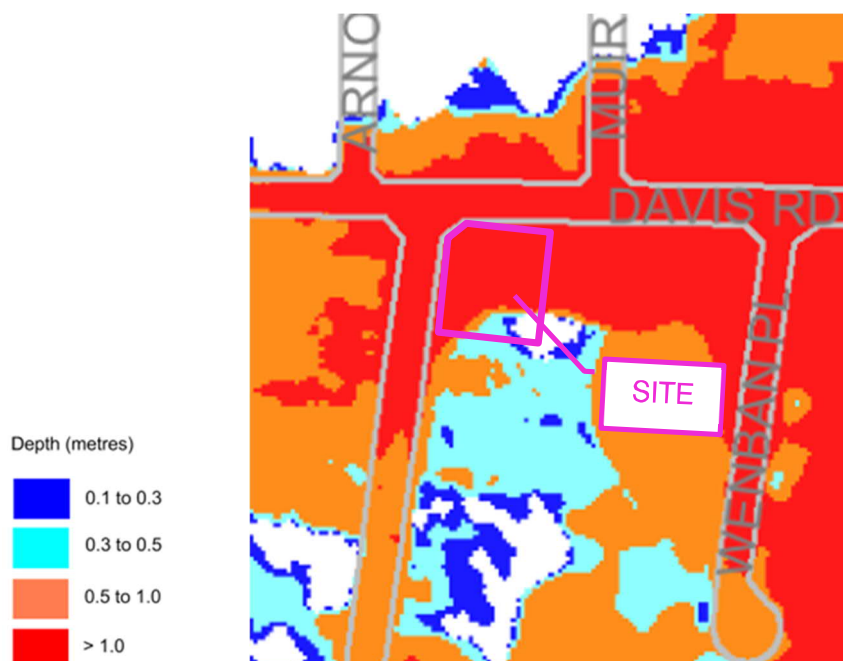


Figure 5 - PMF Flood Depth Map

Based on the above flood depth maps it appears that the carpark and buildings are wholly located within a Low Risk Flood Precinct. The buildings being within a Low Risk Flood Precinct indicate that the building floor levels are higher than the 1 in 100 Year flood level.

2.5 Flood Velocity

The flood water velocity as presented in the Wetherill Park Overland Flood Study (Fairfield City Council, 2015) and as shown in Figures 6 and Figure 7 indicates that the water is moving between 1.0 and 1.5 m/s for the 1 in 100 Year flood, and 0.25 m/s up to 1.5 m/s for the PMF. The flood velocity maps indicate that Davis Road is a flood way which has significantly more flow velocity (and depth) when compared with the 10 Davis Road property.

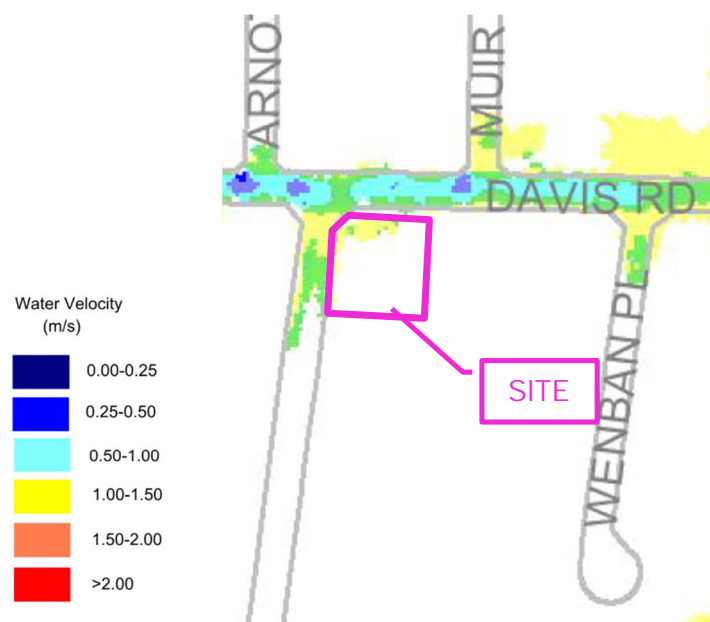


Figure 6 - 1 in 100 Year Flow Velocity

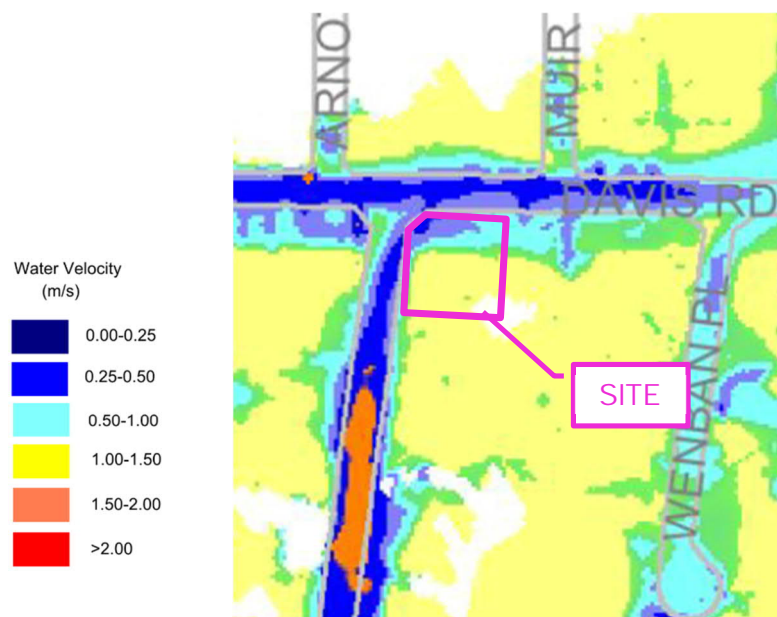


Figure 7 - PMF Velocity

3 Flood Impact

3.1 1 in 100 Year Flood Impact

The flood heights shown in the flood certificate located Figure 3 and Appendix B when compared to the surveyed site levels, as replicated in Table 1, indicates that the building, office and warehouse, are not flood affected by the 1 in 100 Year flood event. The 1in100 Year flood extent appears to affect the landscape zone along the northern boundary only.

