
Report on Preliminary Site Investigation

Proposed Residential Development

72 & 82-86 Menangle Road, Camden NSW

Prepared for Homes NSW

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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

Signature

Date

Author		23 June 2026
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Executive Summary

Douglas Partners Pty Ltd (Douglas) has been engaged by Homes NSW to prepare this preliminary site investigation (contamination) (PSI) undertaken for a proposed residential development for the site at 72 & 82-86 Menangle Road, Camden NSW (the site). The site is shown on Drawing 1, Appendix A.

This PSI report has been prepared by Douglas as part of the Environmental Impact Statement (EIS) for a State Significant Development (SSD) application and concurrent rezoning for a social and affordable housing development at 72 and 82-86 Menangle Road, Camden.

The site is located at 72 and 82-86 Menangle Road, Camden, in the Camden Local Government Area (LGA) and has a combined site area of 7,184 m².

The SSDA seeks approval for the construction of two residential flat buildings comprising a total of 95 social and affordable housing dwellings.

The objective of the PSI is to assess the potential for contamination at the site based on past and present land uses and to comment on the need for further investigation and/or management with regard to the proposed development.

A desktop review of site history information and a site walkover was undertaken to identify potential areas of environmental concern (PAEC) and related contaminants of potential concern (CoPC) which may arise from previous and current land uses. The desktop investigation comprised review of published mapping, groundwater bores registered with the NSW Office of Water on or adjacent the site, aerial photography, the NSW Environment Protection Authority (EPA) public and planning registers, and current and historic title deeds.

A Site Search for Schedule 11 Hazardous Chemicals on Premises application was lodged with SafeWork NSW on 3 February 2026, and a request was made on 3 February 2026 to Camden Council for the release of any Council information of relevance to the site under the Government Information (Public Access) Act 2009 (GIPA).

The results of the site history investigation identified that the site was historically used for rural land-use purposes, likely for grazing since at least 1947. A large residential unit block was constructed on the property at 72 Menangle Road and residential dwellings were constructed on the properties at 82-86 Menangle Road sometime between 1956 and 1969. The subject site has remained relatively unchanged since at least 1969 and appears to have been used for residential purposes and/or health services associated with the nearby Camden Hospital located to the northwest of the site.

The following potential areas of environmental concern (PAEC) and potential sources of contamination were identified from the PSI desktop investigation and site walkover:

- **PAEC1** - Potential for contamination of soils across the site, as the result of potential importation of fill material associated with levelling, bulk earthworks and construction of buildings, garden beds, and general ground disturbances observed in aerial photographs;
- **PAEC2** - Former structures, residential unit block and dwellings/associated current structures; and
- **PAEC3** - Potential for contamination of surface soils, as a result of fly-tipped refuse material.

Several fragments of potential asbestos containing material (PACM) were observed on the ground surface during the site walkover beneath and in the immediate vicinity the three residential dwellings on 82- 86 Menangle Road. Given the findings of the hazardous building materials reports provided for these dwellings (Discussed in Section 5.1), it is likely that several of these fragments contain asbestos. Notwithstanding this representative samples should be collected and tested to confirm the presence of asbestos. If asbestos is identified, surface soils within the building footprints will require remediation for the site to be suitable for residential use.

Following demolition, further intrusive soil investigations, including asbestos assessment, will be necessary beneath the buildings. A Detailed Site Investigation (DSI) is also required to be completed to determine the extent of any contamination from identified potential sources and to confirm whether other contamination sources are present.

In the event that contamination associated with these potential sources is present at the site, it is likely to be localised and readily amenable to clean-up (if required) through conventional remediation approaches.

With respect to site contamination, the recommended further assessment should build on the information provided in this report with reference to National Environment Protection Council (NEPC, 1999) National Environment Protection Council (Assessment of Site Contamination) Measure 1999 (amended 2013) (NEPC, 2013).

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Report on Preliminary Site Investigation Proposed Residential Development 72 & 82-86 Menangle Road, Camden NSW

1. Introduction

Douglas Partners Pty Ltd (Douglas) has been engaged by Homes NSW to prepare this preliminary site investigation (contamination) (PSI) undertaken for a proposed residential development for the site at 72 & 82-86 Menangle Road, Camden NSW (the site). The site is shown on Drawing 1, Appendix A.

This PSI report has been prepared by Douglas as part of the Environmental Impact Statement (EIS) for a State Significant Development (SSD) application and concurrent rezoning for a social and affordable housing development at 72 and 82-86 Menangle Road, Camden.

The site is located at 72 and 82-86 Menangle Road, Camden, in the Camden Local Government Area (LGA) and has a combined site area of 7,184 m².

The SSDA seeks approval for the construction of two residential flat buildings comprising a total of 95 social and affordable housing dwellings.

The objective of the PSI is to assess the potential for contamination at the site based on past and present land uses and to comment on the need for further investigation and/or management with regard to the proposed development.

This report must be read in conjunction with all appendices including the notes provided in Appendix B.

The following key guidelines were consulted in the preparation of this report:

- NEPC *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013)* [NEPM] (NEPC, 2013); and
- NSW EPA *Guidelines for Consultants Reporting on Contaminated Land* (NSW EPA, 2020).

1.1 Secretary's environmental assessment requirements (SEARs)

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-116982991) on 11 May 2026 as detailed in Table 1 below.

Table 1: Relevant SEARS considered

Issue	SEARS requirement	Section reference
13. Contamination and Remediation	In accordance with Chapter 4 of the <i>State Environmental Planning Policy (Resilience</i>	Preliminary Site Investigation - This report

	<i>and Hazards) 2021, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development.</i>	
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1.2 Proposed development

The SSD application seeks consent for the following:

- Site preparation works including excavation.
- Construction of two residential flat buildings containing 95 dwellings for the purpose of social and affordable housing.
- Construction of one level of basement parking for each residential flat building.
- Associated landscaping and communal open space.
- Infrastructure servicing.

2. Scope of work

The following scope of works was undertaken for this PSI:

- Review of local topographic, geological, soil, acid sulfate and salinity mapping;
- Search for groundwater bores registered with the NSW Office of Water located on or adjacent to the site;
- Review of aerial photography to identify Potential Areas of Environmental Concern (PAEC);
- Search of the NSW EPA Land Information records to confirm that there are no statutory notices or licences current on any parts of the site or nearby surrounds under the *Contaminated Land Management Act 1997* and the *Protection of the Environment Operations Act 1997*;
- SafeWork NSW search for dangerous goods stored or previously stored on site;
- Summary of current and historic titles and Deposited Plans to identify previous owners that may indicate any potentially contaminating activities that may have occurred onsite;
- Review of readily available Council records and Section 10.7 certificate;
- A site walkover by a Douglas Environmental Scientist to observe the site conditions and identify any visible additional PAEC;
- Development of a preliminary conceptual site model (CSM); and
- Preparation of this PSI report outlining the details of the investigation aims, objectives and methodologies and recommendations on the need for further investigation or remedial/management measures, if required.

3. Site information

Site address	72 & 82-86 Menangle Road, Camden NSW
Legal description	72 Menangle Road (Lots 73-77 & 86 Deposited plan (DP) 21405); 82 Menangle Road (Lot 1 DP24039); and 84 – 86 Menangle Road (Lots 2 & 3 DP24039).
Approximate area	7,184 m ²
Zoning	Zone SP2 Infrastructure (Hospital)
Local council area	Camden Council
Current use	72 Menangle Road - Unoccupied three storey housing estate building (Former nurse's quarters) 82 Menangle Road – residential dwelling previously used as an office of administration 84-86 Menangle Road – two residential dwellings
Surrounding uses	North – Menangle Road with Camden Hospital beyond to the northwest. Gilbulla Avenue and residential properties are located to the northeast. East – Residential South – Residential West – Menangle Road with Old Hume highway and residential properties beyond



Figure 1: Site location (shown in red outline)

4. Environmental setting

4.1 Topography

Regional topographic data indicates that surrounding levels are undulating.

As shown in Figure 2 below, the 2 m elevation contour topographical mapping indicates that the site is sloping from the west to the east with an overall difference in level of approximately 7 m from the highest part of the site (Reduced Level [RL] 88 m relative to Australian Height Datum [AHD]) in the north western portion to the lowest (RL 81 m) in the south eastern portion.



Figure 2: Topography of the site (2 m elevation contours)

Site boundary as shown in red outline;
2 m elevation contours shown in orange outline.

4.2 Site geology

The NSW Seamless Geological Series (GSNSW, 2019), presented below as Figure 3, indicates that most of the site is underlain by Bringelly Shale of Triassic age of the Wianamatta Group (mapping unit 'Twib').

The Bringelly Shale formation typically comprises claystone, siltstone and laminite with fine to medium-grained lithic sandstone members and rare layers of carbonaceous claystone, siltstone, coal and tuff. Sideritic bands are common. Bringelly Shale typically weathers to form clays of either medium or medium to high plasticity. The alluvial floodplain deposits are described as typically comprising clay, silt, and very fine to medium grained, lithic to quartz-rich sand.

The southern portion of the site (at 84-86 Menangle Road) is underlain by Bringelly shale (sandstone of the Triassic age Wianamatta Group (mapping unit 'Twib_s') which is typically comprised of fine to medium grained quartz-lithic sandstone.



Figure 3 – NSW Seamless Geological Series Mapping

4.3 Soils landscape

Reference to the Penrith 1:100 000 Soils Landscape Sheet (Bannerman & Hazelton, 2011), indicates that most of the site is underlain by residual Blacktown soils and erosional Luddenham soil.

The Blacktown soil landscape (mapping unit bt) is characterised by a topography of gently undulating rises on Wianamatta group shales and Hawkesbury formation shales, with local relief to 30 m and slopes usually less than 5%, typically represented by broad rounded crests and ridges with gently inclines slopes. The mapping indicates that the shallow to moderately deep soil horizon (< 100 cm) comprises red and brown podzolic soils on crests, upper slopes and in well-drained areas. The deeper areas of the soil horizon (150 – 300 cm) comprises yellow podzolic soils and soloths on lower slopes and in areas of poor drainage. These soils are typically of low fertility, are moderately reactive, highly plastic, and generally have poor soil drainage.



Figure 4 – Soil Landscape Features

4.4 Acid sulfate soils

Reference to the acid sulfate soils information provided by the CSIRO Australian Soil Resource Information System website (CSIRO, 2014) indicates the site is in an area mapped as having an extremely low probability of occurrence (C4 rating) of acid sulfate soils.

4.5 Surface water and groundwater

Watercourses present within or nearby to the site are shown in Figure 5 on the following page. The nearest surface water receptor is a small unnamed creek located approximately 250 m to the east of the site. The creek flows in a southwest to northeast direction and drains into the Nepean River which flows to the north.

A search of the publicly available registered groundwater bore database indicated that there are no registered groundwater bores within 1 km of the site.

Based on the regional topography and the inferred flow direction of nearby water courses, the anticipated flow direction of groundwater beneath the site is to the east, towards the unnamed creek which drains into the Nepean River, the likely receiving surface water body for the groundwater flow path.

Given the local geology (i.e. Bringelly Shale), the groundwater in the fractured rock beneath the site is anticipated to be saline and very low yield. Accordingly, there would be no significant potential beneficial uses of the groundwater.



Figure 5: Surface water courses

5. Site history

5.1 Review of Previous Investigations

A review of the following reports, provided by Homes NSW, was completed which are relevant to the current investigation:

- ContinuoOne Greencap Online Risk Solutions (2021) *Hazardous Material Risk Assessment, NSW Health Camden Hospital – Cottages, 84-86 Menangle Road, Camden NSW 2570*, ContinuoOne Greencap ref, C109541 : J168640 dated February 2021 (ContinuoOne Greencap, 2021A); and
- ContinuoOne Greencap Online Risk Solutions (2021) *Hazardous Material Risk Assessment, NSW Health Camden Hospital – The Nurses Quarters, 84-86 Menangle Road, Camden NSW 2570*, ContinuoOne Greencap ref, C109541 : J168640 dated February 2021 (ContinuoOne Greencap, 2021B)

A summary of key reports is provided in the following subsections.

5.1.1 **ContinuOne Greencap (2021A)**

ContinuOne Greencap (2021A) was a non-destructive hazardous material risk assessment of the cottage structures (Cottage 84 & 85) at 84-86 Menangle Road and included the following as part of the completed scope:

- Inspect representative and accessible areas of the site to identify the following hazardous materials: asbestos, synthetic mineral fibre (SMF), lead paint and lead dust;
- Identify the likelihood of hazardous materials in accessible areas;
- Identify the types of hazardous materials and their condition;
- Assess the risks posed by the materials; and
- Compile a hazardous materials register for the site.

ContinuOne Greencap (2021A) identified non-friable asbestos and lead paint in both cottages (Cottage 84 & 85) on site and SMF was identified in one of the cottages (Cottage 84). Asbestos was confirmed by laboratory analysis in the fibre cement sheeting used for walls and in a down pipe moulded cement flue. Asbestos was also presumed positive in several other of the building materials used in the cottages.

5.1.2 **ContinuOne Greencap (2021B)**

ContinuOne Greencap (2021A) was a non-destructive hazardous material risk assessment of the nurses quarters at 72 Menangle Road and included the following as part of the completed scope:

- Inspect representative and accessible areas of the site to identify the following hazardous materials: asbestos, synthetic mineral fibre (SMF), lead paint and lead dust;
- Identify the likelihood of hazardous materials in accessible areas;
- Identify the types of hazardous materials and their condition;
- Assess the risks posed by the materials; and
- Compile a hazardous materials register for the site.

ContinuOne Greencap (2021B) identified friable, non-friable asbestos, lead paint, SMF and PCBs in the structure on site. Asbestos was confirmed by laboratory analysis in the vinyl tile and adhesives in wall coverings, fibre cement sheeting used for infill panels and in the laundry ceiling. Asbestos was also presumed positive in several other of the building materials used in the nurses' quarters. PCBs were presumed positive in the capacitors of various fluorescent light fittings observed throughout the structure.

5.2 **Historical aerial photographs**

Several historical aerial photographs were obtained from public databases. Extracts of the aerial photographs are included in Appendix A. A summary of key features observed for the site and surrounding land is presented in Table 2.

Table 2: Summary of historical aerial photographs

Year	Site	Surrounding land use
1947 (Drawing 2)	The site was vacant cleared grass covered land likely used for pastoral purposes	North – Land to the north was developed with Camden Hospital constructed (or being constructed) to the northwest and residential development beyond West – land to the immediate west was developed as roads (Menangle Road and Broughton Street) with a portion of the Hospital grounds to the northwest and relatively vacant cleared land likely used for pastoral purposes beyond to the west. South and east – Land to the south and east appeared relatively vacant cleared land likely used for pastoral purposes
1956 (Drawing 3)	70 – 78 Menangle Road – a large square shaped structure, likely the asphalt sealed carpark associated with the current building onsite, was constructed in the north eastern portion of the property. 82 Menangle Road – The property was vacant grass covered land. 84-86 Menangle Road – The property was vacant grass covered land.	Land to the east and south of the site had been mostly developed for residential purposes. Land to the west and north of the site appeared relatively unchanged since the previous aerial photograph.
1969 (Drawing 4)	70 – 78 Menangle Road – a large building structure, likely a residential unit block, was constructed in the central and western portions of the property. 82 Menangle Road – A small residential dwelling had been constructed in the western portion of the property and small shed structures constructed in the eastern portion of the property. 84-86 Menangle Road – Two small residential dwellings had been constructed in the western portion of the property. Several small shed structures had been constructed in the eastern portion of the property.	Land to the west of the site, beyond Menangle Road and Broughton Street, was being developed for residential purposes. The remainder of surrounding land appeared similar to the previous aerial photograph.
1975 (Drawing 5)	No significant changes to the previous photograph.	Land to the far west had undergone further residential development. The remainder of surrounding land appeared similar to the previous aerial photograph.

Year	Site	Surrounding land use
1980 (Drawing 6)	No significant changes to the previous photograph.	No significant changes to the previous photograph.
1990 (Drawing 7)	No significant changes to the previous photograph.	Additional buildings had been constructed on the hospital property to the northwest. The remainder of surrounding land appeared similar to the previous aerial photograph.
2005 (Drawing 8)	No significant changes to the previous photograph.	Some buildings in the hospital property to the northwest appeared to have been demolished and a carpark constructed. The remainder of surrounding land appeared similar to the previous aerial photograph.
2025 (Drawing 1)	No significant changes to the previous photograph.	No significant changes to the previous photograph.

5.3 Title deeds

A historical title deeds search was used to obtain ownership and occupancy information including company names and the occupations of individuals. The title information can assist in the identification of previous land uses by the company names or the site owners and can, therefore, assist in establishing whether there were potentially contaminating activities occurring at the site. The results of the title deed search are provided in Appendix C. A summary of the title deeds and possible land uses (with reference to the aerial photographs and other historical searches) is presented in Table 3.

Table 3: Historical title deeds

Date of acquisition and term held	Registered proprietor(s)/occupations	Inferred land use
72 Menangle Road		
6.02.1917 (1917 to 1935)	Thomas Stevens (Saddler)	Pastoral
6.11.1935 (1935 to 1947)	Emily Stevens (Spinster) and Elenor Stevens (Spinster)	Pastoral
15.01.1947 (1947 to 1950)	Camden Park Estates Pty Limited	Unknown
16.01.1950 (1950 to 2025)	The Camden District Hospital Now Health Administration Corporation	Hospital (nurses) housing
27.06.2025 (2025 to date)	# Minister Administering the Housing Act 2001	Vacant unoccupied housing

Date of acquisition and term held	Registered proprietor(s)/occupations	Inferred land use
82 Menangle Road		
6.02.1917 (1917 to 1933)	George Macleay Macarthur-Onslow (Lieutenant)	Pastoral
24.01.1933 (1933 to 1935)	Jame William Macarthur-Onslow (Retired Major General) Violet Margarite Macarthur-Onslow (Widow)	Pastoral
17.04.1935 (1935 to 1955)	Camden Park Estates Pty Limited	Unknown
8.02.1955 (1955 to 1977)	The Housing Commission of New South Wales	Public housing
15.03.1977 (1977 to 2005)	Health Commission of New South Wales	Health services/Public housing
29.01.2005 (2005 to 2012)	Health Administration Corporation	Health services/Public housing
29.02.2012 (2012 to 2014)	Bassirollah Mohebbati Arany Annette Robyn Arany	Housing
15.05.2014 (2014 to 2023)	Robert Timothy Wilson Sylvana Campisi Trent Andrew Jennison	Housing
31.08.2023 (2023 to date)	Marco Christian Campisi Sylvani Campisi	Housing
84-86 Menangle Road		
6.02.1917 (1917 to 1933)	George Macleay Macarthur-Onslow (Lieutenant)	Pastoral
24.01.1933 (1933 to 1935)	Jame William Macarthur-Onslow (Retired Major General) Violet Margarite Macarthur-Onslow (Widow)	Pastoral
17.04.1935 (1935 to 1955)	Camden Park Estates Pty Limit	Unknown
8.02.1955 (1955 to 1970)	The Housing Commission of New South Wales	Public housing
20.02.1970 (1970 to 1970)	Raymond Clyde Rofe (Motor Mechanic)	Housing – given the relatively short time (less than one year) that the property was owned by the mechanic the potential for widespread gross contamination associated with storage and misuse of fuels and oils with any mechanics business is considered to be low.

