

X-Travigant
C/- Precise Planning



Preliminary Site Investigation:
Lot 7 DP 263172,
30 Greenacre Drive, Tahmoor, NSW

ENVIRONMENTAL



WATER



WASTEWATER



GEOTECHNICAL



CIVIL



PROJECT
MANAGEMENT



P1706329JR02V01
April 2018

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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 Wollondilly Shire Council (WSC) for a residential subdivision at 30 Greenacre Drive, Tahmoor, NSW ('the site'), being Lot 7 DP 263172.

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 Council 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

COPC – Contaminants of potential concern

DA – Development application

DEC – NSW Department of Environment and Conservation

DP – Deposited plan

DSI – Detailed site investigation

EPA – NSW Environmental Protection Authority

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

WSC – Wollondilly Shire Council

2 Site Description

2.1 Site Location and Existing Land Use

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

Table 1: Site background information.

Item	Description / Detail
Site address and Lot/DP ¹	30 Greenacre Drive, Tahmoor, NSW (Lot 7 DP 263172).
Approximate area ¹	Approximately 2.0 ha.
Local Government Area (LGA) ¹	Wollondilly Shire Council (WSC).
Current zoning ¹ and land use	Zoned R2 – Low density residential.
Proposed land use	Low density residential subdivision.
Site description	Rural residential block consisting of a dwelling and sheds, some scattered trees to the north of the dwelling. Grassed, managed paddocks to both east and west of dwelling.
Surrounding land uses	Mix of pastoral land and rural residential properties.
Topography	Located within moderately undulating terrain (site slopes generally < 10%) with an easterly aspect. Site elevation ranges from approximately 265 mAHD within the drainage depression near the north eastern boundary to 270 mAHD near the western boundary (Google Earth 2017).
Expected geology	The <i>Wollongong-Port Hacking 1:100,000 Geological Series Sheet 9029-9129 (1985)</i> describes site geology as Ashfield Shale from the Wianamatta Group, consisting of laminate of black and dark-grey siltstone. The NSW Environment and Heritage eSPADE website identifies the site as having soils of the Blacktown soil landscapes consisting of shallow to moderately deep hardsetting mottled texture contrast soils, red and brown podzolic soils on crests grading to yellow podzic soils on lower slopes and in drainage lines.
Environmental receptors	Site drainage is via overland flow to the south east towards a tributary of the Bargo River (approximately 450 m east), the Bargo River is located approximately 350 m south of the site.
Sensitive receptors	Future site residents, visitors and workers. Site workers during future construction works. Surrounding residential/rural site occupants and workers.

Notes

¹ Based on NSW Planning Portal - www.planningportal.nsw.gov.au

2.2 Hydrogeology

Review of NSW Department of Primary Industries - Water's database indicated two groundwater bores (with available information) within 500 metres of the site (Table 2) (refer to Figure 2, Attachment A).

Table 2: Available hydrogeological information.

Groundwater Bore Identification	Direction and Distance	Standing Water Level (mbgl)	Intended Use	Water Bearing Zone Substrate
GW110435	South (300 m)	55.00	Monitoring bore	Sandstone
GW110436	Southeast (315 m)	85.00	Monitoring bore	Sandstone

Groundwater was not observed during drilling of shallow boreholes to an investigation termination depth of 1.7 metres below ground level (mbgl) for a salinity investigation undertaken on the site (MA, 2017). Further investigations would be required to fully characterise site groundwater conditions. However, based on the information in Table 2, we do not expect a shallow (i.e. <5m) groundwater table on the site.

3 Site Background Assessment

3.1 Historical Site Records Review

DA and BA records held by WSC were reviewed and significant approved applications summarised in Table 3, for full records received from WSC see Attachment D.

Table 3: Site history information.

Lot ID	Year	Record No.	Description
30 Greenacre Drive (Lot 7 DP 263172)	1988	B/A 970/87	Proposal to erect a dwelling was granted.
	1994	B/A 293/94	Permission to construct a new garage was granted.

3.2 NSW EPA Records

No notices for the site or nearby surrounding areas were identified under the Contaminated Land Management Act (1997) or the Environmentally Hazardous Chemicals Act (1985).

One record for a site within Tahmoor is identified on the list of NSW contaminated sites notified to the EPA (Table 4).

Table 4: Available EPA contaminated lands record information.

Suburb	Address	Site Name	Distance/ Orientation From Site
Tahmoor	Remembrance Drive	Tahmoor Colliery	~ 2.7 km south west

Due to distance to the site and local hydrological characteristics, it is highly unlikely that the above site would have caused groundwater or near surface site soil contamination at 30 Greenacre Drive.

3.3 Historical Aerial Photograph Review

Historical aerial photographs taken of the site during 1955, 1970, 1984, 1998, 2010 and 2017 were reviewed to investigate historic site land uses (Table 5). Copies of aerial photographs are provided in Attachment B.

Photos indicate that Lot 7 has been a vacant rural block (with possible grazing) before 1984, with a dwelling, swimming pool and at least two sheds constructed sometime between 1984 and 1998. Since then there has been little change to land use.

