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C/- AE Design Partnership



Preliminary Site Investigation:
Lot 2 Sec 4 DP2954,
1111-1141 Elizabeth Drive, Cecil Park, NSW

ENVIRONMENTAL



WATER



WASTEWATER



GEOTECHNICAL



CIVIL



PROJECT
MANAGEMENT



P1706121JR01V01
September 2018

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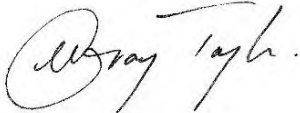
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All enquiries regarding this project are to be directed to the Project Manager.

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1 Overview

1.1 Introduction

This report, prepared by Martens and Associates (MA), documents a preliminary site contamination investigation (PSI) to support a development application (DA) to Fairfield City Council (FCC) for a commercial subdivision at 1111-1141 Elizabeth Drive, Cecil Park, NSW ('the site'), being Lot 2, Sec 4, DP 2954.

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 investigation area.
- Assess identified AECs and associated COPCs.
- Provide comment on suitability of investigation area for future development use, and where required, provide recommendations for additional investigations and / or remediation.

1.3 Project Scope

Scope of works includes:

- Walkover inspection to review current land use, potential contaminating activities and neighbouring land uses.
- Site history review using historical aerial photographs and Fairfield City Council (FCC records).
- Review 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 (1999, amended 2013) and NSW EPA (2017).

1.4 Abbreviations

ACM – Asbestos containing material

AEC – Area of environmental concern

ASC NEPM – Assessment of Site Contamination - National Environmental Protection Measure (1999 amended 2013)

BA – Building application

BTEXN – Benzene, toluene, ethyl benzene, xylene, naphthalene

CLM – Contaminated Land Management Act (1997)

COPC – Contaminants of potential concern

DA – Development application

DP – Deposited plan

DSI – Detailed site investigation

EPA – NSW Environmental Protection Authority

FCC – Fairfield City Council

HM – Heavy metals

LGA – Local Government Area

MA – Martens & Associates Pty Ltd

mAHD – Metres, Australian Height Datum

mbgl – Metres below ground level

OCP – Organochloride pesticides

OEH – NSW Office of Environment and Heritage

OPP – Organophosphate pesticides

PACM – Potential asbestos containing material

PAH – Polycyclic aromatic hydrocarbons

PSI – Preliminary site investigation

SAC – Site acceptance criteria

TRH – Total recoverable hydrocarbons

2 Site Description

2.1 Site Location and Existing Land Use

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

Table 1: Site background information.

Item	Description / Detail
Site address ¹	1111-1141 Elizabeth Drive, Cecil Park, NSW.
Lot/DP ¹	Lot 2 Sec 4 DP 2954.
Approximate area	7.38 ha (from site survey).
Local Government Area (LGA) ¹	Fairfield City Council (FCC).
Current zoning and land use ¹	The site is not currently zoned ¹ , rural residential use.
Proposed land use	Commercial subdivision.
Site description	Rural residential lot with cleared pastoral land, dwelling and multiple sheds and stockpiles.
Surrounding land uses	Low density residential to the north, cleared pastoral land and tree cover to the east and south, new housing development under construction to the west.
Topography	Located within slightly to moderately undulating terrain (up to approximately 5%). Site elevation ranges from approximately 116.50 mAHD at street level in the south to approximately 100.50 mAHD at the north site boundary (plans provided by Project Surveyors 24.07.2017).
Expected geology	The Penrith 1:100,000 Geological Series Sheet 9030 (1991) describes site geology as Bringelly Shale consisting of shale, carbonaceous claystone, claystone, laminate, fine to medium-grained lithic sandstone, rare coal and tuff. The NSW Environment and Heritage eSPADE website identifies the site as having soils of the Luddenham variety consisting of shallow dark podzolic soils or massive earthy clays on crests; moderately deep red podzolic soils on upper slopes; moderately deep yellow podzolic soils and prairie soils on lower slopes and drainage lines.
Environmental receptors	Site drainage is via overland flow to a tributary of Ropes Creek along the north western site boundary. Ropes Creek is located approximately 3 km to the east of the site.
Sensitive receptors	Future site visitors and workers. Site workers during future construction works. Surrounding residential site occupants.

Notes

¹ NSW Planning Portal

2.2 Hydrogeology

Review of NSW Department of Primary Industries - Water's database indicated no groundwater bores with available information (refer to Attachment A) within 500 m of the site.

Site geotechnical investigations completed by Martens and Associates (MA, 2018) to depths of 4.3 mbgl encountered groundwater at 3.0m depth in one of nine boreholes completed on the site. Groundwater encountered in BH108 (MA, 2017) is considered to be associated with nearby drainage channel and previous dam.

Should further information on permanent site groundwater be required, additional investigations would need to be undertaken (i.e. installation of groundwater wells).

3 Site Background Assessment

3.1 Historical Site Records Review

MA contacted Fairfield City Council (FCC) to obtain historical development, building and construction information of the site, with summary of records provided in Table 2 and full FCC correspondence provided in Attachment D.

Table 2: Site history information.

Application number	Year approved	Description
BA/190/69	1969	Construction of farming shed.
BA/1720/69	1969	Construction of residence.
BA/2047/89	1989	Dual occupancy residential addition.

3.2 NSW EPA Records

No notices for the site or nearby surrounding areas were identified under the Contaminated Land Management Act (CLM, 1997), the Environmentally Hazardous Chemicals Act (1985) nor identified on the list of NSW contaminated sites notified to the EPA.