3.2 PMF Flood Impact

The flood heights shown in the flood certificate indicates that the whole property is flood affected in the PMF storm event.

The PMF height is greater than 1m above the office and warehouse floor level which was surveyed as being RL35.77 and RL35.69 respectively.

4 Flood Risk Mitigation

It is recommended that controls are put in place to limit flood risk to people and property as well as impact on the environment.

4.1 Human Safety

In the unlikely event that the 10 Davis Road buildings are impacted by flood water, controls should be put in place to prevent staff and visitors coming into contact with flood waters. Refer to Section 4.4 for excavation controls.

4.2 Building Controls and Safety

As part of the new development it is recommended that any electrical contact points, such as: power points, switches, meter boxes, substations, are set at a level no less than RL36.2 (maximum 1 in 100 Year flood height plus 500mm freeboard). A higher level should be considered where critical infrastructure is required even during inundation i.e. for emergency lighting etc.

4.3 Environmental Controls

As part of the new development it is recommended that any chemical or waste storage area are set at a level no less than RL36.2 (maximum 1 in 100 Year flood height plus 500mm freeboard).

Further, it is recommended that waste transfer areas are bunded to RL36.2 or have controls in place which prevent unguarded waste being contained below RL36.2 for long periods of times, say more than a day duration.

Note that modifications to vehicle areas such as: carparks, loading zones, driveways, etc., are not required or proposed.

4.4 Flood Evacuation

In the unlikely event of flooding on the site, the following flood controls should be put into action.

- Workers are prevented from leaving the site, this includes within motor vehicles (except as directed by emergency services)
- Site waste transfer activities are halted
- Chemicals are returned to designated storage areas
- Warehouse roller doors are closed and if possible barricaded ideally with sandbags
- Pollutant shut valves are to be engaged to prevent release of contaminants
- Staff are to evacuate to the designated safety areas
- Contact with emergency services for excavation and advice

Under no circumstances should access be permitted to people on foot or in vehicles (except as directed by emergency services) to Davis Road when in flood. Davis Road has significant depth and velocity flood water when compared to the 10 Davis Road property.

The above steps should be added to the property evacuation and safety procedures.

5 Flood Height Summary

Table 2 and figure 8 below indicate the site level, flood height, and flood planning level. These levels indicate the planning heights as required by Fairfield City Council's DCP.

Table 2 - Flood Height Summary

Point number	Height (Relative Level (RL) AHD m)	Flood Level	Flood Planning Level (FPL AHD)
RL1	RL 35.47	RL35.77	
RL2	RL 35.64	RL35.74	
RL3	RL 35.69 *	NA	RL36.2
RL4	RL 35.08	RL35.58	
RL5	RL 35.14	NA	
RL6	RL 35.69	NA	RL36.2
RL7	RL 35.77	NA	RL36.2
RL8	RL 35.88	RL35.70	
RL9	RL 34.85	RL35.35	

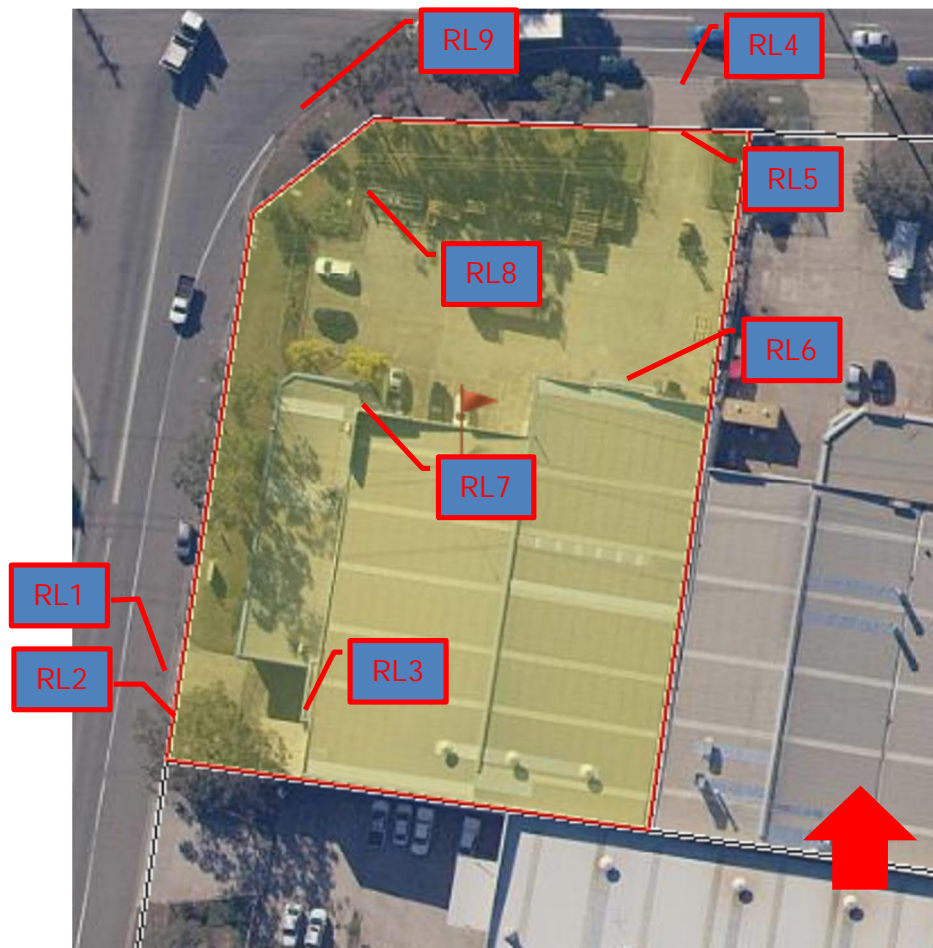


Figure 8 - Site Level Reference Locations

6 Site Stormwater

6.1 Stormwater and Onsite Stormwater Detention (OSD)

As there is no change in roof or pavement areas, no additional buildings, or reduction in landscape areas, there is no change to the existing capture and discharge of site stormwater.