Date of acquisition and term held	Registered proprietor(s)/occupations	Inferred land use
16.03.1970 (1970 to 2005)	The Camden District Hospital Now South Western Sydney Area Health Service	Housing
09.06.2005 (2005 to 2005)	Health Administration Corporation	Housing
27.06.2025 (2025 to date)	# Minister Administering the Housing Act 2001	Vacant unoccupied housing

5.4 Public registers and planning records

EPA Notices available under Section 58 of the Contaminated Land Management Act (CLM Act) Database searched 29 January 2026	There were no records of notices for the site or adjacent sites.
Sites notified to EPA under Section 60 of the CLM Act Database searched 29 January 2026	The site and adjacent sites were not listed as a notified contaminated site. The search of the list of NSW contaminated sites reported to the EPA identified a Caltex Service station at 21 Barsden Street has been subject to regulation under the <i>Contaminated Land Management Act</i> . The Caltex service station, however, is considered to present a low risk to site contamination due to the relative distance (approximately 560 m) from the site and its location to the northwest which is likely to be cross hydraulic gradient from the site.
Licences listed under Section 308 of the Protection of the Environment Operations Act 1997 (POEO Act) Database searched 29 January 2026	There were no records issued to the site or adjacent sites.
PFAS Investigation Sites listed on the EPA website Database searched 29 January 2026	The site or immediately adjacent properties were not listed or adjacent to a site listed under: • NSW EPA PFAS Investigation Program; • Defence PFAS Investigation Program; • Defence PFAS Management Program; and

	Airservices Australia National PFAS Management Program. Review of the NSW EPA PFAS Investigation Program indicated that ongoing PFAS investigations were being completed at Camden Airport, located approximately 2.2 km north northwest of the site. Based on the significant distance of Camden airport to the site, and that the Nepean River is located between the site and the airport, Douglas considers there to be a low risk of PFAS migration from Camden airport to the site.
Planning Certificate 3 February 2026	A review of the Section 10.7 (formerly 149) Planning Certificate for the property at 72 Menangle Road was completed, as this property was considered to be the property with the greater potential for contaminating activities and the largest property within the site, therefore likely representative of general site conditions. Review of the Section 10.7 (formerly 149) Planning Certificate for the 72 Menangle Road (dated 3 February 2026), indicated the following: - The site is currently zoned SP2 infrastructure under the Camden Local Environmental Plan (LEPP) 2010; - The land is not proclaimed to be within a mine subsidence district; - The land is not affected by bushfire provisions and has not been identified as part of the bushfire prone land; - The land is not affected by policies that restrict development due to tidal inundation; - The land is not affected by policies that restrict development due to the likelihood of acid sulfate soils; - The land is not affected by flood related development controls; - The land is not biodiversity certified land; - The land is not listed on the loose fill asbestos register subject to <i>Home Building Act 1989</i>; and - The land has not been identified as significantly contaminated or is not subject to a management order under the <i>Contaminated Land Management Act 1997</i>. Documents provided by Council including online search output and Section 10.7 certificate are presented in Appendix C.
Council Records 3 February 2026	A request was made on 3 February 2026 to Camden Council for the release of any Council information of relevance to the site under the Government Information (Public Access) Act 2009 (GIPA), Councils response included <i>"As a result of the searches conducted, I advise that Council does not hold the information you have requested"</i>
Safework NSW	A Site Search for Schedule 11 Hazardous Chemicals on Premises application was lodged with SafeWork NSW on 3 February 2026 for

the property at 72 Menangle Road was completed, as this property was considered to be the property with the greater potential for contaminating activities and the largest property within the site. The results were received via email correspondence on 10 March 2026.

A search of the records held by SafeWork NSW did not locate any records pertaining to the site.

5.5 Site history integrity assessment

The information used to establish the history of the site was sourced from reputable and reliable reference documents, many of which were official records held by Government departments/agencies. The databases maintained by various Government agencies potentially can contain high quality information, but some of these do not contain any data at all.

In particular, aerial photographs can provide high quality information that is generally independent of memory or documentation. They are only available at intervals of several years, so some gaps exist in the information from this source. The observed site features are open to different interpretations and can be affected by the time of day and/or year at which they were taken, as well as specific events, such as flooding. Care has been taken to consider different possible interpretations of aerial photographs and to consider them in conjunction with other lines of evidence.

It is noted that at the time of completing this PSI, a Site Search for Schedule 11 Hazardous Chemicals on Premises application was lodged with SafeWork NSW on 3 February 2026, however, results were pending. Given the general residential nature of the site identified by aerial photographs and historical titles, the potential for storage of significant volumes of hazard chemicals is considered to be low. Notwithstanding this, in the event the site search results do identify underground storage tanks (USTs) and or above ground storage tanks (ASTs) then this PSI will require to be revised and further intrusive investigations should target these areas.

5.6 Summary of site history

The site history information has identified that the site was historically used for rural land-use purposes, likely for grazing, since at least 1947 and remained relatively vacant until sometime between 1947 and 1956 when a carpark structure was constructed in the north eastern portion of 72 Menangle Road. The wider surrounding area was also developed for residential land-use. A large residential unit block was constructed on the property at 72 Menangle Road and residential dwellings were constructed on the properties at 82-86 Menangle Road sometime between 1956 and 1969. The subject site has remained relatively unchanged since at least 1969 and appears to have been used for residential purposes and/or health services associated with the nearby Camden Hospital located to the northwest of the site.

It is noted that title searches identified that a mechanic owned the property at 84 -86 Menangle Road for a brief period in 1970. Given the relatively short time (less than one year) that the property was owned by the mechanic the potential for widespread gross contamination associated with storage and misuse of fuels and oils with any mechanics business is considered to be low.

6. Site walkover

6.1 Observations

A site walkover was undertaken by a senior environmental scientist on 16 February 2026. The general site topography was consistent with that described in Section 4.1. The site layout appears to have remained unchanged from the 2025 aerial photograph. The following key site features pertinent to the PSI were observed (also refer to photographs in Appendix D).

- Multistorey nurses quarters building at 72 Menangle Road comprised of brick walls and tiled roof. (Photographs 1, 3, 4 and 5);
- A drainage pit was noted on northern side of nurses quarters at 72 Menangle Road (Photograph 3);
- Potential fill on the northern and western portions of 72 Menangle Road (Photographs 2 and 4);
- Groundwater monitoring wells in the carpark to the northeast of nurses quarters (Photograph 6);
- A dwelling house used as a health services building at 82 Menangle Road (Photograph 7);
- Fragments of potential bonded asbestos containing material (PACM) on the ground surface beneath the building and nearby on southern side at 82 Menangle Road (Photographs 8 and 9);
- The building at 84 Menangle Road was constructed of PACM sheeting (Photograph 10);
- Fragments of bonded PACM on the ground surface beneath the building at 84 Menangle Road (Photograph 11);
- Rubbish pile on the north eastern portion of 84 Menangle Road comprising timber, styrofoam, cardboard and plastic (Photograph 12);
- The building at 86 Menangle Road was constructed of PACM sheeting (Photograph 13); and
- Fragments of bonded PACM on the ground surface beneath the building at 86 Menangle Road (Photograph 14).

The adjacent properties were also observed during the walkover and no readily discernible high-risk activities were observed. Adjacent properties included the following:

- Camden Hospital located to the northwest of the site (Photograph 16); and
- Residential properties located to the east, south, southwest and north of the site (Photographs 17 and 18).

7. Preliminary conceptual site model

A conceptual site model (CSM) is a representation of site-related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The CSM provides the framework for identifying how the site became contaminated and how potential receptors may be exposed to contamination either in the present or the future i.e. it enables an assessment of the potential source – pathway – receptor linkages (complete pathways).

Based on the current investigation, the following potential sources of contamination and associated contaminants of potential concern (CoPC) have been identified and summarised in Table 4.

Table 4: Summary of potential sources

Potential sources and associated CoPC
S1: Fill: Associated with levelling and potential burying of waste CoPC: - Metals – arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc - Per and polyfluoroalkyl substances (PFAS) - Total recoverable hydrocarbons (TRH); - Benzene, toluene, ethylbenzene and xylene (BTEX); - Polycyclic aromatic hydrocarbons (PAH); - Polychlorinated biphenyls (PCB); - Organochlorine pesticides (OCP); - Phenols; and - Asbestos S2: Former structures, residential unit block and dwellings / associated current structures - residential dwellings are located within the site and historical aerial photographs identified several shed structures on the properties which have now been demolished. Demolition and alterations to these buildings, including degradation of paints and renovations, may lead to hazardous materials being present within the near surface soils surrounding the building footprints. The site inspection identified fragments of potential asbestos containing material on the ground surface beneath and in the immediate vicinity of the three residential dwellings located at 82 to 86 Menangle Road. CoPC: Metals, TRH, BTEX, PAH, OCP, OPP, PCB and asbestos, synthetic mineral fibres (SMF), lead (in paint) and PCB S3: Potential fly tipping/illegal dumping. Given the site's relatively open accessibility, there is potential for fly tipping/illegal dumping to have occurred CoPC: Metals, PFAS, TRH, BTEX, PAH, PCB, OCP, phenols and asbestos

The following potential human and environmental receptors, along with relevant potential pathways, have been identified and summarised in Table 5.

Table 5: Summary of potential receptors and pathways

Potential human receptors
HR1: Current users [The properties are currently unoccupied] HR2: Construction and maintenance workers HR3: End users [residential land use] HR4: Adjacent site users [residential land use]
Potential environmental receptors
ER1: Surface water [Unnamed creek located approximately 250 m east of the site which drains to the Nepean River; likely to be freshwater] ER2: Groundwater ER3: Terrestrial ecosystems
Potential pathways to human receptors
HP1: Ingestion and dermal contact HP2: Inhalation
Potential pathways to environmental receptors
EP1: Surface water run-off EP2: Leaching of contaminants and vertical migration into groundwater EP3: Lateral migration of groundwater EP4: Inhalation, ingestion and absorption

Summary of potentially complete exposure pathways

A 'source–pathway–receptor' approach has been used to assess the potential risks of harm being caused to human or environmental receptors from contamination sources on or in the vicinity of the site, via exposure pathways (potential complete pathways). The possible pathways between the above sources (S1 to S3) and receptors are provided in below Table 6.

Table 6: Summary of potentially complete exposure pathways

Source and CoPC	Exposure pathway	Receptor	Risk management action
S1: Fill: CoPC: metals, PFAS, TRH, BTEX, PAH, PCB, OCP, phenols and asbestos S2: Former structures, residential unit block and dwellings / associated current structures:	HP1: Ingestion and dermal contact HP2: Inhalation	HR1: Current users [The properties are currently unoccupied] HR2: Construction and maintenance workers HR3: End users [residential land use]	Given the identified potential contaminant sources, the initial fate (lay down mechanism) of most of the potential contaminants is likely to be expressed firstly in surface and fill soils. An intrusive investigation

Source and CoPC	Exposure pathway	Receptor	Risk management action
CoPC: Metals, TRH, BTEX, PAH, OCP, OPP, PCB and asbestos, synthetic mineral fibres (SMF), lead (in paint) and PCB		HR4: Adjacent site users [residential land use]	is recommended to assess possible contamination including testing of the soils.
S3: Potential fly tipping/illegal dumping CoPC: Metals, PFAS, TRH, BTEX, PAH, PCB, OCP, phenols and asbestos	EPI: Surface water run-off EP3: Lateral migration of groundwater	ER1: Surface water	(A further assessment of deeper soils, soil vapour and/or groundwater may be deemed necessary should significant contamination be identified in surface soils or data gaps be identified).
	EP2: Leaching of contaminants and vertical migration into groundwater	ER2: Groundwater	
	EP4: Inhalation, ingestion and absorption	ER3: Terrestrial ecosystems	

8. Conclusions and recommendations

The results of the site history investigation identified that the site was historically used for rural land-use purposes, likely for grazing since at least 1947. A large residential unit block was constructed on the property at 72 Menangle Road and residential dwellings were constructed on the properties at 82-86 Menangle Road sometime between 1956 and 1969. The subject site has remained relatively unchanged since at least 1969 and appears to have been used for residential purposes and/or health services associated with the nearby Camden Hospital located to the northwest of the site.

The following potential areas of environmental concern (PAEC) and potential sources of contamination were identified from the PSI desktop investigation and site walkover:

- **PAEC1** - Potential for contamination of soils across the site, as the result of potential importation of fill material associated with levelling, bulk earthworks and construction of buildings, garden beds, and general ground disturbances observed in aerial photographs;
- **PAEC2** - Former structures, residential unit block and dwellings/associated current structures; and
- **PAEC3** - Potential for contamination of surface soils, as a result of fly-tipped refuse material.

Several fragments of PACM were observed on the ground surface during the site walkover beneath and in the immediate vicinity the three residential dwellings on 82- 86 Menangle Road. Given the findings of the hazardous building materials reports provided for these dwellings (Discussed in Section 5.1), it is likely that several of these fragments contain asbestos. Notwithstanding this representative samples should be collected and tested to confirm the presence of asbestos. If asbestos is identified, surface soils within the building footprints will require remediation for the site to be suitable for residential use.

Following demolition, further intrusive soil investigations, including asbestos assessment, will be necessary beneath the buildings. A Detailed Site Investigation (DSI) is also required to be completed to determine the extent of any contamination from identified potential sources and to confirm whether other contamination sources are present.

In the event that contamination associated with these potential sources is present at the site, it is likely to be localised and readily amenable to clean-up (if required) through conventional remediation approaches.

With respect to site contamination, the recommended further assessment should build on the information provided in this report with reference to National Environment Protection Council (NEPC, 1999) National Environment Protection Council (Assessment of Site Contamination) Measure 1999 (amended 2013) (NEPC, 2013).

9. References

NEPC. (2013). *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]*. Australian Government Publishing Services Canberra: National Environment Protection Council.

NSW EPA. (2020). *Guidelines for Consultants Reporting on Contaminated Land*. Contaminated Land Guidelines: NSW Environment Protection Authority.

NSW EPA. (2022). *Contaminated Sites, Sampling Design Guidelines*. NSW Environment Protection Authority.

10. Limitations

Douglas Partners Pty Ltd (Douglas) has prepared this report for this project at 72 & 82-86 Menangle Road, Camden NSW in line with Douglas' proposal dated 10 December 2025 and acceptance received from Deborah Carlton of Homes NSW dated 23 January 2026. The work was carried out under Homes NSW Infrastructure Advisory Services Contract – Short Form. This report is provided for the exclusive use of Homes NSW for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of Douglas, does so entirely at its own risk and without recourse to Douglas for any loss or damage. In preparing this report Douglas has necessarily relied upon information provided by the client and/or their agents.

The results provided in the report are indicative of the sub-surface conditions on the site only at the specific sampling and/or testing locations, and then only to the depths investigated and at the time the work was carried out. Sub-surface conditions can change abruptly due to variable geological processes and also as a result of human influences. Such changes may occur after Douglas' field testing has been completed.

Douglas' advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by Douglas in this report may be affected by undetected variations in ground conditions across the site between and beyond the sampling and/or testing locations. The advice may also be limited by budget constraints imposed by others or by site accessibility.

The assessment of atypical safety hazards arising from this advice is restricted to the environmental components set out in this report and based on known project conditions and stated design advice and assumptions. While some recommendations for safe controls may be provided, detailed 'safety in design' assessment is outside the current scope of this report and requires additional project data and assessment.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. Douglas cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by Douglas. This is because this report has been written as advice and opinion rather than instructions for construction.