Table 5: Historic aerial photograph observations 1955 – current.

Year	30 Greenacre Drive (Lot 7 DP 263172)	Surrounding Land Use
1955 ¹	Site appears predominantly grass covered with scattered trees.	Predominantly pastoral land with scattered trees. Dwelling and shed on adjacent properties to the north and south.
1970 ¹	Little change from previous photo.	New buildings constructed on properties to the south and south east.
1984	Little change from previous photo.	Demolition of sheds in property to the north. New buildings on property to the east. Greenacre Drive formed.
1998 ¹	Dwelling and pool constructed in centre of the site with two sheds built to the south and two small shed (horse stables) to the south west and south east. Site still predominantly grass covered with exception of a bare patch to the south east of the dwelling.	Demolition of a building on property to the east, otherwise, little change from previous photo.
2010 (Google Earth Maps)	Stockpiles of materials located in the south east, otherwise, little change from previous photo.	New rural residential dwelling constructed to the north of the site, otherwise, little change from previous photo.
2017 (Nearmap)	Cars and building supplies visible to the south of the site. Stockpiles of materials in different location to previous photo. Lines of building materials (bricks / besser blocks) along the southern boundary. Sheep grazing in the west of the site, otherwise, little change from previous photo.	Little change from previous photo.

Notes

¹ 1955 and 1970 photos of poor quality.

3.4 Site Walkover Inspection

Results of the site walkover inspection on 24 November, 2017 are as follows:

- Site was a rural residential property located to the south of Greenacre Drive with an unsealed driveway from the road to the dwelling, which was located in the centre of the site.
- Site was predominantly grass covered, with mature trees in the north.
- Two fenced off paddocks were located to the east and west of the dwelling.
- Dwelling was of brick construction, with immediate surroundings covered by tiles. A fibreglass swimming pool was located to the south of the dwelling. Possible fill material used to create level pad.
- To the south of dwelling and pool were two sheds, multiple vehicles, a boat, building supplies (bricks / timber/ steel mesh) and timber, PVC pipes, corrugated iron, skip bin and chicken coup.
- The sites southwest boundary contained pallets of new bricks / besser blocks.
- A rusted tractor was located under a tree was near entrance to the site.
- A drainage depression was located adjacent to Greenacre Road along the northern site boundary.
- The site generally had easterly aspect.
- A septic tank was located to the north east of dwelling along a centre fence line.
- A shed (south of dwelling) of galvanised metal construction was used to store machinery, motorbikes and various building materials. Shed had a concrete floor with multiple cracks throughout.
- A second shed (south east of dwelling) also of galvanised metal construction was used for store general household and yard maintenance equipment (including paints and aerosols). Shed had a concrete floor with multiple cracks throughout.

- o A paddock to the east appeared to have a fill pad which was confirmed by drilling work as part of a salinity investigation (MA, 2017).

3.5 Areas of Environmental Concern/Contaminants of Potential Concern

Our assessment of site AECs and COPCs (Table 6) for the investigation area is made on the basis of available site history, aerial photograph interpretation and site walkovers. A map showing locations of identified AECs is provided in Attachment C.

Table 6: Areas of environmental concern and contaminants of potential concern within the investigation area.

AEC ¹	Potential for Contamination	COPC	Contamination Likelihood
AEC A – Dwelling, including 1 m curtilage	Pesticides and heavy metals may have been used underneath dwellings for pest control. Building construction may include ACM, zinc treated (galvanised) metals, and/or lead based paints.	HM, OCP/OPP and asbestos	Low
AEC B – Sheds, including 1 m 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 construction may include ACM, zinc treated (galvanised) metals, and/or lead based paints.	HM, TRH, BTEX, PAH, OCP/OPP and asbestos	Low - medium
AEC C - Site filling	Fill material of unknown origin and quality.	HM, TRH, BTEX, PAH, OCP/OPP and asbestos	Low-medium
AEC D - Vehicles and building materials	Fuel, oil or battery acid containing lead from old vehicles may have contaminated soil, treated timber and soil stockpiles of unknown source / quality.	HM, TRH, PAH and BTEX	Low

Notes

¹ Location identified on AEC map in Attachment C.

3.6 Sensitive Receptors and Exposure Pathways

Table 7 provides a summary of identified sensitive receptors and potential exposure pathways connecting receptors to identified AECs and COPCs outlined in Table 6.

Table 7: Summary of receptors and potential pathways.

Receptor	Pathway
<u>Human Receptors:</u>	
<ul style="list-style-type: none"> o Future site residents, visitors and workers. o Site workers during future construction works. o Surrounding residential/rural site occupants and workers. 	<ul style="list-style-type: none"> o Dermal contact. o Oral ingestion of potentially contaminated soil.
<u>Environmental Receptors</u>	
<ul style="list-style-type: none"> o Site drainage is via overland flow to the east to a tributary of Bargo River. o Existing site flora and fauna. 	<ul style="list-style-type: none"> o Migration of contaminated runoff. o Direct contact with site flora and fauna.

