

# APPENDIX K PRELIMINARY SITE INVESTIGATION

Alliance Geotechnical



Manage the earth, eliminate the risk

# Alliance Geotechnical

Engineering | Environmental | Testing

Report Type:

**Stage 1 Preliminary Site Investigation**

Project Name:

**Proposed Redevelopment**

Project Address:

**172 Showground Road, Castle Hill NSW  
Lot 102 in DP1130271**

Client Name:

***Northrop Consulting Engineers P/L***

**16 September 2019**

**Report No: 8325-ER-1-1**

We give you the right information to make the right decisions



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## DOCUMENT CONTROL

Revision	Date	Author	Reviewer
Rev 0	16 September 2019	Jacob Walker	Steven Wallace

Author Signature		Reviewer Signature	
Name	Jacob Walker	Name	Steven Wallace
Title	Graduate Environmental Scientist	Title	Senior Environmental Scientist

## EXECUTIVE SUMMARY

Alliance Geotechnical Pty Ltd (AG) was engaged by Northrop Consulting Engineers P/L, to undertake a stage 1 preliminary site investigation (PSI) for 172 Showground Road, Castle Hill NSW (refer **Figure 1** with the 'site' boundaries outlined in **Figure 2**).

AG has the following project appreciation:

- The site is proposed for redevelopment, comprising a new storage facility for the Powerhouse museum; and
- A contamination assessment of the site is required to assess whether the site is suitable for the proposed land use scenario.

The objectives of this investigation were to:

- Assess the potential for contamination to be present on the site as a result of past and current land use activities;
- Provide advice on whether the site would be suitable (in the context of land contamination) for proposed land use setting; and
- Provide recommendations for further investigation, management and/or remediation (if warranted).

The scope of works undertaken to address the investigation objectives, included:

- A desktop review;
- A site walkover and intrusive soil sampling; and
- Data assessment and reporting.

Based on AG's assessment of the desktop review information and fieldwork data, in the context of the proposed apartment land use, AG makes the following conclusions:

- Areas of environmental concern (AEC) have been identified for the site; and
- Further assessment of the identified AEC, and subsequent management / remediation of identified unacceptable land contamination risks (if warranted), would be required to confirm land use suitability (in the context of land contamination) for the proposed redevelopment works.

Based on these conclusions, AG makes the following recommendations:

- A stage 2 detailed site investigation (DSI) should be undertaken for the identified areas of environmental concern;
- In the event that the identified areas of environmental concern are not accessible during the undertaking of the stage 2 DSI, consideration should be given to preparation of a remedial action plan (RAP), setting out what supplementary assessment works would be required; and
- Further contamination assessment works should be undertaken by a suitably experienced environmental consultant.

This report, including its conclusions and recommendations, must be read in conjunction with the limitations presented in **Section 10**.

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## **1. INTRODUCTION**

### **1.1. Background**

Alliance Geotechnical Pty Ltd (AG) was engaged by Northrop Consulting Engineers P/L, to undertake a stage 1 preliminary site investigation (PSI) for 172 Showground Road, Castle Hill NSW (refer **Figure 1** with the 'site' boundaries outlined in **Figure 2**).

AG has the following project appreciation:

- The site is proposed for redevelopment, comprising a new storage facility for the Powerhouse museum; and
- A contamination assessment of the site is required to assess whether the site is suitable for the proposed land use scenario.

### **1.2. Objectives**

The objectives of this project were to:

- Assess the potential for contamination to be present on the site as a result of past and current land use activities;
- Provide advice on whether the site would be suitable (in the context of land contamination) for the proposed land use setting; and
- Provide recommendations for further investigation, management and/or remediation (if warranted).

### **1.3. Scope of Work**

Alliance Geotechnical undertook the following scope of works to address the project objective:

- A desktop review;
- A site walkover and intrusive soil sampling; and
- Data assessment and reporting.

## 2. SITE IDENTIFICATION

The site is identified as Lot 102 in DP1130271.

The approximate geographic coordinates of the middle of the site, inferred from Google Earth were 33°43'29" S and 150°58'26" E.

The locality of the site is set out in **Figure 1**.

The general layout and boundary of the site is set out in **Figure 2**.

The site is located to the south of the existing grandstand, and covers an area of approximately 5,000m<sup>2</sup>.



### **3. GEOLOGY, ACID SULPHATE SOILS, TOPOGRAPHY AND HYDROGEOLOGY**

#### **3.1. Geology**

A review of the Penrith 1:100,000 Geological Series Sheet 9030 (Edition 1) 1991, indicated that the site is likely to be underlain by Middle Triassic Ashfield Shale (Rwa), comprising dark-grey to black claystone- siltstone and fine sandstone-siltstone laminite.

#### **3.2. Acid Sulphate Soils**

A review of the ASRIS Acid Sulfate Soil Risk Map indicates that the site lies in an area mapped as '*No Known Occurrence*' with respect to acid sulfate soils. This infers that land management activities are not likely to be affected by acid sulfate soil materials.

Further assessment of acid sulfate soils in the context of this investigation is considered by AG as not warranted.

#### **3.3. Topography**

The site topography is generally flat, with a slight north west facing slope. AG understands that the sites are located between elevations of approximately 112m to 120m Australian Height Datum.

#### **3.4. Hydrogeology**

Surface water courses proximal to the site included Cattai Creek, approximately 730m to the east.

Based on distances to the nearest surface water course and the site topography, groundwater flow in the vicinity of the site is considered likely to be towards the north east.

A review of the NSW Office of Water groundwater database ([www.http://allwaterdata.water.nsw.gov.au/water](http://allwaterdata.water.nsw.gov.au/water)) implemented on 12 September 2019 indicated there was no registered groundwater features located within a 500m radius of the site.

A copy of the NSW Office of Water search record is presented in **Appendix E**.

## 4. SITE HISTORY AND LAND USE

### 4.1. Land Titles

A search of historical land title ownership was undertaken. The search results indicate that registered proprietors of the site since 1870, have been private individuals and then the Minister for Education Training and Youth Affairs.

No leases were reported for the site; however, two easements were reported:

- 27.04.1994 (U 186062) Easement for Drainage; and
- 27.04.1994 (U 186062) Easement for Water Supply.

The results of the land title ownership search indicate a low potential for land contaminating activities to have been undertaken on the site. However, further assessment of potential land contaminating activities, in the context of other historical information identified during this investigation and site walkover observations, is considered warranted.

A copy of the land title search record is presented in **Appendix B**.

### 4.2. Aerial Imagery

A review of selected historical aerial imagery of the site was undertaken. Observations made of the imagery considered relevant to this investigation, are presented in **Table 4.2**.

**Table 4.2. Aerial Imagery Observations**

Image Date	Site Features	Surrounding Land Use Settings
1943	The site appears to be spas woodland paddock.	Woodland to the north, major roads to the west and south, and paddocks beyond in all directions.
1956	The site has been cleared, and plantations now take up the majority of the site.	Some farming and orcharding activities occurring in all directions.
1965	Tree plantations cover the majority of the site, and a building has appeared in the central portion of the block.	Increase in farming and orcharding activities to the south.
1970	No significant change from previous image.	Commercial / industrial buildings have appeared to the north west.
1982	No significant change from previous image.	No significant change from previous image.
1991	A large building, and associated driveway with carpark has been erected in the centre of the site.	Further increase to commercial / industrial buildings in all directions.

Image Date	Site Features	Surrounding Land Use Settings
2004	More buildings have appeared in the north of the site, along with associated car parks, and some buildings in the south west corner have appeared.	Further increase to commercial / industrial buildings in all directions.
2019 (Nearmap)	The buildings in the south west portion of the site have disappeared.	Low density residential subdivisions to the north and east.

The aerial imagery review indicated a potential for land contaminating activities to have been undertaken, specifically uncontrolled demolition of the structures between 2004 and 2019.

Further assessment of the localised demolition activities relating to former dwellings across the site, in the context of other historical information identified during this investigation and site walkover observations, is considered warranted.

#### **4.3. Anecdotal Information**

There was no anecdotal information provided to AG as part of this project.

#### **4.4. Incident Reports**

There was no anecdotal information provided to AG as part of this project.

#### **4.5. Complaints History**

There was no complaints history provided to AG during the investigation.

#### **4.6. Previous Contamination Assessments**

There were no previous contamination assessment reports made available to AG during this investigation.

## 5. REGULATORY RECORDS

### 5.1. NSW EPA CLM Act Record of Notices

A search of the publicly available online NSW EPA CLM Act Record of Notices was completed on 12 September 2019. The results indicated that the site was not the subject of any notifications under Section 58 of the *Contaminated Land Management Act 1997*.

A copy of the CLM Act Record of Notices search record is presented in **Appendix C**.

### 5.2. NSW EPA POEO Act Register of Licences, Applications and Notices

A search of the publicly available online NSW EPA Record of Notices was completed on 12 September 2019. The results indicated that the site was not the subject of any licences, applications, notices, audits or pollution studies or reduction programs under Section 308 of the *Protection of the Environment Operations Act 1997*.

A copy of the POEO Act Register of Licences, Applications and Notices search record is presented in **Appendix C**.

### 5.3. NSW EPA CLM Act Register of Notified Sites

A search of the publicly available online register of sites notified to the NSW EPA under Section 60 of the *Contaminated Land Management Act 1997*, was undertaken on 12 September 2019. The results indicated that the site was not listed on the register, nor were any properties located on adjacent land.

### 5.4. Section 10.7 Planning Certificate

A copy of the planning certificate issued for the site under Section 10.7 of the Environmental Planning and Assessment Act was reviewed. The certificate indicated that, within the meaning of the Contaminated Land Management Act, the site was not:

- Significantly contaminated land;
- Subject to a management order;
- The subject of an approved voluntary management proposal;
- Subject to an ongoing maintenance order; or
- The subject of a site audit statement.

A copy of the planning certificate is presented in **Appendix D**.

### 5.5. SafeWork NSW Stored Chemical Information Database (SCID)

A search of Safe Work NSW stored chemical information database (SCID) was not undertaken for the site. A review of historical aerial imagery and historical land title ownership records for the site did not indicate a potential for licensable quantities of dangerous goods to have been historically stored on the site. AG considers that further assessment of storage of licensable quantities of dangerous goods on the site is not warranted.

## 6. SITE WALKOVER

A site walkover was undertaken on 4<sup>th</sup> September 2019 by a suitably experienced AG environmental consultant (Mr Jacob Walker). The purpose of the site walkover was to make observations of land use activities on the site, and on properties immediately adjacent to the site.

### 6.1. Current Land Use Activity

The land use setting on the site appeared to be mixed commercial land uses.

### 6.2. Buildings and General Infrastructure

The following buildings and infrastructure were observed on the site:

- A large multi storey commercial building, with several smaller buildings attached to the north west; and
- A commercial brick building along the northern boundary of the site.

The remainder of the site was covered with hardstand carpark or trees.



**Photograph 6.2.1.** Photograph of the proposed building footprint.





**Photograph 6.2.2.** Photograph of the proposed carpark footprint.

### **6.3. Boundary Fencing**

The site boundary was fenced or met with neighbouring buildings.

### **6.4. Adjacent Land Use Activities**

Observations made during the site walkover indicated the following land use activities adjacent to the site:

- North - Residential
- East - Residential;
- West - Commercial; and
- South - Commercial.

### **6.5. Odours and Staining**

There was no olfactory evidence of odours or visual evidence of staining observed on the surface of the site, during the site walkover.

### **6.6. Chemical Storage**

There was no visual evidence observed of significant or widespread chemical storage on the site, during the site walkover.

### **6.7. Underground and Aboveground Storage Tanks**

There was no visual evidence to suggest the presence of underground or aboveground storage tanks on the site.

### **6.8. Filling Material**

There was no visual evidence observed of significant or widespread filling on the site.

## **6.9. Wastes**

There was no visual evidence observed of significant or widespread wastes being stored on the site.

## **6.10. Asbestos Containing Materials**

There was no visual evidence observed of potential asbestos containing materials on the site.

## **6.11. Phytotoxicity**

There was no visual evidence observed to suggest significant or widespread phytotoxic impact (in the form of dieback or plant stress) in vegetation at the site. Similar observations were made of visible vegetation on land adjacent to the site.

## **6.12. Site Drainage**

Visual observations made in the context of site drainage during the walkover, indicated that drainage mechanisms on the site are likely to include:

- Downpipes from roofs and gutters into subsurface drainage infrastructure; and
- Infiltration into underlying soils, where soil permeability permits.

## 7. DATA INTEGRITY ASSESSMENT

AG has relied on the following sources of data while undertaking this investigation:

- AG field observations during the site walkover
- Local Council
- Department of Land and Water Conservations
- Department of Minerals and Energy
- Australian Soil Resource Information System
- Google Earth
- National Environment Protection Council
- Nearmap
- NSW Environment Protection Authority
- NSW Land and Property Information
- NSW Office of Water

Based on AG's experience and professional judgement, the data obtained from the sources relied upon, is considered to be adequately precise, accurate, representative, complete and comparable within the objectives of this investigation and for the purpose of drawing conclusions regarding land contamination risks at the site.



## 8. CONCEPTUAL SITE MODEL

### 8.1. Areas of Environmental Concern

The site history data collected and site walkover observations made were assessed within the objectives of this investigation and in the context of the proposed development works. That assessment identified areas of environmental concern (AEC) and contaminants of potential concern (COPC) which have the potential to be present on site. The AEC identified are presented in attached **Figure 3** and associated COPC are presented in **Table 8.1**.