Appendix A

Drawings



REV	PSI	DATE	DRAWN BY	 Douglas PARTNERS OFFICE: MACARTHUR 18 Waler Crescent, Smeaton Grange NSW 2567 (02) 4647 0075	CLIENT: Homes NSW	NOTE: 1: Basemap from MetroMap (Dated 30.09.2025)	PROJECT NAME: Proposed Redevelopment	DRAWING TITLE: SITE LOCATION AND LAYOUT	PROJECT NO: 239951.00	
0		22.06.2026	AJP							
COORDINATE REFERENCE SYSTEM: GDA2020, MGA ZONE56						SCALE:  1:1000 A3		PROJECT ADDRESS: 72 & 82-86 Menangle Road, Camden NSW		DRAWING NO: 1
										REVISION: 0



REV	PSI	DATE	DRAWN BY	 PARTNERS OFFICE: MACARTHUR 18 Waler Crescent, Smeaton Grange NSW 2567 (02) 4647 0075	CLIENT: Homes NSW	NOTE: 1: Basemap from NSW Spatial Services	PROJECT NAME: Proposed Redevelopment	DRAWING TITLE: Historical Aerial Photograph - 1947	PROJECT NO: 239951.00
0		22.06.2026	AJP						DRAWING NO: 2
									REVISION: 0
COORDINATE REFERENCE SYSTEM: GDA2020, MGA ZONE56						SCALE:  1:1000 A3		PROJECT ADDRESS: 72 & 82-86 Menangle Road, Camden NSW	



REV	PSI	DATE	DRAWN BY	 PARTNERS OFFICE: MACARTHUR 18 Waler Crescent, Smeaton Grange NSW 2567 (02) 4647 0075	CLIENT: Homes NSW	NOTE: 1: Basemap from NSW Spatial Services	PROJECT NAME: Proposed Redevelopment	DRAWING TITLE: Historical Aerial Photograph - 1956	PROJECT NO: 239951.00
0		22.06.2026	AJP						DRAWING NO: 3
									REVISION: 0
COORDINATE REFERENCE SYSTEM: GDA2020, MGA ZONE56						SCALE: 		PROJECT ADDRESS: 72 & 82-86 Menangle Road, Camden NSW	



REV	PSI	DATE	DRAWN BY	 PARTNERS OFFICE: MACARTHUR 18 Waler Crescent, Smeaton Grange NSW 2567 (02) 4647 0075	CLIENT: Homes NSW	NOTE: 1: Basemap from NSW Spatial Services	PROJECT NAME: Proposed Redevelopment	DRAWING TITLE: Historical Aerial Photograph - 1969	PROJECT NO: 239951.00
0		22.06.2026	AJP						DRAWING NO: 4
									REVISION: 0
COORDINATE REFERENCE SYSTEM: GDA2020, MGA ZONE56							SCALE: 	PROJECT ADDRESS: 72 & 82-86 Menangle Road, Camden NSW	



REV:	PSI	DATE	DRAWN BY	 PARTNERS OFFICE: MACARTHUR 18 Waler Crescent, Smeaton Grange NSW 2567 (02) 4647 0075	CLIENT: Homes NSW	NOTE:	PROJECT NAME:	DRAWING TITLE:	PROJECT NO:
0		22.06.2026	AJP			1: Basemap from NSW Spatial Services	Proposed Redevelopment	Historical Aerial Photograph - 1975	239951.00
						SCALE:	PROJECT ADDRESS:		DRAWING NO:
COORDINATE REFERENCE SYSTEM:							72 & 82-86 Menangle Road, Camden NSW		REVISION:
GDA2020, MGA ZONE56									



REV:	PSI	DATE	DRAWN BY	 PARTNERS OFFICE: MACARTHUR 18 Waler Crescent, Smeaton Grange NSW 2567 (02) 4647 0075	CLIENT: Homes NSW	NOTE:	PROJECT NAME:	DRAWING TITLE:	PROJECT NO:
0		22.06.2026	AJP			1: Basemap from NSW Spatial Services	Proposed Redevelopment	Historical Aerial Photograph - 1980	239951.00
						SCALE:	PROJECT ADDRESS:		DRAWING NO:
COORDINATE REFERENCE SYSTEM:							72 & 82-86 Menangle Road, Camden NSW		REVISION:
GDA2020, MGA ZONE56									



REV	PSI	DATE	DRAWN BY	 OFFICE: MACARTHUR 18 Waler Crescent, Smeaton Grange NSW 2567 (02) 4647 0075	CLIENT: Homes NSW	NOTE: 1: Basemap from NSW Spatial Services SCALE: 	PROJECT NAME: Proposed Redevelopment PROJECT ADDRESS: 72 & 82-86 Menangle Road, Camden NSW	DRAWING TITLE: Historical Aerial Photograph - 2005	PROJECT NO: 239951.00
0		22.06.2026	AJP						DRAWING NO: 8
									REVISION: 0
COORDINATE REFERENCE SYSTEM: GDA2020, MGA ZONE56									

Appendix B

About this report

Introduction

These notes have been provided to amplify Douglas' report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

Douglas' reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

Copyright

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Engagement Terms for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;
- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather

changes. They may not be the same at the time of construction as are indicated in the report; and

- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, Douglas will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, Douglas cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, Douglas will be pleased to assist with investigations or advice to resolve the matter.

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, Douglas requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. Douglas would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.

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Appendix C

Site history information:

- Historical title deeds
- Section 10.7 Planning Certificate



**PLANNING CERTIFICATE UNDER
SECTION 10.7
ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**

APPLICANT: Douglas Partners
18 Waler Crescent
Smeaton Grange
NSW 2567

Certificate number: 20237408
Reference number: 1445761
Certificate issue date: 03/02/2026
Certificate fee: \$178.00
Applicant's reference: 239951.00
Property number: 115975
Applicant's email: Louise.russell@douglaspartners.com.au

DESCRIPTION OF PROPERTY

Land Description: LOT: 74 DP: 21405
Address: **72 Menangle Road CAMDEN NSW 2570**

BACKGROUND INFORMATION

This certificate provides information on how a property (such as land, a house, commercial building, etc.,) may be used and the limits on its development. The certificate contains information Council is aware of through records and environmental plans with data supplied by the State Government. The details contained in this certificate are limited to that required by Section 10.7 of the Environmental Planning and Assessment Act 1979 (the Act).

1 NAMES OF RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

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

(2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land.

(3) Subsection (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if—

(a) it has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or

(b) for a proposed environmental planning instrument—the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.

(4) In this section—

proposed environmental planning instrument means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

STATE ENVIRONMENTAL PLANNING POLICIES (SEPPs)

SEPP (Exempt and Complying Development Codes) 2008

SEPP (Housing) 2021

SEPP (Planning Systems) 2021

SEPP (Biodiversity and Conservation) 2021

SEPP (Resilience and Hazards) 2021

SEPP (Transport and Infrastructure) 2021

SEPP (Industry and Employment) 2021

SEPP (Resources and Energy) 2021

SEPP (Primary Production) 2021

SEPP (Precincts - Western Parkland City) 2021

SEPP (Sustainable Buildings) 2022

Note: The above SEPPs may apply subject to the relevant criteria and requirements as listed in each chapter of the policies.

LOCAL ENVIRONMENTAL PLANS (LEPs)

Camden Local Environmental Plan 2010.



DEVELOPMENT CONTROL PLANS (DCPs)

Camden Development Control Plan 2019, as amended

PROPOSED STATE ENVIRONMENTAL PLANNING POLICIES (SEPPs)

SEPP (Housing) 2021 - Proposed amendments - manufactured home estates, caravan parks and camping grounds

SEPP (Transport and Infrastructure) 2021 – Proposed amendments – improving planning processes to deliver infrastructure faster

SEPP (Exempt and Complying Development Codes) 2008 - Proposed amendments – outdoor dining on private land and at registered clubs; complying development for farm buildings, rural sheds and earthworks

SEPP (Biodiversity and Conservation) 2021 – Proposed amendments - changes to deter illegal tree and vegetation clearing

PROPOSED LOCAL ENVIRONMENTAL PLANS (LEPs)

No.

DRAFT DEVELOPMENT CONTROL PLANS (DCPs)

No.

Note: The above draft SEPPs, draft LEPs or draft DCPs may apply subject to the relevant criteria and requirements as listed in each of these draft instruments.

2 ZONING AND LAND USE UNDER RELEVANT PLANNING INSTRUMENTS

The following matters apply for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described—

(a) ZONE SP2 INFRASTRUCTURE - CAMDEN LOCAL ENVIRONMENTAL PLAN 2010

(b) In this zone, development for the following purposes is –

(i) Permitted without consent

Nil

(ii) Permitted with consent

Aquaculture; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose; Community facilities; Environmental protection works; Flood mitigation works; Recreation areas; Roads

(iii) Prohibited



Any development not specified in item (i) or (ii)

(c) Whether additional permitted uses apply to the land,

No.

(d) Whether development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the fixed minimum land dimensions,

No.

(e) Whether the land is in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016,

No.

(f) Whether the land is in a conservation area, however described,

No.

(g) Whether an item of environmental heritage however described, is located on the land

No.

3 CONTRIBUTIONS

(1) The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans

Camden Section 7.11 Contributions Plan – Heavy Haulage 2023

Camden Section 7.12 Development Contributions Plan 2023

(2) If the land is in a region within the meaning of the Act, Division 7.1, Subdivision 4 –

(a) the name of the region

Greater Sydney Region

(b) the name of the Ministerial planning order in which the region is identified

Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024.



(3) If the land is in a special contributions area to which a continued 7.23 determination applies, the name of the area

No.

(4) In this section—

continued 7.23 determination means a 7.23 determination that—

- (a) has been continued in force by the Act, Schedule 4, Part 1, and
- (b) has not been repealed as provided by that part.

Note: The Act, Schedule 4, Part 1 contains other definitions that affect the interpretation of this section.

4 COMPLYING DEVELOPMENT

(1) If the land is land on which complying development may be carried out under each of the complying development codes under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, because of that Policy, clause 1.17A(1)(c)–(e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause.

(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) a restriction applies to the land, but it may not apply to all of the land, and

(b) 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.

(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

HOUSING CODE

Complying development MAY be carried out on the land

RURAL HOUSING CODE

Complying development MAY be carried out on the land.

LOW RISE HOUSING DIVERSITY CODE

Complying development MAY be carried out on the land.

PATTERN BOOK DEVELOPMENT CODE



Complying development MAY be carried out on the land

GREENFIELD HOUSING CODE

Complying development MAY be carried out on the land.

Note: The Greenfield Housing Code only applies to certain land within the Camden Local Government Area. Under Clause 3C.1 of the SEPP (Exempt and Complying Development Codes) 2008, the code applies to land identified within the Greenfield Housing Code Area, as shown on the Greenfield Housing Code Area Maps.

INLAND CODE

The Inland Code does not apply to the Camden Local Government Area.

HOUSING ALTERATIONS CODE

Complying development MAY be carried out on the land.

GENERAL DEVELOPMENT CODE

Complying development MAY be carried out on the land.

INDUSTRIAL AND BUSINESS ALTERATIONS CODE

Complying development MAY be carried out on the land.

INDUSTRIAL AND BUSINESS BUILDINGS CODE

Complying development MAY be carried out on the land.

CONTAINER RECYCLING FACILITIES CODE

Complying development MAY be carried out on the land.

SUBDIVISIONS CODE

Complying development MAY be carried out on the land.

DEMOLITION CODE

Complying development MAY be carried out on the land.



FIRE SAFETY CODE

Complying development MAY be carried out on the land.

AGRITOURISM AND FARM STAY ACCOMMODATION CODE

Complying development MAY be carried out on the land

Where complying development MAY be carried out, on land not affected by exclusions, it is subject to the requirements and standards of the SEPP and the relevant Codes, including requirements relating to the zoning of the land.

5 EXEMPT DEVELOPMENT

(1) If the land is land on which exempt development may be carried out under each of the exempt development codes under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, because of that Policy, clause 1.16(1)(b1)–(d) or 1.16A.

(2) If exempt development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause.

(3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that—

(a) a restriction applies to the land, but it may not apply to all of the land, and

(b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

GENERAL EXEMPT DEVELOPMENT CODE

Exempt development MAY be carried out on the land

ADVERTISING AND SIGNAGE EXEMPT DEVELOPMENT CODE

Exempt development MAY be carried out on the land

TEMPORARY USES AND STRUCTURES EXEMPT DEVELOPMENT CODE

Exempt development MAY be carried out on the land

Where exempt development MAY be carried out, on land not affected by exclusions, it is subject to the requirements and standards of the SEPP and the relevant Codes, including requirements relating to the zoning of the land.

6 AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

(1) Whether the council is aware that—

- (a) an affected building notice is in force in relation to the land, or
- (b) a building product rectification order is in force in relation to the land that has not been fully complied with, or
- (c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.

(2) In this section—

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

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

No.

7 LAND RESERVED FOR ACQUISITION

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.

No.

8 ROAD WIDENING AND ROAD REALIGNMENT

Whether the land is affected by road widening or road realignment under—

- (a) the Roads Act 1993, Part 3, Division 2, or
- (b) an environmental planning instrument, or
- (c) a resolution of the council.

No.

9 FLOOD RELATED DEVELOPMENT CONTROLS

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

No response required

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.



No response required

(3) In this section—

flood planning area has the same meaning as in the Flood Risk Management Manual.

Flood Risk Management Manual means the Flood Risk Management Manual, ISBN 978-1-923076-17-4, published by the NSW Government in June 2023.

probable maximum flood has the same meaning as in the Flood Risk Management Manual.

10 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

(1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.

(2) In this section—

adopted policy means a policy adopted—

(a) by the council, or

(b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

LAND SLIP

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of landslip.

BUSH FIRE

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of bushfire.

TIDAL INUNDATION

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of tidal inundation.

SUBSIDENCE

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of subsidence.



ACID SULFATE SOILS

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of acid sulfate soils.

CONTAMINATION

Council's policy 'Management of Contaminated Lands' applies to the whole of the council area and may restrict, development of land. The policy is implemented when zoning or land use changes are proposed, or when further development is proposed, where land has been used for contaminating or potentially contaminating activities, including those activities listed in schedule 1 of the policy. A copy of the policy is available on Council's website.

AIRCRAFT NOISE

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of aircraft noise.

SALINITY

There are requirements for salinity and salinity assessment for specific types of development within the Camden local government area. This includes mandatory building requirements, unless other requirements are identified in any site specific salinity risk assessment or salinity management plan applying to the land. Please refer to the requirements in the relevant Development Control Plan that applies to the land.

COASTAL HAZARDS

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of coastal hazards.

SEA LEVEL RISE

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of sea level rise.

11 BUSH FIRE PRONE LAND

- (1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.
- (2) If none of the land is bush fire prone land, a statement to that effect.

No.

12 LOOSE-FILL ASBESTOS INSULATION



If the land includes residential premises, within the meaning of the Home Building Act 1989, Part 8, Division 1A, that are listed on the Register kept under that Division, a statement to that effect.

No.

13 MINE SUBSIDENCE

Whether the land is declared to be a mine subsidence district, within the meaning of the Coal Mine Subsidence Compensation Act 2017.

No.

14 PAPER SUBDIVISION INFORMATION

(1) The name of a development plan adopted by a relevant authority that—

- (a) applies to the land, or
- (b) is proposed to be subject to a ballot.

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

(3) Words and expressions used in this section have the same meaning as in the Environmental Planning and Assessment Regulation 2021, Part 10 and the Act, Schedule 7.

Not Applicable

15 PROPERTY VEGETATION PLANS

If the land is land in relation to which a property vegetation plan is approved and in force under the Native Vegetation Act 2003, Part 4, a statement to that effect, but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act.

No.

16 BIODIVERSITY STEWARDSHIP SITES

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the Biodiversity Conservation Act 2016, Part 5, a statement to that effect, but only if the council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.

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

No.

17 BIODIVERSITY CERTIFIED LAND



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

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

No.

18 ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

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

No.

19 ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

Not Applicable.

20 WESTERN SYDNEY AEROTROPOLIS

Whether under State Environmental Planning Policy (Precincts—Western Parkland City) 2021, Chapter 4 the land is—

(a) in an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, section 4.17,

No.

(b) or shown on the Lighting Intensity and Wind Shear Map,

No.

(c) or shown on the Obstacle Limitation Surface Map,

No.

(d) or in the “public safety area” on the Public Safety Area Map,

No.

(e) or in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.

No.



21 DEVELOPMENT CONSENT CONDITIONS FOR SENIORS HOUSING

If State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

No.

22 SITE COMPATIBILITY CERTIFICATES AND DEVELOPMENT CONSENT CONDITIONS FOR AFFORDABLE RENTAL HOUSING

(1) Whether there is a current site compatibility certificate under State Environmental Planning Policy (Housing) 2021, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate—

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

No.

(2) If State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, section 21(1) or 40(1).

No.

(3) Any conditions of a development consent in relation to land that are of a kind referred to in State Environmental Planning Policy (Affordable Rental Housing) 2009, clause 17(1) or 38(1).

No.

(4) In this section—

former site compatibility certificate means a site compatibility certificate issued under State Environmental Planning Policy (Affordable Rental Housing) 2009.

23 WATER OR SEWERAGE SERVICES

If water or sewerage services are, or are to be, provided to the land under the Water Industry Competition Act 2006, a statement to that effect.

Not applicable.

Note: A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the Water Industry Competition Act 2006, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licenses necessary for the provision of water or sewerage services under the Water Industry Competition Act 2006 is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the Water Industry Competition Act 2006 become the responsibility of the purchaser.

24 SPECIAL ENTERTAINMENT PRECINCTS

Whether the land or part of the land is in a special entertainment precinct within the meaning of the Local Government Act 1993, section 202B.

Not applicable.

25 INTERIM DEVELOPMENT IN FUTURE INFRASTRUCTURE CORRIDORS

If State Environmental Planning Policy (Transport and Infrastructure) 2021, section 4.7A applies to the land, a condition of a development consent granted in relation to the land that is a condition of the concurrence granted by Transport for NSW under that section.

No.

MATTERS PRESCRIBED BY SECTION 59 (2) OF THE CONTAMINATED LAND MANAGEMENT ACT 1997

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 that 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 that Act - if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No.

INFORMATION PROVIDED UNDER SECTION 10.7(5) OF THE ACT:

OTHER INFORMATION

1. Western Sydney Airport and Western Sydney Aerotropolis

On 15 April 2014 the Australian Government confirmed that the site of Western Sydney's new airport will be Badgerys Creek. A draft Environmental Impact Statement (EIS) and draft Airport Plan were on public exhibition from 19 October to 18 December 2015.

On 15 September 2016 the final EIS was presented to the Commonwealth Minister for the Environment and Energy. On 11 November the Minister provided a notice of environmental conditions to be placed on the airport development.

On 12 December 2016 the Minister for Urban Infrastructure determined the Western Sydney Airport Plan. This determination provides the authorisation to allow the construction and operation of stage 1 of the proposed airport (a single runway facility expected to be operational in late 2026).

The Stage 1 Land Use and Infrastructure Implementation Plan (LUIIP) was exhibited between 21 August 2018 and 2 November 2018 by the Department of Planning, Industry and Environment. This plan provided an overview of future land uses and the proposed sequence of development to ensure new jobs and homes are delivered in time with infrastructure.

Between 6 December 2019 and 13 March 2020, the Western Sydney Aerotropolis Plan (WSAP) was exhibited by the Department of Planning, Industry and Environment. The WSAP sets the planning framework for the Western Sydney Aerotropolis and builds upon the exhibited LUIIP for the Aerotropolis.

On 27 June 2023, the Australian Government released its preliminary flight path design for single runway operation of the Western Sydney International (Nancy-Bird Walton) Airport for the community to view.

In October 2024, the Australian Government released the final EIS for the 'Airspace and Flight Path Design', for the Western Sydney International (Nancy-Bird Walton) Airport .

On 4 June 2025, the Minister for Infrastructure, Transport, Regional Development and Local Government authorised the preliminary airspace and flight paths for the Western Sydney International (Nancy-Bird Walton) Airport to progress towards implementation.

Further information on Western Sydney Aerotropolis is available at <https://www.planning.nsw.gov.au/plans-for-your-area/priority-growth-areas-and-precincts/western-sydney-aerotropolis>, or from the Commonwealth Department of Infrastructure, Transport, Regional Development, Communications, Sport and the Arts at <https://www.westernsydneyairport.gov.au/>

2. Outer Sydney Orbital Corridor Identification, North South Rail Line and South West Rail Link Extension Corridor Identification

On 26 March 2018, the NSW Government released for comment a recommended corridor of land for the Outer Sydney Orbital, North South Rail Line and South West Rail Link Extension which may affect land in the Camden Local Government Area (LGA).

On 22 June 2018, the NSW Government announced a revised corridor of land for the Outer Sydney Orbital in response to community feedback.