4 Conclusions and Recommendations

4.1 Conclusions

Results of the site history review that the site was likely undeveloped before 1988 when existing dwelling and several sheds were constructed. WSC approved construction for a dwelling in 1988 and a shed in 1994. Two level fill pads, one under the dwelling and other to the east of the dwelling were observed on the site. Numerous cars and building materials were located around the site during inspection, and observed in aerial photographs.

Potential contamination sources are summarised as:

- Dwelling construction and maintenance have the potential to have introduced contaminants in the form of asbestos (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 steel may have been used during construction.
- Fill material may have been imported when constructing the pad for the dwelling and area in the south east of the site. Fill may have introduced site contaminants such as heavy metals, hydrocarbons, OCP / OPP and asbestos to the site.
- Fuel, oil or battery acid from old vehicles, treated timbers and building materials may have introduced contaminants to the soil such as heavy metals and hydrocarbons.

Overall, the site is considered to generally have a low risk of widespread contamination and low – medium risk of localised hot spots in the vicinity of sheds and site fill. The site is unlikely to pose an unacceptable risk of harm to human health/environment in its current condition for its present use. However, to determine 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.

4.2 Recommendations

Prior to the proposed residential development, assessment of the AECs and COPCs as noted in this PSI should be undertaken. We recommend assessment of identified AECs and COPCs to be undertaken.

To address potential identified AECs and COPCs, a detailed site investigation (DSI) including intrusive soil sampling and testing is recommended. Testing under all building footprints (plus 1 m curtilage) 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 6. 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, we consider that the site shall be able to be made suitable for the proposed subdivision.

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

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. 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

ASC NEPM (1999, amended 2013) *National Environmental Protection Measure, 1999 (site contamination measure)*.

Google Maps (2010).

Martens & Associates (2017) *Preliminary Salinity Assessment: 30 Greenacre Drive, Tahmoor, NSW* (ref P1706329JR01V01).

Nearmap – Aerial photographs (2017).

NSW EPA (2017) 3rd Ed. *Contaminated Land Management: Guidelines for the NSW Site Auditor Scheme*.

NSW Department of Environment & Heritage (eSPADE, NSW soil and land information), www.environment.nsw.gov.au.

NSW Department of Mineral Resources (1983) *Wollongong-Port Hacking 1:100,000 Geological Sheet 9130*.

NSW DPI Water groundwater database, accessed 17 July, 2017, <http://allwaterdata.water.nsw.gov.au/water.stm>.

NSW Land and Property Information (LPI) - Aerial photographs (1955, 1970, 1984, 1998).

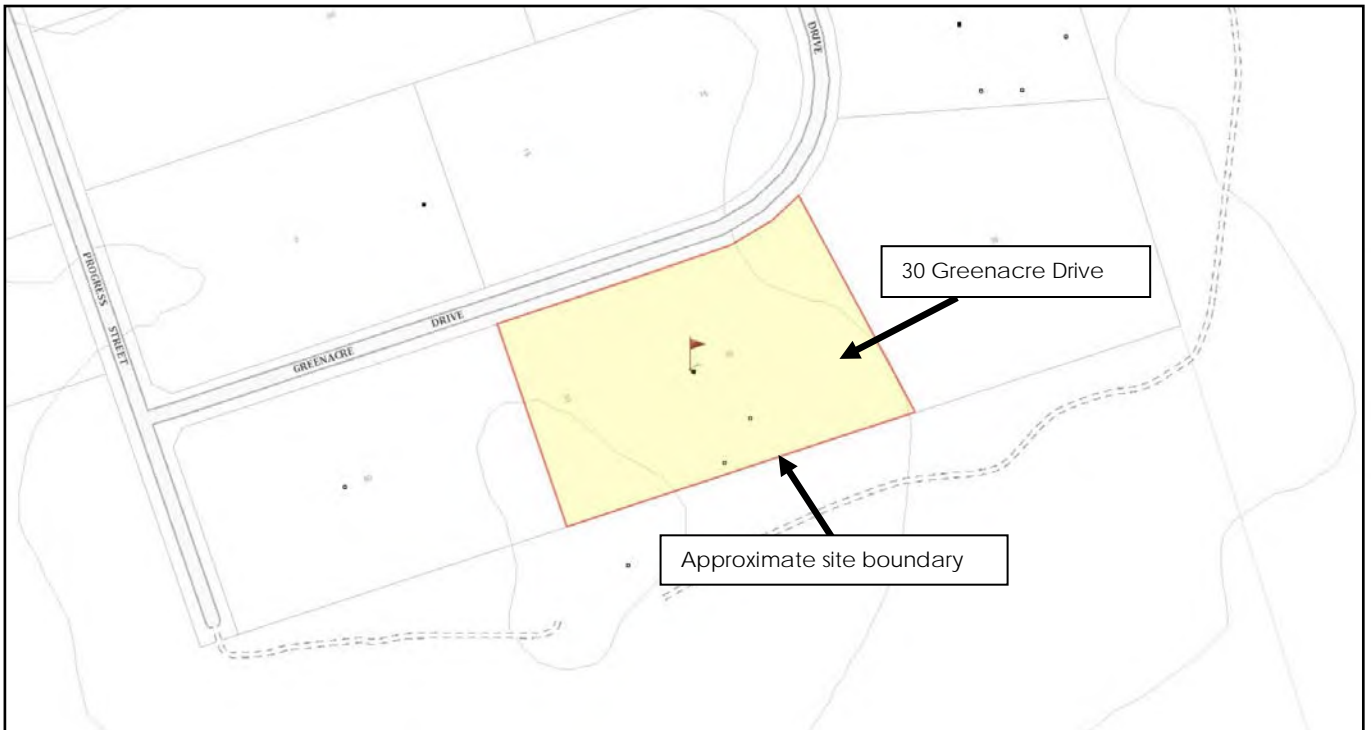
NSW OEH (2011) *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites, 2nd Edition*.