**Table 8.1: AEC and COPC**

ID	Area of Environmental Concern	Land Use Activity	Contaminants of Potential Concern
AEC01	Proposed Development footprint	Uncontrolled demolition / filling	Hydrocarbons, metals, asbestos, pesticides

The potential contamination pathways are considered to be as follows:

- Inhalation/ingestion of contaminants released in dust during redevelopment by Site workers;
- Direct contact, ingestion or inhalation of soil by future site inhabitants;
- Migration of volatile compounds into proposed buildings/basements causing toxic effects, asphyxiation or risk of explosion;
- Migration of vapours into confined spaces within proposed on-site buildings/basements followed by inhalation by future residents; and
- Permeation of hydrocarbons / organic contamination into underground service pits on site.

Relevant potential receptors are considered to include:

- Onsite construction and maintenance workers;
- Third parties during construction (adjacent site users and adjacent residents);
- Onsite flora and fauna;
- Future residents/end users; and
- Neighbouring residential land users.

### 8.2. Land Use Setting

AG understands that the site is proposed for redevelopment, comprising a new storage facility for the Powerhouse museum.

Based on the proposed development works and guidance provided in NEPM ASC 2013, AG considers it reasonable to adopt the '*HIL D – Commercial / Industrial*' land use setting for the purpose of assessing land contamination exposure risks.

### **8.3. Direct Contact – Human Health**

AG notes that the proposed development includes building footprints and hardstand pavement areas across most of the site, which would act as a direct contact barrier between potential land contamination and onsite receptors during operation of the site. However, some open space and landscaping areas will be established on site. In these areas, it is considered that a direct contact exposure pathway may be present between potential contamination and onsite receptors.

### **8.4. Inhalation / Vapour Intrusion – Human Health**

In order for a potentially unacceptable inhalation / vapour intrusion human health exposure risk to exist, a primary vapour source (e.g. underground storage tank) or secondary vapour source (e.g. significantly contaminated soil or groundwater) must exist.

The historical evidence reviewed indicated a low likelihood for a potential primary source to be present on the site.

Potential sources of groundwater contamination in the immediate vicinity of the site were not observed. A groundwater source of vapours was therefore considered unlikely at the site.

### **8.5. Aesthetics – Human Health**

Section 3.7 of Schedule B1 NEPM ASC advises that there are no specific numeric aesthetic guidelines, however site assessment requires a balanced consideration of the quantity, type and distribution of foreign material or odours in relation to the specific land use and its sensitivity.

Due to visual observations made during site visit and the nature of the proposed development concept, AG consider further aesthetics assessment and management warranted for the site.

### **8.6. Ecological Health - Terrestrial Ecosystems**

Section 3.4.2 of schedule B1 NEPM ASC 2013, advises a pragmatic risk-based approach should be taken when assessing ecological risks in residential and commercial / industrial land use settings.

AG notes that the proposed development includes building footprints and hardstand pavement areas across most of the site, which would act as a direct contact barrier between potential land contamination and onsite receptors during operation of the site.

Due to the lack of open space areas, further ecological assessment is considered not warranted.

### **8.7. Management Limits for Petroleum Hydrocarbon Compounds**

NEPM ASC 2013 notes that there are a number of policy considerations which reflect the nature and properties of petroleum hydrocarbons:

- Formation of observable light non-aqueous phase liquids (LNAPL);
- Fire and explosive hazards; and
- Effects on buried infrastructure (e.g. penetration of or damage to, in-ground services by hydrocarbons).

Schedule B1 of NEPM ASC 2013 includes 'management limits' to avoid or minimise these potential effects. Application of the management limits requires consideration of site-specific factors such as the depth of building basements and services and depth to groundwater, to determine the maximum

depth to which the limits should apply. NEPC (2013) also notes that management limits may have less relevance at operating industrial sites which have no or limited sensitive receptors in the area of potential impact, and when management limits are exceeded, further site-specific assessment and management may enable any identified risk to be addressed.

## 9. CONCLUSIONS AND RECOMMENDATIONS

Based on AG's assessment of the desktop review information and fieldwork data, in the context of the proposed apartment land use, AG makes the following conclusions:

- Areas of environmental concern (AEC) have been identified for the site; and
- Further assessment of the identified AEC, and subsequent management / remediation of identified unacceptable land contamination risks (if warranted), would be required to confirm land use suitability (in the context of land contamination) for the proposed redevelopment works.

Based on these conclusions, AG makes the following recommendations:

- A stage 2 detailed site investigation (DSI) should be undertaken for the identified areas of environmental concern;
- In the event that the identified areas of environmental concern are not accessible during the undertaking of the stage 2 DSI, consideration should be given to preparation of a remedial action plan (RAP), setting out what supplementary assessment works would be required; and
- Further contamination assessment works should be undertaken by a suitably experienced environmental consultant.

This report, including its conclusions and recommendations, must be read in conjunction with the limitations presented in **Section 10**.

## 10. STATEMENT OF LIMITATIONS

The findings presented in this report are based on specific searches of relevant, government historical databases and anecdotal information that were made available during the course of this investigation. To the best of our knowledge, these observations represent a reasonable interpretation of the general condition of the site at the time of report completion.

This report has been prepared solely for the use of the client to whom it is addressed and no other party is entitled to rely on its findings.

No warranties are made as to the information provided in this report. All conclusions and recommendations made in this report are of the professional opinions of personnel involved with the project and while normal checking of the accuracy of data has been conducted, any circumstances outside the scope of this report or which are not made known to personnel and which may impact on those opinions is not the responsibility of Alliance Geotechnical Pty Ltd. Should information become available regarding conditions at the site including previously unknown sources of contamination, AG reserves the right to review the report in the context of the additional information.

This report must be reviewed in its entirety and in conjunction with the objectives, scope and terms applicable to AG's engagement. The report must not be used for any purpose other than the purpose specified at the time AG was engaged to prepare the report.

Logs, figures, and drawings are generated for this report based on individual AG consultant interpretations of nominated data, as well as observations made at the time site walkover/s were completed.

Data and/or information presented in this report must not be redrawn for its inclusion in other reports, plans or documents, nor should that data and/or information be separated from this report in any way.

Should additional information that may impact on the findings of this report be encountered or site conditions change, AG reserves the right to review and amend this report.

## 11. REFERENCES

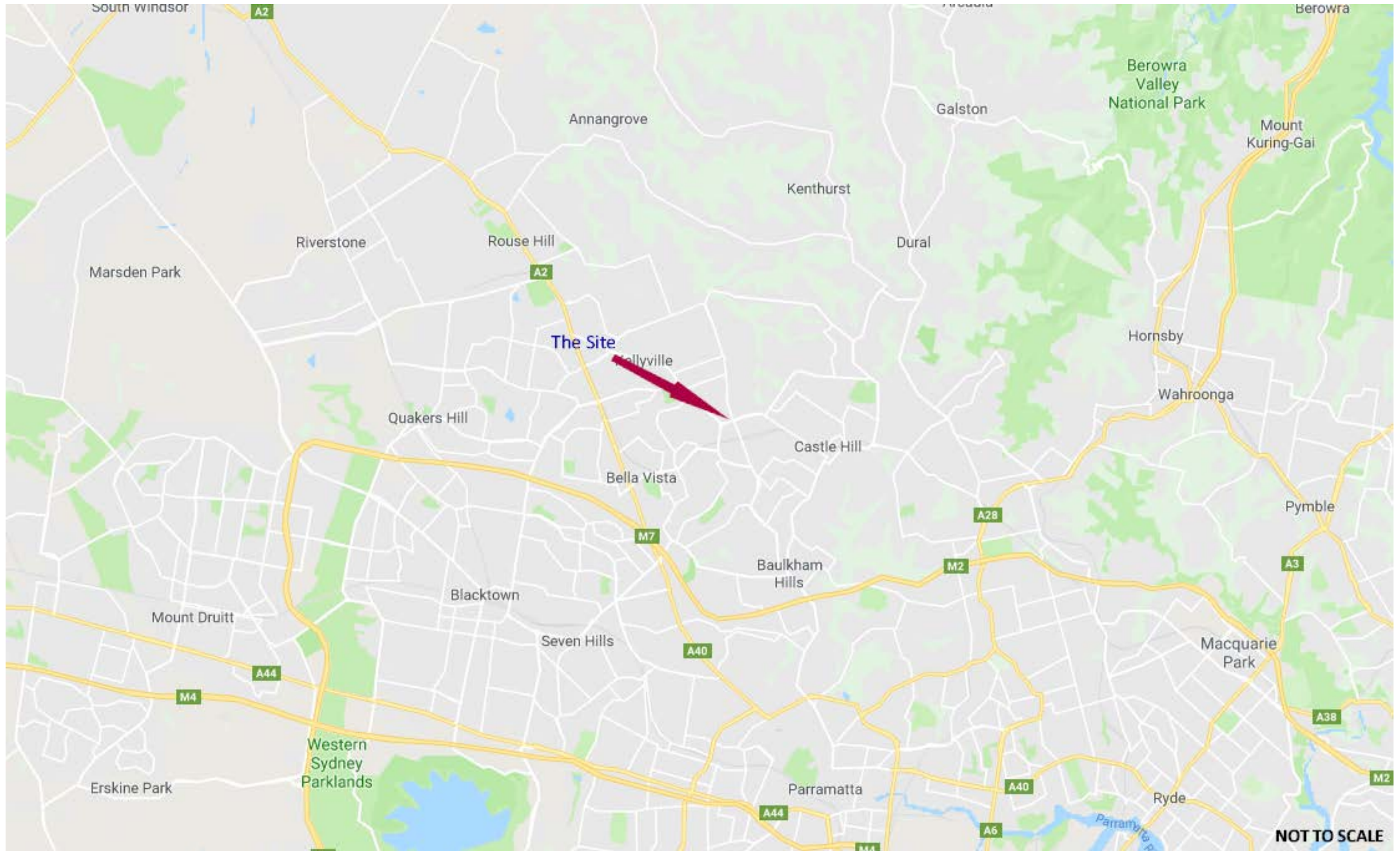
National Environment Protection Council (NEPC) 1999b, 'Schedule B(2) Guideline on Site Characterisation, National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013'.

NSW EPA (2017) Contaminated Sites: *Guidelines for the NSW Site Auditor Scheme 3<sup>rd</sup> Edition (including the Soil Investigation Levels for Urban Development Sites in NSW)*.

NSW OEH 2011, 'Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites'.

NSW Office of Water Groundwater Database (www. <http://allwaterdata.water.nsw.gov.au/water>

## FIGURES







Source: NearMap (Nearmap.com)







Source: NearMap (Nearmap.com)

**Areas of Environmental Concern**

Client Name: Northrop Consulting Engineers P/L  
Project Name: Stage 1 Preliminary Site Investigation  
Project Location: 172 Showground Road, Castle Hill NSW



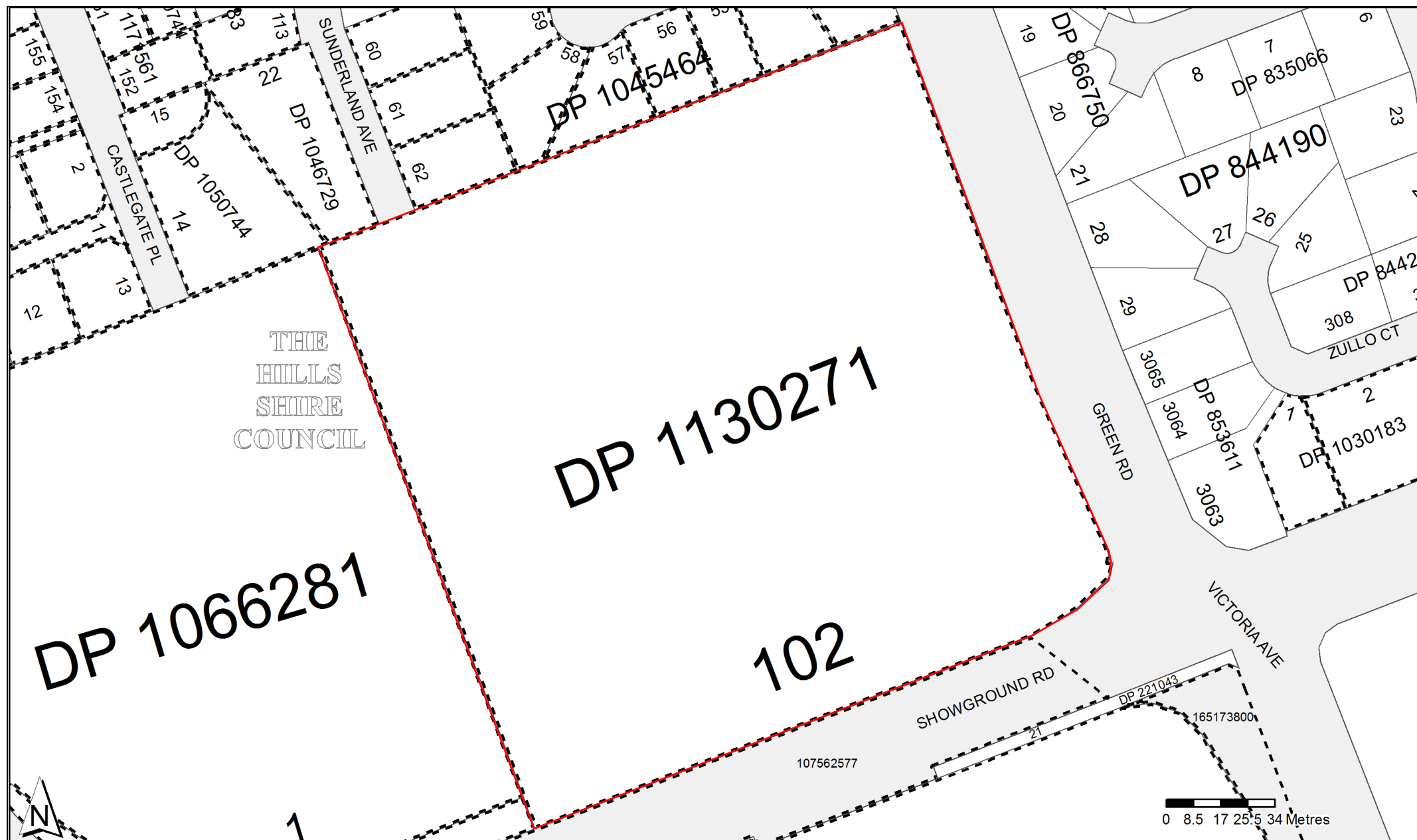
Figure Number: 3  
Figure Date: 12 September 2019  
Report Number: 8325-ER-1-1