3.3 Historical Aerial Photograph Review

Historical aerial photographs taken of the site during 1930, 1955, 1970, 1991, 2004 and 2017 were reviewed to investigate historic site land uses (Table 3). Copies of aerial photographs are provided in Attachment B.

Table 3: Historic aerial photograph observations 1930 – current.

Year	1111-1141 Elizabeth Drive, Cecil Park (Lot 2 SEC 4 DP 2954)	Surrounding Land Use
1930 (NSW LPI) ¹	Predominately tree and grass cover over most of site, cleared area in centre of site.	A mixture of cleared pastoral land and rural land use.
1955 (NSW LPI)	More defined grassed paddocks on site, several buildings located in the south. Dam in central west of the site. Vegetation removed in the east. Eroded, likely watercourse, in the north of the site.	Little change from previous photo except large dam, new buildings and market gardens to the west of the site.

Year	1111-1141 Elizabeth Drive, Cecil Park (Lot 2 SEC 4 DP 2954)	Surrounding Land Use
1970 (NSW LPI)	Trees cleared in the west of the site with further grassed paddocks and new market gardens established. New dam constructed in the north east of the site. A third dam located in the north along drainage channel. New sheds constructed adjacent to existing buildings. Foundations constructed for new dwelling at south of the site.	Increase in tree clearing and market gardens to the north. Construction of buildings in surrounding properties, particularly in the east.
1991 (NSW LPI)	Increase in tree coverage in the north, market gardens appear to be now used for grazing and new dwelling constructed. Increase in size of dam in northern portion of the site. Otherwise little change from previous photo.	Buildings removed to both the east and west. Market garden use in north cleared, now used for grazing and stockpiles, dwelling constructed on lot to the north west.
2004 (Google Earth Maps)	Additional stockpiles in the south and north east. Market gardens mostly removed and land appears for grazing use. Dam in centre of the site appears to be filled.	New road (M7) being constructed to the east of Wallgrove Road. Market gardens to the north. New rural residential dwellings to the north.
2017 (Nearmap)	Multiple new stockpiles in the north and east of buildings. Increase in tree cover in the north and west.	Several new dwellings and orchard to the north of the site, M7 motorway completed to the east. Otherwise little change from previous photo.

Notes:

¹1930 Photo of poor quality

3.4 Site Walkover Inspection

Results of the site walkover inspection on 12 January, 2018 are as follows:

- Site is located north of a bend on Elizabeth Drive with gravel verge between road and the site. A red gravel driveway runs from the road past a maintained grass lawn and garden beds.
- A two storey brick dwelling with tiled roof is located at the end of the driveway and has a carport to the north behind dwelling with several cars parked at time of inspection.
- To the east of the dwelling is a large corrugated metal shed / carport with several scrap items stored along the outside walls and several old cars stored in shed / carport. Surrounding grass has some black staining (possibly from storage of steel drums).

- North east of the shed and along the eastern site boundary are several piles of scrap metal, excavated rock and plastic storage containers.
- North of the dwelling is an animal enclosure of timber / fibre board construction with a wire fenced "run" and dirt flooring.
- North west of animal enclosure is a small orchard and garden with mulch covered ground and netting over some trees and vegetation.
- To the north east of animal enclosure and orchard is an abandoned dwelling of timber framed, cement fibre board construction. Building has numerous building / materials including several pieces of cracked / loose fibre board (PACM) and a tractor stored immediately adjacent. The interior of the building has a cracked / rotten wood floor with old household items stored inside. Paint is flaking on many walls, one outside wall removed exposing the former bathroom.
- North of abandoned dwelling is a truck and multiple pieces of farming equipment / machinery, metal and soil stockpiles.
- To the south west of abandoned dwelling is a brick and wooden shed with a cracked concrete floor storing a trailer, motorcycle and storage tins. Inside shed is used as a workshop with an old car, several motorbikes, wine barrels, mechanical parts and household items. The rear of shed is open with a car, multiple storage tubs and other rubbish stored inside.
- East of old dwelling is a shed constructed of a timber frame and corrugated metal with a cracked concrete floor. The shed is used predominantly to store timber and other building supplies.
- Two large stock piles / scrap heaps are located on the eastern boundary and along a dirt path consisting of several old cars (and parts), tyres, steel drums, old building supplies / appliances, scrap metal, wooden pallets with overgrown vegetation, scrap metal, plastics, sheets of cement fibre board and pipes (PACM) and overgrown vegetation.
- Two raised fill pads are located on the site, one between the eastern stockpile and sheds and the second, to the west of the dwelling.
- To the north east of buildings near eastern site boundary is a sand stockpile.
- A large dam with raised bank is located in the north west of the property bordering neighbouring property in the north.

- An earth bund / stockpile located in the north of the site (south of large dam). Stockpile contains a variety of rubbish including tyres, scrap metal household items, plastics, vegetation, bricks, metal drums, tiles, concrete rubble. A smaller isolated stockpile of concrete rubble, tiles and glass is located to the east.
- A second dam (with cut bank) is located in the north west of the site with blue metal, rubbish, scrap timber and PACM sheeting dump in the previous dam footprint.
- A third empty dam is located within the trees in the north west of the site appears to be partially filled in with fill which included some fibrous cement sheeting material (PACM) present and some old bicycles.
- A fill mound with numerous burnt logs is located near the north west boundary.