On 30 June 2020, the NSW Government confirmed the final corridors to support the delivery of the proposed Sydney Metro – Western Sydney Airport project, South West Rail Link Extension and Western Sydney Freight Line. The North South Rail Line Corridor is proposed to run from the Western Sydney Airport to Macarthur, with a tunnel from Oran Park. The South West Rail Link Extension will extend the existing passenger rail line from Leppington Station to the Aerotropolis. A new State Environmental Planning Policy identifies the land that is intended to be used in the future as an infrastructure corridor.



State Environmental Planning Policy (Transport and Infrastructure) 2021, Chapter 4, identifies the location, and relevant planning controls applying to land identified within the North South Rail Line and South West Rail Link Extension corridors, including land within the Camden LGA. The identification of the Outer Sydney Orbital Corridor was not included in this State Environmental Planning Policy.

Further information is available at www.transport.nsw.gov.au/corridors

3. Miscellaneous Information

*** COAL SEAM GAS EXTRACTION:**

Coal Seam Gas Extraction has previously taken place within the Camden Local Government Area. The Camden Gas Plant ceased production in August 2023. Decommissioning of the plant and the progressive capping and abandoning of the remaining wells and rehabilitation of the land is ongoing. Enquiries may be made to AGL Gas Production (Camden) Pty Limited, or the relevant licence holder, as to the location of gas wells.

*** CAMDEN AIRPORT - Obstacle Limitation Surface:**

The land is within the Obstacle Limitation Surface (OLS) established within a radius of approximately 5km of Camden Airport, with potential height or development limitations to protect airport airspace.

Clause 7.2 of Camden LEP 2010, relates to proposed development of land shown on the Obstacle Limitation Surface Map, prepared by Camden Airport, for which an obstacle limitation surface is identified.

DISCLAIMER AND CAUTION

The information on zones, controls etc., given above relates to the land for which the certificate was sought. If enquirers wish to know what zones, other controls, etc., apply or are proposed on nearby land then they should make enquiries in person at Council's offices.

The information contained in this certificate is accurate as at the date of this certificate.

In providing this certificate Council has in good faith relied upon information provided to it or sourced from third parties. Where Council has obtained the information from third parties, either exclusively or in conjunction with information held by Council, the Certificate details the source of that third party information. Council cautions persons against relying upon information in the Certificate sourced from third parties as to its accuracy, applicability to specific lands and its currency without verification from the specified third party and, where appropriate, professional advice and the adoption of prudent land acquisition measures and appropriate professional advice. To the full extent permitted by law Council disclaims liability with respect to any information in this Certificate sourced from third parties.

Andrew Carfield
General Manager

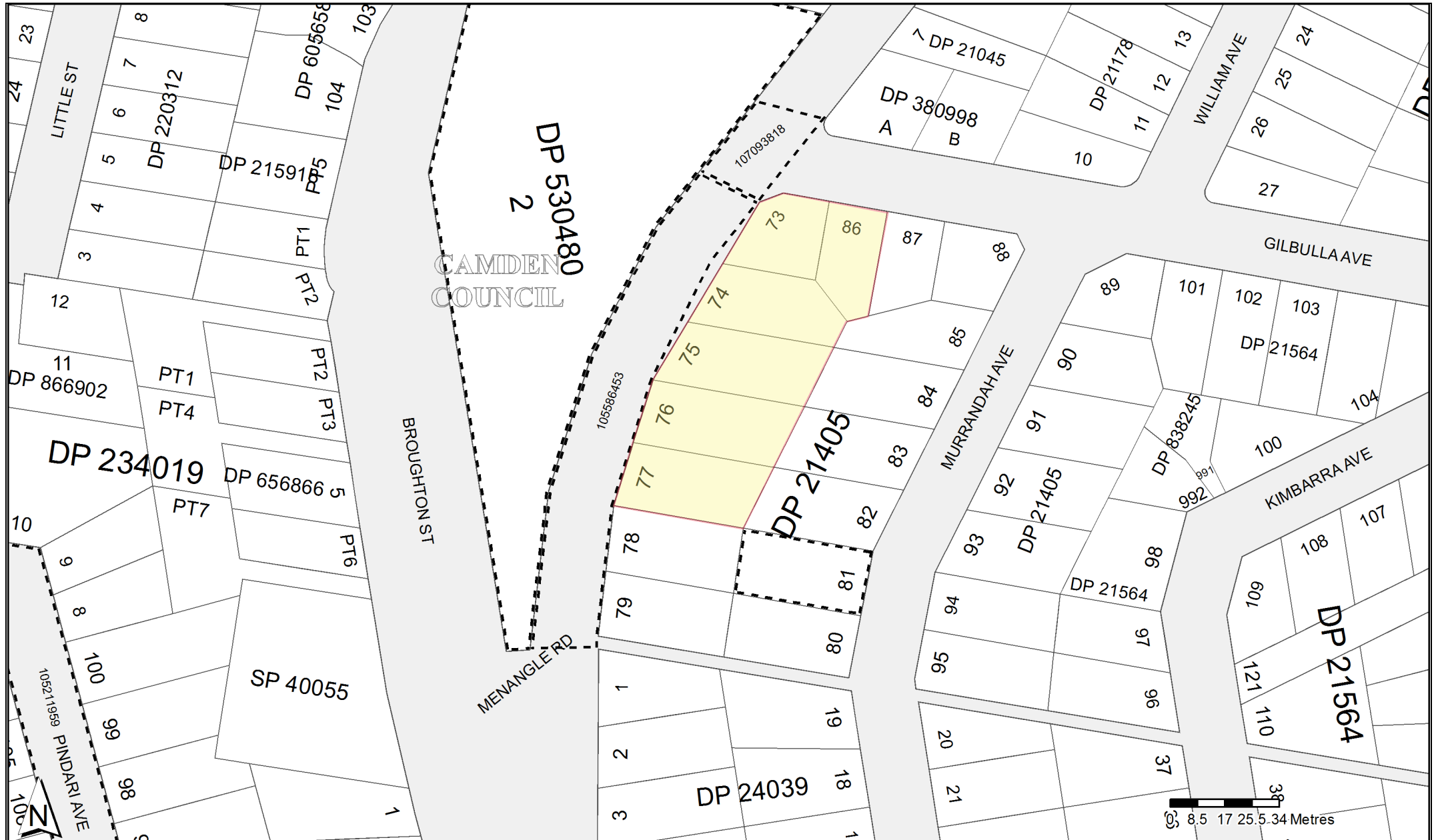
Cadastral Records Enquiry Report : Lot 76 DP 21405

Locality : CAMDEN

LGA : CAMDEN

Parish : CAMDEN

County : CAMDEN



Plan Form No. 2 (for Deposited Plan)

Municipality of Camden
Shire of

PLAN

D757823 21.11.47

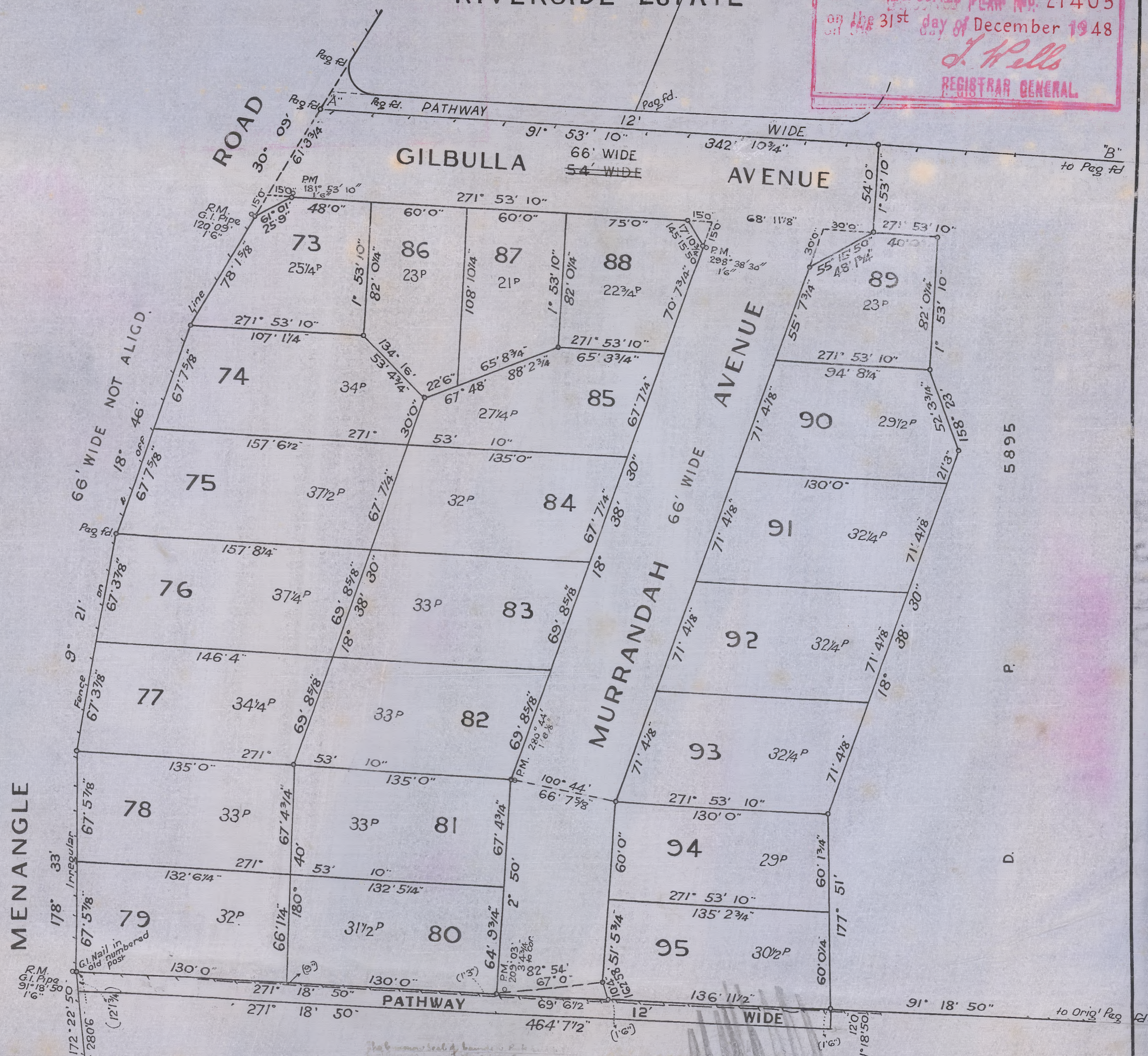
of subdivision of part of land in C/T. Vol. 2734 Fol. 8 & 4 & Vol. 4689 Fol. 70

PARISH OF CAMDEN COUNTY OF CAMDEN

Scale 50 Feet to an inch

RIVERSIDE ESTATE

This is the plan numbered & recorded as
DEPOSITED PLAN No. 21405
on the 31st day of December 1948
J. Wells
REGISTRAR GENERAL



It is intended to dedicate Gilbulla Avenue
Murrandah Avenue and the pathway 12' Wide to
the Public

Restrictive covenants, if any, will be embodied in the
transfers of the Lots.

P.M.'s are concrete blocks

Approved by Council & Covered by Council Clerk's Certificate

No. 138 of

Council Clerk,

Redeclared before me at Sydney

Datum line of Azimuth A-B.

this 25th day of May 1948

Subscribed and declared before me at Sydney

this 21st day of October A.D. 1947

(Signature) G.S. Foyall

Surveyor registered under the Surveyors Act, 1929.

Date of Survey August 1947

I, Geoffrey Charles Stuart Foyall of Foyall & Lines 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 (1) by me (2) under my
supervision, the character and extent of which was required by the Survey Practice
Regulations, 1933, and was completed on 18th October 1947, and the reference
marks and permanent 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

*Strike out either (1) or (2). (Insert date of Survey)



SEARCH DATE

29/1/2026 10:58AM

FOLIO: AUTO CONSOL 6110-214

Recorded	Number	Type of Instrument	C.T. Issue
16/11/1992		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 6110-214	

PARCELS IN CONSOL ARE:
73-78/21405, 86/21405.

6/4/1993	I240512	CHANGE OF NAME	EDITION 1
3/10/2019	AP409934	REQUEST	
3/10/2019	AP581529	DEPARTMENTAL DEALING	EDITION 2
24/6/2025	AV179168	78/21405 EXCISED	
24/6/2025	AV149161	REQUEST	EDITION 3
27/6/2025	AV190598	TRANSFER	EDITION 4

*** END OF SEARCH ***

System Document Identification

Land Registry Document Identification

Form Number:01T-e
Template Number:t_nsw18
ELN Document ID:3200374797
ELN NOS ID: 3200374799

TRANSFER
New South Wales
Real Property Act 1900

AV190598
Stamp Duty: 11207019-001

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

LODGED BY:

Responsible Subscriber: NEW SOUTH WALES LAND AND HOUSING CORPORATION ABN 24960729253
Address: L 15, 12 Darcy ST
Parramatta 2150
Email: homesnswlegal@dcj.nsw.gov.au
ELNO Subscriber Number: 1347064
Customer Account Number: 505133N
Document Collection Box: 1W
Client Reference: DLL:MR:20241187

LAND TITLE REFERENCE

6110-214
3/24039
2/24039

TRANSFEROR

HEALTH ADMINISTRATION CORPORATION
State/Territory government or body

TRANSFeree

MINISTER ADMINISTERING THE HOUSING ACT 2001
State/Territory government or body
Tenancy: Sole Proprietor

CONSIDERATION

The transferor acknowledges receipt of the consideration of \$4,004,000.00

ESTATE TRANSFERRED

FEE SIMPLE

The Transferor transfers to the Transferee the Estate specified in this Instrument and acknowledges receipt of any Consideration shown.

SIGNING FOR TRANSFEROR

I certify that:

- 1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
- 2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
- 3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
- 4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

HEALTH ADMINISTRATION CORPORATION

Signed By: Bronwyn Badcock
ELNO Signer Number: 28927

Signer Capacity:Practitioner Certifier
Digital Signing Certificate Number:

Signed for
Subscriber: PARTNERS OF MADDOCKS ABN 63478951337
MADDOCKS

Subscriber Capacity:Representative Subscriber
ELNO Subscriber Number: 1375 **Customer Account Number:**500180
Date: 27/06/2025

SIGNING FOR TRANSFEREE

I certify that:

- 1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
- 2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
- 3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
- 4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

MINISTER ADMINISTERING THE HOUSING ACT 2001

Signed By: Dana Louise Lowe **Signer Capacity:**Practitioner Certifier
ELNO Signer Number: 3865549 **Digital Signing Certificate Number:**

Signed for NEW SOUTH WALES LAND AND HOUSING CORPORATION ABN 24960729253
Subscriber: NEW SOUTH WALES LAND AND HOUSING CORPORATION

Subscriber Capacity:Representative Subscriber
ELNO Subscriber Number: 1347064 **Customer Account Number:**505133
Date: 27/06/2025



FOLIO: AUTO CONSOL 6110-214

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
29/1/2026	10:58 AM	4	27/6/2025

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
LOCAL GOVERNMENT AREA CAMDEN
PARISH OF CAMDEN COUNTY OF CAMDEN
TITLE DIAGRAM DP21405

FIRST SCHEDULE

MINISTER ADMINISTERING THE HOUSING ACT 2001

(T AV190598)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LAND EXCLUDES THE ROAD(S) WITHIN LOTS 73, 74 & 75 DP21405 SHOWN
IN DP501347

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOTS 73-77 IN DP21405
LOT 86 IN DP21405.

*** END OF SEARCH ***

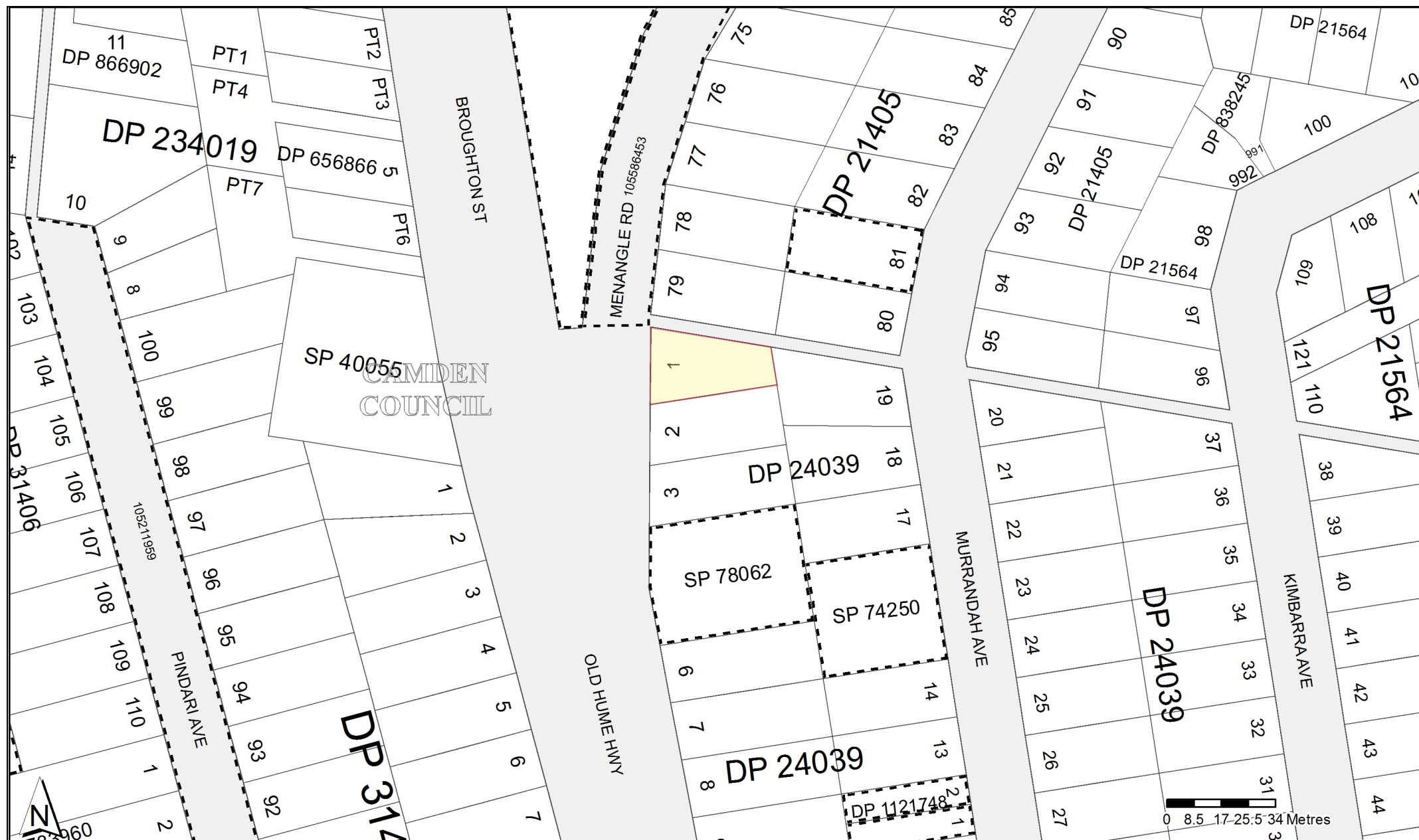
Cadastral Records Enquiry Report : Lot 2 DP 24039