## **APPENDIX A**

### **TITLES**



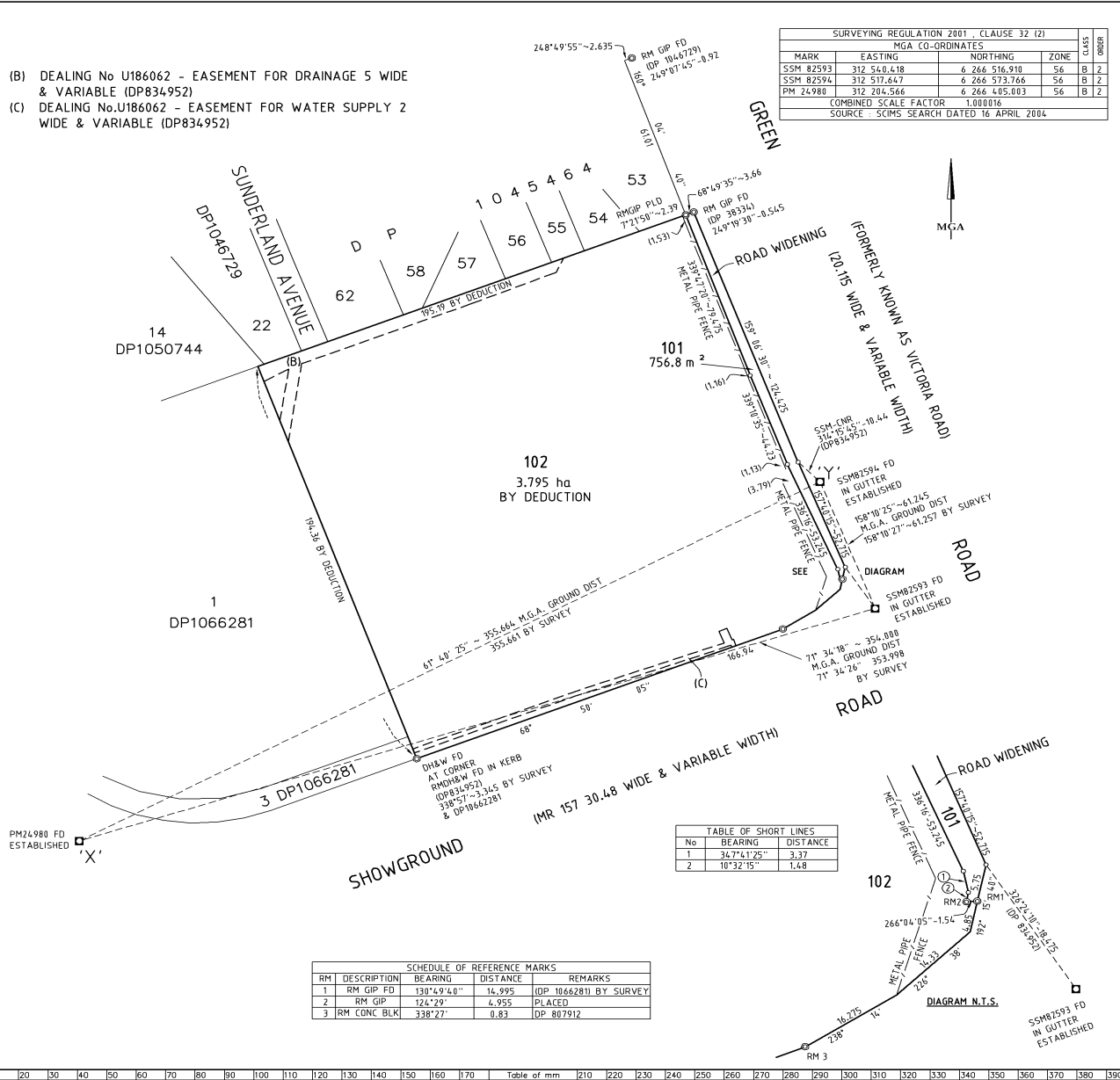


PLANFORM 2

SIGNATURES, AND SEALS ONLY

FOR SIGNATURES AND SEALS  
SEE SIGNATURES FORM

- (B) DEALING No U186062 - EASEMENT FOR DRAINAGE 5 WIDE  
& VARIABLE (DP834952)  
(C) DEALING No U186062 - EASEMENT FOR WATER SUPPLY 2  
WIDE & VARIABLE (DP834952)



DP1130271

Registered: 3.11.2008  
C.A.: See Certificate  
Title System: TORRENS  
Purpose: SUBDIVISION FOR ROAD  
Ref. Map: U 9160-31#  
Last Plan: DP834952

PLAN OF SUBDIVISION OF LOT 13  
IN DP834952

Lengths are in metres. Reduction Ratio 1:1250

LGA: BAULKHAM HILLS  
Locality: CASTLE HILL  
Parish: CASTLE HILL  
County: CUMBERLAND

This is sheet 1 of my plan in sheets.

(Delete if inapplicable)  
I, JACE THOMAS PEARSON  
of GEOMAP SERVICES PTY LTD  
of PO BOX 924 SEVEN HILLS NSW 1730  
a surveyor registered under the Surveying Act 2002, hereby certify  
that the survey represented in this plan is accurate, has been made  
in accordance with the Surveying Regulation 2001 and was completed  
on 10.05.14.  
The survey relates to LOT 101 ONLY

(Here specify the land actually surveyed or specify any land shown  
in the plan that is not the subject of the survey)  
(Signature) SEE SIGNATURES FORM Dated: 30.05.14  
Surveyor registered under the Surveying Act, 2002  
Datum Line: X-Y (PM24980 - SSM82594)  
Type: Urban / Rural

Plans used in preparation of Survey/Completion:  
DP38334  
DP807912  
DP834952  
DP1045464  
DP1066281

PANEL FOR USE ONLY for statements of intention  
to dedicate public roads, to create public reserves,  
drainage reserves, easements, restrictions on  
the use of land or positive covenants.

IT IS INTENDED TO DEDICATE LOT  
101 TO THE PUBLIC AS PUBLIC  
ROAD.

\* Delete whichever is inapplicable.

SURVEYOR'S REFERENCE: 1111 30896DP REVE 301008 - 2004MT100(L60) PARTIAL SURVEY

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

\* OFFICE USE ONLY

PLAN FORM 6

ePlan

CERTIFICATES, SIGNATURES AND SEALS		Sheet 1 of 1 sheet(s)
<p><b>PLAN OF SUBDIVISION OF LOT 13 IN DP834952</b></p>	<div style="text-align: center; font-size: 2em; font-weight: bold;">DP1130271</div> <div style="display: flex; justify-content: space-between; align-items: center; margin-top: 20px;"> <span>Registered:</span> <span>3.11.2008</span> </div>	
<p>Surveying Regulation, 2001</p> <p>I, <u>JACE THOMAS PEARSON</u>  of <u>GEOMAP SERVICES PTY LTD</u>  <u>PO BOX 924 SEVEN HILLS NSW 1730</u>  a surveyor registered under the Surveying Act, 2002,  hereby certify that the survey represented in this plan  is accurate, has been made in accordance with the Surveying  Regulation 2001, and was completed on <u>10.05.04</u></p> <p>The survey relates to <u>LOT 101 ONLY</u></p> <p>(here specify the land actually surveyed or specify any land  shown in the plan that is not the subject of the survey)</p> <p>Signature <u>[Signature]</u> Dated <u>30.05.04</u>  <small>Surveyor registered under Surveying Act, 2002</small></p> <p>Datum Line : <u>X-Y (PM24980 - SSM82594)</u></p> <p>Type: Urban/Rural</p>	<p><b>SIGNATURES, SEALS and STATEMENTS of intention to  dedicate public roads or to create public reserves and  drainage reserves.</b></p> <p>IT IS INTENDED TO DEDICATE LOT 101 TO THE PUBLIC AS  PUBLIC ROAD.</p> <div style="margin-top: 20px;"> <p>Signed by me <u>[Signature]</u> as delegate  of the Minister for Education and Training  pursuant to Section 125 of the Education  Act 1990 and I hereby certify that I have  no notice of the revocation of such  delegation.</p> </div> <div style="margin-top: 20px;"> <p>Signed by me <u>[Signature]</u> as delegate  of the Minister for Education and Training  pursuant to section 27 of the Technical  and Further Education Act 1990 and I  hereby certify that I have no notice  of the revocation of such delegation.</p> </div>	
<p><b>Crown Lands NSW / Western lands Office Approval</b></p> <p>I, _____  that all necessary approvals in regard to the allocation of the land  shown herein have been given.</p> <p>Signature _____  Date _____  File Number _____  Office _____</p>		
<p style="text-align: center;"><b>Subdivision Certificate</b></p> <p>I certify that the provisions of s. 109J of the Environmental Planning and  Assessment Act 1979 have been satisfied in relation to:  the proposed <u>SUBDIVISION</u> set out herein  (Insert "subdivision" or "new road")</p> <p style="text-align: center;"><u>[Signature]</u>  * Authorised Person/General Manager/Accredited Certifier.</p> <p>Consent Authority: <u>BAULKHAM HILLS SHIRE COUNCIL</u>  Date of endorsement: <u>31-08-2007 10:10:2005</u>  Accreditation No: _____  Subdivision Certificate No: <u>10194</u>  File No: <u>2685-04</u></p> <p><small>* Delete whichever is inapplicable</small></p>	<p>Use PLANFORM 6A for additional  certificates, signatures and seals.</p>	
<p><b>SURVEYOR'S REFERENCE:</b> 1111 30896DP REVD 270807</p>		

\* OFFICE USE ONLY

Reg:R957786 Doc:DP 1154075 P /Rev:05-Aug-2010 /NSW LBS /Pg:ALL /Prt:16-Sep-2019 12:23 /Seq:1 of 2  
© Office of the Registrar-General /Str:INFOTRACK /Ref:castle hill lot 102 B55216

(BW) FACE OF BK WALL

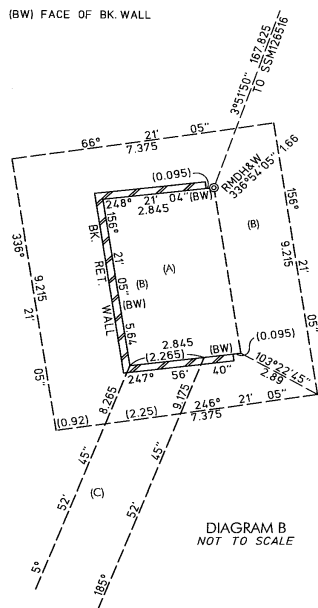


DIAGRAM B  
NOT TO SCALE

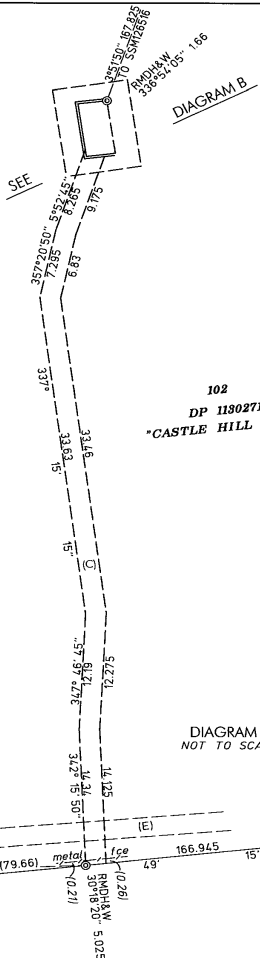


DIAGRAM A  
NOT TO SCALE

CONNECTIONS

SSM126516 TO SSM131477 "X"-"Y"  
342°03'27" 85.649 (MGA GND)  
342°03'27" 85.661 (SURVEY)  
PM24980 TO SSM126516  
33°53'00" 376.746 (MGA GND)  
33°52'11" 376.744 (SURVEY)  
SSM131477 TO PM24980  
204°58'39" 434.925 (MGA GND)  
204°57'52" 434.947 (SURVEY)

SURVEYING REGULATION 2006 CLAUSES 35(1)(B) AND 61(2)					
M.G.A. CO-ORDINATES					
MARK	EASTING	NORTHING	CLASS	ORDER	ORIGIN
SSM126516	312414.607	6 266717.774	C	3	SCIMS
SSM131477	312388.221	6 266799.259	C	3	SCIMS
PM24980	312204.566	6 266405.003	B	2	SCIMS
SOURCE : MGA CO-ORDINATES ADOPTED FROM SCIMS ON 06/NOV/2008					
COMBINED SCALE FACTOR 1.000018 ZONE:56					