NSW SIX – Spatial Information Exchange – Land & Property Information Aerial photograph (2017). <https://six.nsw.gov.au/wps/portal/>

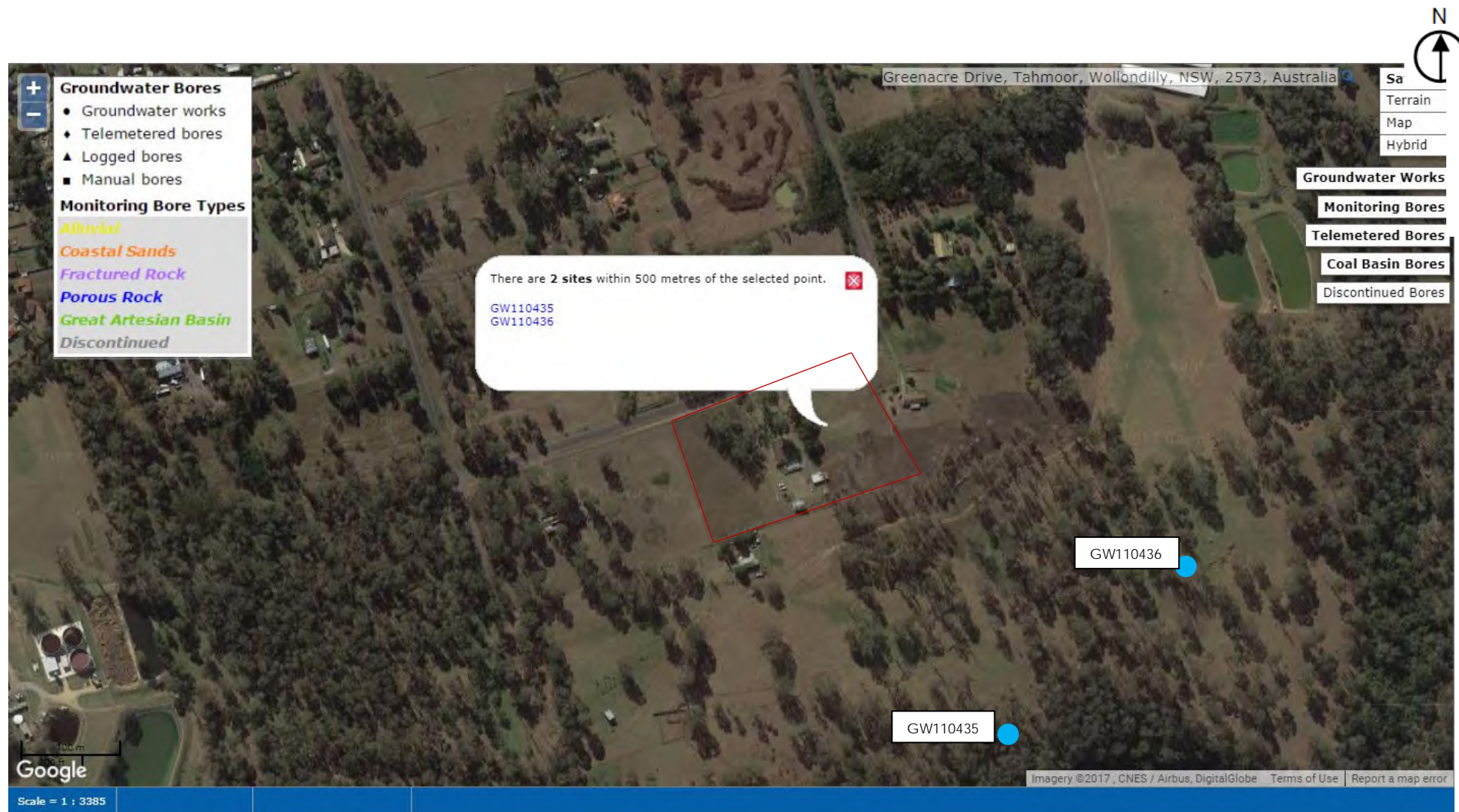
SEPP 55 *Remediation of Land*.