Locality : CAMDEN

LGA : CAMDEN

Parish : CAMDEN

County : CAMDEN

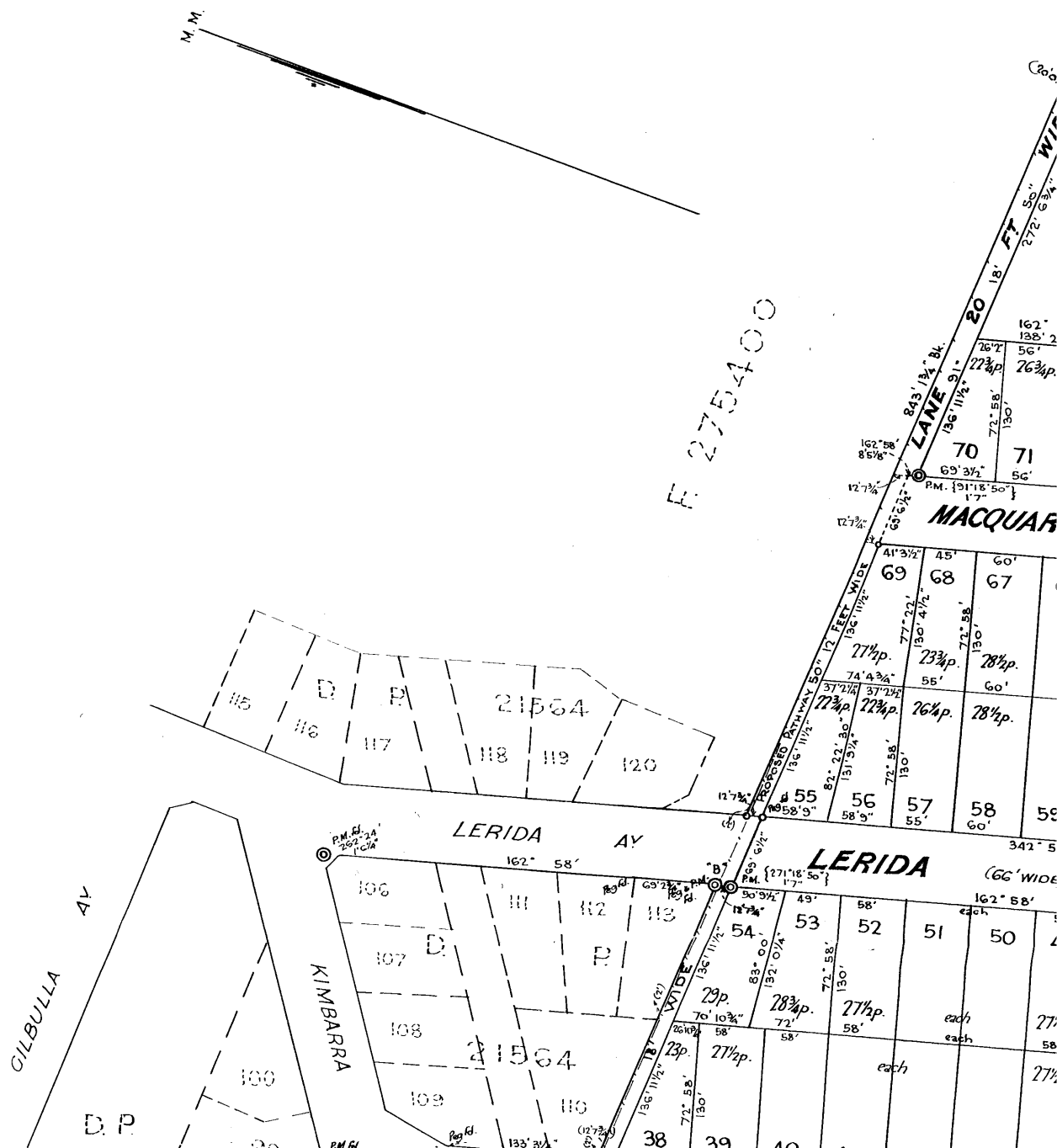


PLAN

F583390 6.12.51

Scale:- 100 feet to an inch

② (E) DP 24039



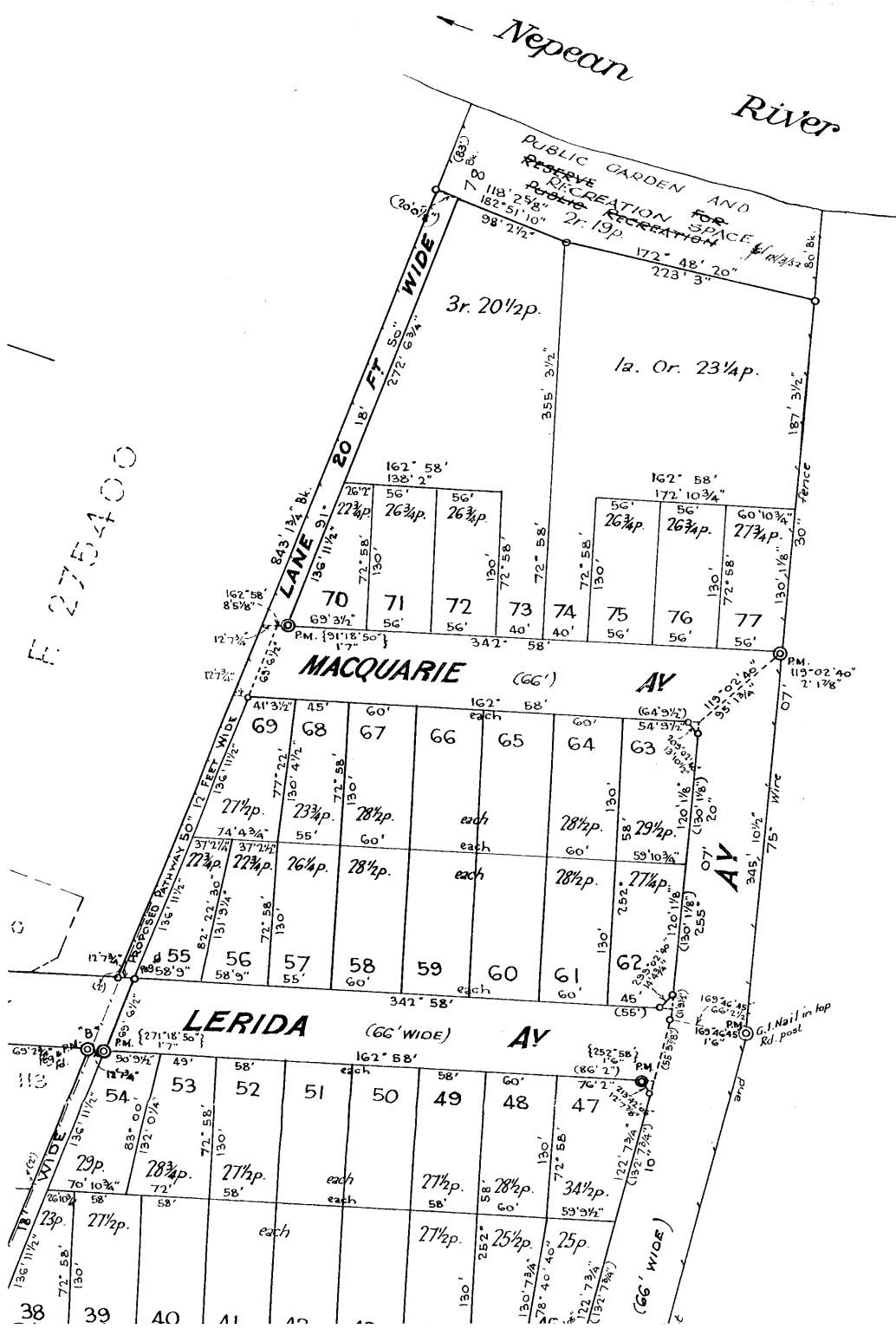
PLAN

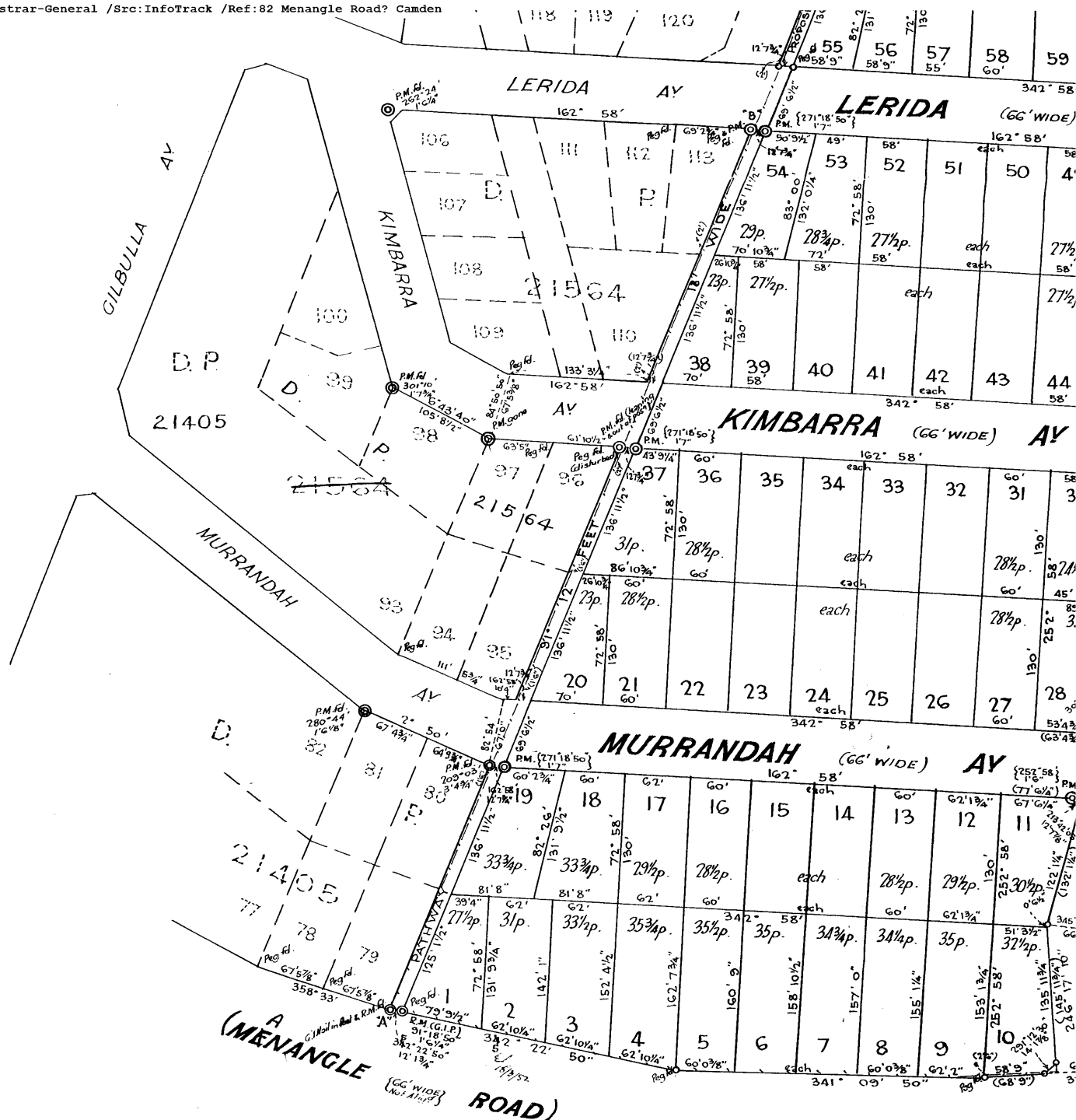
part of the land in C.T. Vol: 4689 Fol: 70

IN COUNTY OF CAMDEN

Scale: 100 feet to an inch

DEP PLAN 24039 (E) ①
ON 13th May 1952





③ (E) DP 24039

NOTE: It is intended to dedicate the new roads, the Lane 20 feet wide, the strip of land to the north of lots 55 and 69, shown on plan as "Proposed pathway 12 feet wide, and the splayed corners of lots 10, 11, 28, 29, 46, 47, 62 and 63, to the Public forever.

Restrictive Covenants, if any, will be embodied in the transfer of the lots.

P.M.'s are ~~concrete~~ ^{concrete} ~~filled with cement~~ ^{filled with cement}.

The Common Seal of Camden Park Estate Pty Limited was hereunto affixed by the authority of a resolution of the Board of Directors in the presence of two witnesses, whose names and offices appear opposite to the said Seal and in the presence of:

Scribner

Re-declared before me at Sydney this 7th day of April 1952.

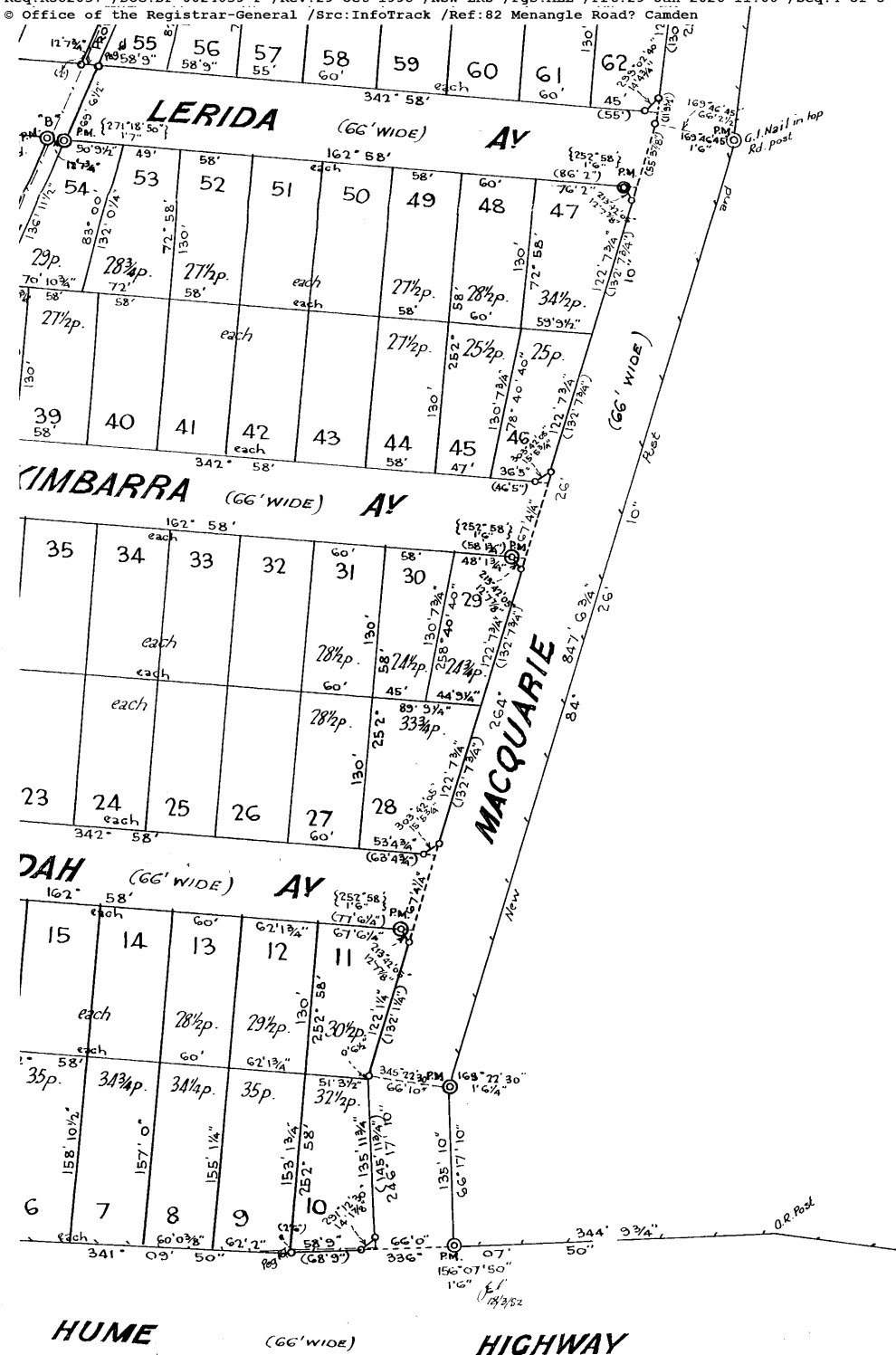
Approved by Council & Covered by Council Clerk's Certificate

No. 229 of 1952
 Council Clerk.

Datum line of Azimuth A-B.

DP 24039

Subscribed this 8th



the
laid

④ (E) DP 24039

in book of Andrew Barker Estate
 registered in the Land Registry
 at Sydney, New South Wales
 in the name of the said Barker Estate
 and the said Barker Estate is the
 owner of the land shown on this plan

[Signature]
 Director

Secretary
 at before me at Sydney this
 8th April 1952
[Signature]

Subscribed and declared before me at Sydney
 this 8th day of November A.D. 1951

[Signature]
 J.P.

(Signature) *[Signature]*
 Surveyor registered under the Surveyors Act, 1929.

Date of Survey November 1951

I, JOHN EDWIN STAPLETON, of 129 Pitt 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 (1) by me (2) under my
 supervision, the character and extent of which was as required by the Survey Practice
 Regulations, 1933, and was completed on 8th November 1951, 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

J.P.

*Strike out either (1) or (2).