Due to the existing site stormwater not changing, there is no change required to the site stormwater OSD and pollutant removal systems.

6.2 Water Balance

As there is no change in roof or pavement areas, no additional buildings, or reduction in landscape areas, and there are no changes to rainwater capture or detention, with no change to the existing discharge of site stormwater.

Due to the existing stormwater not changing, there is no change to the site water balance.

7 Glossary

Refer to Appendix B for a list of relevant terms and phrases.

8 Conclusion

This report has described the flood impacts and mitigation strategies associated with 10 Davis Road, Wetherill Park, as part of the consent requirements due to the proposed operation of a liquid water treatment facility.

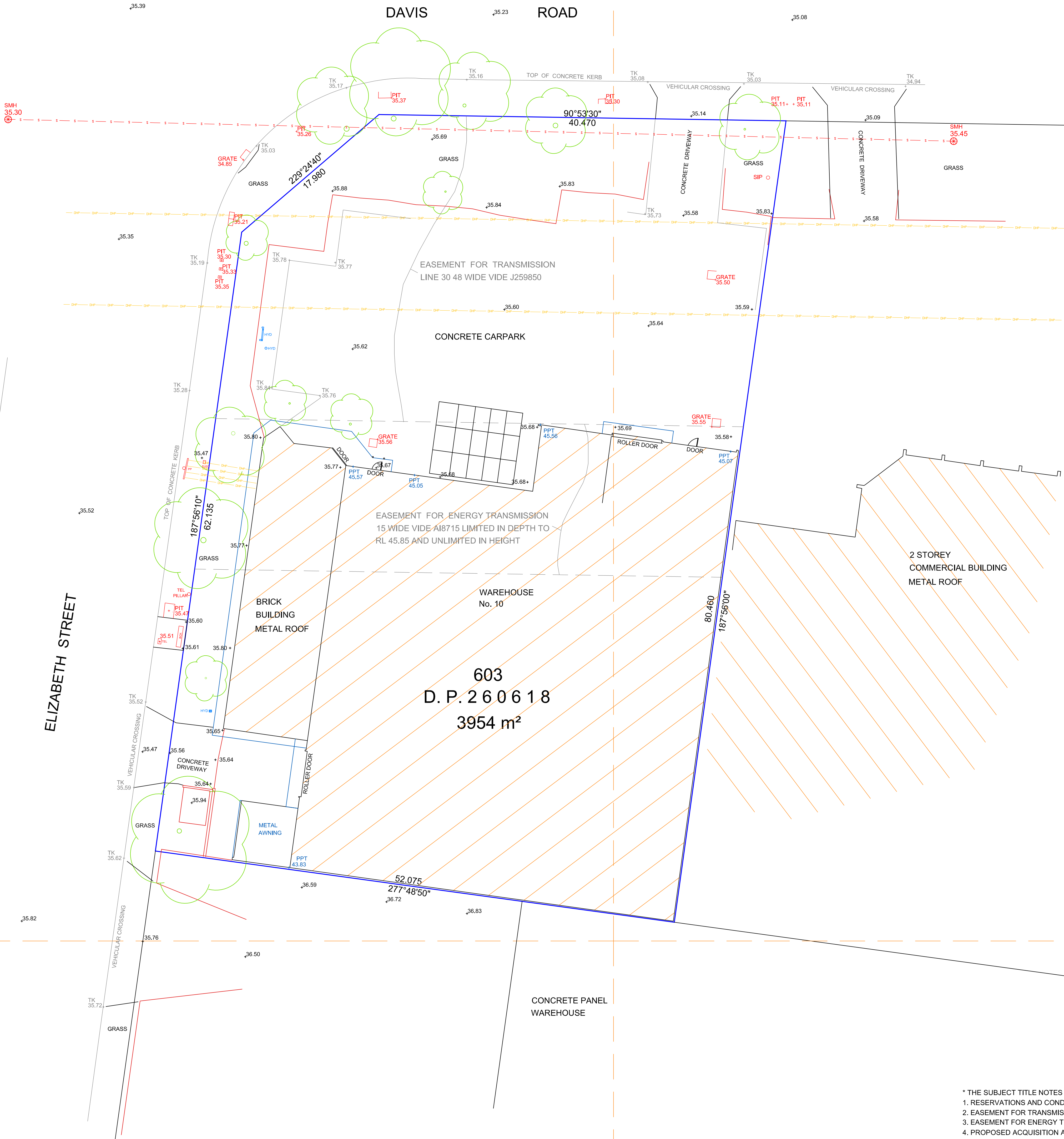
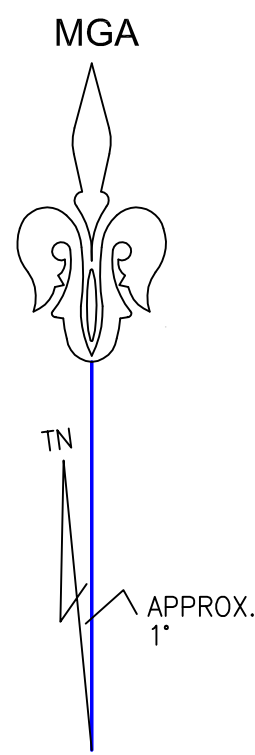
This report has described the existing site and any buildings with reference to public roads and potential sources of flooding and flood water.

A review of the Flood Planning Certificate issued by Fairfield City Council and analysis of the property with regards to: flood levels, flood risk level, flood requirements including inundation prevention and evacuation strategies has been undertaken.