SHOWGROUND

Surveyor: DAVID CHI  
Date of Survey: 10/11/2008  
Surveyor's Ref: B55216

PLAN OF EASEMENT AFFECTING LOT 102 DP1130271

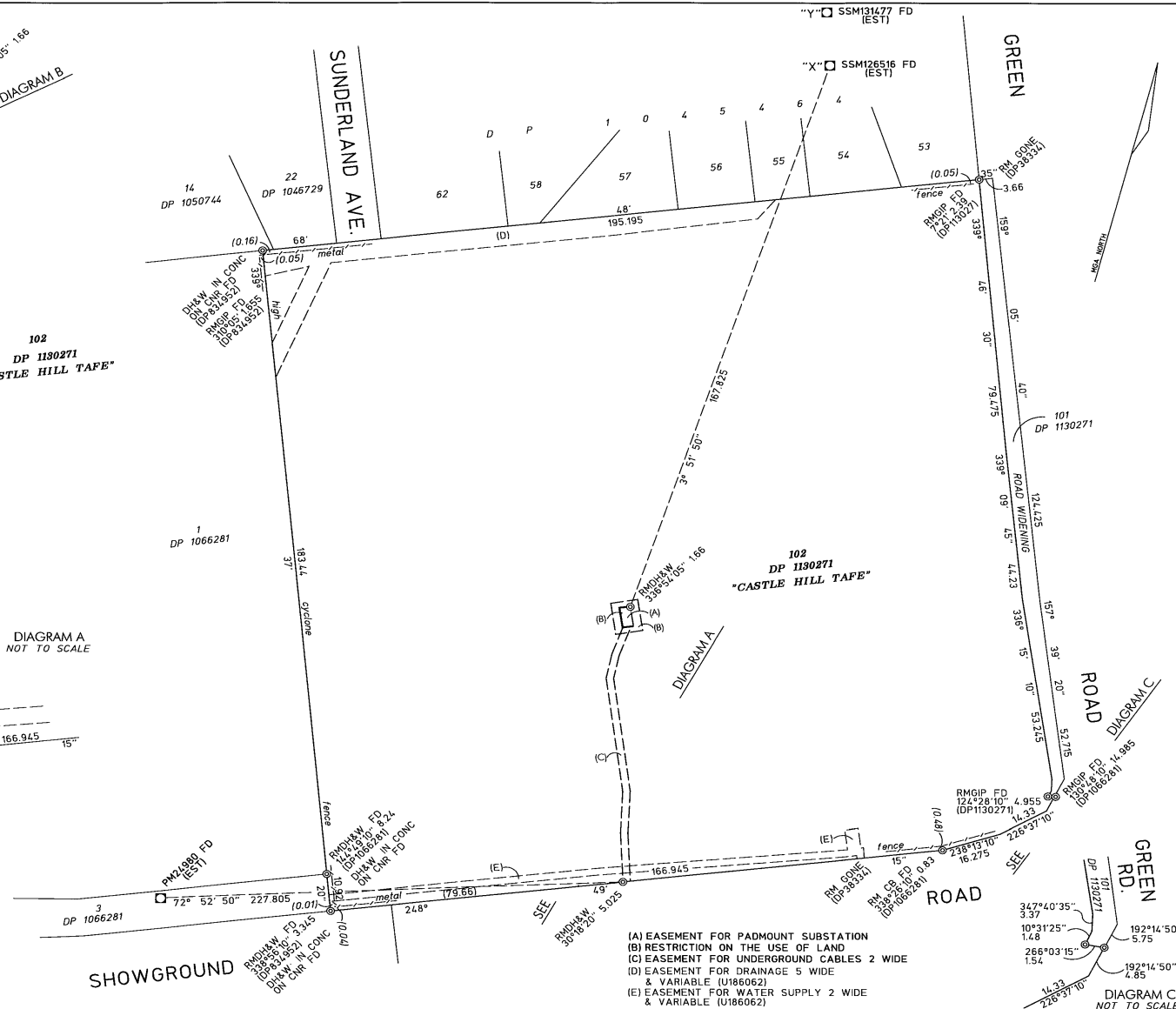
LGA: THE HILLS SHIRE  
Locality: CASTLE HILL  
Subdivision No: \_\_\_\_\_

Lengths are in metres. Reduction Ratio 1: 800

Registered:  
5.8.2010

DP1154075 P

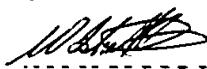



10	20	30	40	50	60	70	80	90	100	110	120	130	140
----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----



(A) EASEMENT FOR PADMOUNT SUBSTATION  
(B) RESTRICTION ON THE USE OF LAND  
(C) EASEMENT FOR UNDERGROUND CABLES 2 WIDE  
(D) EASEMENT FOR DRAINAGE 5 WIDE  
& VARIABLE (U186062)  
(E) EASEMENT FOR WATER SUPPLY 2 WIDE  
& VARIABLE (U186062)

DIAGRAM C  
NOT TO SCALE



DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 1 sheet(s)
<p><b>SIGNATURES, SEALS AND STATEMENTS</b>            of intention to dedicate public roads, to            create public reserves, drainage            reserves, easements, restrictions on the            use of land or positive covenants.</p> <p><b>PURSUANT TO SECTION 88B OF THE            CONVEYANCING ACT 1919 AS AMENDED            IT IS INTENDED TO CREATE</b></p> <p>1. EASEMENT FOR PADMOUNT SUBSTATION            2. EASEMENT FOR UNDERGROUND CABLES 2 WIDE            3. RESTRICTION ON THE USE OF LAND</p> <p style="margin-top: 20px;">Signed by <u>Colin Isbister</u>            Delegate of the Minister for Education            and Training under instrument of            Delegation given in accordance with            Sec 27 of the Technical and Further            Education Commission Act 1990</p> <p style="text-align: center;">            Proprietor</p>	<div style="text-align: center;">   <b>DP1154075 S</b> </div> <hr/> <p>Registered:  5.8.2010</p> <p>Title System <b>TORRENS</b></p> <p>Purpose: <b>EASEMENT</b></p> <hr/> <p><b>PLAN OF EASEMENT AFFECTING LOT 102            DP1130271</b></p> <hr/> <p><b>LGA :</b> <del>BAULKHAM HILLS</del> THE HILLS SHIRE</p> <p><b>Locality:</b> CASTLE HILL</p> <p><b>Parish:</b> CASTLE HILL</p> <p><b>County:</b> CUMBERLAND</p> <hr/> <p style="text-align: center;">Surveying Regulation, 2006</p> <p>DAVID CHI            of NSW DEPARTMENT OF COMMERCE            a surveyor registered under the Surveying Act, 2002, hereby certify that the            survey represented in this plan is accurate, has been made in            accordance with the Surveying Regulation, 2006 and was completed            on 10/11/2008</p> <p>The survey relates to <b>EASEMENTS (B), (C) &amp; (D)</b></p> <p>(here specify the land actually surveyed or specify any land shown in            the plan that is not the subject of the survey)</p> <p style="margin-top: 20px;">(Signature)  Dated <b>02/12/2008</b>            Surveyor registered under the Surveying Act, 2002</p> <p>Datum Line "X"-"Y"            Type <del>Urban/Rural</del></p> <hr/> <p style="text-align: center;">Plans used in preparation of Survey/Completion</p> <p>DP1130271            DP1066281            DP834952            DP1045464</p> <hr/> <p style="text-align: center;">(if insufficient space use Plan Form 6A annexure sheet)</p> <hr/> <p><b>SURVEYOR'S REFERENCE</b> B56216</p>	
<p><b>Crown Lands NSW/Western Lands Office Approval</b></p> <p>I, _____ in approving this plan certify            (Authorised Officer)</p> <p>that all necessary approvals in regard to the allocation of the land            shown hereon have been given</p> <p>Signature: _____</p> <p>Date: _____</p> <p>File Number: _____</p> <p>Office: _____</p>	<p style="text-align: center;"><b>Subdivision Certificate</b></p> <p>I certify that the provisions of s109J of the Environmental Planning            and Assessment Act 1979 have been satisfied in relation to</p> <p>the proposed _____ set out herein            * (insert 'subdivision' or 'new road')</p> <p style="text-align: center;">* Authorised Person/General Manager/Accredited Certifier</p> <p>Consent Authority _____</p> <p>Date of Endorsement _____</p> <p>Accreditation no: _____</p> <p>Subdivision Certificate no _____</p> <p>File no _____</p> <p style="margin-top: 10px;">* Delete whichever is inapplicable</p>	

• OFFICE USE ONLY



# NOTATION PLAN

Shire of Baulkham Hills ORIGINAL NOT IN DEPARTMENT OF LANDS

## PLAN

of part of Portion 55 (ph)

PARISH OF CASTLE HILL

COUNTY OF CUMBERLAND

Scale : 100 Feet to an Inch.

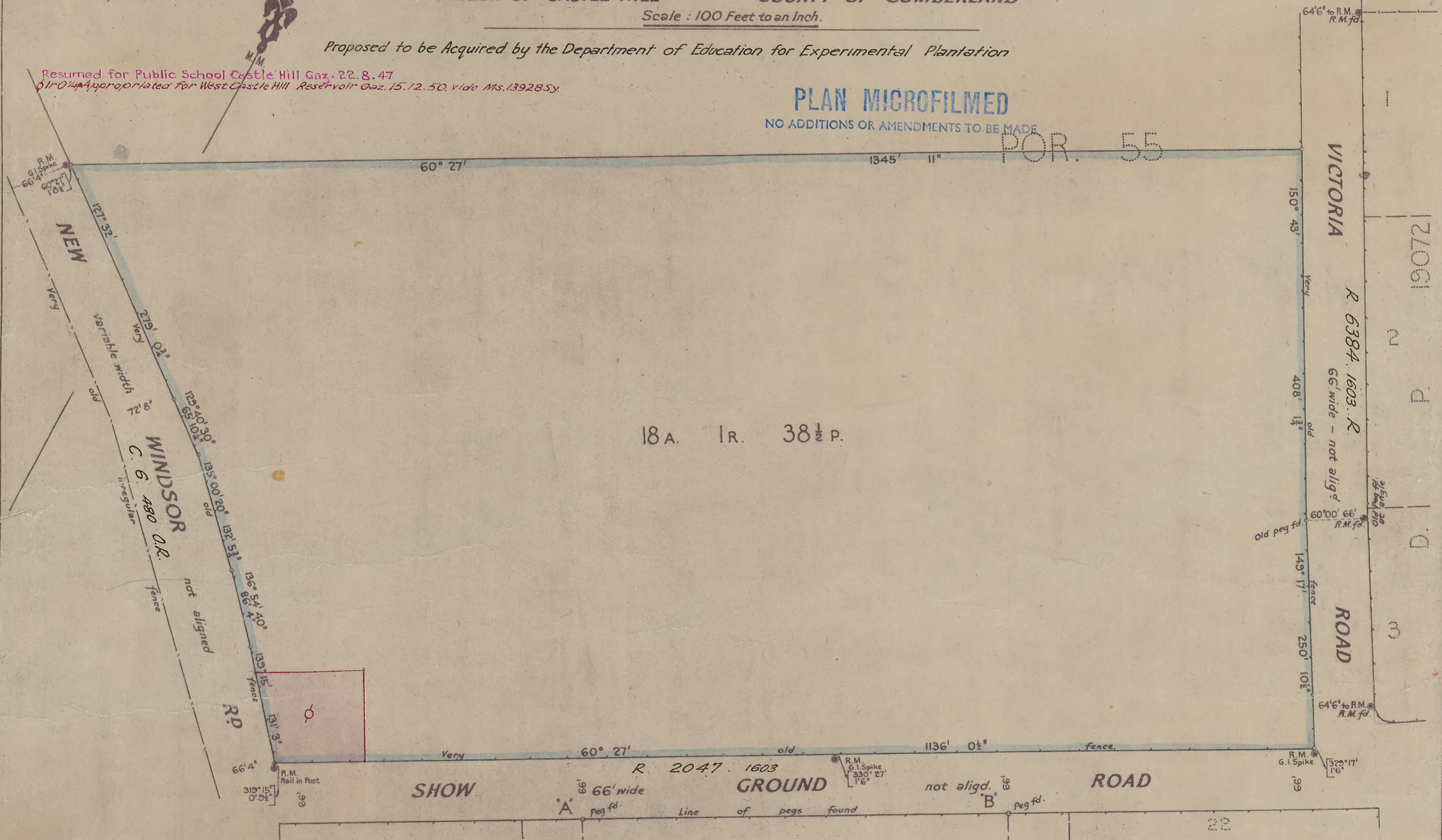
Pks. 47.2628

Note:- A copy of this plan has been approved as Ms.12358.Sy in the Department of Lands

Proposed to be Acquired by the Department of Education for Experimental Plantation

Resumed for Public School Castle Hill Gaz. 22.8.47  
110' 4" appropriated for West Castle Hill Reservoir Gaz. 15.12.50. vide Ms.13928.Sy.

PLAN MICROFILMED  
NO ADDITIONS OR AMENDMENTS TO BE MADE



Checked & Charted  
Examined and  
Plan Approved

I CERTIFY that this is a CORRECT COPY of the original plan of survey and of all notations thereon now relevant, I being the officer having the custody thereof.  
17 July 1947  
Officer-in-Charge, General Drafting Branch

Datum Line of Azimuth A-B

12358-3000

Subscribed and declared before me at Sydney  
this 14th day of May A.D. 1947

*Geoffrey Ansell Robin*

I, Geoffrey Ansell Robin of Castlereagh St, Sydney, a Surveyor registered under the Surveyors Act, 1929, do hereby solemnly and sincerely declare (a) that all boundaries and measurements shown on this plan are correct (b) that all survey marks found and relevant physical objects on or adjacent to the boundaries are correctly represented (c) that all physical objects indicated actually exist in the positions shown (d) that the whole of the material facts in relation to the land are correctly represented. (e) that the survey represented in this plan has been made in accordance with the Survey Practice Regulations 1933 by me and was completed on 12th May 1947 and the reference marks have been placed as shown hereon. And I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act, 1900.