†Insert date of Survey

12-1-91

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 24039	FEET INCHES	METRES
-	1 1/4	0.032
-	2	0.051
-	5 1/8	0.130
-	6	0.152
-	6 1/4	0.159
-	6 1/2	0.165
-	7	0.178
-	9	0.229
-	10 3/4	0.273
1	-	0.305
1	2	0.356
1	3 1/2	0.394
1	6	0.457
1	6 1/8	0.460
1	6 1/4	0.464
1	6 3/8	0.467
1	7	0.485
1	7 3/4	0.502
1	8	0.508
2	-	0.610
2	1 5/8	0.651
2	1 7/8	0.657
2	6	0.762
2	7 3/4	0.806
2	8	0.813
2	8 3/4	1.035
3	7 7/8	1.114
3	9 1/4	1.149
4	1 3/4	1.264
4	1 7/8	1.267
4	6	1.372
4	9 1/2	1.461
5	-	1.524
5	1 3/8	1.559
5	6 1/8	1.680
5	7 1/4	1.708
6	-	1.829
6	2	1.880
6	6 1/2	1.994
6	7 1/4	2.013
6	10 3/4	2.102
7	2 1/4	2.191
8	5 1/8	2.569
8	9	2.667
9	-	2.743
9	3 1/2	2.832
9	4	2.845
9	6 1/2	2.908
9	9 1/2	2.985
10	4	3.150
11	9 1/2	3.594
12	-	3.658
12	1 3/4	3.702
12	7 3/4	3.854
12	7 7/8	3.858
12	8	3.861
13	3 7/8	4.061
13	7 3/4	4.159
13	10 1/2	4.229
13	11 1/2	4.255
14	1 3/4	4.312
14	1 7/8	4.315
15	5 3/4	4.718
20	-	6.096
20	0 1/8	6.099
26	2	7.976
26	10 3/4	8.198
30	-	9.144
30	1 1/8	9.173
31	9 1/2	9.690
32	1 1/4	9.785
35	10	10.922
35	11 3/4	10.966
36	-	10.973
36	5	11.100
36	11 1/2	11.265
37	2 1/4	11.335

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 24039	CONTINUED	FEET INCHES	METRES
37	2 1/2	11.341	
38	2	11.633	
39	4	11.989	
39	11 1/2	12.179	
40	-	12.192	
41	3 1/2	12.506	
42	1	12.827	
43	1 3/4	13.151	
43	9 1/4	13.341	
44	9 1/4	13.646	
45	-	13.716	
46	5	14.148	
47	-	14.326	
48	1 3/4	14.675	
49	-	14.935	
50	9 1/2	15.481	
51	3 1/2	15.634	
52	4 1/2	15.964	
53	1 3/4	16.199	
53	4 3/4	16.275	
54	1/2	16.701	
55	-	16.764	
55	3 7/8	16.862	
56	-	17.069	
57	-	17.374	
58	-	17.678	
58	1 3/4	17.723	
58	9	17.907	
58	10 1/2	17.945	
59	9 1/2	18.225	
59	10 3/4	18.256	
60	-	18.288	
60	0 3/8	18.298	
60	0 3/4	18.307	
60	2 3/4	18.358	
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62	7 3/4	19.094	
62	10 1/4	19.158	
63	4 3/4	19.323	
63	5	19.329	
64	9 1/2	19.749	
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66	-	20.117	
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66	10	20.371	
67	-	20.422	
67	4 1/4	20.530	
67	4 3/4	20.542	
67	5 3/8	20.558	
67	5 7/8	20.571	
67	6 1/4	20.580	
67	7 3/4	20.618	
68	9	20.955	
69	2 3/4	21.101	
69	3 1/2	21.120	
69	6 1/2	21.196	
70	-	21.336	
70	10 3/4	21.609	
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74	4 3/4	22.676	
76	2	23.216	
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81	8	24.892	
83	-	25.298	
86	2	26.264	
86	10 3/4	26.486	
89	9 1/4	27.362	
95	1 3/4	29.000	

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 24039	CONTINUED	FEET INCHES	METRES
98	2 1/2	29.934	
105	8 1/2	32.220	
111	5 3/4	33.979	
116	11 1/2	35.644	
118	2 5/8	36.033	
120	1 1/8	36.605	
122	1 1/4	37.217	
122	7 3/4	37.382	
125	1 1/2	38.138	
130	-	39.624	
130	1 1/8	39.653	
130	4 1/2	39.738	
130	7 3/4	39.821	
131	9 1/4	40.164	
131	9 1/2	40.170	
131	9 3/4	40.176	
132	0 1/4	40.240	
132	7 3/4	40.430	
133	3 1/4	40.621	
135	10	41.402	
135	11 3/4	41.446	
136	11 1/2	41.745	
138	2	42.113	
142	1	43.507	
145	11 3/4	44.494	
152	4 1/2	46.444	
153	1 3/4	46.679	
155	1 1/4	47.276	
157	-	47.854	
172	10 3/4	52.699	
174	10 3/4	53.308	
187	3 1/2	57.087	
223	3	68.047	
272	6 3/4	83.077	
344	9 3/4	105.099	
345	10 1/2	105.423	
355	3 1/2	108.293	
430	-	131.064	
436	11 1/2	133.185	
774	4 3/4	236.036	
843	1 3/4	256.991	
847	6 3/4	258.337	
2272	6 3/4	692.677	
AC RD P Sq M			
-	-	2.95	74.6
-	-	22 3/4	575.4
-	-	23	581.7
-	-	23 3/4	600.7
-	-	24 1/2	619.7
-	-	24 3/4	626
-	-	25	632.3
-	-	25 1/2	645
-	-	26 1/4	663.9
-	-	26 3/4	676.6
-	-	27 1/4	689.2
-	-	27 1/2	695.6
-	-	27 3/4	701.9
-	-	28 1/2	720.8
-	-	28 3/4	727.2
-	-	29	733.5
-	-	29 1/2	746.1
-	-	30 1/2	771.4
-	-	31	784.1
-	-	32 1/2	822
-	-	33 1/2	847.3
-	-	33 3/4	853.6
-	-	34 1/4	866.3
-	-	34 1/2	872.6
-	-	34 3/4	878.9
-	-	35	885.2
-	-	35 1/2	897.9
-	-	35 3/4	904.2
-	-	36 1/2	954
1	-	23 1/4	4635

NEW SOUTH WALES



CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



11293080

Application No. 11487

Prior Title Volume 6978 Folio 151

Vol. 11293 Fol. 80

Edition issued 13-4-1970
L776028



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.

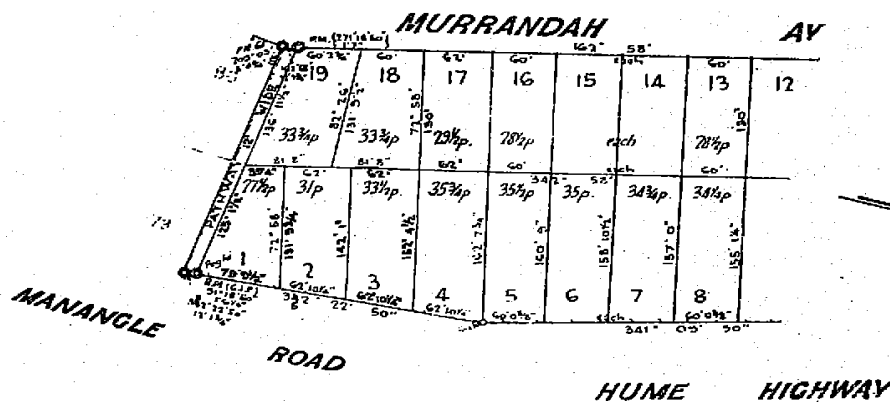
Witness

Barnes

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



CANCELLED

SEE AUTO FOLIO

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 24039 in the Municipality of Camden Parish of Camden and County of Camden being part of Portion 12 granted to John MacArthur on 5-10-1825. EXCEPTING THEREOUT the mines and minerals excepted by Transfer No.G851183.

FIRST SCHEDULE

~~THE HOUSING COMMISSION OF NEW SOUTH WALES.~~

SECOND SCHEDULE

NIL.

Jawatson
Registrar General.

GRN

Signature of
Registrar General

SEE AUTO FOLIO

12

(Page 2 of 2 pages)



SEARCH DATE

29/1/2026 11:00AM

FOLIO: 1/24039

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

Prior Title(s): VOL 11293 FOL 80

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
31/10/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
13/2/2004	AA416311	APPLICATION	EDITION 1
29/1/2005	AB247647	TRANSFER	
29/1/2005	AB247648	MORTGAGE	EDITION 2
16/12/2005	AB990431	LEASE	EDITION 3
12/2/2009	AE416406	LEASE	EDITION 4
9/3/2009	AE529851	DISCHARGE OF MORTGAGE	
9/3/2009	AE529852	MORTGAGE	EDITION 5
29/2/2012	AG769702	DISCHARGE OF MORTGAGE	
29/2/2012	AG769703	TRANSFER	EDITION 6
15/5/2014	AI580050	TRANSFER	
15/5/2014	AI580051	MORTGAGE	EDITION 7
5/11/2014	AJ11233	DISCHARGE OF MORTGAGE	
5/11/2014	AJ11234	MORTGAGE	EDITION 8
18/9/2017	AM733856	DISCHARGE OF MORTGAGE	EDITION 9
31/8/2023	AT403591	TRANSFER WITHOUT MONETARY CONSIDERATION	EDITION 10

*** END OF SEARCH ***

Release: 2.1
www.lpi.nsw.gov.au

TRANSFER

New South Wales
Real Property Act 1900



AB247647Q

PRIVACY NOTE: this information is legally required and will become part of the public record

STAMP DUTY

Office of State Revenue use only
Crown instrument not liable to Vendor Duty
Section 308 Duties Act 1997 No 123
I. V. KNIGHT Crown Solicitor
Per *J. Parsons*

Office of State Revenue
NSW Treasury
Client No: 90843016 1464
Duty: *\$2.00* Trans No: *2147149*
Asst details: _____

(A) **TORRENS TITLE**

Folio Identifier 1/24039 *①*

(B) **LODGED BY**

Delivery
Box

Name, Address or DX and Telephone

CODES

T

TW

(Sheriff)

100 U

Reference: **LLPN : 123045N**
KEMP STRANG

ARANY

(C) **TRANSFEROR**

HEALTH ADMINISTRATION CORPORATION

(D) **CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$ 370,000.00

and as regards

(E) **ESTATE**

the land specified above transfers to the transferee an estate in fee simple

(F) **SHARE
TRANSFERRED**

Whole

(G) **ENCUMBRANCES (if applicable):**

(H) **TRANSFEE**

BASSIROLLAH MOHEBBATI ARANY and ANNETTE ROBYN ARANY

(I) **TENANCY: Joint Tenants**

(J) **DATE**

20-01-05

I certify that the person(s) signing opposite, with whom
I am personally acquainted or as to whose identity I am
otherwise satisfied, signed this instrument in my presence.

Signature of witness:

Name of witness:

Address of witness:

Stuart Ball
c/- 73 Miller Street
North Sydney.

Certified correct for the purposes of the Real
Property Act 1900 by the transferor.

See Annexure 'A'

Dennis Jenner
Signature of the **HEALTH ADMINISTRATION
CORPORATION**, pursuant to Section 21 (1)
Health Administration Act, 1985 and I hereby
certify that I have no knowledge of the execution of
this document.

Certified for the purposes of the Real Property Act

Signature:

Signatory's name:
Signatory's capacity:

Christopher Lance Paul
transferee's solicitor

ANNEXURE "A" TO TRANSFER

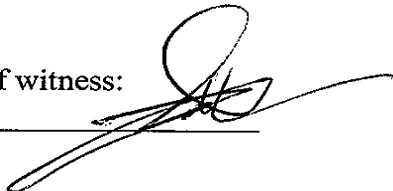
PARTIES: TRANSFEROR: HEALTH ADMINISTRATION CORPORATION
TRANSFeree: BASSIROLLAH MOHEBBATI ARANY AND
ANNETTE ROBYN ARANY

DATED: 20-01-05

I certify that the person(s) signing
opposite, with whom I am
personally acquainted or as to
whose identity I am otherwise
satisfied, signed this instrument in
my presence.

Certified correct for the purposes of the
Real Property Act 1900 by the transferor.

Signed by
me Dennis Jenner
as delegate of the HEALTH
ADMINISTRATION CORPORATION
pursuant to Section 21 (1) Health
Administration Act 1982 and I hereby
certify that I have no notice of the
revocation of such delegation.

Signature of witness: 

Name of witness: Stuart Ball

Address of witness:

47-73 Miller
Street
North Sydney

Signature of transferor: 

Form: 01T
Release: 6-1

TRANSFER

New South Wales
Real Property Act 1900



AI580050S

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the use of the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

Office of State Revenue (NSW)	
Client No: 1411509	3876
Duty: 4790	Trans No: 7585147
Acct details: 6/5/14	

(A) TORRENS TITLE

FOLIO IDENTIFIER 1/24039

(B) LODGED BY

Document Collection Box 49R. 421X	Name, Address or DX, Telephone, and Customer Account Number if any Hunt & Hunt Lawyers DX 214 SYDNEY Reference: MPBA-9573224	LLPN: 49R 126043B ANZ BANK C/- SAI GLOBAL Property DX 885 SYDNEY 02 9210 2100	CODES T TW
	38401469-CAMPISI		

(C) TRANSFEROR

ROBERT TIMOTHY WILSON, SYLVANA CAMPISI, TRENT ANDREW JENNISON

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 180,000.00 and as regards

(E) ESTATE

the abovementioned land transfers to the transferee an estate in fee simple

(F) SHARE TRANSFERRED

(G) ENCUMBRANCES (if applicable):

(H) TRANSFEE

SYLVANA CAMPISI & ROBERT TIMOTHY WILSON

(I) TENANCY: Tenants in Common in Equal Shares

DATE

(J) I certify I am an eligible witness and that the transferor signed this dealing in my presence.
[See note* below]

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of witness:

x *Mark Byers*

Signature of transferor:

x *Robert Wilson*
R. Wilson

Name of witness:

x *MARK BYERS*

Address of witness:

x *2/1 INNOVATION RD.*
NORTH RYDE

x *S. Campisi*
S. Campisi

I certify I am an eligible witness and that the transferee signed this dealing in my presence.
[See note* below]

Certified correct for the purposes of the Real Property Act 1900 by the transferee.

Signature of witness:

x *Mark Byers*

Signature of transferee:

x *Robert Wilson*
R. Wilson

Name of witness:

x *MARK BYERS*

Address of witness:

x *2/1 INNOVATION RD*
NORTH RYDE

x *S. Campisi*
S. Campisi

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 612273 Full name: Mark Paul Byers Signature: *Mark Byers*

* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

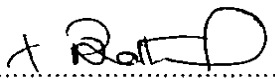
Annexure A to Transfer

Parties:-

ROBERT TIMOTHY WILSON, SYLVANA CAMPISI, TRENT ANDREW JENNISON (*Transferor*)
ROBERT TIMOTHY WILSON, SYLVANA CAMPISI (*Transferee*)

I certify I am a eligible witness and that the transferor
Signed this dealing in my presence

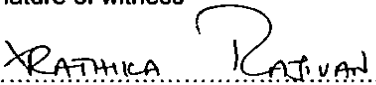
Certified correct for the purposes of the Real Property Act
1900 by the transferor.


.....

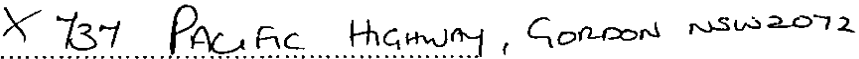
Signature of witness


.....

Signature of transferor: Trent Andrew Jennison


.....

Name of witness::


.....

Address of witness:



FOLIO: 1/24039

SEARCH DATE	TIME	EDITION NO	DATE
29/1/2026	11:00 AM	10	31/8/2023

LAND

LOT 1 IN DEPOSITED PLAN 24039
LOCAL GOVERNMENT AREA CAMDEN
PARISH OF CAMDEN COUNTY OF CAMDEN
TITLE DIAGRAM DP24039

FIRST SCHEDULE

MARCO CHRISTIAN CAMPISI
IN 1/2 SHARE
SYLVANA CAMPISI
IN 1/2 SHARE
AS TENANTS IN COMMON

(TZ AT403591)

SECOND SCHEDULE (1 NOTIFICATION)

1 G851183 LAND EXCLUDES MINERALS

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

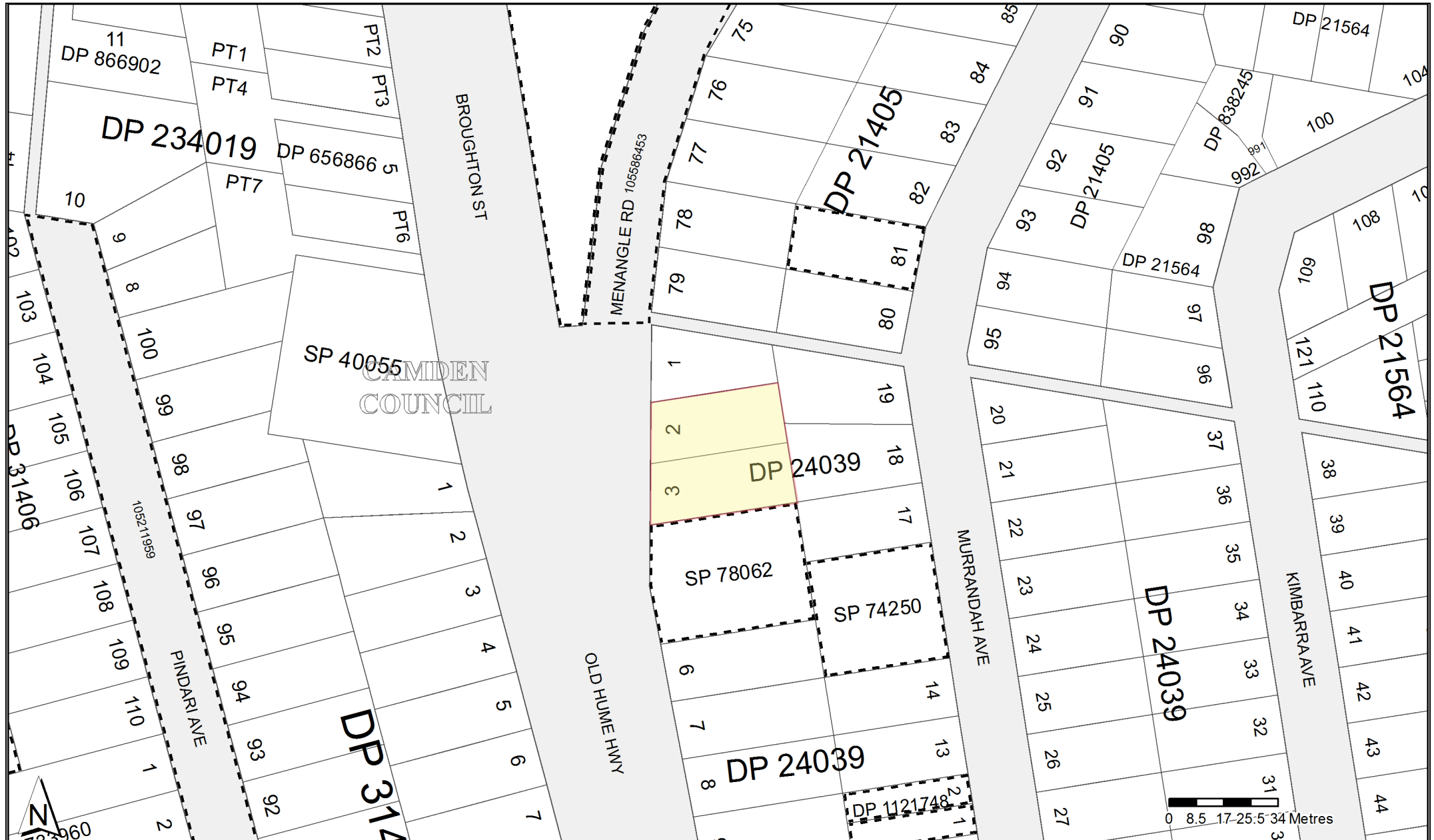
Cadastral Records Enquiry Report : Lot 2 DP 24039