With appropriate bunding and placement of building infrastructure namely: power supply, chemical storage, bunding of the liquid treatment facility to the Flood Planning Level (FPL), the development is able to mitigate the risk of flooding as required by Fairfield City Council DCP.

A Flood Risk Matrix has been completed for an industrial facility (shown in Appendix C) which indicates there are no issues with the proposed development from flood and evacuation during a flood event.

APPENDIX A Site Survey



- NOTES :**
- * BOUNDARIES HAVE NOT BEEN DEFINED BY SURVEY AND ARE DIAGRAMMATIC ONLY
 - * LAND DIMENSIONS AND AREAS HAVE BEEN COMPILED FROM PLANS OBTAINED FROM LPMA
 - * BEARINGS RELATE TO MGA NORTH ORIGINATING FROM SCIMS MARKS AS SHOWN
 - * LEVEL DATUM IS AHD ORIGINATING FROM SSM 42224 RL 35.19
 - * VISIBLE, ACCESSIBLE SERVICES ONLY HAVE BEEN LOCATED. THIS PLAN DOES NOT PURPORT TO SHOW UNDERGROUND SERVICES.
 - * THE EXISTENCE OF UNDERGROUND SERVICES HAS NOT BEEN ESTABLISHED.
 - * EXISTENCE OF SERVICES MUST BE VERIFIED BY CONTACTING DIAL BEFORE YOU DIG (DBYD) 1100.COM.AU
 - * CRITICAL SERVICES MUST BE EXPOSED AND LOCATED.
 - * ARE APPROXIMATELY ONLY.
 - * NEIGHBOURING HOUSES, WINDOWS AND ROOF POSITIONS
 - * FLOOR LEVELS GENERALLY SURVEYED AT DOOR THRESHOLDS. INTERNAL ROOMS NOT SURVEYED.
 - * CONTOURS SHOWN ARE INDICATIVE OF LAND FORM. SPOT LEVELS SHOULD TAKE PRECEDENCE.
 - * REFER TO FACE OF PLAN FOR SUBJECT TITLE NOTATIONS.
 - * THIS TITLEBLOCK IS AN INTEGRAL PART OF THIS DRAWING AND SHOULD NOT BE REMOVED.

LEGEND

- ELP - ELECTRIC LIGHT POLE
- HYD - HYDRANT
- TW - TOP WALL
- TK - TOP KERB
- TG - TOP GUTTER
- PP - POWER POLE
- SMH - SEWER MANHOLE
- OHP DENOTES OVERHEAD POWER LINES
- SV - STOP VALVE
- TEL - TELSTRA PIT
- VC - VEHICLE CROSSING
- WM - WATER METER

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GDA
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REV	AMENDMENTS	DATE

SCALE 1:200

0 5 10 15 20

SHEET 1 OF 1 - DETAIL SURVEY

CLIENT : WILD ENVIRONMENT

JOB REF. :	B04700
DRAWING No.	B04700-1
SURVEYOR:	JD/DY:
CHECKED:	SCOTT DEVERIDGE
	REGISTERED LAND SURVEYOR
DATE:	MARCH 2020
DATUM:	A.H.D.
ORIGIN:	SSM 42224 RL 35.19
REFERENCE SYSTEM:	MGA

PLAN OF: 10 DAVIS ROAD
WETHERILL PARK

BEING: LOT 603 IN DP 260678

SHOWING: GENERAL DETAIL AND
SITE LEVELS

PURPOSE: ARCHITECTURAL DESIGN
COUNCIL SUBMISSION

BELLA VISTA

PO Box 7419 BAULKHAM HILLS NSW 2153
SUITE 405, LEVEL 4 14 LEXINGTON DRIVE,
BELLA VISTA NSW 2153
PHONE : 9056 1900
email: office@projectsurveyors.com.au

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- * THE SUBJECT TITLE NOTES
1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 2. EASEMENT FOR TRANSMISSION 30.48 WIDE (J259850)
 3. EASEMENT FOR ENERGY TRANSMISSION LIMITED IN STRATUM (A18715)
 4. PROPOSED ACQUISITION AFFECTING EASEMENT FOR ENERGY TRANSMISSION

APPENDIX B Flood Certificate

11 September 2019

**Halgan Pty Ltd
10 Davis Road
WETHERILL PARK NSW 2164**

Dear Sir/ Madam

Following is your Planning Certificate as requested. Should you have any further queries please contact Council's City Strategic Planning Group on (02) 9725 0821.

PLANNING CERTIFICATE

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

Applicant:	Halgan Pty Ltd
Certificate No.:	53107/2019
Applicant's Reference:	Glenn Horne
Issue Date:	11 September 2019
Receipt No.:	3387664

PROPERTY ADDRESS:	10 Davis Road WETHERILL PARK
LEGAL DESCRIPTION:	Lot: 603 DP: 260618

for
Alan Young
CITY MANAGER
Fairfield City Council



Note: This is page 1 of 21. Should this Planning 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.

**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 4 of the Environmental Planning and Assessment Regulation 2000 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's City Development Group on (02) 9725 0821 or attending Council's Administration Centre at 86 Avoca Road, Wakeley.
-

1. Names of relevant planning instruments and DCPs

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

State Environmental Planning Policies (SEPP)

SEPP No. 33 - Hazardous and Offensive Development

SEPP (Major Development) 2005

SEPP No. 50 - Canal Estate Development

SEPP No. 55 - Remediation of Land

SEPP No. 64 - Advertising and Signage

SEPP No. 65 - Design Quality of Residential Flat Development

SEPP No. 19 - Bushland in Urban Areas

SEPP No. 21 - Caravan Parks

SEPP (Primary Production and Rural Development) 2019

SEPP (Infrastructure) 2007

SEPP (Exempt and Complying Development Codes) 2008

SEPP (Affordable Rental Housing) 2009

SEPP (State and Regional Development) 2011

SEPP (Primary Production and Rural Development) 2019

SEPP (Mining, Petroleum Production and Extractive Industries) 2007

SEPP (Miscellaneous Consent Provisions) 2007

SEPP (Building Sustainability Index: BASIX) 2004

SEPP (Vegetation in Non-Rural Areas) 2017

SEPP (Educational Establishments and Child Care Facilities) 2017

Regional Environmental Plans (Deemed SEPP)

Sydney Regional Environmental Plan No. 9 - Extractive Industry (No 2-1995)

The Greater Metropolitan Regional Environmental Plan No. 2 - Georges River Catchment

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.

- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved)

Draft Amendment to Fairfield LEP 2013 - Cl.6.4 Flood Risk Management – proposes to remove references to residential accommodation, commercial premises, industries and include new reference to seniors housing.

There is no draft SEPP applying to this land.

There is no other draft LEP applying to this land.

- (3) The name of each development control plan that applies to the carrying out of development on the land.

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

- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. Zoning and land use under relevant LEP

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

(a) WHAT IS THE IDENTITY OF THE ZONE?

Zone IN1 General Industrial

(b) WHAT IS PERMITTED WITHOUT DEVELOPMENT CONSENT? **Environmental protection works.**

(c) WHAT IS PERMITTED ONLY WITH DEVELOPMENT CONSENT?
Depots; Freight transport facilities; Funeral homes; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Places of public worship; Plant nurseries; Roads; Rural supplies; Take away food and drink premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item b or d.

(d) WHAT 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-based child care; Home businesses; Home occupations; Home occupations (sex services); 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.

There is no other draft LEP applying to this land.

Additional uses that are permitted with development consent.

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 IN1 General Industrial) in Wetherill Park for development for the purpose of a sex services premises is permitted with consent.

- (e) 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 minimum land dimensions so fixed.

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.

- (f) Whether the land includes or comprises critical habitat.

No.

- (g) Whether the land is in a conservation area (however described).

No

- (h) Whether an item of environmental heritage (however described) is situated 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."

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Not applicable.

3. Complying development

- (1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Housing Code:

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

Low Rise Medium Density Housing Code

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

Housing Alterations Code:

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

Commercial and Industrial Alterations Code:

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

Commercial and Industrial (New Buildings and Additions) Code:

Complying Development under the Commercial and Industrial (New Buildings and Additions) Code may be carried out on the land.

Subdivision Code:

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

Rural Housing Code:

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

General Development Code:

Complying development under the General Development 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.

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

- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

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 restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Council does not have any relevant statement to make in relation to any further restrictions that may apply to complying development being carried out on the land. All information in relation to the extent that complying development can be carried out on the land is provided under Part 3(1) & (2) of this certificate.

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

4. Coastal Protection

Whether or not the land is affected by the operation of section 38 or 39 of the *Coastal Protection Act 1979*, but only to the extent that the Council has been notified by the Department of Public Works.

No, this land is not affected.

4A Information relating to beaches and coasts

- (1) In relation to a coastal council - whether an order has been made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

No order under Part 4D of the *Coastal Protection Act 1979*, has been made.

(2) In relation to a coastal council:

- (a) whether the Council has been notified under section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

Council has not received any such notification.

- (b) if works have been so placed—whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

Not applicable.

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

In relation to a coastal council – whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 946B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

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 existed before the commencement of section 553B of the *Local Government Act 1993*.

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

5. Mine Subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.

No, this land is not affected.

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under Division 2 or Part 3 of the *Roads Act 1993*, any environmental planning instrument, or any 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*.

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

Whether or not the land is affected by a policy:

- (a) adopted by the Council, or

(b) adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council,
that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk, other than flooding.

Council's 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

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 tidal inundation.

(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) Any other risks

No, the land is not so affected

7A. Flood related development controls information

1. Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

This land is subject to the flood related development controls included in the Fairfield City-Wide Development Control Plan 2013 in relation to the above development types. These controls apply (either directly, or indirectly by reference in site-specific DCPs) to all land in the Fairfield Local Government Area.

Generally, development controls will apply to development if the land (or part of the land) is within the floodplain or is affected by overland 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.

This parcel is within the floodplain and identified as being 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 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. Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

This land is subject to the flood related development controls included in the Fairfield City-Wide Development Control Plan 2013 in relation to the above development types. These controls apply (either directly, or indirectly by reference in site-specific DCPs) to all land in the Fairfield Local Government Area.

Generally, development controls will apply to development if the land (or part of the land) is within the floodplain or is affected by overland 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.

This parcel is within the floodplain and identified as being 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 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.

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.

Note:

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3. Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.
-

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

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

9. Contributions plans

The name of each contributions plan applying to the land.

Fairfield City Council Indirect (Section 94A) Development Contributions Plan 2011 applies to all land within the City of Fairfield.

9A. Biodiversity certified land

If the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*, a statement to that effect.

Note: "Biodiversity certified land includes land certified under Part 7AA of the *Threatened Species Conservation Act 1995* that is taken to be certified under Part 8 of the *Biodiversity Conservation Act 2016*."

The land is not biodiversity certified land.

10. Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).

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

No such agreement applies to the land.

10A. Native vegetation clearing set asides

If the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013*, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section)

Not applicable.

11. Bush fire prone land

If any of the land is bush fire prone land (as defined in Act), a statement that all or, as the case may be, some of the land is bush fire prone land. 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. Property vegetation plans

If the land to which a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* (and that continues in force) applies, a statement to that effect (but on 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.

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

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

No

14. Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

No such direction applies to the land.

15. Site compatibility certificates and conditions for seniors housing

If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies:

- (a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department of Planning and Environment, and

No such certificate applies to the land.

- (b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

No such terms apply to the land.

16. Site compatibility certificates for infrastructure, schools or TAFE establishments

A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

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

No such certificate applies to the land.