(Signature)

Surveyor Registered under Surveyors Act 1929.

Ms. 12358 Sy. R.



449618  
49618

Crown Instrument not liable to Stamp Duty  
or payment of Registration or other fees.

R. J. McKAY  
Crown Solicitor  
per *[Signature]*

01445  
8/1/73

REAL PROPERTY ACT, 1900  
APPLICATION UNDER SECTION 31 A (2) (a)

I, RAYMOND JAMES McKAY, State Crown Solicitor hereby apply for the issue of a Certificate of Title in favour of THE MINISTER FOR EDUCATION for the land described in the Schedule hereto and hereby certify that:-

- (1) by Notification published in the Government Gazette No. 97 of the 22nd August, 1947<sup>8</sup> ( a true copy whereof is annexed hereto) the said land was with other land resumed and vested in The Minister of Public Instruction on behalf of His Majesty the King;
- (2) the said land has not been divested from The Minister for Public Instruction ( now The Minister for Education) and no estate or interest therein has been created in favour of any other person;
- (3) the said land is not under the provisions of the Real Property Act, 1900 and no sale lease or other transaction affecting it is intended to be completed prior to the issue of the Certificate of Title;
- (4) this application is correct for the purposes of the Real Property Act, 1900.

DATED at Sydney this

*fifth*

day of *January*

1973  
1972.

SCHEDULE

ALL THAT piece or parcel of land situated in the Shire of Baulkham Hills Parish of Castle Hill, County of Cumberland, being part of Portion 55 of 500 acres granted to George Acres and being Lot 1 in Deposited Plan. DP559615

30 6 1973

*72/2134  
castle hill  
George Acres  
Title  
Book 44*

SIGNED by RAYMOND JAMES McKAY )  
State Crown Solicitor by )  
JOHN WALTER HENRY who is )  
personally known to me: )  
*John Henry*

R. J. McKAY  
State Crown Solicitor  
per *[Signature]*

The Registrar General,  
SYDNEY.

12080 Vol. 163  
Cert. of Title issued by  
Dated 3 APR 1973 *mev*

NEW SOUTH WALES GOVERNMENT GAZETTE No. 97.

1947  
[29 Aug., 1947]

NOTIFICATION OF RESUMPTION OF LAND UNDER  
THE PUBLIC WORKS ACT, 1912. *Vol 1952*

IT is hereby notified and declared by His Excellency the Governor, acting with the advice of the Executive Council, that so much of the land hereunder described as is Crown land has been appropriated, and so much thereof as is private property has been resumed, under the Public Works Act, 1912, for the following public purpose, namely, a Public School at CASTLE HILL, and is vested in the Minister of Public Instruction in behalf of His Majesty the King for the purposes of the Public Instruction Act of 1880.

Dated the thirteenth day of August, one thousand nine hundred and forty-seven.

J. NORTHCOTT, Governor.

By His Excellency's Command,

R. J. HEFFRON, Minister of Public Instruction.

DESCRIPTION OF LAND REFERRED TO.

All that piece or parcel of land situated in the parish of Castle Hill, county of Cumberland, Shire of Baulkham Hills, being part of portion 55 of 500 acres granted to George Aron, commencing at the intersection of the south-western side of Victoria-road with the north-western side of Show Ground road and bounded thence on the north-east by the south-western side of Victoria-road bearing 329 degrees 17 minutes 29 seconds 10 1/2 inches; 330 degrees 43 minutes 408 feet 1 1/2 inches; thence on the north-west by a line bearing 240 degrees 27 minutes 1,345 feet 11 inches to the north-eastern side of New Wattle road; thence on the south-west by that side of that road bearing 127 degrees 32 minutes 278 feet 0 1/2 inches; 129 degrees 4 minutes 30 seconds 65 feet 10 1/2 inches; 135 degrees 00 minutes 20 seconds 132 feet 5 1/2 inches; 136 degrees 54 minutes 2 seconds 86 feet 4 inches; 139 degrees 15 minutes 131 feet 1 1/2 inches to the north-western side of Show Ground road; thence on the south-east by that side of that road bearing 60 degrees 27 minutes 1,136 feet 0 1/2 inch to the point of commencement containing an area of 18 acres 1 rood 38 1/2 perches and shown on plan catalogued Ma. 12,389 A/Lt. in the Department of Lands.

*Agrees with*

*MS 12358 Sy.*

*B*

This is the annexed Notification referred to in Application by the State Crown  
Solicitor dated the *fifth* day of  
*January* 1973.

*January*

49618

*lot 1*

*6.941 ha*

*29/73*

DP559615

*Lodged by:*

State Crown Solicitor  
Goodsell Building  
8-12 Chifley Square  
Sydney  
20355



12080163

NEW SOUTH WALES

# CERTIFICATE OF TITLE

PROPERTY ACT, 1900

Appln. No. 49618



Vol. **12080** Fol. **163**  
Edition issued 30-3-1973

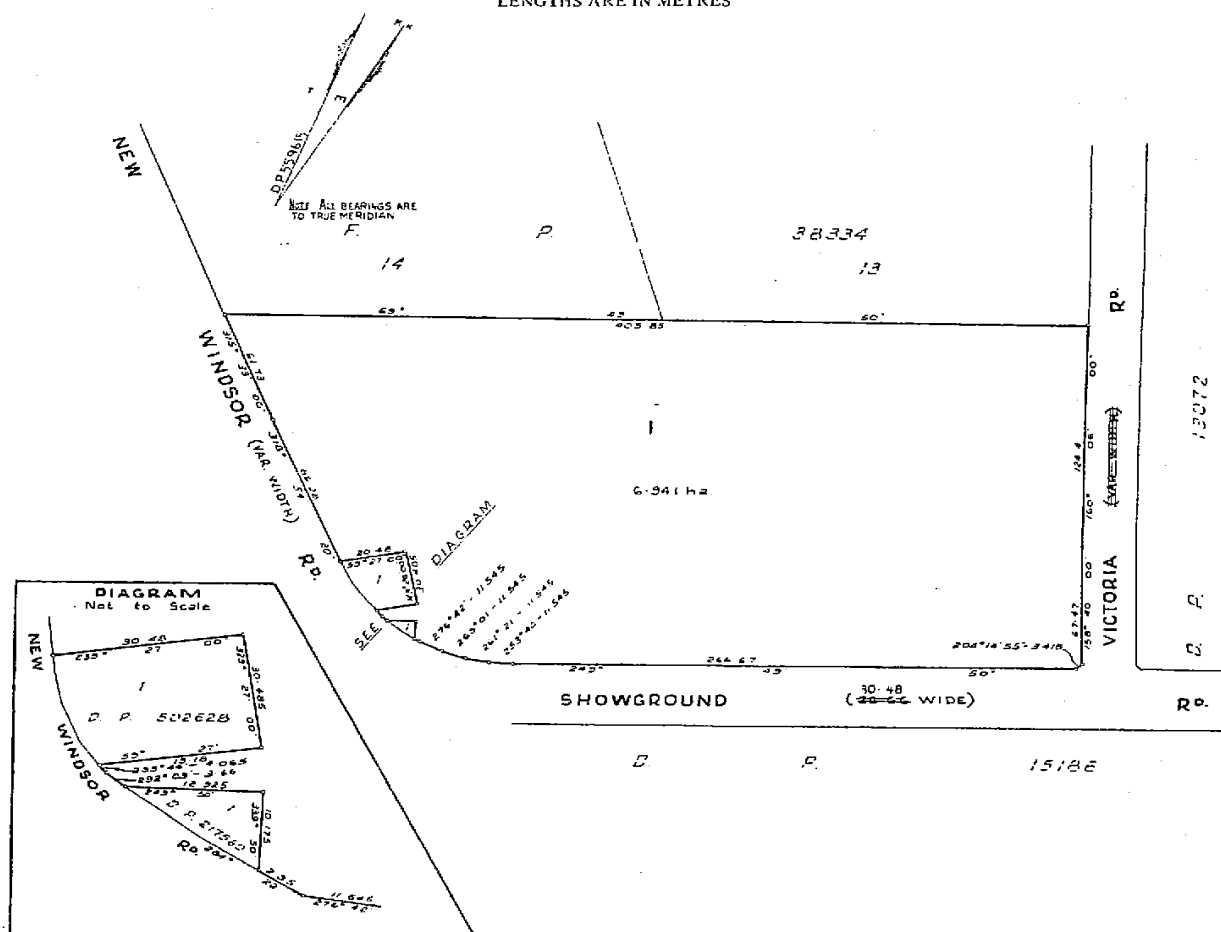
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

**CANCELLED**  
*Jawatson*  
Registrar General.  
**SEE AUTO FOLIO**



## PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



## ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 559615 at Kellyville in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland being part of Portion 55 granted to George Acres on 30-6-1823. EXCEPTING THEREOUT the minerals specified in Section 141 Public Works Act, 1912.

## FIRST SCHEDULE

THE MINISTER FOR EDUCATION.

## SECOND SCHEDULE

NIL.

*Jawatson*  
Registrar General.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TILES OFFICE.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

(Page 1) Vol. **12080** Fol. **163**

REGISTERED PROPRIETOR

**CANCELLED**

SEE AUTO FOLIO

INSTRUMENT		
NATURE	NUMBER	DATE

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED



LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

16/9/2019 12:25PM

FOLIO: 1/559615

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 12080 FOL 163

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
16/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
7/2/1991	DP807912	DEPOSITED PLAN	
<del>18/11/1991</del>	<del>Z596342</del>	<del>RESUMPTION APPLICATION</del>	FOLIO CANCELLED
3/2/2000	6532842	DEPARTMENTAL DEALING	

\*\*\* END OF SEARCH \*\*\*

castle hill lot 102

PRINTED ON 16/9/2019



RP 44



2  
596342P

## RESUMPTION APPLICATION

SECTION 31A (3), REAL PROPERTY ACT, 1900  
(See Instructions for Completion on back of form)

RA

A	1	of 1	
\$ 475			L/1

DESCRIPTION OF LAND Note (a)	Torrens Title Reference	If part only, delete Whole and give details	Location
	1/559615	<del>WHOLE</del> Lot 11 DP807912	PARISH: CASTLE HILL COUNTY: CUMBERLAND
APPLICANT Note (b)	ROADS AND TRAFFIC AUTHORITY OF NEW SOUTH WALES		OFFICE USE ONLY  OVER

Note (c) (the abovenamed Applicant) in consequence of the resumption notified in Government Gazette dated 5 APRIL, 1991, folio 2656, a true copy whereof appears hereunder, hereby applies to the Registrar General (i) to make all such recordings in the Register as may be necessary to give effect to the resumption so far as it relates to the land above described and (ii) to issue a new Certificate of Title for the resumed land.

Note (d)

Note (e)

COPY OF GAZETTE NOTIFICATION  
SEE ANNEXURE HEREWITH

EXECUTION  
Note (f)

DATE 10 APRIL, 1991

I hereby certify this application to be correct for the purposes of the Real Property Act, 1900.  
Signed in my presence by the authorised officer of the applicant

*E. de Lérw*  
Signature of Witness

*E DE LERW*  
Name of Witness (BLOCK LETTERS)

*SYDNEY-CLERK*  
Address and occupation of Witness

C45/EDL

H. R. ROBERTS  
State Crown Solicitor

*[Signature]*  
Signature of authorised officer

TO BE COMPLETED  
BY LODGING PARTY  
Notes (g)  
and (h)

LODGED BY STATE CROWN SOLICITORS OFFICE GOODSELL BUILDING 8-12 CHIFLEY SQUARE, SYDNEY, 2000 DX 19 813E		LOCATION OF DOCUMENTS	
Delivery Box Number		CT	OTHER
Checked			
Passed <i>RF 15</i>			
Registered - -19			
Signed			
Extra Fee			
Registrar General			
18 NOV 1991			
Cert. of Title			

OFFICE USE ONLY

RJ' 44

### INSTRUCTIONS FOR COMPLETION

This dealing should be lodged by hand at the Registrar General's Office.

Use this form where the land resumed is under the provisions of the Real Property Act, 1900.

Use this form where the land described is under the provisions of the Real Property Act.  
 Typewriting and handwriting should be clear, legible and in permanent non-copying ink.

Alterations are not to be made by erasure: the words rejected are to be ruled through and initialled by the applicant.

If the space provided is insufficient, additional sheets of the same size and quality of paper and having the same margins as this form should be used. Each additional sheet must be identified as an annexure and signed by the applicant and the attesting witness.

The following instructions relate to the side notes on the form.

(a) Description of land.

(i) **TORRENS TITLE REFERENCE.**—For a manual folio insert the Volume and Folio (e.g., Vol. 8514 Fol. 126). For a computer folio insert the folio identifier (e.g., 12701924). Title references should be listed in numerical sequence.

(ii) **PART/WHOLE.**—If part only of the land in the folio of the Register is the subject of the application, delete the word "Whole" and insert the lot and plan number, portion, &c.

(iii) **LOCATION.**—Insert the locality shown on the Certificate of Title/Crown Grant, e.g., at Chullora. If the locality is not shown, insert the Parish and County, e.g., Ph. Lismore Co. Rous

(b) State the name of Authority in which the land is vested.

(c) Show date and folio number of the Gazette notification.

(d) Delete this clause if the issue of a new certificate of title is not required.

(e) Insert a copy of the Gazette Notification. If the space provided is insufficient for this purpose, use an annexure sheet (identified as such) of the same size and quality of paper as this form.