Locality : CAMDEN

LGA : CAMDEN

Parish : CAMDEN

County : CAMDEN



Municipality of Camden
Shire of

PLAN

F583390 6.12.51

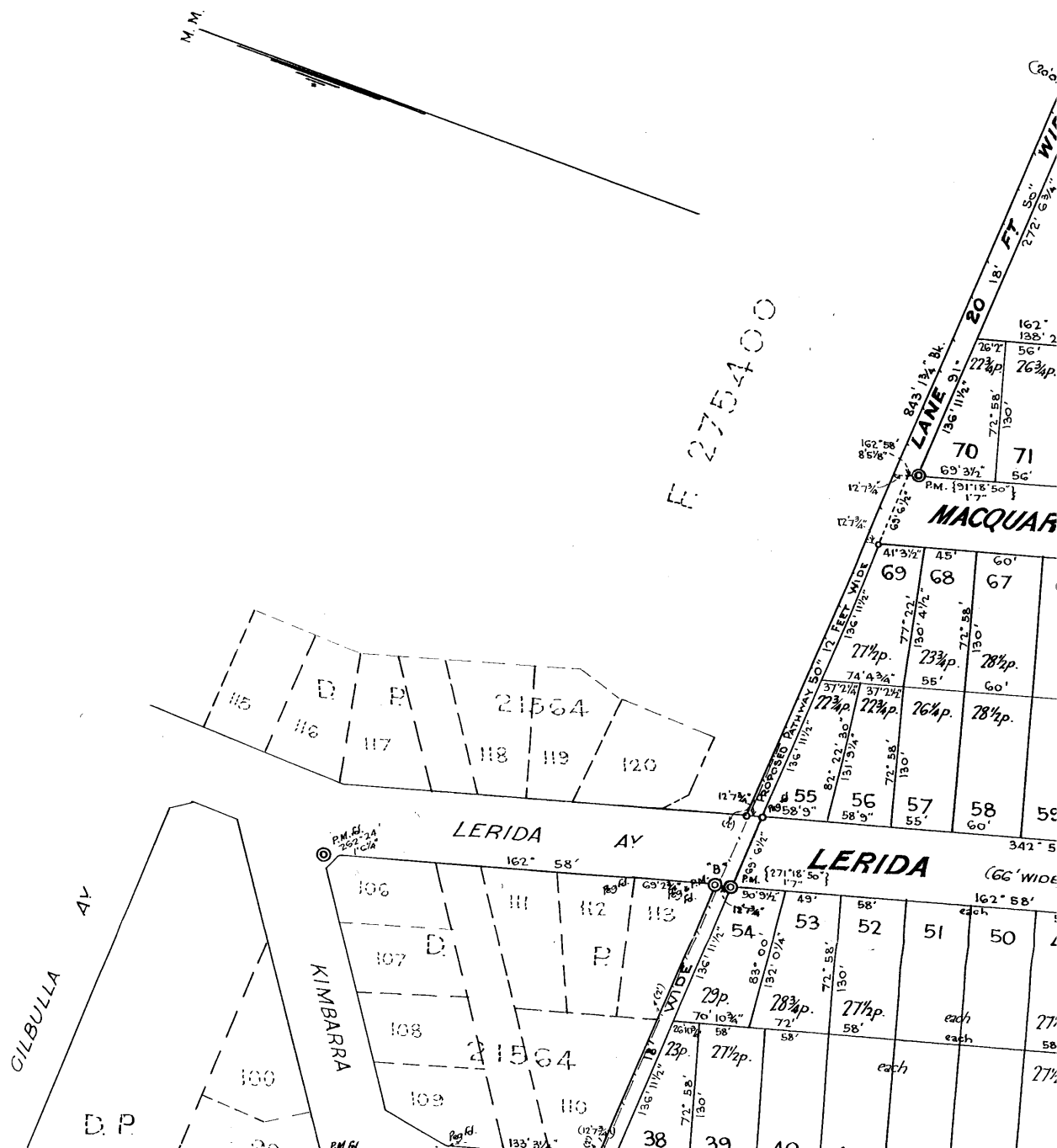
of subdivision of part of the land in

PARISH OF CAMDEN

COUNTY

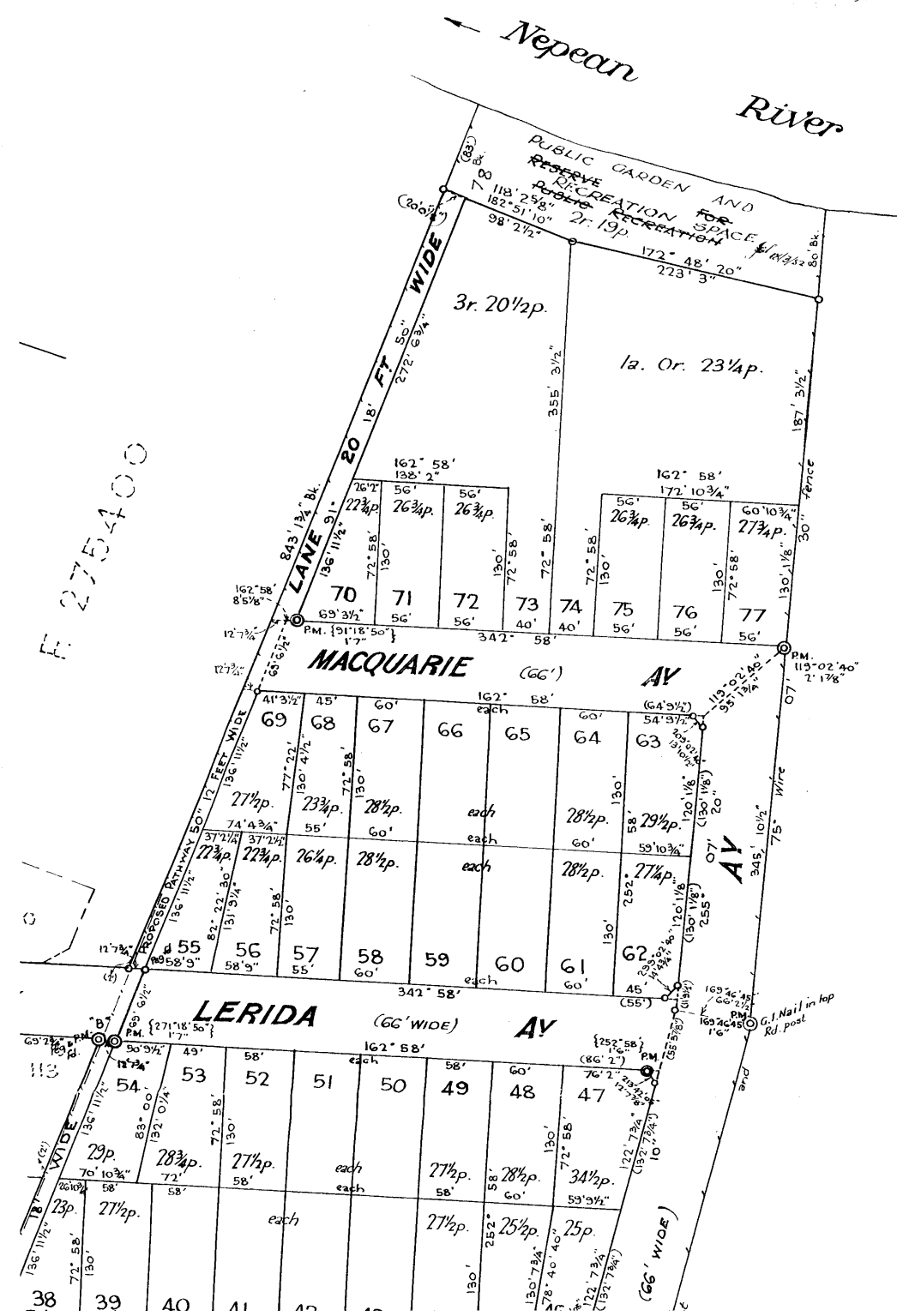
Scale:- 100 feet to an inch

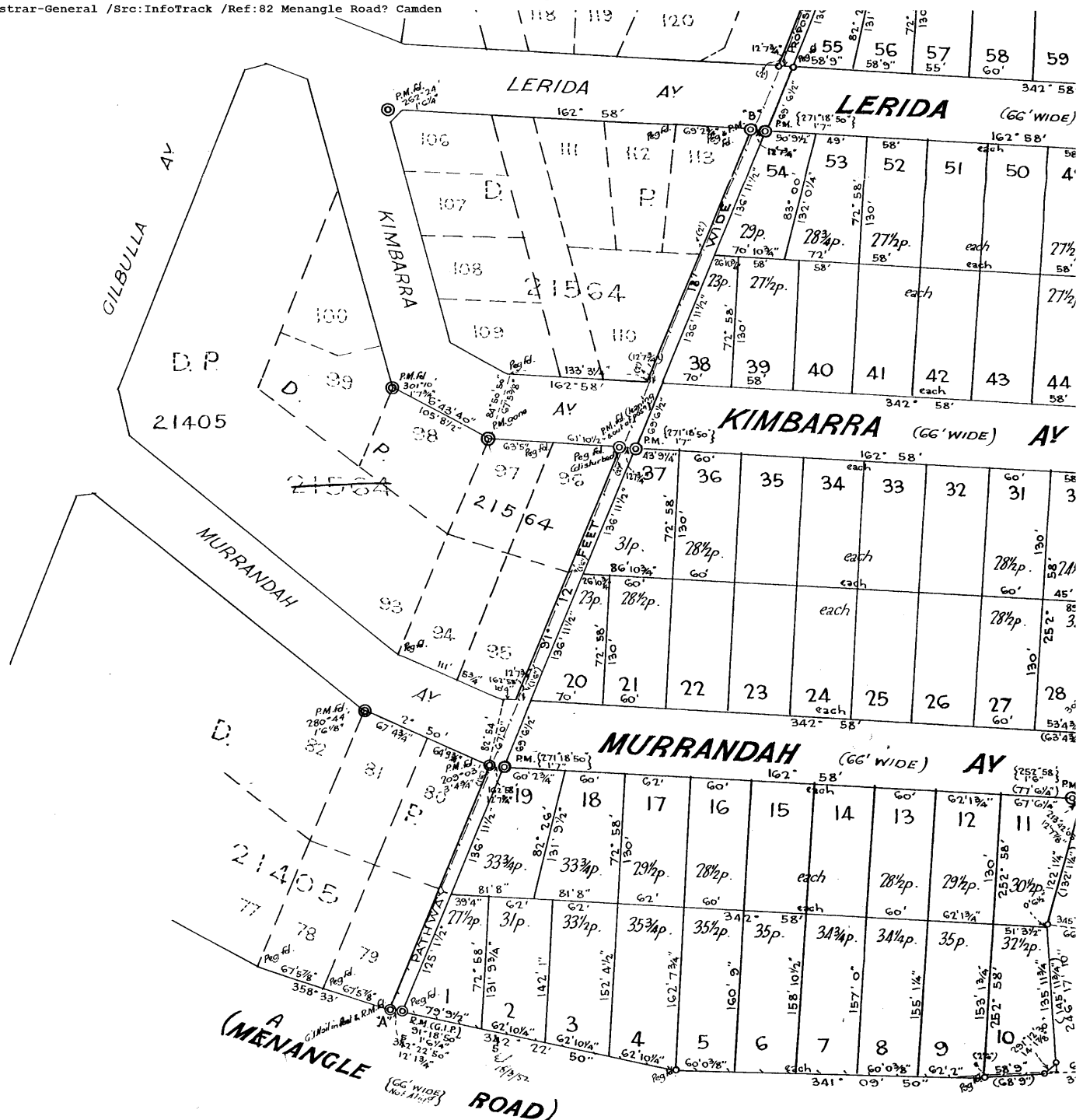
②(E) DP 24039



IN COUNTY OF CAMDEN

DEP PLAN 24039 (E) ①
on 13th May 52





③ (E) DP 24039

NOTE: It is intended to dedicate the new roads, the Lane 20 feet wide, the strip of land to the north of lots 55 and 69, shown on plan as "Proposed pathway 12 feet wide, and the splayed corners of lots 10, 11, 28, 29, 46, 47, 62 and 63, to the Public forever.

Restrictive Covenants, if any, will be embodied in the transfer of the lots.

P.M.'s are ~~concrete~~ ^{concrete} ~~filled with cement~~ ^{filled with cement}.

The Common Seal of Camden Park Estate Pty Limited was hereunto affixed by the authority of a resolution of the Board of Directors in the presence of two Directors, who are duly sworn and qualified, and in the presence of:

Scribner

Re-declared before me at Sydney this 7th day of April 1952.

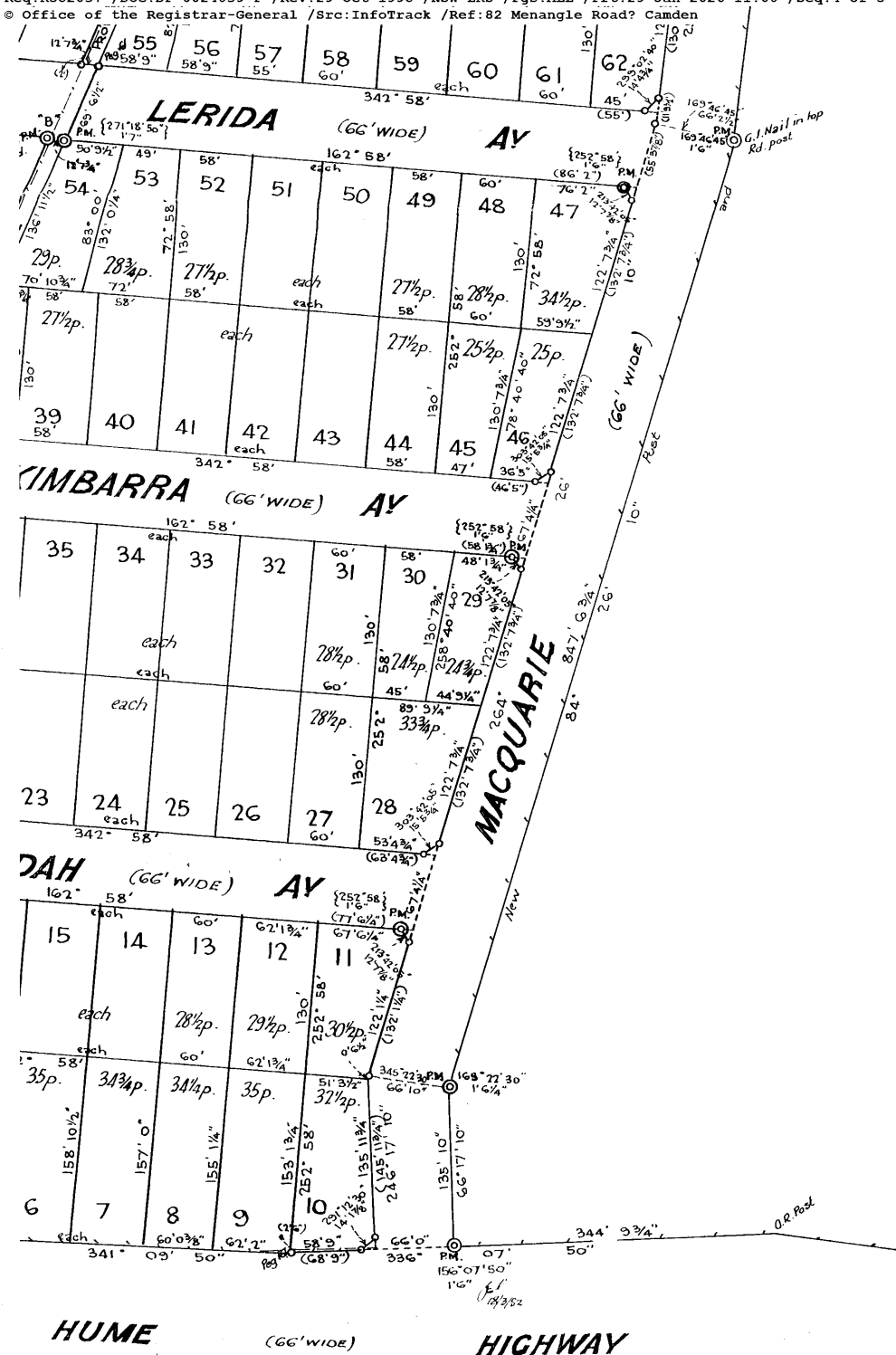
Approved by Council & Covered by Council Clerk's Certificate

No. 229 of 1952
 Council Clerk.

Datum line of Azimuth A-B.

DP 24039

Subscribed this 8th



the
laid

④ (E) DP 24039

in book of Andrew Barker Estate
 registered in the Land and
 Conveyance Office of the
 Government of New South
 Wales, and the reference
 marks have been placed as shown hereon.

[Signature]
 Director

Secretary
 Subscribed and declared before me at Sydney
 this 8th day of November A.D. 1951

I, JOHN EDWIN STAPLETON, of 129 Pitt 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 (1) by me (2) under my
 supervision, the character and extent of which was as required by the Survey Practice
 Regulations, 1933, and was completed on 8th November 1951, 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) *[Signature]*
 Surveyor registered under the Surveyors Act, 1929.