Wollondilly Shire Council – DA/BA/CC correspondence (2017).

7 Attachment A – Figures



Martens & Associates Pty Ltd ABN 85 070 240 890		Environment Water Wastewater Geotechnical Civil Management	
Drawn:	MV	Site Location 30 Greenacre Drive, NSW (Lot 7 DP 263172) Source: NSW SIX Viewer, 2017 (bottom)	Drawing No:
Approved:	JF		FIGURE 1
Date:	7.12.2017		Job No: P1706329
Scale:	Not to Scale		



Key

Approximate site boundary —

Groundwater bores ●

Martens & Associates Pty Ltd ABN 85 070 240 890

Environment | Water | Wastewater | Geotechnical | Civil | Management

Drawn: MV

Approved: JF

Date: 07.12.2017

Scale: Not to Scale

Groundwater Bore Locations

30 Greenacre Drive, Tahmoor, NSW (Lot 7 DP 263172)

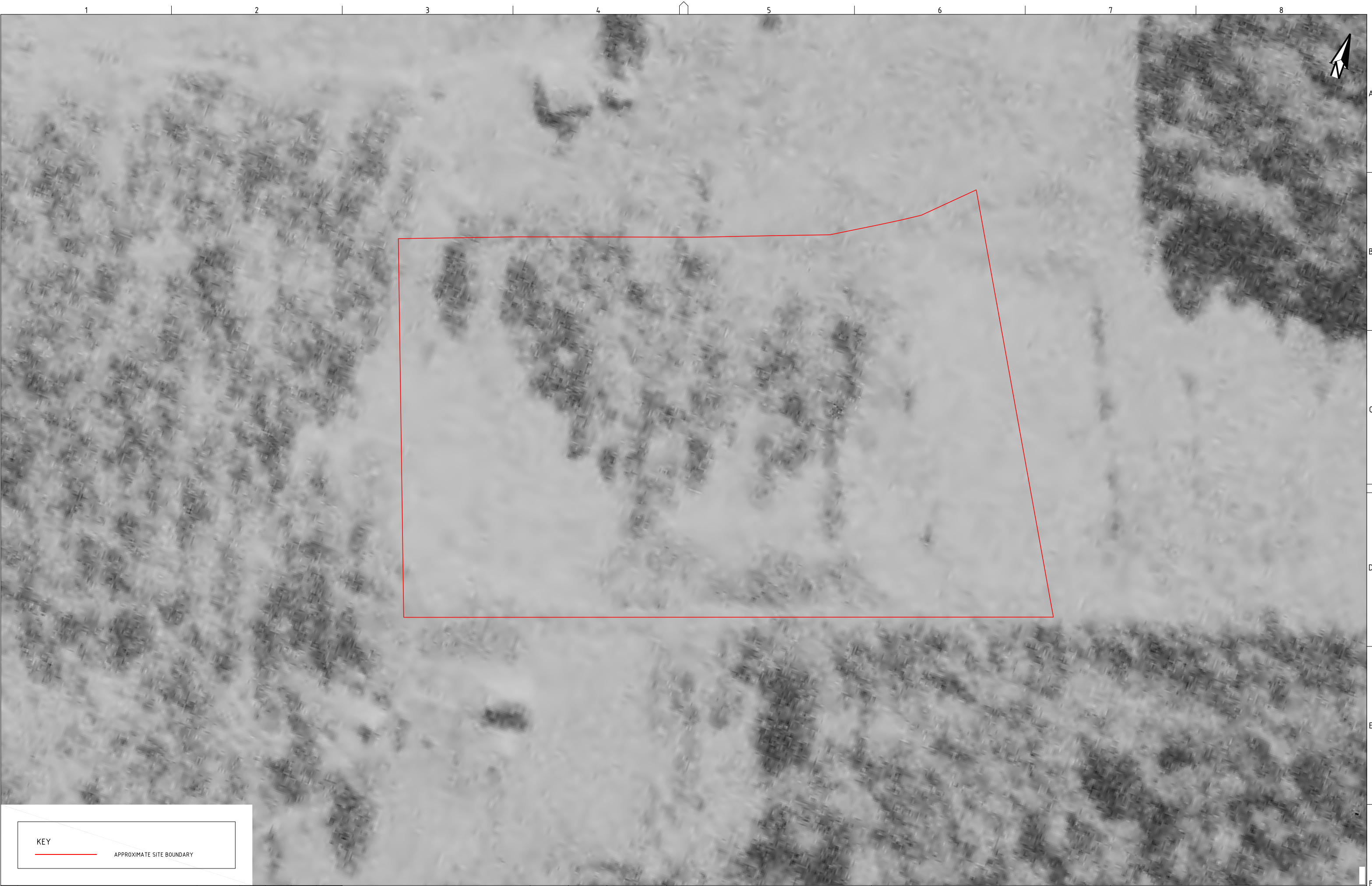
Source: NSW DPI Water Groundwater Database, 2017