3.5 Areas of Environmental Concern/Contaminants of Potential Concern

Our assessment of site AECs and COPCs (Table 4) for the site is made on the basis of available site history, aerial photograph interpretation and site walkover. A map showing locations of identified AECs is provided in Attachment C.

Table 4: Areas of environmental concern and contaminants of potential concern within the investigation area.

AEC ¹	Potential for Contamination	COPC	Contamination Likelihood
A – Dwelling including 1m curtilage.	Pesticides and heavy metals may have been used underneath dwelling for pest control. Building construction may include ACM, zinc treated (galvanised) metals, and/or lead based paints.	HM, OCP/OPP and asbestos	Low - medium
B – Sheds / abandoned dwelling including 1m curtilage.	Sheds may currently (or have previously) stored fuel, oils, asbestos sheeting (PACM), pesticides and/or been treated with heavy metals and pesticides (pest control). Shed / former dwelling construction may include ACM, zinc treated (galvanised) metals, and/or lead based paints.	HM, TRH, BTEXN, PAH, OCP/OPP and asbestos	Medium – high
C – Former possible market garden and orchard use.	Application of agricultural chemicals.	HM and OCP / OPP	Low – medium
D – Stockpiles / fill mounds, soil staining	Fuel, oil or battery acid containing lead from old vehicles may have contaminated soil. Building materials,	HM, TRH, PAH and BTEXN, OCP/OPP	Low – medium

AEC ¹	Potential for Contamination	COPC	Contamination Likelihood
	builder's rubble and fill material of unknown origin and quality in pile.	and asbestos	
E – Fill observed - landscaping	Possible fill material of unknown origin and quality used to level the site.	HM, TRH, PAH and BTEXN, OCP/OPP and asbestos	Medium
F – Truck / farming supplies	Fuel, oil or battery acid containing lead from vehicles may have contaminated soil as well as storage of pesticides.	HM, TRH, PAH and BTEXN,	Low - medium
G – Dams – Possible site fill used	Fill material of unknown origin and quality used to fill in dams. Contaminants from the site may have washed into and accumulated in the dam.	HM, TRH, BTEX, PAH, OCP/OPP and asbestos	Low
H – Fire / fill pit	Fill material of unknown origin and quality used in fill. Contaminants may have been burnt and contaminated soil.	HM, TRH, BTEX, PAH, OCP/OPP and asbestos	Medium
PACM observed	Cracked fibrous PACM observed.	Asbestos	High

Notes

¹ Location identified on AEC map in Attachment C.

3.6 Sensitive Receptors and Exposure Pathways

Table 5 provides a summary of identified sensitive receptors and potential exposure pathways connecting receptors to identified AECs and COPCs outlined in Table 4.

Table 5: Summary of receptors and potential pathways.

Receptor	Pathway
<u>Human Receptors:</u>	
<ul style="list-style-type: none"> ○ Future site visitors and workers. ○ Site workers during future construction works. ○ Surrounding residential occupants 	<ul style="list-style-type: none"> ○ Dermal contact. ○ Oral ingestion of potentially contaminated soil. ○ Inhalation.
<u>Environmental Receptors</u>	
<ul style="list-style-type: none"> ○ Site drainage is via overland flow and stormwater network to tributary of Ropes Creek to the north west. ○ Existing site flora and fauna. 	<ul style="list-style-type: none"> ○ Migration of contaminated runoff. ○ Direct contact with site flora and fauna.

4 Conclusions and Recommendations

4.1 Conclusions

Results of the site history review show that the site has been partially cleared grazing land from before 1930 with a dwelling and multiple sheds built sometime between 1930 and 1955. From between 1955 and 1970 until sometime between 1970 and 1991 a portion of the site contained market gardens. Land has since been cleared pastoral land with construction of a new dwelling in 1989.

Potential contamination sources are summarised as:

- Dwelling (including former dwelling) construction and maintenance may have the potential to introduce contaminants in the form of asbestos (fibrous cement sheets as a construction material), pesticides (pest control) and heavy metals (paints, pest control, use of galvanised materials).
- Sheds may currently or previously have stored fuel, oils or other chemicals, leading to hydrocarbon contamination. Lead based paints, PACM (fibrous cement sheeting containing asbestos) and galvanised metal may have been used during construction.
- Application of agricultural chemicals, during former / current site use as market gardens and orchard use has the potential to cause near surface contamination.
- Localised fill importation may have occurred when dam was filled and created fill pads to east and west of dwelling and may have introduced site contaminants such as heavy metals, hydrocarbons, OCP/OPP and asbestos to the soils/site.
- Stockpiles of old building materials, drums and containers of unknown content, vehicles and tyres, scrap metal etc. may have introduced heavy metals, hydrocarbons or pesticides to the site and contributed to soil staining
- Several broken pieces of fibrous cement sheeting (PACM) were observed on the site.
- Dam silts may contain contaminants that may have washed and collected in the dam footprints from the site.

Overall, the site is considered to have a risk of contamination and poses a potential risk of harm to human health and environment under proposed development conditions. Assessment of the identified AEC

should be undertaken prior to any future development. We note that the AEC and COPC identified in Table 4 may not be the exhaustive list of all AEC and COPC on the site.