[Signature] J.P. Date of Survey November 1951

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 24039	FEET INCHES	METRES
-	1 1/4	0.032
-	2	0.051
-	5 1/8	0.130
-	6	0.152
-	6 1/4	0.159
-	6 1/2	0.165
-	7	0.178
-	9	0.229
-	10 3/4	0.273
1	-	0.305
1	2	0.356
1	3 1/2	0.394
1	6	0.457
1	6 1/8	0.460
1	6 1/4	0.464
1	6 3/8	0.467
1	7	0.485
1	7 3/4	0.502
1	8	0.508
2	-	0.610
2	1 5/8	0.651
2	1 7/8	0.657
2	6	0.762
2	7 3/4	0.806
2	8	0.813
2	8 3/4	1.035
3	7 7/8	1.114
3	9 1/4	1.149
4	1 3/4	1.264
4	1 7/8	1.267
4	6	1.372
4	9 1/2	1.461
5	-	1.524
5	1 3/8	1.559
5	6 1/8	1.680
5	7 1/4	1.708
6	-	1.829
6	2	1.880
6	6 1/2	1.994
6	7 1/4	2.013
6	10 3/4	2.102
7	2 1/4	2.191
8	5 1/8	2.569
8	9	2.667
9	-	2.743
9	3 1/2	2.832
9	4	2.845
9	6 1/2	2.908
9	9 1/2	2.985
10	4	3.150
11	9 1/2	3.594
12	-	3.658
12	1 3/4	3.702
12	7 3/4	3.854
12	7 7/8	3.858
12	8	3.861
13	3 7/8	4.061
13	7 3/4	4.159
13	10 1/2	4.229
13	11 1/2	4.255
14	1 3/4	4.312
14	1 7/8	4.315
15	5 3/4	4.718
20	-	6.096
20	0 1/8	6.099
26	2	7.976
26	10 3/4	8.198
30	-	9.144
30	1 1/8	9.173
31	9 1/2	9.690
32	1 1/4	9.785
35	10	10.922
35	11 3/4	10.966
36	-	10.973
36	5	11.100
36	11 1/2	11.265
37	2 1/4	11.335

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 24039	CONTINUED	FEET INCHES	METRES
37	2 1/2	11.341	
38	2	11.633	
39	4	11.989	
39	11 1/2	12.179	
40	-	12.192	
41	3 1/2	12.506	
42	1	12.827	
43	1 3/4	13.151	
43	9 1/4	13.341	
44	9 1/4	13.646	
45	-	13.716	
46	5	14.148	
47	-	14.326	
48	1 3/4	14.675	
49	-	14.935	
50	9 1/2	15.481	
51	3 1/2	15.634	
52	4 1/2	15.964	
53	1 3/4	16.199	
53	4 3/4	16.275	
54	1/2	16.701	
55	-	16.764	
55	3 7/8	16.862	
56	-	17.069	
57	-	17.374	
58	-	17.678	
58	1 3/4	17.723	
58	9	17.907	
58	10 1/2	17.945	
59	9 1/2	18.225	
59	10 3/4	18.256	
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62	7 3/4	19.094	
62	10 1/4	19.158	
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69	3 1/2	21.120	
69	6 1/2	21.196	
70	-	21.336	
70	10 3/4	21.609	
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74	4 3/4	22.676	
76	2	23.216	
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REGISTRAR GENERAL'S DEPARTMENT

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116	11 1/2	35.644	
118	2 5/8	36.033	
120	1 1/8	36.605	
122	1 1/4	37.217	
122	7 3/4	37.382	
125	1 1/2	38.138	
130	-	39.624	
130	1 1/8	39.653	
130	4 1/2	39.738	
130	7 3/4	39.821	
131	9 1/4	40.164	
131	9 1/2	40.170	
131	9 3/4	40.176	
132	0 1/4	40.240	
132	7 3/4	40.430	
133	3 1/4	40.621	
135	10	41.402	
135	11 3/4	41.446	
136	11 1/2	41.745	
138	2	42.113	
142	1	43.507	
145	11 3/4	44.494	
152	4 1/2	46.444	
153	1 3/4	46.679	
155	1 1/4	47.276	
157	-	47.854	
172	10 3/4	52.699	
174	10 3/4	53.308	
187	3 1/2	57.087	
223	3	68.047	
272	6 3/4	83.077	
344	9 3/4	105.099	
345	10 1/2	105.423	
355	3 1/2	108.293	
430	-	131.064	
436	11 1/2	133.185	
774	4 3/4	236.036	
843	1 3/4	256.991	
847	6 3/4	258.337	
2272	6 3/4	692.677	
AC RD P Sq M			
-	-	2.95	74.6
-	-	22 3/4	575.4
-	-	23	581.7
-	-	23 3/4	600.7
-	-	24 1/2	619.7
-	-	24 3/4	626
-	-	25	632.3
-	-	25 1/2	645
-	-	26 1/4	663.9
-	-	26 3/4	676.6
-	-	27 1/4	689.2
-	-	27 1/2	695.6
-	-	27 3/4	701.9
-	-	28 1/2	720.8
-	-	28 3/4	727.2
-	-	29	733.5
-	-	29 1/2	746.1
-	-	30 1/2	771.4
-	-	31	784.1
-	-	32 1/2	822
-	-	33 1/2	847.3
-	-	33 3/4	853.6
-	-	34 1/4	866.3
-	-	34 1/2	872.6
-	-	34 3/4	878.9
-	-	35	885.2
-	-	35 1/2	897.9
-	-	35 3/4	904.2
-	-	36 1/2	954
1	-	23 1/4	4635

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



11256094

Vol. **11256** Fol. **94**

Appln. No.11487

Prior Title Vol.6978 Fol.151



AS Edition issued 24-2-1970
L648417

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.

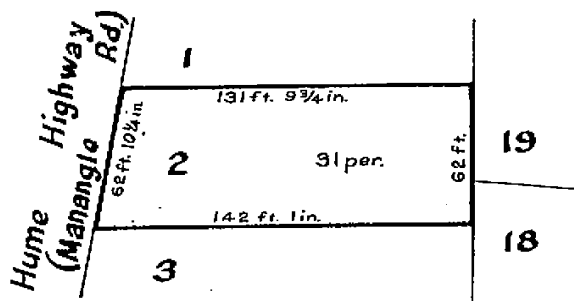
Witness

B. Hinchey

Lawton
Registrar General



PLAN SHOWING LOCATION OF LAND



SEE AUTO FOLIO

L648417

C.H.

Scale: 60 feet to one inch.

ESTATE AND LAND REFERRED TO

8
Estate in Fee Simple in Lot 2 in Deposited Plan 24039 in the Municipality of Camden Parish of Camden and County of Camden being part of Portion 12 granted to John MacArthur on 5-10-1825. EXCEPTING THEREOUT the mines and minerals reserved by Transfer No.G851183.

FIRST SCHEDULE

~~RAYMOND-GLYDE-ROFE of Camden, Motor-Mechanic.~~

SECOND SCHEDULE

GRY1. Reservations and conditions, if any, contained in the Crown Grant above referred to.

Xm

P

Lawton

Registrar General

WARNING THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE



SEARCH DATE

29/1/2026 11:15AM

FOLIO: 2/24039

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

Prior Title(s): VOL 11256 FOL 94

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED

28/10/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
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6/4/1993	I240500	CHANGE OF NAME	EDITION 1
----------	---------	----------------	-----------

9/6/2005	AB533526	APPLICATION	
9/6/2005	AB533527	TRANSFER	EDITION 2

27/6/2025	AV190598	TRANSFER	EDITION 3
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*** END OF SEARCH ***



AB533526J

Form: 04RP
Release: 1
www.lpi.nsw.gov.au

**APPLICATION TO RECORD
NEW REGISTERED PROPRIETOR**

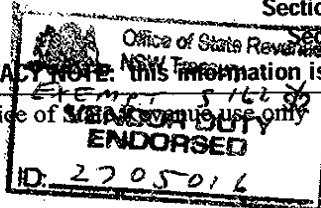
New South Wales

Section 46C Real Property Act 1900

Section 12(4) Trustee Act 1925

PRIVATE NOTE: This information is legally required and will become part of the public record

STAMP DUTY



NEW SOUTH WALES DUTY
03-06-2005 0002705016-001
SECTION 276-ORIGINAL
NO DUTY PAYABLE

(A) LAND

Torrens Title

Folio Identifier 2/24039 (volume 11256 folio 94)

(B) REGISTERED
DEALING

Number

Torrens Title

(C) LODGED BY

Delivery
Box

411B

Name, Address or DX and Telephone

LLPN/2328V

TRAVERS & CO
Suite 502, 5th Floor
66 King St., Sydney 2000
DX 590 SYDNEY
Telephone: 9262 5811

CODE

AP

Reference (optional): PH

(D) APPLICANT

SYDNEY SOUTH WEST AREA HEALTH SERVICE

(E) PRESENT REG'D
PROPRIETOR

SOUTH WESTERN SYDNEY AREA HEALTH SERVICE

(F) NEW REG'D
PROPRIETOR

SYDNEY SOUTH WEST AREA HEALTH SERVICE

APPLICATION UNDER SECTION 46C REAL PROPERTY ACT 1900

In regard to the land specified above, the applicant requests the Registrar General to
record the new registered proprietor on the folio of the Register, the land having vested in
the new registered proprietor pursuant to:

HEALTH SERVICES ACT 1997

APPLICATION UNDER SECTION 12(4) TRUSTEE ACT 1925

NOT APPLICABLE

In regard to the specified above, the applicant requests the Registrar General to
record the new registered proprietor on the folio of the Register consequent on:

DATE

I certify that the person(s) signing opposite, with whom
I am personally acquainted or as to whose identity I am
otherwise satisfied, signed this instrument in my presence.

Signature of witness:

Name of witness:

ROSE CARZANITI

Address of witness:

SEWAHS, locked bag 7017 Liverpool BC 1871

Certified correct for the purposes of the Real
Property Act 1900 by the Applicant.

Signature of Applicant:

Diana Horvath
Chief Executive

17

22 October 2004

LEGISLATION

8129

Orders



New South Wales

Health Services (Amalgamation of Area Health Services) Order 2004

under the

Health Services Act 1997

MARIE BASHIR, Governor

I, Professor Marie Bashir AC, Governor of the State of New South Wales, with the advice of the Executive Council, and in pursuance of section 20 (1) of the *Health Services Act 1997*, make the following Order.

Dated, this 20th day of October 2004.

By Her Excellency's Command,

MORRIS IEMMA, M.P.,
Minister for Health

Explanatory note

The object of this Order is to amalgamate the area health services listed in Schedule 1 to the *Health Services Act 1997*. The area health services listed in Column 2 are amalgamated into the area health services listed in Column 1.

Column 1	Column 2
Amalgamated area health service	Old area health services
Greater Southern Area Health Service	Greater Murray Area Health Service Southern Area Health Service
Greater Western Area Health Service	Far West Area Health Service Macquarie Area Health Service Mid Western Area Health Service
Hunter and New England Area Health Service	Hunter Area Health Service New England Area Health Service

LEGISLATION

22 October 2004

8130

Health Services (Amalgamation of Area Health Services) Order 2004

Explanatory note

Column 1	Column 2
Amalgamated area health service	Old area health services
North Coast Area Health Service	Mid North Coast Area Health Service Northern Rivers Area Health Service
Northern Sydney and Central Coast Area Health Service	Central Coast Area Health Service Northern Sydney Area Health Service
South Eastern Sydney and Illawarra Area Health Service	Illawarra Area Health Service South Eastern Sydney Area Health Service
Sydney South West Area Health Service	Central Sydney Area Health Service South Western Sydney Area Health Service
Sydney West Area Health Service	Wentworth Area Health Service Western Sydney Area Health Service

This Order is made under section 20 (1) of the *Health Services Act 1997*.

System Document Identification

Land Registry Document Identification

Form Number:01T-e
Template Number:t_nsw18
ELN Document ID:3200374797
ELN NOS ID: 3200374799

TRANSFER

New South Wales
Real Property Act 1900

AV190598

Stamp Duty: 11207019-001

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

LODGED BY:

Responsible Subscriber: NEW SOUTH WALES LAND AND HOUSING CORPORATION ABN 24960729253
Address: L 15, 12 Darcy ST
Parramatta 2150
Email: homesnswlegal@dcj.nsw.gov.au
ELNO Subscriber Number: 1347064
Customer Account Number: 505133N
Document Collection Box: 1W
Client Reference: DLL:MR:20241187

LAND TITLE REFERENCE

6110-214
3/24039
2/24039

TRANSFEROR

HEALTH ADMINISTRATION CORPORATION
State/Territory government or body

TRANSFeree

MINISTER ADMINISTERING THE HOUSING ACT 2001
State/Territory government or body
Tenancy: Sole Proprietor

CONSIDERATION

The transferor acknowledges receipt of the consideration of \$4,004,000.00

ESTATE TRANSFERRED

FEE SIMPLE

The Transferor transfers to the Transferee the Estate specified in this Instrument and acknowledges receipt of any Consideration shown.

SIGNING FOR TRANSFEROR

I certify that:

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

HEALTH ADMINISTRATION CORPORATION

Signed By: Bronwyn Badcock
ELNO Signer Number: 28927

Signer Capacity:Practitioner Certifier
Digital Signing Certificate Number:

Signed for
Subscriber: PARTNERS OF MADDOCKS ABN 63478951337
MADDOCKS



FOLIO: 2/24039

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
29/1/2026	11:14 AM	3	27/6/2025

LAND

LOT 2 IN DEPOSITED PLAN 24039
LOCAL GOVERNMENT AREA CAMDEN
PARISH OF CAMDEN COUNTY OF CAMDEN
TITLE DIAGRAM DP24039

FIRST SCHEDULE

MINISTER ADMINISTERING THE HOUSING ACT 2001 (T AV190598)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 G851183 LAND EXCLUDES MINERALS

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



11293081

Application No. 11487

Vol. **11293** Fol. **81**

Prior Title Volume 6978 Folio 151



Edition issued 13-4-1970
L776028

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.

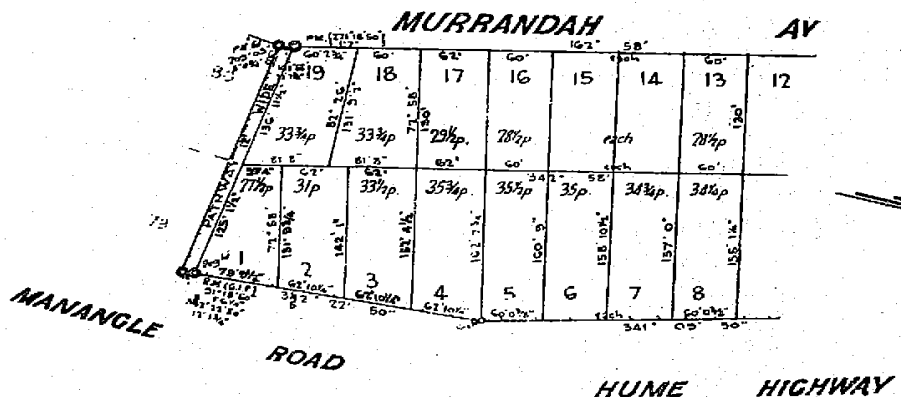
Witness

Barnes

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



CANCELLED

SEE AUTO FOLIO

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 3 in Deposited Plan 24039 in the Municipality of Camden Parish of Camden and County of Camden being part of Portion 12 granted to John MacArthur on 5-10-1825. EXCEPTING THEREOUT the mines and minerals excepted by Transfer No.G851183.

FIRST SCHEDULE

~~THE HOUSING COMMISSION OF NEW SOUTH WALES.~~

SECOND SCHEDULE

NIL.

Jawatson

Registrar General.

GRN

FIRST SCHEDULE (continued)[illegible]**SECOND SCHEDULE (continued)**[illegible]

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



SEARCH DATE

29/1/2026 11:16AM

FOLIO: 3/24039

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

Prior Title(s): VOL 11293 FOL 81

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED

31/10/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
------------	--	-----------------------------	--------------------------------

27/6/2025 AV190598 TRANSFER

EDITION 1

*** END OF SEARCH ***



FOLIO: 3/24039

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
29/1/2026	11:16 AM	1	27/6/2025

LAND

LOT 3 IN DEPOSITED PLAN 24039
LOCAL GOVERNMENT AREA CAMDEN
PARISH OF CAMDEN COUNTY OF CAMDEN
TITLE DIAGRAM DP24039

FIRST SCHEDULE

MINISTER ADMINISTERING THE HOUSING ACT 2001

(T AV190598)

SECOND SCHEDULE (1 NOTIFICATION)

1 G851183 LAND EXCLUDES MINERALS

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Appendix D

Site Photographs



Photograph 1 - Nurses quarters at 72 Menangle Road.



Photograph 2 - Potential fill at northern end of 72 Menangle Road.



Site Photographs

Preliminary Site Investigation

72 & 82-86 Menangle Road, Camden NSW

CLIENT: Homes NSW

PROJECT: 239951.00

PLATE No: 1

REV: 0

DATE: Jun-26



Photograph 3 - Drainage pit on northern side of nurses quarters at 72 Menangle Road.



Photograph 4 - Potential fill to the immediate north of the nurses quarters at 72 Menangle Road.



Site Photographs

Preliminary Site Investigation

72 & 82-86 Menangle Road, Camden NSW

CLIENT: Homes NSW

PROJECT: 239951.00

PLATE No: 2

REV: 0

DATE: Jun-26



Photograph 5 - Southern side of nurses quarters at 72 Menangle Road.



Photograph 6 - Groundwater monitoring wells in carpark to the northeast of nurses quarters



Site Photographs
Preliminary Site Investigation
72 & 82-86 Menangle Road, Camden NSW
CLIENT: Homes NSW

PROJECT:	239951.00
PLATE No:	3
REV:	0
DATE:	Jun-26



Photograph 7 - Health services building at 82 Menangle Road.



Photograph 8 - Fragments of bonded potential asbestos containing material (PACM) on ground surface beneath building at 82 Menangle Road.



Photograph 9 - Fragments of bonded PACM on ground surface of southern side of building at 82 Menangle Road.



Photograph 10 - Building at 84 Menangle Road constructed of PACM sheeting



Photograph 11 - Fragments of bonded PACM on ground surface beneath building at 84 Menangle Road.



Photograph 12 - Rubbish pile on the north eastern portion of 84 Menangle Road comprising timber, styrofoam, cardboard and plastic.



Photograph 13 - Building at 86 Menangle Road constructed of PACM sheeting



Photograph 14 - Fragments of bonded PACM on ground surface beneath building at 86 Menangle Road.



Photograph 15 - Building at 86 Menangle Road



Photograph 16 - Camden Hospital located to the northwest of the site.



Site Photographs

Preliminary Site Investigation

72 & 82-86 Menangle Road, Camden NSW

CLIENT: Homes NSW

PROJECT: 239951.00

PLATE No: 8

REV: 0

DATE: Jun-26



Photograph 17 - Residential properties located to the east of the site.



Photograph 18 - Residential apartments located to the south of the site



Site Photographs
Preliminary Site Investigation
72 & 82-86 Menangle Road, Camden NSW
CLIENT: Homes NSW

PROJECT:	239951.00
PLATE No:	9
REV:	0
DATE:	Jun-26