Drawing No: Figure 2

Job No: P1706329

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8 **Attachment B – Historical Aerial Photographs**





KEY

APPROXIMATE SITE BOUNDARY

REV	DESCRIPTION	DATE	DRAWN	DESIGNED	CHECKED	APPRVD	SCALE	GRID	DATUM	PROJECT MANAGER	CLIENT	Drawing Information	
A	INITIAL RELEASE	07/12/2017	GM	MV	JF	JF	0 5 10 15 20 25 30 35 40 45 50 A1 (A3) 1:500 (1:1,000) METRES			JF	X-TRAVIGANT C/- PRECISE PLANNING PRELIMINARY SITE INVESTIGATION		
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								30 GREENACRE DR, TAHMOOR, NSW				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					



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A1 / A3 LANDSCAPE (A1LC_v02.0.01)

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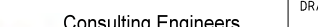
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KEY


APPROXIMATE SITE BOUNDARY

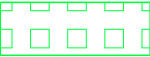
REV	DESCRIPTION	DATE	DRAWN	DESIGNED	CHECKED	APPRVD	SCALE	GRID	DATUM	PROJECT MANAGER	CLIENT	<div><div>Consulting Engineers Environment Water Geotechnical Civil</div></div> <div>Suite 201, 20 George St, Hornsby, NSW 2077 Australia Phone: (02) 9476 9999 Fax: (02) 9476 8767 Email: mail@martens.com.au Internet: www.martens.com.au</div>	DRAWING TITLE				
A	INITIAL RELEASE	07/12/2017	GM	MV	JF	JF	<div><div>0 5 10 15 20 25 30 35 40 45 50 A1 (A3) 1:500 (1:1,000) METRES</div></div>			JF	X-TRAVIGANT C/- PRECISE PLANNING		AERIAL PHOTOGRAPH SOURCE: NEARMAP 2017				
								DISCLAIMER & COPYRIGHT This plan must not be used for construction unless signed as approved by principal certifying authority. All measurements in millimetres unless otherwise specified. This drawing must not be reproduced in whole or part without prior written consent of Martens & Associates Pty Ltd. (C) Copyright Martens & Associates Pty Ltd			PROJECT NAME/PLANSET TITLE PRELIMINARY SITE INVESTIGATION						
								30 GREENACRE DR, TAHMOOR, NSW									


9 Attachment C – AEC Map

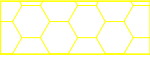



KEY



 AEC A : DWELLING

 AEC B : SHEDS

 AEC C : APPROXIMATE EXTENT OF SITE FILLING

 AEC D : STORAGE OF VEHICLES / BUILDING MATERIALS

 APPROXIMATE SITE BOUNDARY

REV	DESCRIPTION	DATE	DRAWN	DESIGNED	CHECKED	APPRVD	SCALE	GRID	DATUM	PROJECT MANAGER	CLIENT	 <div>Consulting Engineers 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>	DRAWING TITLE				
A	INITIAL RELEASE	07/12/2017	GM	MV	JF	JF				JF	X-TRAVIGANT C/- PRECISE PLANNING		AEC MAP SOURCE: NEARMAP 2017				
								DISCLAIMER & COPYRIGHT This plan must not be used for construction unless signed as approved by principal certifying authority. All measurements in millimetres unless otherwise specified. This drawing must not be reproduced in whole or part without prior written consent of Martens & Associates Pty Ltd. (C) Copyright Martens & Associates Pty Ltd		PROJECT NAME/PLANSET TITLE PRELIMINARY SITE INVESTIGATION 30 GREENACRE DR, TAHMOOR, NSW			PROJECT NO. P1706329	PLANSET NO. PS01	RELEASE NO. R01	DRAWING NO. PS01-AZ07	REVISION A
													DRAWING ID: P1706329-PS01-R01-AZ07				

PRINTED: ----- USER: DPO5TOFA

A1 / A3 LANDSCAPE (A1/LC v02.0.01)

10 **Attachment D – Wollondilly Shire Council correspondence**

Matthew Vaughan

From: Olivia Nettleton <Olivia.Nettleton@wollondilly.nsw.gov.au>
Sent: Thursday, 21 December 2017 3:03 PM
To: Matthew Vaughan
Subject: FW: GIPAA Informal Access Application - 30 Greenacre Drive, Tahmoor
Attachments: Copy of Approvals - 30 Greenacre Drive, Tahmoor.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon Matthew,

Please find the attached Copy of Approvals for 30 Greenacre Drive, Tahmoor.