4.2 Recommendations

Prior to the proposed subdivision, assessment of the AECs and COPCs as noted in this PSI should be undertaken. To address potential identified AECs and COPCs, a detailed site investigation (DSI) including intrusive soil sampling and testing is recommended. Testing under building footprints following demolition (plus 1 m curtilage) and in the area of potential fill is recommended to determine any residual impacts from previous use.

The DSI plan is to be developed in accordance with NSW EPA (1995) *Sampling Design Guidelines* and a risk based assessment. Assessment shall address each of the identified AECs and associated COPC identified in Table 4. Results of the site testing shall be assessed against site acceptance criteria (SAC) developed with reference to ASC NEPM (1999, amended 2013).

Provided the above recommendations are adhered to and any identified contaminants are subsequently remediated, we consider that the site shall be able to be made suitable for the proposed commercial subdivision.

5 Limitations Statement

The preliminary site investigation was undertaken in line with current industry standards.

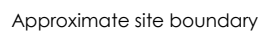
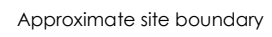
It is important, however, to note that no land contamination study can be considered to be a complete and exhaustive characterisation of a site nor can it be guaranteed that any assessment shall identify and characterise all areas of potential contamination or all past potentially contaminating land-uses. This is particularly the case on sites where full access is not possible due to the presence of structures (dwellings and sheds), site filling and a history of agricultural use and where additional assessment and validation work is identified as being required. 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 accepts no responsibility, and provides no guarantee regarding the characteristics of areas of the site not specifically studied in this investigation.

6 References

- AE Design Partnership (2018), *Subdivision Layout*, Drawing No. DA04, dated July 2018.
- ASC NEPM (1999, amended 2013) *National Environmental Protection Measure, 1999 (site contamination measure)*.
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- Project Surveyors (2017), Job Ref. B03838, Drawing Nos. B03838-1 to 3, dated July 2017.
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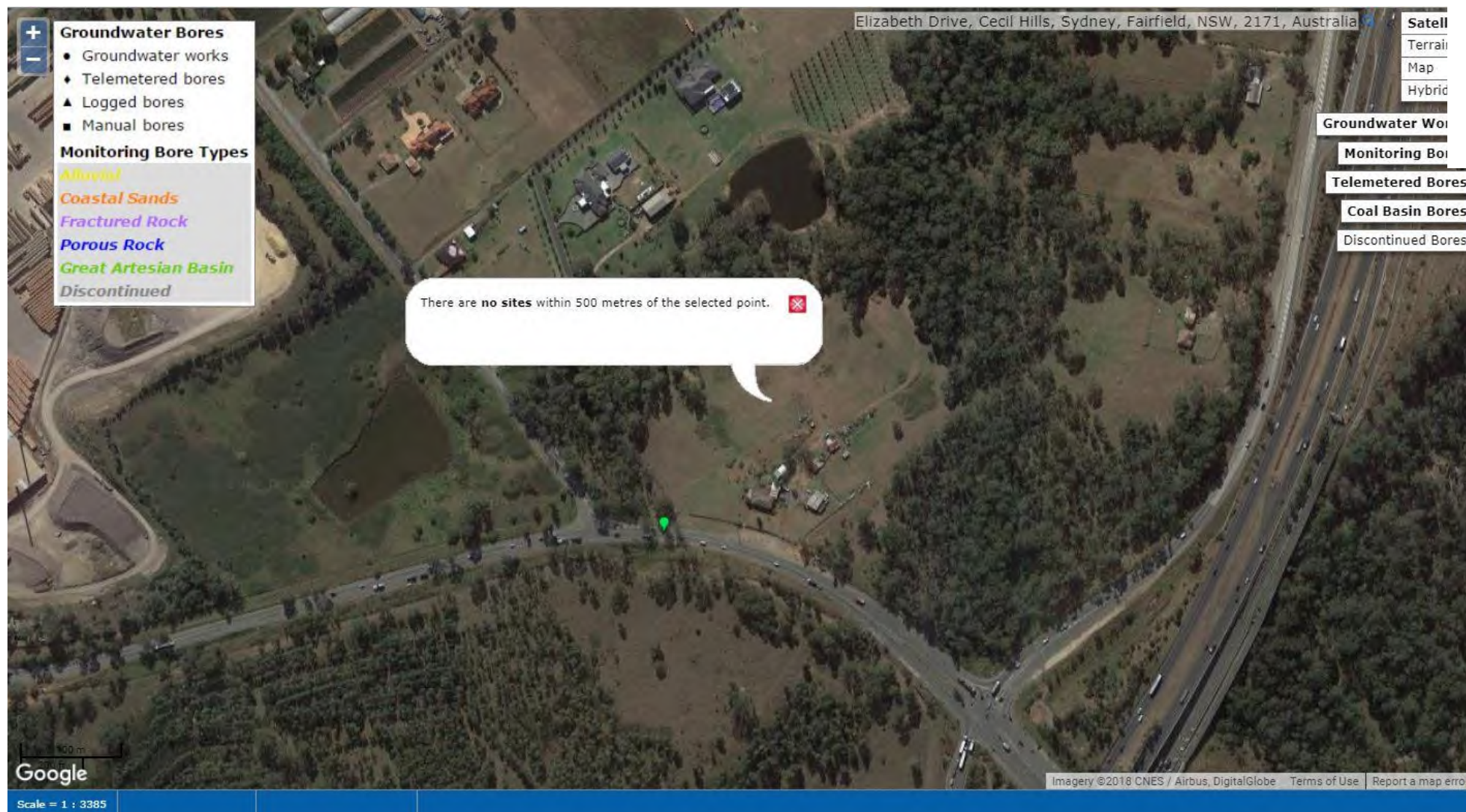
7 **Attachment A – Figures**