17. Site compatibility certificates and conditions for affordable rental housing

- (1) A statement to the whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

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

No such certificate applies to the land.

- (2) A statement setting out any terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that has been imposed as a condition of consent to a development application in respect of the land.

No such terms apply to the land.

18. Paper subdivision information

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.
(2) The date of any subdivision order that applies to the land.
(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

No such plan or order applies to the land

19. Site verification certificates

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate, and

Note: A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

- (b) the date on which the certificate ceases to be current (if any), and
(c) that a copy may be obtained from the head office of the Department of Planning and Environment.

No such certificate applies to the land

20. Loose-fill asbestos insulation

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

Not Applicable.

21. Affected building notices and building product rectification orders

- (1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.
(2) A statement of:
(a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
(b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

None Relevant

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 within the meaning of that Act—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 within the meaning of that Act—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 within the meaning of that Act—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 within the meaning of that Act—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 within the meaning of that Act—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:

Council has adopted by resolution a policy (commencing 1 August 2000), on contaminated land which may restrict the development of land. This policy is implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Consideration of Council's adopted policy and the application of provisions under the State Legislation is warranted.

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 an investigation order or a remediation order within the meaning of the Contaminated Land Management Act 1997.

The land is not subject to a voluntary investigation proposal (or voluntary remediation proposal) that is the subject of the Environment Protection Authority's agreement under Section 19 or 26 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 (Vegetation in Non-Rural Areas) 2017 and Fairfield LEP 2013.

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

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).

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.

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 Sydney Regional Environmental Plan No. 9 - Extractive Industry (No 2-1995) 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.

Draft LEP Amendment - Cl.6.4 Flood Risk Management – proposes to remove references to residential accommodation, commercial premises, industries. The provision of the clause will still apply to more ‘sensitive land uses’ such as emergency services facilities, hospitals, group homes, and residential care facilities. Seniors housing is also proposed as an additional form of development affected by the provisions of Clause 6.4 due to the sensitivities associated with this land use. The amendment to the LEP accompanied by amendments to Chapter 11 of the Fairfield City Wide that will achieve consistency between the LEP and DCP provisions.

FAIRFIELD CITY COUNCIL DEVELOPMENT CONTROL PLANS – 21 March 2018

Fairfield City Wide DCP

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

Title	Adopted by Council*	Effective Date
<u>Amendment No. 12</u> addresses anomalies in the DCP including but not limited to providing clarity on minimum room sizes, updated acoustic proofing measures for new dwellings in rural areas, car parking rates for disabled parking, and provisions for site servicing and loading requirements in neighbourhood shops in residential zones.	10 May 2016	25 May 2016
<u>Amendment No. 13</u> Clarification to requirements for acoustic measures for development in the rural areas, location of alfresco areas for secondary dwellings, car parking rates for restaurants & amendments to ensure controls for residential flat buildings are consistent with the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development & associated Apartment Design Guide.	14 March 2017	5 April 2017
<u>Amendment No. 14</u> Site specific provisions for 620 Elizabeth Drive, Bonnyrigg Heights.	27 June 2017	15 Sept 2017
<u>Amendment No. 15</u> Amendment to Appendix G, and addition of Appendix H to introduce Aboriginal Heritage Management controls for development across Fairfield City	12 September 2017	28 February 2018
<u>Amendment No. 16</u> Amendments provide clarity relating to alfresco areas and carports provisions for secondary dwellings, lot width provisions for dual occupancy and multi dwelling housing on cul-de-sac heads, setbacks for residential flat buildings on corner sites, removal of Chapter 8B Neighbourhood and Local Centres – Mixed Use (Up to 2 storeys) to ensure consistency with the Apartment Design Guide, inclusion of accessibility requirements, inclusion of Council's Stormwater Management Policy, and guidelines for acknowledging petitions.	27 February 2018	21 March 2018
<u>Amendment No. 17</u> Amendment to Chapter 11 – Flood Risk Management to ensure consistency with proposed amendments to Clause 6.4 – Floodplain Risk Management of the Fairfield Local Environmental Plan 2013. A new category of "very low flood risk" has also been introduced.	21 November 2017	
<u>Amendment No. 18</u> Amendment to Chapter 10.11 to revise existing site specific DCP in relation to the Cabravale Diggers Club site at 1 Bartley Street, Canley Vale	14 November 2017	28 February 2018
<u>Amendment No. 19</u> Amendment to introduce site specific development controls for 17-23 Longfield Street, Cabramatta.	21.02.2018 to 23.03.2018	28.02.2019
<u>Amendment No. 20</u> Amendment No. 20 provides clarity on controls and guidelines within the following chapters: <ul style="list-style-type: none"> • Chapter 3 – Environmental Management and Constraints; • Chapter 4A – Development in the Rural Zones; • Chapter 5A – Dwelling Houses; • Chapter 5B – Secondary Dwellings; • Chapter 6A – Multi Dwelling Housing; • Chapter 6B – Dual Occupancy; • Chapter 9 – Industrial Development; and • Chapter 14 – Subdivision 	05.12.2018 to 07.01.2019	13 March 2019

Place Based and Site Specific DCPs

Title	Adopted by Council*	Effective Date
Bonnyrigg Town Centre DCP.28(2010) - <u>Amendment No.1</u> (Awning controls and amendment to area subject to Bonnyrigg Town centre DCP – 3.11.2010) - <u>Amendment No.2</u> (Outdoor Dining Controls –5.3.2014) Note – to be repealed upon Gazettal of LEP 2013 – Amendment No. 31		28 May 2004
Bonnyrigg Town Centre DCP 2018 The DCP will replace the Bonnyrigg Town Centre DCP No.28 (2010)	6 August 2019	To be Determined - Upon Gazettal of Fairfield LEP 2013 – Amendment No. 31
Cabramatta Town Centre DCP (5/2000) - <u>Amendment No.1</u> (Outdoor Dining Controls –5.3.2014) - <u>Amendment No. 2</u> (New clause regarding Model Submission – 3.09.2014) - <u>Amendment No. 3</u> (Amended clauses and map regarding Precinct 2- Dutton Lane Car Park)	11 October 2016	10 March 2017
Fairfield City Centre DCP 2013 - <u>Amendment No.1</u> (Outdoor Dining Controls – 5.3. 2014) - <u>Amendment No. 2</u> (Remove reference to Public Art Guide and update signage controls reference – 3.09.2014) - <u>Amendment No. 3</u> (removes reference to the Fairfield Art Strategy as Council	10 May 2016	25 May 2016