Kind Regards



Olivia Nettleton

T 0246779752
A P.O. Box 21 Picton, NSW, 2571
E Olivia.Nettleton@wollondilly.nsw.gov.au
W <http://www.wollondilly.nsw.gov.au>



Council's Administration Building closes 11:30am Fri 22 December
and reopens Tuesday 2 January - new opening hours 8:30am-5:00pm

From: webhelp@wollondilly.nsw.gov.au [mailto:webhelp@wollondilly.nsw.gov.au]
Sent: Thursday, 23 November 2017 9:13 AM
To: Wollondilly Shire Council
Subject: GIPAA Informal Access Application online form submission

Title

Mr

Surname

Vaughan

Other Names

Matthew

Postal Address

201/20 George St Hornsby

Postcode

2077

Day-time Telephone

0294769999

Facsimile

0294768767

Email

Mvaughan@martens.com.au

Do you have special needs for assistance with this application? If so please explain what your needs are in the box below

I agree to receive correspondence at the above email address

Yes

How do you wish to access the information?

A digital (PDF) copy of the documents by email

EditableTextField_d36c2

Lot No

7

DP/SP

263172

Development / Building Application No

30

Property Address

Greenacre Drive, Tahmoor

Description of Development

Rural residential block

Please describe the information you would like to access in enough detail to allow us to identify it. If you are enquiring about structures, you need to estimate the age of the structure.

Hi,

We require any historical DA/BA/CC information (or summary of) for a contamination assessment of the lot. No plans are required.

Thanks

Have you given details about the estimated age of the structure?

No

Web Help

E: webhelp@wollondilly.nsw.gov.au
P:

The information contained in this email message and any accompanying files is or may be confidential.

If you are not the intended recipient, any use, dissemination, reliance, forwarding, printing or copying of this email or any attached files is unauthorised. This email is subject to copyright. No part of it should be reproduced, adapted or communicated without the written consent of the copyright owner. If you have received this email in error, please advise the sender immediately by return email, or telephone and delete all copies. Wollondilly Shire Council does not guarantee the accuracy or completeness of any information contained in this email or attached files. Internet communications are not secure, therefore Wollondilly Shire Council does not accept legal responsibility for the contents of this message or attached files.

REPLY TO SHIRE CLERK
PO BOX 21
PCTON 2571
DX 5127
CAMPBELL TOWN



12402/87
IN REPLY PLEASE QUOTE

OUR REF CL:SC
YOUR REF B/A 970/87

TELEPHONE 0466 71 1426
0466 71 1699

WOLLONDILLY SHIRE COUNCIL

Administration Centre, 62-64 Menangle Street, Picton, N.S.W. 2571

7 January 1988

Mr. & Mrs. Rolf,
115 Cabramatta Road,
CABRAMATTA N.S.W. 2166

Dear Sir & Madam,

Wollondilly Shire Council - N.S.W. Environmental Planning &
Assessment Act, 1979. Interim Development Order No. 17 -
Wollondilly Development Application No. 402/87

Applicant:	Mr. & Mrs. Rolf
Date of Application:	22 December 1987
Premises:	Lot 7 D.P. 263172 Greenacre Drive, Tahmoor
Brief Description of Proposal:	Erection of a dwelling house

In pursuance of its power under the abovementioned order, the Council, as the Responsible Authority, has granted approval of the abovementioned application, subject to the following conditions which are hereby imposed to protect the amenity of the neighbourhood and so that the use will not be contrary to the public interest, viz

1. The development being carried out substantially in accordance with plans received by Council on 22 December 1987 except where amended by the conditions of consent.

2. The erection of a dwelling shall be the subject of a formal building application in accordance with the provisions of Ordinance 70.



Ph. (046) 771326

WOLLONDILLY SHIRE COUNCIL

BUILDING PERMIT

Local Government Act, 1919 (as amended)

BUILDING PERMIT NO. 1771/88

THIS IS TO CERTIFY THAT the plans and specifications numbered as above
 submitted by.....
 for the erection of..... Lot..... D.P. 108712
 Section..... Street.....

Part XI of the Local Government Act, 1919 (as amended) subject
 to the standard conditions shown overleaf and to the following
 special conditions :-

Development consent under Part XI1A of the Local Government Act, 1919 (as
 amended) is: (i) not required (ii) has been granted D

In addition to this permit it is necessary for a current development
 consent to be held in order to erect the structures covered by this permit
 unless this permit shows that current development consent is not required.

NAME OF OWNER..... Mr. Rolf

NAME OF BUILDER.....

This approval shall not extend to and shall not affect the rights of the
 Council in respect of any matter appearing in or arising out of such plans
 and specifications which is not in conformity with the Local Government
 Act, 1919 and the Ordinances thereunder.

DATE: 22/1/88

SHIRE CLERK

Per: JS

SHIRE HEALTH SURVEYOR

IMPORTANT:

PLEASE READ THE BACK OF THIS PERMIT CAREFULLY AND ENSURE THAT THE
 BUILDER OR ARCHITECT IS PROVIDED WITH A COPY OF ALL CONDITIONS OF
 APPROVAL.