(f) **Execution.**

The certificate of correctness under the Real Property Act, 1900 must be signed by an authorised officer of the applicant who should execute the dealing in the presence of an adult witness to whom he/she is personally known.

Any person falsely or negligently certifying is liable to the penalties provided by section 117 of the Real Property Act, 1900.

(g) Insert the name, postal address, Document Exchange reference, telephone number and delivery box number of the lodging party.

(h) If any document is lodged with this application, record in DOCUMENTS LODGED panel.

OFFICE USE ONLY

**FIRST SCHEDULE DIRECTIONS**

OFFICE USE ONLY

FIRST SCHEDULE DIRECTIONS					
(A)	FOLIO IDENTIFIER	(B) DIRECTION	(C) NAME		
		PREP	ROADS AND TRAFFIC AUTHORITY OF NEW SOUTH WALES 20 to Part E, being 661 in DP 807912 and THE MINISTER FOR EDUCATION 21 to the residual being 202 10 in DP 807912		
SECOND SCHEDULE AND OTHER DIRECTIONS					
(D)	FOLIO IDENTIFIER	(E) DIRECTION	(F) NOTFN TYPE	(G) DEALING NUMBER	(H) DETAILS
		OFF	NB		
		OFF	NB	DP 807912	
		ON	ZZ		New folios have issued for 108 10 & 11 in DP 807912.
		CT		NOCT	





*Application*  
ANNEXURE TO RESUMPTION DATED 10 APRIL, 1991

by the State Crown Solicitor

2656

OFFICIAL NOTICES

5 April 1991

**NOTIFICATION OF ACQUISITION OF LAND  
AND DECLARATION OF PUBLIC ROAD  
AT CASTLE HILL IN THE SHIRE OF  
BAULKHAM HILLS**

IT is hereby notified and declared by His Excellency the Governor, acting with the advice of the Executive Council, that in pursuance of the State Roads Act 1986 the land described in the Schedule hereunder in respect of so much of the said land as is Crown Land is hereby appropriated and in respect of so much of the said land as is private property is hereby resumed under the Public Works Act 1912 for the purposes of the State Roads Act 1986 and that all the said land is hereby vested in the Roads and Traffic Authority of New South Wales AND further that the said land is hereby declared a public road and placed under the care, control and management of the Council of the Shire of Baulkham Hills.

DATED at Sydney this 27th day of March 1991.

P R SINCLAIR  
Governor

By His Excellency's Command,

WAL MURRAY  
Deputy Premier and  
Minister for Roads

**SCHEDULE**

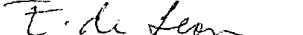
ALL that piece or parcel of land situate in the Shire of Baulkham Hills, Parish of Castle Hill and County of Cumberland, being part of the land comprised within Certificate of Title Folio Identifier 1/559615 and shown as Lot 11 Deposited Plan 807912.

The land is said to be in the possession of the Minister for Education.

(RTA Papers 31.12057)

**R. K. ROBERTS**  
State Crown Solicitor  
per 

Authorised Officer

Witness 



LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

16/9/2019 12:25PM

FOLIO: 10/807912

First Title(s): OLD SYSTEM

Prior Title(s): 1/559615

Recorded	Number	Type of Instrument	C.T. Issue
7/2/1991	DP807912	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
<del>18/11/1991</del>	<del>Z596342</del>	<del>RESUMPTION APPLICATION</del>	FOLIO CREATED CT NOT ISSUED
23/12/1993	DP834952	DEPOSITED PLAN	FOLIO CANCELLED

\*\*\* END OF SEARCH \*\*\*

castle hill lot 102

PRINTED ON 16/9/2019



LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

16/9/2019 12:24PM

FOLIO: 13/834952

First Title(s): OLD SYSTEM

Prior Title(s): 10/807912

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
24/12/1993	DP834952	DEPOSITED PLAN	FOLIO CREATED EDITION 1
27/4/1994	U186062	TRANSFER	EDITION 2
27/11/2002	DP1045464	DEPOSITED PLAN	
14/5/2004	DP1066281	DEPOSITED PLAN	
3/11/2008	DP1130271	DEPOSITED PLAN	FOLIO CANCELLED

\*\*\* END OF SEARCH \*\*\*

castle hill lot 102

PRINTED ON 16/9/2019

RP 13A STAMP DUTY



Crown Instrument not liable to Stamp Duty

H. K. ROBERTS

Crown Solicitor

DEF

**TRANSFER**  
**(INCLUDING EASEMENT/COVENANTS)**

REAL PROPERTY ACT, 1900

(See Instructions for Completion on back of form)

T

	of	
\$		R

DESCRIPTION  
OF LAND  
Note (a)

## LAND being transferred

Torrens Title Reference

If part Only, Delete Whole and Give Details

Location

Folio Identifier 12/834952

WHOLE

at Castle Hill

TENEMENTS  
PANELNote (b)  
This panel also to be  
completed for  
covenants by transferor

## Servient Tenement (Land burdened by easement)

## Dominant Tenement (Land benefited by easement)

Torrens Title Reference

Torrens Title Reference

Torrens Title Reference

Torrens Title Reference

Folio Identifier  
13/834952Folio Identifier  
12/834952TRANSFEROR  
Note (c)

MINISTER FOR EDUCATION, TRAINING AND YOUTH AFFAIRS

Note (d)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$1.00

and transfers an estate in fee simple in the land being transferred above described to the TRANSFEREE

TRANSFEREE  
Note (e)

THE TRUSTEES OF THE MUSEUM OF APPLIED ARTS AND SCIENCES

OFFICE USE ONLY

as joint tenants/tenants in common

OVER

TENANCY  
Note (a)PRIOR  
ENCUMBRANCES  
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. ....

2. .... 3. ....

AND the TRANSFEROR:-

Note (g)

(i) GRANTS RESERVES an easement as set out in SCHEDULE ONE hereto

(ii) COVENANTS with the TRANSFEREE as set out in SCHEDULE TWO hereto

Note (g)

AND the TRANSFEREE COVENANTS with the TRANSFEROR as set out in SCHEDULE THREE hereto

DATE 25 MARCH 1994

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

NEIL GOVER

EXECUTION  
Note (h)

Signed in my presence by the applicant who is personally known to me.

Signed by NEIL GOVER as delegate of  
the Minister for Education, Training and Youth Affairs  
under Instrument of Delegation given in accordance  
with Section 29 of the Technical and Further Education  
Commission Act, 1990.

Signature of Witness

C. ANDERSON

Name of Witness (BLOCK LETTERS)

601 Pacific Highway St. Leonards  
Address and Occupation of Witness

Signature of Transferor

H. K. ROBERTS  
State Crown Solicitor

DEF

Signature of Transferor

Note (h)

Signed in my presence by the transferee who is personally known to me.

H. K. ROBERTS State Crown Solicitor

Solicitor's Office, who is personally known to me.

Name of Witness (BLOCK LETTERS)

SIO NEIL - CLERK

Address and occupation of Witness

TAF:265-135 C11:JP

TO BE COMPLETED  
BY LODGING PARTY

Notes (i) and (j)

LODGED BY

STATE CROWN SOLICITORS OFFICE  
GOODSELL BUILDING  
8-12 CHIFLEY SQUARE, SYDNEY, 2000  
DX 19

Ref.:

8188

Delivery Box Number

LOCATION OF DOCUMENTS

CT OTHER

Herewith,

In L.T.O. with

Produced by

OFFICE USE ONLY

Checked

Passed

REGISTERED

-19

Secondary  
DirectionsDelivery  
Directions

Signed

Extra Fee

RP 13A  
1988

**SCHEDULE ONE HEREINBEFORE REFERRED TO**

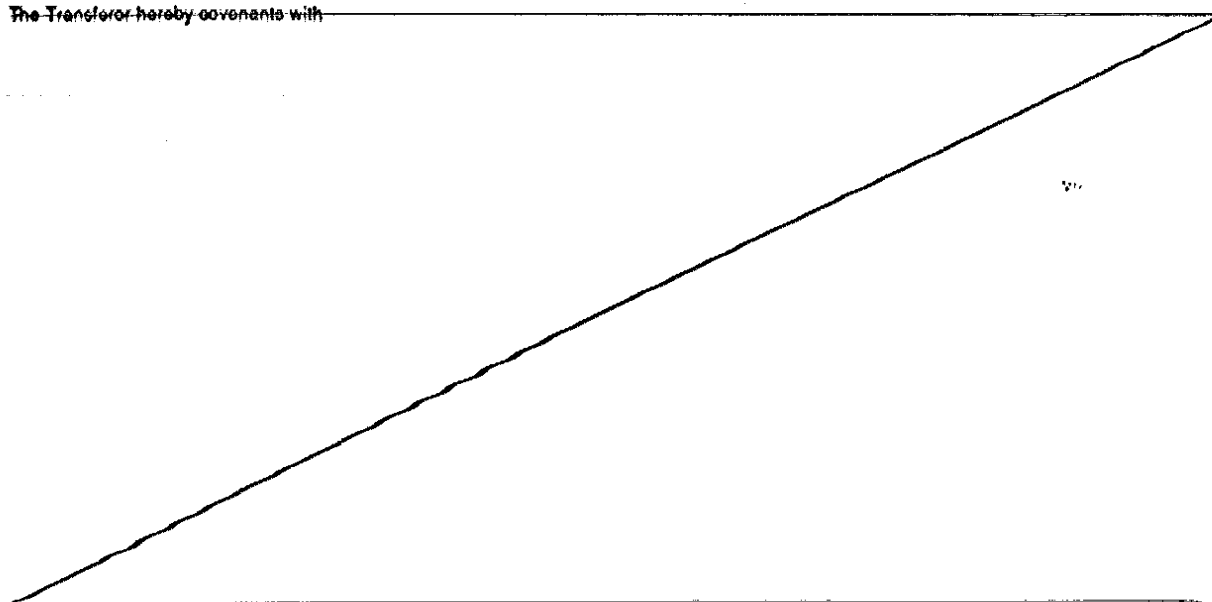
Notes (k) and (l)

The Transferor hereby grants/reserves Easements for drainage and water supply as shown as "Proposed Easement for Drainage 5 Wide and Variable" and "Proposed Easement for Water Supply 2 Wide and Variable" in Deposited Plan 834952 and set out in the annexure hereto marked "A".

**SCHEDULE TWO HEREINBEFORE REFERRED TO**

The Transferor hereby covenants with

Notes (m) and (l)  
Also complete  
Easements panel on  
front of form



Annexure "A"

1. Easement for Drainage

FULL AND FREE right for the body in whose favour this easement is created, and every person authorised by it, from time to time and at all times to drain water (whether rain, storm, spring, soakage, or seepage water) in any quantities across and through the land herein indicated as the servient tenement, TOGETHER WITH the right to use for the purposes of the easement any line of pipes already laid within the servient tenement for the purpose of draining water or any pipe or pipes in replacement or in substitution therefor and where no such line of pipes exists, to lay, place and maintain a line of pipes of sufficient internal diameter beneath or upon the surface of the servient tenement AND TOGETHER WITH the right of the body in whose favour this easement is created and every person authorised by it, with any tools, implements, or machinery, necessary for the purposes, to enter upon the servient tenement and to remain there for any reasonable time for the purpose of laying, inspecting, cleansing, repairing, maintaining, or renewing such pipeline or any part thereof AND for any of the aforesaid purposes to open the soil of the servient tenement to such extent as may be necessary PROVIDED THAT the body in whose favour this easement is created and the persons authorised by it will take all reasonable precautions to ensure as little disturbance as possible to the surface of the servient tenement and will restore that surface as nearly as practicable to its original condition.

2. Easement of Water Supply

FULL AND FREE right for the body in whose favour this easement is created and every person authorised by it, from time to time and at all times to pass and convey water in any quantities through the servient tenement TOGETHER WITH the right to use for the purposes of the easement any line of pipes (including works ancillary thereto) already laid within the servient tenement for the purposes of the passage and conveyance of such water or any pipe or pipes in replacement, substitution or duplication therefor and where no such line of pipes exists to lay place and maintain a line of pipes of sufficient internal diameter beneath the surface of the servient tenement and to lay place and maintain upon the surface of the servient tenement any works ancillary to the said line of pipes AND TOGETHER WITH the right of the body in whose favour this easement is created and every person authorised by it, with any tools, implements, or machinery, necessary for the purposes, to enter upon the servient tenement and to remain there for any reasonable time for the purposes of laying, inspecting, cleansing, repairing, maintaining, or renewing such pipeline or any part thereof (including works ancillary thereto) AND for any of


C11.TAF265.135.7p


*Barry* *C. Lind* *E. de la* *M*





the aforesaid purposes to open the soil of the servient tenement to such extent as may be necessary PROVIDED THAT the body in whose favour this easement is created and the persons authorised by it will take all reasonable precautions to ensure as little disturbance as possible to the surface of the servient tenement and will restore that surface as nearly as practicable to its original condition.