Martens & Associates Pty Ltd ABN 85 070 240 890		Environment Water Wastewater Geotechnical Civil Management	
Drawn:	MV	Site Location 1111-1141 Elizabeth Drive, Cecil Park, NSW (Lot 2 Sec 4 DP 2954) Source: NSW SIX Viewer, 2017	Drawing No:
Approved:	GT		FIGURE 1
Date:	11.01.2018		
Scale:	Not to Scale		Job No: P1706121



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Martens & Associates Pty Ltd ABN 85 070 240 890		Environment Water Wastewater Geotechnical Civil Management	
Drawn:	MV	Groundwater Bore Locations 1111-1141 Elizabeth Drive, Cecil Park, NSW (Lot 2 Sec 4 DP 2954) Source: NSW DPI Water Groundwater Database, 2018	Drawing No:
Approved:	GT		Figure 2
Date:	11.01.2018		
Scale:	Not to Scale		Job No: P1706121

8 **Attachment B – Historical Aerial Photographs**





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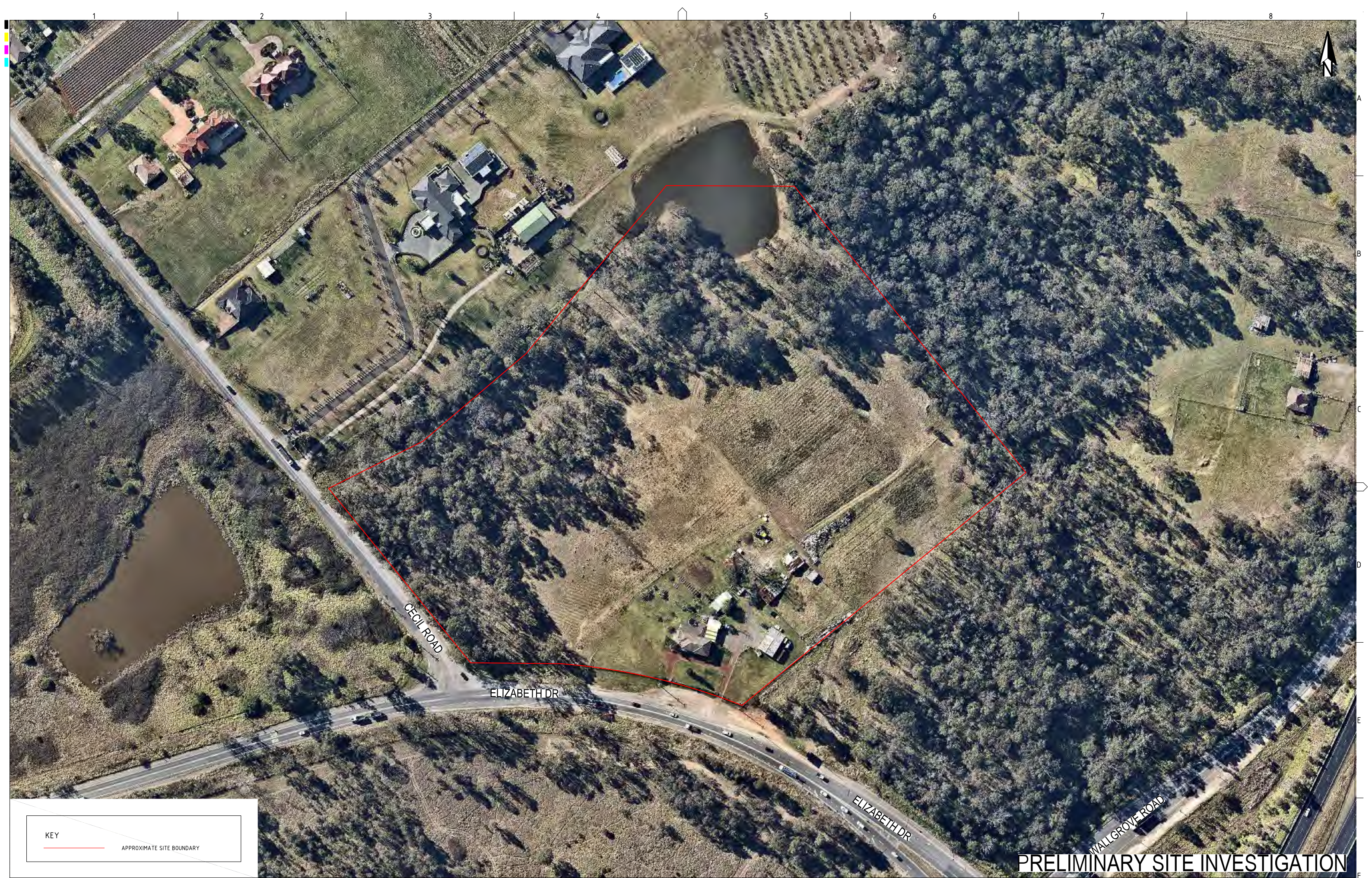
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REV A	DESCRIPTION INITIAL RELEASE	DATE 01/02/2018	DRAWN GM/KW	DESIGNED MV	CHECKED GT	APPRVD AN	<div>SCALE</div> 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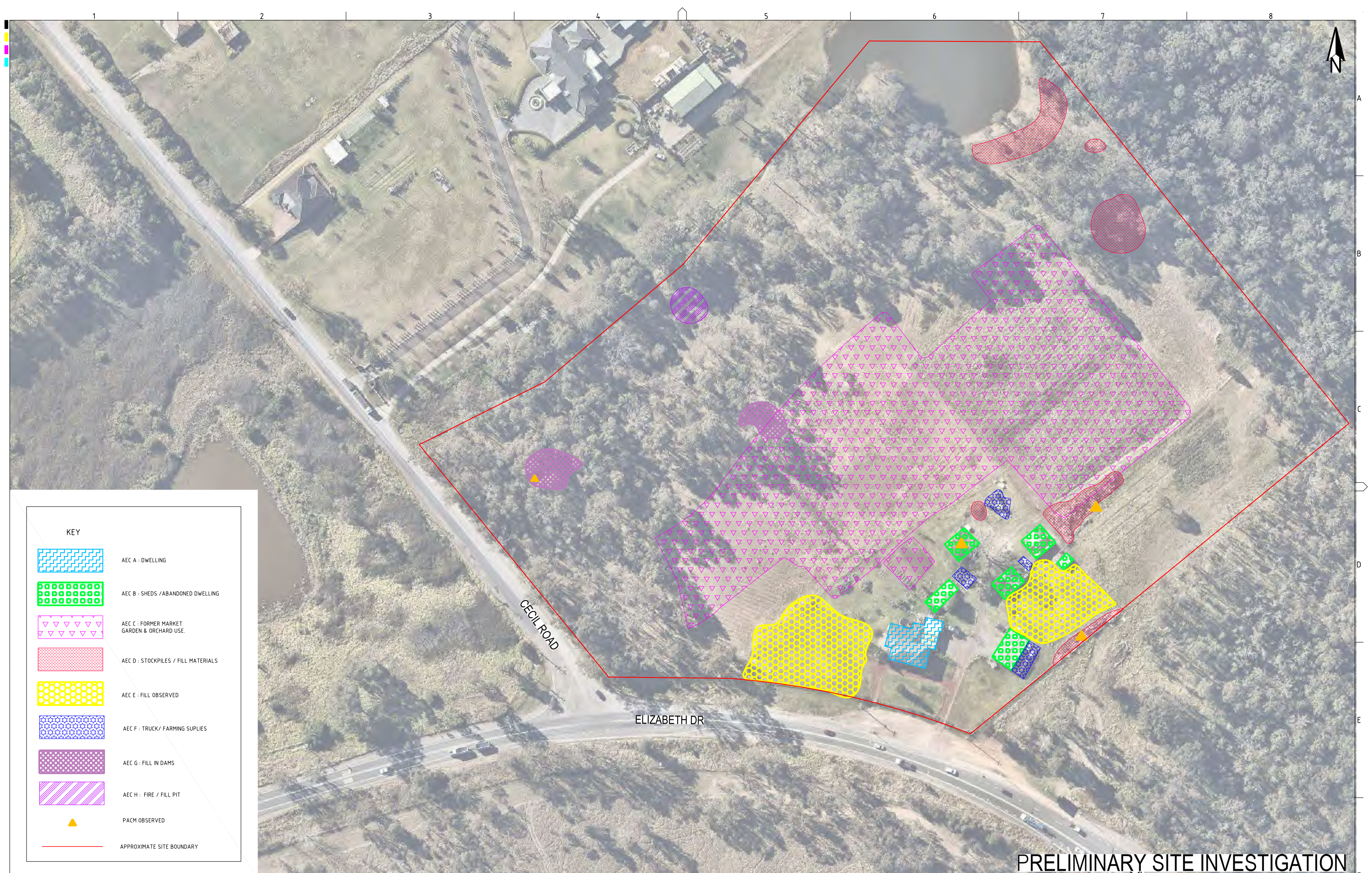