P.O. (046) 771326

WOLLONDILLY SHIRE COUNCIL

BUILDING PERMIT

Local Government Act, 1919 (as amended)

BUILDING PERMIT NO. 774/88

THIS IS TO CERTIFY THAT the plans and specifications numbered as above
 submitted by.....
 for the erection of..... Lot..... D.P. 222/82
 Section..... Street.....

is **APPROVED** pursuant to

Part XI of the Local Government Act, 1919 (as amended) subject
 to the standard conditions shown overleaf and to the following
 special conditions :-

Development consent under Part X11A of the Local Government Act, 1919 (as
 amended) is: (i) not required (ii) has been granted D

In addition to this permit it is necessary for a current development
 consent to be held in order to erect the structures covered by this permit
 unless this permit shows that current development consent is not required.

NAME OF OWNER.....

NAME OF BUILDER.....

This approval shall not extend to and shall not affect the rights of the
 Council in respect of any matter appearing in or arising out of such plans
 and specifications which is not in conformity with the Local Government
 Act, 1919 and the Ordinances thereunder.

DATE: 10.08.88

SHIRE CLERK

Per:

SHIRE HEALTH SURVEYOR

IMPORTANT:

PLEASE READ THE BACK OF THIS PERMIT CAREFULLY AND ENSURE THAT THE
 BUILDER OR ARCHITECT IS PROVIDED WITH A COPY OF ALL CONDITIONS OF
 APPROVAL.

9th May 1994.

ENQUIRIES: John Parkinson

MR GREENWOOD
30 GREENACRE DR
TAHMOOR 2573

Dear Sir/Madam,

Building Application NO. B 273/94 District 1

PREMISES: DP 263172 Lot 7 - 30 GREENACRE DRIVE, TAHMOOR

Classification 10 (Garage - New)

The above application to carry out works has been approved. Copies of the approved plans and specifications have been forwarded to the applicant. The approval is conditional upon compliance with the attached conditions and the Council being notified when the building is completed and before occupation or use.

Date of Determination:

Date from which approval operates:

Yours faithfully,

R LEWIS
DIRECTOR
DEVELOPMENT & ENVIRONMENT DIVISION
per:
Encl.

Note: (1) You are advised that any approval given shall be void if the building work to which it refers is not substantially commenced within five (5) years of the date from which the approval operates. Applications for renewal or extension of the approval shall be made in writing, be accompanied by the approved fee and must be lodged prior to the approval lapsing or within 3 months of the approval lapsing (Section 107, Local Government Act, 1993)

(2) You are advised that in accordance with the provisions of Section 100 of the Local Government Act, 1993 an applicant may request a review of the determination of an application within 28 days of the date of the determination.

(3) You are advised that under the provisions of Section 176 of the Local Government Act, 1993 an applicant who is dissatisfied with the determination of a Council with respect to the applicants application for an approval may appeal to the Land and Environment Court within 12 months.

(4) You are advised that a Tree Preservation Order applies to the whole of the Wollondilly Shire and approval must be obtained before trees are lopped or removed. Wilful destruction or ring barking is not permitted.

CONDITIONS OF APPROVALFOR Building Application NO. B 273/94 District 1

1. At least forty eight (48) hours notice being given to Council to enable inspection of the following works:-

- (a) Pier holes before pouring of concrete.
- (b) Steel reinforcing before pouring of concrete.
- (c) Roof water drainage before backfilling.
- (d) Completion of the building work before occupation or use.

Note: Inspections shall be booked at the appropriate times as listed above AND BUILDING WORKS SHALL NOT PROCEED UNTIL APPROVAL IS OBTAINED FROM COUNCIL. Inspection bookings can be made and INSPECTION RESULTS obtained from Council's Environmental Health and Building Department on phone (046) 77 1326.

2. Before the commencement of building work the owner of the property is to advise Council in writing of the following:

- (a) The name and licence number of the licenced contractor who has contracted to do or intends to do the work; OR
- (b) The name and permit number of the owner-builder who intends to do the work.

THE OWNER IS RESPONSIBLE TO ADVISE COUNCIL OF ANY CHANGES TO THE ABOVE-MENTIONED INFORMATION.

3. The garage/workshop or other building erected on the land for any purpose other than residential not being occupied or used for residential purposes without Council's prior consent.
4. Not to be used for industrial or commercial purposes.
5. The stormwater being discharged to the existing system to the Council's specifications.

CONDITIONS OF APPROVALFOR Building Application NO. B 273/94 District 1

6. THE FOLLOWING CLAUSES ARE ADVICES ONLY.

You are advised that where water and/or sewerage services are provided or are likely to be provided by the Water Board, the plans, the subject of this approval must be presented to the Water Board at their Regional Office, Liverpool, or one of their Business Offices. It is suggested you discuss the Board's requirements directly by telephoning their Campbelltown Business Office (046) 403-277.

You are advised that all electrical work must be in accordance with the requirements of Prospect Council and S.A.A. wiring rules.

You are advised that where telephone connections or alterations are proposed you should contact Telecom at their Business Office, Campbelltown

7. Under Section 102 Local Government Act, 1993 Council is satisfied that the amount payable under the Building Services Corporation Act, 1989 as an insurance premium, has been duly paid.