For the Transferor 

For the Transferee 

RP 13A  
1998

SCHEDULE THREE HEREINBEFORE REFERRED TO

B

Notes (n) and (l) The Transferee hereby covenants with

Use this side only for First and Second Schedule directions

DO NOT USE BOTH SIDES OF THE FORM

[illegible]

FOLIO IDENTIFIER	DIRECTION	NOTFN TYPE	DEALING NUMBER	DETAILS
13/834952	ON	EA		Easement for drainage affecting part of the land above described shown as "Proposed Easement for Drainage 5 wide & var." in DP 834952.
13/834952	ON	EB		Easement for Water Supply affecting part of the land above described shown as "Proposed Easement for Water Supply 2 wide & var." in DP 834952
12/834952	ON	EB		Easement for drainage appurtenant to the land above described affecting part of the land shown as "Proposed Easement for Drainage 5 wide & var." in DP 834952
12/834952	ON	EC		Easement for Water Supply appurtenant to the land above described affecting part of the land shown as "Proposed Easement for Water Supply 2 wide & var." in DP 834952
12 & 13/834952	CT'S	>	813E	



LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

16/9/2019 12:24PM

FOLIO: 102/1130271

First Title(s): OLD SYSTEM

Prior Title(s): 13/834952

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
3/11/2008	DP1130271	DEPOSITED PLAN	FOLIO CREATED EDITION 1
5/8/2010	DP1154075	DEPOSITED PLAN	EDITION 2
7/11/2016	AK729543	APPLICATION TO RECORD A NEW REGISTERED PROPRIETOR	EDITION 3

\*\*\* END OF SEARCH \*\*\*

castle hill lot 102

PRINTED ON 16/9/2019



FOLIO: 102/1130271

SEARCH DATE	TIME	EDITION NO	DATE
16/9/2019	12:23 PM	3	7/11/2016

LAND

LOT 102 IN DEPOSITED PLAN 1130271  
AT CASTLE HILL  
LOCAL GOVERNMENT AREA THE HILLS SHIRE  
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP1130271

FIRST SCHEDULE

MINISTER ADMINISTERING THE TECHNICAL AND FURTHER EDUCATION  
COMMISSION ACT 1990 (RP AK729543)

SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912)
- 2 U186062 EASEMENT FOR DRAINAGE AFFECTING THE PART(S) SHOWN  
SO BURDENED IN THE TITLE DIAGRAM
- 3 U186062 EASEMENT FOR WATER SUPPLY AFFECTING THE PART(S)  
SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 DP1045464 EASEMENT TO DRAIN WATER 5 METRE(S) WIDE AND VARIABLE  
APPURTENANT TO THE LAND ABOVE DESCRIBED
- ~~5 DP1154075~~ EASEMENT FOR PADMOUNT SUBSTATION AFFECTING THE  
PART(S) SHOWN SO BURDENED IN DP1154075
- ~~6 DP1154075~~ EASEMENT FOR UNDERGROUND CABLES 2 METRE(S) WIDE  
AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1154075
- 7 DP1154075 RESTRICTION(S) ON THE USE OF LAND

NOTATIONS

DP1066281 NOTE: PLAN FOR ROAD ACT, 1993

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

castle hill lot 102

PRINTED ON 16/9/2019

## **APPENDIX B**

### **NSW EPA**

# Contaminated Land & Waste Management Facilities

172 Showground Road, Castle Hill, NSW 2154

## Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

Map Id	Name	Address	Suburb	Notices	Area No	Location Confidence	Distance	Direction
N/A	No records in buffer							

Contaminated Land Records of Notice Data Source: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority  
Terms of use and disclaimer for Contaminated Land: Record of Notices, please visit  
<http://www.epa.nsw.gov.au/clm/clmdisclaimer.htm>

## Former Gasworks

Former Gasworks within the dataset buffer:

Map Id	Location	Council	Further Info	Location Confidence	Distance	Direction
N/A	No records in buffer					

Former Gasworks Data Source: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority

## National Waste Management Site Database

Sites on the National Waste Management Site Database within the dataset buffer:

Site Id	Owner	Name	Address	Suburb	Class	Landfill	Reprocess	Transfer	Comments	Loc Conf	Dist (m)	Direction
N/A	No records in buffer											

Waste Management Facilities Data Source: Geoscience Australia  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

## PFAS Investigation Sites

172 Showground Road, Castle Hill, NSW 2154

### EPA PFAS Investigation Program

Sites that are part of the EPA PFAS investigation program, within the dataset buffer:

Id	Site	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

EPA PFAS Investigation Program: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority

### Defence PFAS Investigation & Management Program

Sites being investigated or managed by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Investigation & Management Program Data Custodian: Department of Defence, Australian Government

### Airservices Australia National PFAS Management Program

Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

Map ID	Site Name	Impacts	Loc Conf	Dist	Dir
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia



## EPA Other Sites with Contamination Issues

172 Showground Road, Castle Hill, NSW 2154

### EPA Other Sites with Contamination Issues

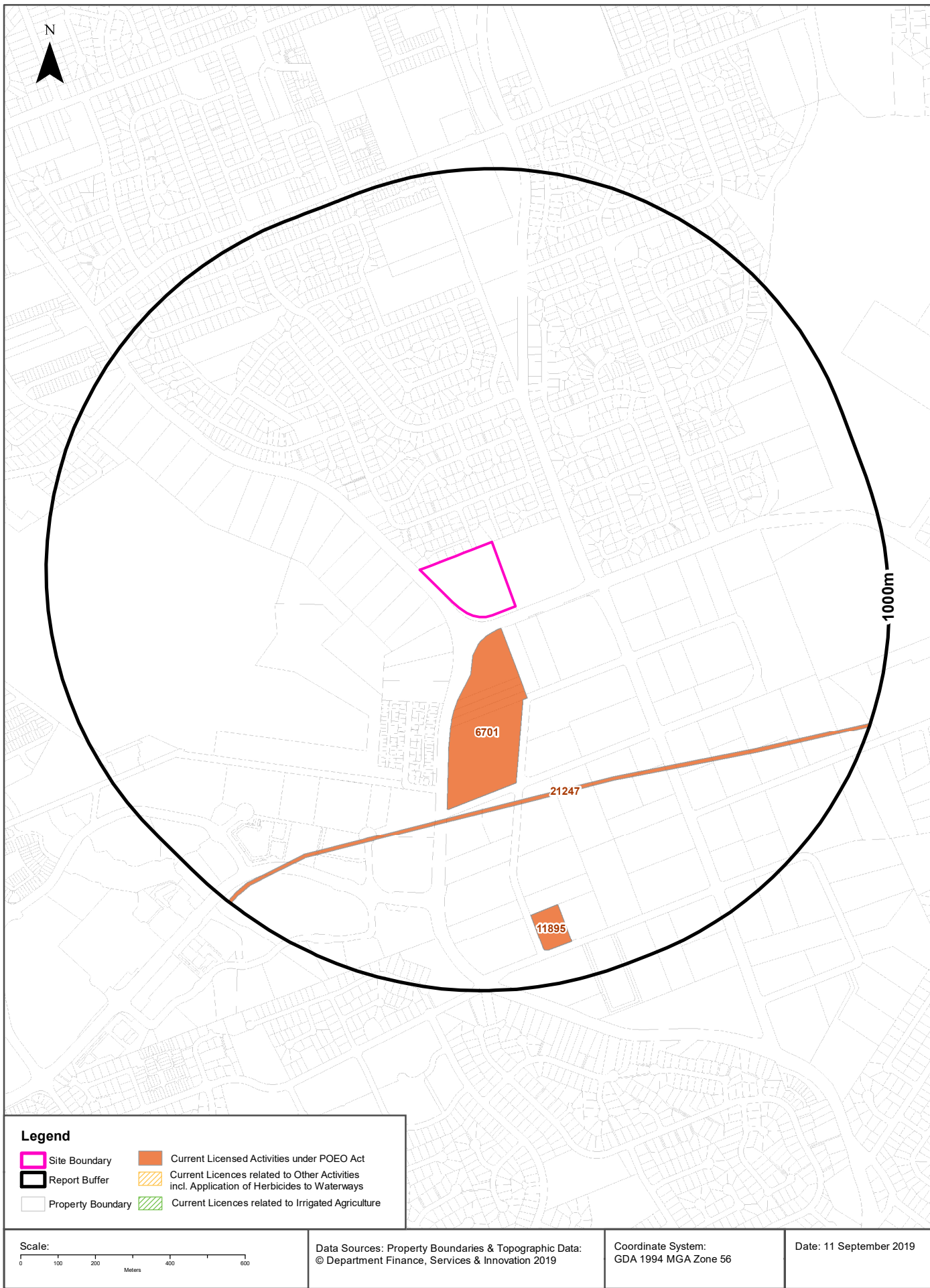
This dataset contains other sites identified on the EPA website as having contamination issues. This dataset currently includes:

- James Hardie asbestos manufacturing and waste disposal sites
- Radiological investigation sites in Hunter's Hill
- Pasminco Lead Abatement Strategy Area

Sites within the dataset buffer:

Site Id	Site Name	Site Address	Dataset	Comments	Location Confidence	Distance	Direction
N/A	No records in buffer						

EPA Other Sites with Contamination Issues: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority



## EPA Activities

172 Showground Road, Castle Hill, NSW 2154

### Delicensed Activities still regulated by the EPA

Delicensed activities still regulated by the EPA, within the dataset buffer:

Licence No	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
5968	HOBSON ENGINEERING CO PTY LTD	HOBSON ENGINEERING CO PTY LTD	14 VICTORIA AVE	CASTLE HILL	Hazardous, Industrial or Group A Waste Generation or Storage	Premise Match	341m	South East
11782	WALTER SCHELLANDER	BRONZING STUDIO - CHROMETECH	40/5 ANELLA AVENUE	CASTLE HILL	Hazardous, Industrial or Group A Waste Generation or Storage	Premise Match	453m	East
6735	ECOLAB PTY LTD	ECOLAB PTY LTD	6 HUDSON AVENUE	CASTLE HILL	Hazardous, Industrial or Group A Waste Generation or Storage	Premise Match	713m	South

Delicensed Activities Data Source: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority

### Former Licensed Activities under the POEO Act 1997, now revoked or surrendered

Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the dataset buffer:

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
10553	LENDLEASE ENGINEERING PTY LIMITED	ROUSE HILL DEVELOPMENT AREA, STAGE 2, KELLYVILLE, NSW 2155	Surrendered	27/11/2000	Miscellaneous licensed discharge to waters (at any time)	General Area/ Suburb Match	0m	Onsite
2872	HOLT LLOYD AUSTRALASIA PTY LTD	15 HUDSON AVE, CASTLE HILL, NSW 2154	Surrendered	24/05/2000	Hazardous, Industrial or Group A Waste Generation or Storage	Premise Match	251m	South East
20198	LENDLEASE ENGINEERING PTY LIMITED	North West Rail Link Early Works Project, Between Tallawong Road Maintenance Facility and Epping Station, EPPING	Surrendered	08/03/2013	Railway systems activities	Network of Features	486m	South
20319	THIESS PTY LTD	North West Rail Link Tunnels and Station Civil Works, Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL	Surrendered	30/09/2013	Railway systems activities	Network of Features	486m	South
12202	SIGMA-ALDRICH PTY. LIMITED	12 ANELLA AVENUE, CASTLE HILL, NSW 1765	Surrendered	23/11/2004	Hazardous, Industrial or Group A Waste Generation or Storage, Pharmaceutical and veterinary products production	Premise Match	547m	East
6080	ASPEN PHARMA PTY LTD	ASPEN PHARMA PTY LTD, 7 MAITLAND PLACE, BAULKHAM HILLS	Surrendered	23/06/2000	Pharmaceutical and veterinary products production	Premise Match	640m	South West
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered	09/11/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	676m	-

## EPA Activities

172 Showground Road, Castle Hill, NSW 2154

## Licensed Activities under the POEO Act 1997

Licensed activities under the Protection of the Environment Operations Act 1997, within the dataset buffer:

EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
6701	SMC CORPORATION (AUSTRALIA) PTY LTD	SMC PNEUMATICS (AUSTRALIA) PTY LTD	14-18 HUDSON AVENUE, CASTLE HILL, NSW 2154	CASTLE HILL	Metal waste generation	Premise Match	41m	South
21247	Metro Trains Sydney Pty Ltd		Sydney Metro Rail Network - as defined by premise maps. , ROUSE HILL, NSW 2155		Railway systems activities	Network of Features	496m	South
11895	CRC INDUSTRIES (AUST) PTY LIMITED	CRC INDUSTRIES (AUST) PTY LIMITED	9 GLADSTONE ROAD	CASTLE HILL	Dangerous goods production	Premise Match	792m	South

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	676m	-
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered	07/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	676m	-
5446	SYDNEY WATER CORPORATION	BAULKHAM HILLS (including Rouse Hill Development Area) - NSW 2153	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	676m	-
2847	PARKER HANNIFIN (AUSTRALIA) PTY. LIMITED	9 CARRINGTON ROAD, CASTLE HILL, NSW 2154	Surrendered	01/05/2000	Hazardous, Industrial or Group A Waste Generation or Storage	Premise Match	740m	East

Former Licensed Activities Data Source: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority



## **APPENDIX C**

### **PLANNING CERTIFICATE**



## **PLANNING CERTIFICATE UNDER SECTION 10.7 (2)**

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED.

Certificate Number: **102253**  
Reference: 8325 TITLES:147837  
Issue Date: 13 September 2019  
Receipt No: 6101818  
Fee Paid: \$ 53.00

ADDRESS: The Hills TAFE College - Castle Hill Campus, 2 Green Road,  
CASTLE HILL NSW 2154  
DESCRIPTION: Lot 102 DP 1130271

The land is zoned:  
**Zone R2 Low Density Residential**  
**Zone SP2 Infrastructure**

The following prescribed matters apply to the land to which this certificate relates:

The Environmental Planning and Assessment Amendment Act 1997 commenced operation on 1 July 1998. As a consequence of this Act, the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment Regulation 2000.

---

THIS CERTIFICATE IS DIRECTED TO THE FOLLOWING MATTERS  
PRESCRIBED UNDER SECTION 10.7 (2) OF THE ABOVE ACT.

---

**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.

(A) **Local Environmental Plans**

The Hills Local Environmental Plan 2012, as amended, applies to all land in the Shire unless otherwise stated in this certificate.