KEY

APPROXIMATE SITE BOUNDARY

REV	DESCRIPTION	DATE	DRAWN	DESIGNED	CHECKED	APPROVED	SCALE	GRID	DATUM	PROJECT MANAGER	CLIENT	<div><div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div>Consulting Engineers</div><div>Environment</div><div>Water</div><div>Geotechnical</div><div>Civil</div></div> <div>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</div> <div>TITLE BLOCK INCLUDES A TITLE TO PLANSET 1 CONTROLLER</div>	DRAWING TITLE	PROJECT NO.	PLANSET NO.	RELEASE NO.	DRAWING NO.	REVISION
A	INITIAL RELEASE	01/02/2018	GM/KW	MV	GT	AN	SCALE 10 20 30 40 50 60 70 80 90 100 METRES 1:1000 (1:2,000) A1 (A3) A1 (A4) A1 (A4) A1 (A3)			GT	AE DESIGN PARTNERSHIP		AERIAL PHOTOGRAPH SOURCE: NEARMAP 2017	P1706121	PS01	R01	PS01-AZ06	A

9 Attachment C – AEC Map



KEY

AEC A : DWELLING

AEC B : SHEDS / ABANDONED DWELLING

AEC C : FORMER MARKET GARDEN & ORCHARD USE.

AEC D : STOCKPILES / FILL MATERIALS

AEC E : FILL OBSERVED

AEC F : TRUCK / FARMING SUPLIES

AEC G : FILL IN DAMS

AEC H : FIRE / FILL PIT

PACM OBSERVED

APPROXIMATE SITE BOUNDARY

REV A	DESCRIPTION INITIAL RELEASE	DATE 01/02/2018	DRAWN GM/KW	DESIGNED MV	CHECKED GT	APPRVD AN	<div>SCALE: 1:500 (1:1500)</div> <div></div> <div>A1 (A3)</div> <div>A1 (A4)</div> <div>A1 (A4)</div> <div>A1 (A3)</div>	GRID	DATUM	PROJECT MANAGER GT	CLIENT	<div></div> <div>Consulting Engineers</div> <div>Environment Water Geotechnical Civil</div> <div>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</div> <div>TITLE BLOCK INCLIPABLE TO PLANSET CONTROLLER</div>	DRAWING TITLE				
								AREAS OF ENVIRONMENTAL CONCERN SOURCE: NEARMAP 2017									
		PROJECT NO.	PLANSET NO.	RELEASE NO.	DRAWING NO.	REVISION											
		P1706121	PS01	R01	PS01-AZ07	A											
		DRAWING © P1706121-PS01-R01-AZ07															

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

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AE DESIGN PARTNERSHIP

PROJECT NAME/PLANSET TITLE

PROPOSED COMMERCIAL SUBDIVISION

1111 - 1141 ELIZABETH DRIVE
CECIL PARK , NSW

10 **Attachment D – Council correspondence**

In reply please quote: 318204/2018

Contact: Right to Information Officer on 9725 0222

17 January 2018

Martens and Associates
201/20 George Street
HORNSBY NSW 2077

Dear Mr Vaughan,

**INFORMAL ACCESS UNDER THE GOVERNMENT INFORMATION (PUBLIC ACCESS)
ACT - 1111-1141 ELIZABETH DRIVE CECIL PARK 2178.**

I refer to your application requesting historical Building Application/Development Applications for 1111-1141 Elizabeth Drive Cecil Park under informal access of the Government Information (Public Access) Act 2009 (GIPA Act).

I have determined that you be granted access to the attached information.

Should you require further information concerning this matter, please contact Council's Right to Information Officer on 9725 0716. Reference No. 318204/2018 should be quoted when contacting Council in regards to this matter.

Yours faithfully

RIGHT TO INFORMATION OFFICER

Encl.

MUNICIPALITY OF FAIRFIELD

GRACE FILE BARCODE



5032024

Zoning

B3A

BUILDING APPLICATION

Local Government Act Ordinance 71

Assess No.

190/69
S.4735

PLANS AND SPECIFICATIONS: PLANS AND SPECIFICATIONS SHALL BOTH BE DRAWN AND WRITTEN IN INK AND BE SUBMITTED IN DUPLICATE. A general plan, drawn to scale of 1/8 in. to 1 ft. shall show all floor plans, elevations, sections, figured dimensions of all rooms and heights of ceilings, and a drainage diagram showing the proposed treatment of household wastes and roof waters. A site plan to a scale of 1 in. to 40 ft. shall show the relation of the proposed building and any existing buildings to all boundaries of the allotment and the street to which it fronts and/or is bounded.

I, the undersigned, hereby make application to Council for the approval of plans and specifications of a building which I propose to erect and complete within TWELVE MONTHS from date of approval.

Name of Owner	Street
Address	House Name/No.
Name of Builder	Lot No.
Address	Sec. No.
	D.P. NO.
	Locality
	Frontage
	Depth

Class of Building farming store (Dwelling, Shop, Shop and Dwelling, Etc.)

(Plans for all Commercial and industrial Buildings to be drawn by an architect; or a Structural Engineer's Certificate as to the soundness of the structure to accompany this application)

Type of Construction timber frame Estimated Area 3/4 sq. ft.

(Brick, Fibro, W/Board, etc.)

Materials of Roof corr. iron Type of Roof shell

Will any second-hand materials be used in the construction? partly - selected timber

Estimated Value of proposed Building \$ 800

Applicant must supply the following information when submitting Building Applications for Council's approval:

- (a) Is Kerbing and Guttering constructed fronting your property no Condition -
- (b) Is Path Paving constructed fronting your property no Condition -
- (c) Is Sewer available no
- (d) Is Water Main available yes Location (Footpath, Road Shoulder, Opposite Footpath) -

I undertake to comply with the provisions of Local Government Act 1919 and Ordinances Nos. 71, 30, 39, 44 and 105, and all amendments thereto, and all special Conditions of the Council of the Municipality of Fairfield.

Date 11-2-1969

Signature of Applicant

State whether applicant is owner, builder or architect owner2P. Grace Farm OFFICE USE ONLY

REMARKS	\$	c	Receipt No.
Building Fee	4	00	130652
Road Opening Fee			
Builder's Sanitary Service			
Deposit Covering likely damage to paying, kerb and guttering, etc.			
TOTAL	4	00	Date 11/2/69

MUNICIPALITY OF FAIRFIELD

Zoning

BUILDING APPLICATION

Permit No.

Local Government Act Ordinance 71

Assess No.

PLANS AND SPECIFICATIONS: PLANS AND SPECIFICATIONS SHALL BOTH BE DRAWN AND WRITTEN IN INK AND BE SUBMITTED IN DUPLICATE. A general plan, drawn to scale of 1/8 in. to floor plans, elevations, sections, figured dimensions of all rooms and heights of ceilings, and showing the proposed treatment of household wastes and roof waters. A site plan to a scale of show the relation of the proposed building and any existing buildings to all boundaries of the allot to which it fronts and/or is bounded.