Title	Adopted by Council*	Effective Date
has not formally adopted a Public Art Strategy)		
Canley Corridor DCP No.37 (2013) (Canley Vale and Canley Heights town centres) - <u>Amendment No.1:</u> (Development Controls for Adams Reserve 12.9.2006) - <u>Amendment No.2:</u> (Development Controls for 45-47 Peel St, Canley Heights 9.4.2008) - <u>Amendment No.3:</u> (Awnings controls 3.11.2010) - <u>Amendment No.4:</u> (Development Controls for 190 Canley Vale Rd, Canley Heights 19.4.2011) - <u>Amendment No.5:</u> (References to Fairfield LEP 2013 31.5.2013) - <u>Amendment No.6:</u> (Outdoor Dining Controls –5.3.2014) - <u>Amendment No. 7</u> (Remove reference to Public Art Guide – 3.09.2014) - <u>Amendment No. 8</u> (Include 46 Derby Street, Canley Heights into Town Centre Catchment – 01.07.2015) - <u>Amendment No. 9</u> (removes reference to the Fairfield Art Strategy as Council has not formally adopted a Public Art Strategy)	10 May 2016	25 May 2016
Fairfield Heights Local Centre DCP 2013	13 November 2012	31 May 2013
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

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

Structure Plans

Title	Adopted by Council*	Effective Date
Villawood Town Centre		February 2008

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

Flood Information Sheet

Applicant's Details:

Applicant's Name	Halgan Pty Ltd
Postal Address	10 Davis Road WETHERILL PARK NSW 2164
Phone	
Fax	

Property Particulars:

House No.	10
Street & Suburb	Davis Road WETHERILL PARK
Lot Description	Lot 603 DP 260618

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.

Part or all of this land may be affected by local overland flooding.

LOCAL OVERLAND FLOODING

Description

This parcel is identified as being 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 local overland flooding.

Local Overland Flood Details

Size of Flood	Flood Level (m AHD)
Probable Maximum Flood (PMF)	36.9 – 37.1
100 Year ARI	35.4 – 35.7
20 Year ARI	35.3 – 35.6

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*.

11 September 2019

GLOSSARY

m AHD	metres Australian Height Datum (AHD).
Australian Height Datum (AHD)	A common national plane of level approximately equivalent to the height above sea level. All flood levels, floor levels and ground levels are normally provided in metres AHD.
Average Recurrence Interval (ARI)	The long term average number of years between the occurrence of a flood as big as the selected event. For example, floods with a discharge as great as the 20 year ARI event will occur on average once every 20 years. ARI is another way of expressing the likelihood of occurrence of a flood event.
flood	A relatively high stream flow that overtops the natural or artificial banks in any part of a stream, river, estuary, lake or dam. It also includes local overland flooding associated with major drainage before entering a watercourse, or coastal inundation resulting from raised sea levels, or waves overtopping the coastline.
flood risk precinct	<p>An area of land with similar flood risks and where similar development controls may be applied by a Council to manage the flood risk. The flood risk is determined based on the existing development in the precinct or assuming the precinct is developed with normal residential uses. Usually the floodplain is categorised into three flood risk precincts 'low', 'medium' and 'high', although other classifications can sometimes be used.</p> <p>High Flood Risk: This has been defined as the area of land below the 100-year flood event that is either subject to a high hydraulic hazard or where there are significant evacuation difficulties.</p> <p>Medium Flood Risk: This has been defined as land below the 100-year flood level that is not within a High Flood Risk Precinct. This is land that is not subject to a high hydraulic hazard or where there are no significant evacuation difficulties.</p> <p>Low Flood Risk: This has been defined as all land within the floodplain (i.e. within the extent of the probable maximum flood) but not identified within either a High Flood Risk or a Medium Flood Risk Precinct. The Low Flood Risk Precinct is that area above the 100-year flood event.</p>
local overland flooding	The inundation of normally dry land by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.
mainstream flooding	The inundation of normally dry land occurring when water overflows the natural or artificial banks of a stream, river, estuary, lake or dam.
probable maximum flood (PMF)	The largest flood that could conceivably occur at a particular location.
zone of significant flow	That area of the floodplain where a significant discharge of water occurs during floods. Should the area within this boundary be fully or partially blocked, a significant distribution of flood flows or increase in flood levels would occur.

APPENDIX C Flood Risk Matrix

	Low Flood Risk								Medium Flood Risk								High Flood Risk							
	Critical Uses & Facilities	Sensitive Uses & Facilities	Subdivision	Residential	Commercial & Industrial	Tourist Related Development	Recreational & Non-urban	Concessional Development	Critical Uses & Facilities	Sensitive Uses & Facilities	Subdivision	Residential	Commercial & Industrial	Tourist Related Development	Recreational & Non-urban	Concessional Development	Critical Uses & Facilities	Sensitive Uses & Facilities	Subdivision	Residential	Commercial & Industrial	Tourist Related Development	Recreational & Non-urban	Concessional Development
Plannign Considerations																								
Floor Level		2		2,6,7	5,6,7	2,6,7	1,8	4,7				2,6,7	5,6,7	2,6,7	1,8	4,7							1,8	4,7
Building Components		2		1	1	1	1	1				1	1	1	1	1							1	1
Structural Soundness		2		2	2	2	2	2				2	2	2	2	2							1	1
Flood Effects		2		2	2	2	2	2				2	2	2	2	2							1	1
Carpark and driveway access		1,3,5,6,7		1,3,5,6	1,3,5,6	1,3,5,6	1,3,4,6	6,7,8				1,3,5,6	1,3,5,6	1,3,5,6	1,3,4,6	6,7,8							2,3,4,6	6,7,8
Evacuation		2,3,4		5	2,3	1 or 2,3	2,3	4,3	2,3			5	2,3	1,3	2,3	4,3	2,3						4,3	2,3
Management & Design		4,5		1	2,3,5	2,3,5	2,3,5	2,3,5				1	2,3,5	2,3,5	2,3,5	2,3,5							2,3,5	2,3,5