**State Environmental Planning Policies**

SEPP No.19 - Bushland In Urban Areas  
 SEPP No.21 - Caravan Parks  
 SEPP No.33 - Hazardous And Offensive Development  
 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 Apartment Development  
 SEPP No.70 - Affordable Housing (Revised Schemes)  
 SEPP (Building Sustainability Index: Basix) 2004  
 SEPP (State Significant Precincts) 2005  
 SEPP (Mining, Petroleum Production And Extractive Industries) 2007  
 SEPP (Miscellaneous Consent Provisions) 2007  
 SEPP (Infrastructure) 2007  
 SEPP (Exempt and Complying Development Codes) 2008  
 SEPP (Affordable Rental Housing) 2009  
 SEPP (State and Regional Development) 2011  
 SEPP (Vegetation in Non-Rural Areas) 2017  
 SEPP (Educational Establishments and Child Care Facilities) 2017  
 SEPP (Primary Production and Rural Development) 2019  
 Sydney Regional Environmental Plan No. 9 Extractive Industry (No.2 - 1995)  
 Sydney Regional Environmental Plan No. 20 Hawkesbury – Nepean River (No.2 – 1997)

The following SEPP's may apply to the land. Please refer to '**Land to which Policy applies**' for each individual SEPP.

SEPP (Housing For Seniors Or People With A Disability) 2004

- (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 Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

(A) **Proposed Local Environmental Plans**

Proposed The Hills Local Environmental Plan 2012 (Amendment No.) applies to this land.

**Refer Attachment 1(2)(A)**

(B) **Proposed State Environmental Planning Policies**

Draft State Environmental Planning Policy (Environment)  
Draft Remediation of Land State Environmental Planning Policy  
Draft State Environmental Planning Policy (Short-term Rental  
Accommodation) 2019

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

**The Hills Development Control Plan 2012**

Note: the land is within The Hills Development Control Plan 2012 Part D map sheet. Refer Council's website [www.thehills.nsw.gov.au](http://www.thehills.nsw.gov.au) to view the map sheet.

- (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 LEPs**

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP).

- (A) The Hills Local Environmental Plan 2012 applies to the land unless otherwise stated in this certificate and identifies the land to be:

**Zone R2 Low Density Residential**  
**Zone SP2 Infrastructure**

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

**Refer Attachment 2(B)**

Also refer to the applicable instrument for provisions  
regarding Exempt Development

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

**Refer Attachment 2(B)**

Also refer to the applicable instrument for provisions  
regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

**Refer Attachment 2(B)**

- (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?

**The Hills Local Environmental Plan 2012?**

**NO**

**Any other Planning Proposal?**

**NO**

- (F) Whether the land includes or comprises critical habitat?

**The Hills Local Environmental Plan 2012?**

**NO**

**Any other Planning Proposal?**

**NO**

- (G) Whether the land is in a conservation area (however described)?

**The Hills Local Environmental Plan 2012?**

**NO**

**Any Other Planning Proposal?**

**NO**

- (H) Whether an item of environmental heritage (however described) is situated on the land?

**The Hills Local Environmental Plan 2012?**

**NO**

**Any other Planning Proposal?**

**NO**

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

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP)*, or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the ACT.



- (A) State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

**State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) does not apply.**

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

**State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) does not apply.**

Note: This precinct plan applies to land within the Box Hill Precinct or Box Hill Industrial Precinct.

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

**Refer Attachment 2(B)**

Also refer to the applicable instrument for provisions regarding Exempt Development.

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

**Refer Attachment 2(B)**

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

**Refer Attachment 2(B)**

- (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?

**State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?**

**NO**

**Any amendments to Proposed State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?**

**NO**

**State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?**

**NO**

**Any amendments to Proposed State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?**

**NO**

- (F) Whether the land includes or comprises critical habitat?

**State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?**

**NO**

**State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?**

**NO**

- (G) Whether the land is in a conservation area (however described)?

**State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?**

**NO**

**State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?**

**NO**

- (H) Whether an item of environmental heritage (however described) is situated on the land?

**State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?**

**NO**

**State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?**

**NO**

### 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*.
- (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.
- (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.

#### **Housing Code, Rural Housing Code and Greenfield Housing Code**

Complying development under the Housing Code, Rural Housing Code and Greenfield Housing Code **may not** be carried out on the land **unless** the development is carried out on any part of the lot that is not affected by the following specific land exemption/s:

The land is reserved for a public purpose in the environmental planning instrument. Refer to the Land Zoning Map of the applicable instrument.

#### **Housing Alterations Code and General Development Code**

Complying Development under the Housing Alterations Code and General Development 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 not** be carried out on the land **unless** the development is carried out on any part of the lot that is not affected by the following specific land exemption/s:

The land is reserved for a public purpose in the environmental planning instrument. Refer to the Land Zoning Map of the applicable instrument.

#### **Commercial and Industrial Alterations, Container Recycling Facilities, Subdivision, Demolition and Fire Safety Codes**

Complying Development under the Commercial and Industrial Alterations, Container Recycling Facilities, Subdivision, Demolition and Fire Safety Codes **may be** carried out on the land.

Note: Where reference is made to an applicable map, this information can be sourced from the following websites:

The Hills Local Environmental Plan 2012 - [www.thehills.nsw.gov.au](http://www.thehills.nsw.gov.au)  
 State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct) or (Appendix 11 The Hills Growth Centre Precincts Plan) – <http://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/North-West-Priority-Growth-Area>

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

Whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B 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).

**NO**

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.

**5. Mine subsidence**

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Coal Mine Subsidence Compensation Act 2017?

**NO**

**6. Road widening and road realignment**

Whether or not the land is affected by any road widening or road realignment under -

- (A) Division 2 of Part 3 of the Roads Act 1993; or

**NO**

- (B) any environmental planning instrument; or

**YES**

The Hills Local Environmental Plan 2012 identifies the land as being zoned for "Classified Road" widening.

Refer Part 2(A) of this certificate for the applicable zoning and environmental planning instrument.

- (C) any resolution of council?

- a) The Hills Development Control Plan 2012?

**NO**

- b) Any other resolution of council?

**NO**

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

Whether or not the land is affected by a policy:

- (a) adopted by 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 sulphate soils or any other risk (other than flooding)?

Council's policies on hazard risk restrictions are as follows:

**(i) Landslip**

- a) By The Hills Local Environmental Plan 2012 zoning?

**NO**

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

- b) By The Hills Local Environmental Plan 2012 local provision?

**NO**

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

- c) By The Hills Development Control Plan 2012 provision?

**NO**

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

**(ii) Bushfire**

**YES**

**Please note this is a statement of policy only and NOT a statement on whether or not the property is affected by bushfire. That question is answered in Section 11 of this certificate.**

The NSW Rural Fire Service Guidelines entitled 'Planning for Bushfire Protection 2018'. Development subject to bushfire risk will be required to address the requirements in these guidelines and can be downloaded off the RFS web site [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

The Development Control Plan may also contain provisions for development on Bushfire Prone Land and Bushfire Hazard Management. Refer Part 1(3) of this certificate for the applicable Development Control Plan.

**(iii) Tidal inundation**

**NO**



**Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by tidal inundation.**

**(iv) Subsidence**

**NO**

**Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by subsidence.**

**(v) Acid sulphate soils**

**NO**

**(vi) Land contamination**

**NO**

**Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by contamination or potential contamination.**

**(vii) Any other risk**

**NO**

**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?

**NO**

**Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.**

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls?

**NO**

**Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.**

- (3) Words and expressions in this clause have the same meanings as in the standard instrument set out in 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 27 of the Act.

**The Hills Local Environmental Plan 2012?**

**NO**

**Any other Planning Proposal?**

**NO**

**State Environmental Planning Policy?**

**NO**

**Proposed State Environmental Planning Policy?**

**NO**

**9. Contributions plans**

The name of each contributions plan applying to the land:

**08A-08D - KELLYVILLE/ROUSE HILL  
THE HILLS SECTION 7.12**

**9A. Biodiversity certified land**

Whether the land is biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016?

**NO**

**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.

**10. Biodiversity stewardship sites**

Whether the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016 (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)?

**NO**

**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.

**10A. Native vegetation clearing set asides**

Whether the land contains a set aside area under section 60ZC of the Local Land Services Act 2013 (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)?

**NO**

**11. Bush fire prone land**

Has the land been identified as bush fire prone land?

**NO**

**12. Property vegetation plans**

Has the council been notified that a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applies to this land?

**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 this land (but only if the council has been notified of the order)?

**NO**

**14. Directions under Part 3A**

Whether 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?

**NO**

**15. Site compatibility certificates and conditions for seniors housing**

(a) Whether there is a current site compatibility certificate (seniors housing) of which council is aware, issued under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land?

**NO**

(b) Whether there are any terms of a kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?

**NO**

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

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?

**NO**

**17. Site compatibility certificates and conditions for affordable rental housing**

(1) 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?

**NO**

(2) Whether there are any terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land?

**NO**

**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.

**NO DEVELOPMENT PLAN APPLIES**

(2) The date of any subdivision order that applies to the land.

**NO SUBDIVISION ORDER APPLIES**

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

**19. Site verification certificates**

Whether there is a current site verification certificate, of which the council is aware, in respect of the land?

**NO**

**Note.** A site verification certificate sets out the Secretary'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*.

**20. Loose-fill asbestos insulation**

Does the land include any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that is listed on the Loose-Fill Asbestos Insulation Register that is required to be maintained under that Division?

Council has **not** been notified by NSW Fair Trading that the land includes any residential premises that are listed on the register. Refer to the NSW Fair Trading website at [www.fairtrading.nsw.gov.au](http://www.fairtrading.nsw.gov.au) to confirm that the land is not listed on this register.

**Note:** There is potential for loose-fill asbestos insulation in residential premises that are not listed on the Register. Contact NSW Fair Trading for further information.

**21. Affected building notices and building product rectification orders**

(1) Whether there is any affected building notice of which the council is aware that is in force in respect of the land?

**NO**

(2) (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?

**NO**

(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?

**NO**

(3) In this clause:

**affected building notice** has the same meaning as in Part 4 of the *Building Products (Safety) Act 2017*.

**building product rectification order** has the same meaning as in the *Building Products (Safety) Act 2017*.

**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,

**NO**

(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,

**NO**



(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,

**NO**

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act – if it is subject to such an order at the date when the certificate is issued,

**NO**

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

**NO**

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**THE HILLS SHIRE COUNCIL**

*This land has frontage to a "Classified Road". Roads and Maritime Services, 27-31 Argyle St, Parramatta, is the responsible authority for classified roads and should be consulted for any road widening proposals.*

**MICHAEL EDGAR**  
**GENERAL MANAGER**

Per: 

**PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE. WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.**

**ATTACHMENT 1(2)(A)**

**PLANNING PROPOSAL 1/2017/PLP - REMOVES CITY OF PARRAMATTA FROM THE HILLS SHIRE COUNCIL & CREATES LEP 2017**

As a result of the State-wide Council Boundary Review process in May 2016, the Hills Shire Council area was reduced, with part of The Hills Shire becoming part of the new City of Parramatta Council Local Government Area.

This means that LEP 2012 is currently being administered by two Councils. The planning proposal seeks an administrative amendment to The Hills Local Environmental Plan 2012 to:

1. Create a new local environmental plan and associated maps which will be known as *The Hills Local Environmental Plan 2017* and which will apply to land within The Hills Local Government Area.
2. Amend *The Hills Local Environmental Plan 2012* and associated maps so that it only applies to land formerly in The Hills Local Government Area, now in the City of Parramatta. This instrument will continue to be known as *The Hills Local Environmental Plan 2012*.

The separation of LEP 2012 into two plans will allow both Councils to manage the ongoing planning framework independently. The proposal is an administrative amendment only and there is no proposal to change the planning controls that currently apply to land within The Hills Shire or the City of Parramatta.

Delegation for making of the LEP 2012 has not been issued to Council under the Gateway Determination.

For further information please contact Council's Duty Planner on 9843 0469.

The above details are in keeping with the exhibited planning proposal. Please note that changes to the planning proposal may be made post exhibition. The current status and details of the planning proposal can be viewed on Council's website [www.thehills.nsw.gov.au](http://www.thehills.nsw.gov.au) under the 'Building & Planning' menu bar, then 'Application Tracking'.

**ATTACHMENT 2(B)****Zone R2 Low Density Residential****1 Objectives of zone**

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To maintain the existing low density residential character of the area.

**2 Permitted without consent**

Home business; Home occupations

**3 Permitted with consent**

Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Dual occupancies; Dwelling houses; Group homes; Health consulting rooms; Home-based child care; Oyster aquaculture; Pond-based aquaculture; Respite day care centres; Roads; Tank-based aquaculture; Any other development not specified in item 2 and 4

**4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Port facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Service stations; Sewerage systems; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

**NOTE:** This land use table should be read in conjunction with the Dictionary at the end of The Hills LEP 2012 which defines words and expressions for the purpose of the plan.

**NOTE:** Activities permitted without development consent are still subject to other provisions in Environmental Planning Instruments and/or Acts.

**ATTACHMENT 2(B)**

**Zone SP2     Infrastructure**

**1       Objectives of zone**

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

**2       Permitted without consent**

Roads

**3       Permitted with consent**

The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

**4       Prohibited**

Any development not specified in item 2 or 3

**NOTE:** This land use table should be read in conjunction with the Dictionary at the end of The Hills LEP 2012 which defines words and expressions for the purpose of the plan.

**NOTE:** Activities permitted without development consent are still subject to other provisions in Environmental Planning Instruments and/or Acts.

**APPENDIX D**  
**GROUNDWATER**


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