GRADE FILE BARCODE



I, the undersigned, hereby make application to Council for the approval of plans and specifications of a building which I propose to erect and complete within TWELVE MONTHS from date of approval.

Name of Owner	Street
Cor 2 Elizabeth J.	ELIZABETH DRIVE
Address	House Name/No.
Cecil Pk.	A. 2
Name of Builder	Lot No.
J. M. GIMELMAN Pl	4
Address	Sec. No.
Rmg 108 Bingley Rd	D.P. NO 1954
Adverfoot	Locality
	FAIRFIELD
	Frontage
	18 acres block
	Depth
	0.57 P

Class of Building (Dwelling, Shop, Shop and Dwelling, Etc.)

(Plans for all Commercial and industrial Buildings to be drawn by an architect; or a Structural Engineer's Certificate as to the soundness of the structure to accompany this application)

Type of Construction Estimated Area 1380 sq. ft.

Materials of Roof (Brick, Fibro, W/Board, etc.) Type of Roof

Will any second-hand materials be used in the construction?

Estimated Value of proposed Building \$ 14,750

Applicant must supply the following information when submitting Building Applications for Council's approval:

(a) Is Kerbing and Guttering constructed fronting your property Condition

(b) Is Path Paving constructed fronting your property Condition

(c) Is Sewer available

(d) Is Water Main available Location (Footpath, Road Shoulder, Opposite Footpath)

I undertake to comply with the provisions of Local Government Act 1919 and Ordinances Nos. 71, 30, 39, 44 and 105, and all amendments thereto, and all special Conditions of the Council of the Municipality of Fairfield.

Date 26-8-1968 Signature of Applicant

State whether applicant is owner, builder or architect

COUNCIL OFFICE USE ONLY

REMARKS

	\$	c	Receipt No.
Building Fee	35	50	167097
Road Opening Fee			
Builder's Sanitary Service			
Deposit Covering likely damage to paving, kerb and guttering, etc.			
TOTAL	35	50	Date 26/8/68



BUILDING APPLICATION

Local Government Act, 1919 (Ordinance 70)
Administration Centre
Avoca Road, Wakeley 2176



No. 2047/89

F.A.S. ☒ ☒ ☒ ☒

P/N 2860-1050

FORM TO BE FILLED OUT IN BLOCK LETTERS

LOCALITY SKETCH
Show Street, North Point and Lot in relation to nearest cross street.

LOCATION

LOT/POR: 2 SECT. 4 D.P. 2954

HOUSE No. 475 STREET/ROAD ELIZABETH DRIVE

SUBURB CECIL PARK POSTCODE 2171

OWNER OF PROPERTY

FULL NAME (SURNAME)

ADDRESS LOT 2 ELIZABETH DRIVE

SUBURB CECIL PARK POSTCODE 2171 PHONE No. 8201491

OWNER/BUILDER LICENCE No. 32212 19/10/89

TENANT/ LESSEE

FULL NAME (SURNAME)

ADDRESS POSTCODE

BUILDER

FULL NAME (SURNAME)

ADDRESS

SUBURB POSTCODE PHONE No.

BUILDERS LICENCE No.

BUILDING PROPOSED Dual Occupancy
e.g. Dwelling, Swimming Pool, Factory, Shop etc.

☐ New
☐ Alteration
☒ Addition

CLASSIFICATION OF BUILDING/STRUCTURE

See page 3

BUILDING PARTICULARS

VALUE OF BUILDING \$ 35,000 FLOOR AREA (M²) 125 Number of New Self-Contained Units

MATERIALS OF EXT WALLS BRICKS ROOF TILES FLOOR/S CONCRETE

MATERIALS New ☒ S/Hand ☐ Presence of:— Concrete Footpath ☐ Concrete Kerb/Gutter ☐ Number of documents Submitted with Application 2 Plans Spec. Details

PLANS TO BE: ☒ PICKED UP ☒ POSTED TO:

(ADDRESS IF TO BE POSTED)

APPLICANT

I, the undersigned, hereby make application to Council for permission to erect a building, as above, and as per accompanying plans and specifications and in accordance with provisions of the Local Government Act, 1919, as amended, and the Ordinances thereunder and to pay on request any additional fees, deposits or restoration charges as assessed by Council.

NOTE: If you or your client would prefer not to receive advertising material concerning building products or services please tick the box provided and the lists used by advertisers will be appropriately indicated.

SIGNATURE OF APPLICANT

PRINTED NAME OF APPLICANT

☒ Owner
☒ Builder
☐ Arch.
☐ S. Eng.

OFFICE USE ONLY

Directed To	Date	Dist No.	Indicate Action, Phone, Letter, Action Complete	Census No.	Initials	Date		\$	C	Rec. No.	Date Paid
RM	11/8		RECOMMENDED APPROVAL		Rm	29/8/89	Building Fee	54	100.00	27489	10/8/89
							Add. Bldg Fee	54			
							Road Opening Fee	10			
							Dep. on KG & FPP	B81	RURAL NO K&G		
							Build. Insurance	B86			
							Bond	92			
							C'ts	94			
							Hoarding	51			
Date Approved	31/8/89						Long Service Levy Paid				
							Slip No.				
							TOTAL				

PLANS, DETAILS AND SPECIFICATIONS COLLECTED BY X. DATE 5.1.89