General Notes

1 Freeboard equals an additional height of 500mm

Colour Legend Not Relevant Unsuitable Land Use

The relevant environmental planning instruments (generally the Local Environmental Plan) identify development permissible with consent in various zones in the LGA. Notwithstanding constraints specific to individual sites may preclude Council granting consent for certain forms of development on all or part of the a site. This matrix identifies where flood risks are likely to determine where certain developments types will be considered "unsuitable" due to flood related risks

3 Filling of the site, where acceptable to Council, may change the FRP considered to determine the controls applied in the circumstances of individual applications

Refer Section 11.9 of the DCP for planning considerations for proposals involving only the erection of a fence. Any fencing that forms part of a proposal development is subject to relevant flood effects and

4 Structural Soundness planning considerations of the applicable landuse category

5 Refer Section 11.10 of the DCP for special considerations such as for house raising proposals and development of properties identified for voluntary acquisition

Terms in *italics* are defined in the glossary of this plan and Schedule 2 specifies development types included in each land use category. These development types are generally as defined within

6 Environmental Planning Instruments applying to the LGA

From time to time, Council may accept mapping showing the Boundary of Significant Flow and/or Flood Storage Areas for this floodplain. Refer to Council to find out if these areas have been defined and mapped for this floodplain.

Floor Level

1 All floor levels are to be no lower than the 20 Year flood level unless justified by site specific assessment

OK

Building Components & Method

1 All Structures to have flood compatible building materials below the 100 Year flood level plus freeboard

2 All Structures to have flood compatible building materials below the PMF

NA - Existing building

Structural Soundness

1 Engineer's report to certify that the structure can withstand the forces of floodwater, debris, bouyancy, up to and including the a 100 Year flood plus freeboard or a PMF if required to satisfy evacuation

Applicant to demonstrate that the structure can withstand the forces of floodwater, debris, bouyancy, up to ~~and including the a 100 Year flood plus~~ freeboard or a PMF if required to satisfy evacuation

2 criteria (See below). An engineers report may be required

NA - Existing building

3 Applicant to demonstrate that the structure can withstand the forces of floodwater, debris, bouyancy, up to the PMF. An engineers report may be required

Flood Effects

Engineer's report required to certify the development will not increase flood effects elsewhere, having regard to: (i) loss of flood storage (ii) changes in flood levels and velocities caused by alterations to the flood conveyance, and (iii) the cumulative impact of multiple potential developments in the floodplain

The flood impact of the development is to be considered to ensure that the development will not increase flood effects elsewhere having regard to: (i) loss of flood storage (ii) changes in flood levels and velocities caused by alterations to the flood conveyance, and (iii) the cumulative impact of multiple potential developments in the floodplain

OK

Carpark and Driveway Access

The minimum surface level of open car parking spaces or carports shall be as high as practical, and not below (i) the 20 Year Flood level, or (ii) the level of the crest of the road at the location where the site has access, (which ever is lower). In the case of garages, the minimum surface level shall be as high as practical, but no lower than the 20 Year flood level

2 The minimum surface level of open car parking spaces or carports shall be as high as practical

Garages capable of accomodating more than 3 motor vehicles, on land zoned for urban purposes, or enclosed car parking, must be protected from inundation by flood equal to or greater than the 100 Year flood

4 The driveway providing access between the road and parking space shall be as high as practical and generally rising in the egress direction

Where the level of the driveway providing access between the road and the parking space is lower by 0.3m below the 100 Year flood, the following must be satisfied: the depth of inundation on the driveway during a 100 Year flood shall not be greater than the larger of (i) the depth at the road, and (ii) the depth at the car parking space. A lesser standard may be accepted for a single detached dwelling houses where it can be demonstrated that no risk to human life would not be compromised

Enclosed carparking and parking areas accomodation 3 or more motor vehicles (other than land zoned as rural) with a floor level below the 20 Year flood level or more than 0.3m below the 100 Year flood level, shall have adequate warning systems, signages, and exits

7 Restraint or vehicle barriers to be provided to prevent floating vehicles leaving a site during a 100 Year flood

Driveway and parking space levels to be no lower the design ground floor level. Where this is not practical a lower level may be considered. In these circumstances, the level is to be as high as practical, and when undertaking alterations or additions, no lower than the existing level.

OK

OK

OK

NA

NA

Evacuation

1 Reliable access for pedestrians or vehicles required during a 100 Year flood

Reliable access for pedestrians or vehicles required from the building, commencing at a minimum level equal to the lowest habitable floor level to an area of refuge above the PMF level, or a minimum of 20% of the gross floor area of the dwelling to be above the PMF level

3 The development is to be consistent with any relevant flood evacuation strategy or similar plan

OK

Management and Buildings

1 Applicant to demonstrate that potential development, as a consequence of a subdivision proposal can be undertaken in accordance with this DCP

2 Site Emergency Response Flood Plan required where floor levels are below the design floor levels

3 Applicant to demonstrate that area is available to store goods above the 100 year flood level plus freeboard

4 Applicant to demonstrate that area is available to store goods above the PMF flood level

5 No storage of materials below the design floor level which may cause pollution or be potentially hazardous during any flood

OK

OK