



Douglas Partners

Geotechnics | Environment | Groundwater

Report on
Phase 1 Contamination Assessment

813 - 913 Wallgrove Road
Horsley Park

Prepared for
Gazcorp Pty Ltd

Project 73194 Rev 1
November 2012

Integrated Practical Solutions



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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		16 November 2012
Reviewer		16 November 2012

Executive Summary

This report presents the results of a Phase 1 contamination assessment undertaken for the site at 813 – 913 Wallgrove Road, Horsley Park. The assessment was commissioned by Gazcorp Pty Ltd, to address the respective Director General's Environmental Assessment Requirements (DGRs) for a development application for a State Significant Development (SSD) and to accompany an Environmental Impact Statement (EIS) for the proposed development of the site. It is understood that the site is proposed to be developed into an industrial estate containing warehouse and distribution related facilities over the whole of the site.

The site comprises one land parcel, Lot 5 in Deposited Plan 24094, and covers an area of approximately 52.5 hectares.

According to historical title deeds and aerial photographs, the site has primarily been used for grazing over the last 100 years. The site appears not to have been used for market gardens, however, some of the adjoining land to the south appears to have been used for market gardens from as early as the 1960s. Horses have been present at the property since (at least) the 1980s.

Council records revealed that effluent from the neighbouring property (piggery) may have been applied to the site during the 1990s.

An inspection of the site was conducted on 30 October 2012 by an environmental engineer from Douglas Partners Pty Ltd (DP). At the time of the inspection, the site was primarily being used for grazing of cattle, sheep and horses. The majority of the site is grassed (paddocks) with clusters of trees. Old, dilapidated stables of timber and tin construction are present near the northern boundary of the site along with small dilapidated sheds. A hill peaks at the southern part of the site. Large farm dams are present at the north-western corner of the property and the eastern part of the property. Two smaller dams are present at the southern boundary of the site. The site is accessed from Wallgrove Road at the north-eastern corner of the site. The surface layer of the dirt access road that runs along most of the northern boundary of the site contains fragments of concrete, terracotta and bitumen. Stockpiles of concrete rubble, sand and sandstone, as well as some general waste were located adjacent to the access road. Mounds of soil and a possible fill mound were also located next to the dirt road. Asbestos-based building materials were not sighted in the stockpiles. An area, covering approximately 40 m by 40 m next to the two small dams, had been covered in what appeared to be a layer of soil. Parts of the dams' configurations include mounded soil around the edges of the dams. Concrete and brick rubble, some of which was part of a soil mound, was located on the southern side of the large dam at the north-western corner of the site.

Overall, the potential for contamination at the site is considered to be low. Any filling at the site is likely to be localised, (for example, to fill mounds surrounding dams). Stockpiles at the site are relatively small and did not appear to have obvious signs of contamination. Pesticides are not likely to have been widely used as the land appears to have been used for grazing rather than market gardens. Old stables and sheds are of a simple timber and tin construction and are thus unlikely to contain hazardous building materials. Cattle or sheep dips were not observed. The possible discharge of effluent onto the site in the past from the neighbouring piggery is unlikely to have resulted in any significant chemical contamination at the site.

Despite the low potential for contamination at the site, the Director General's Environmental Assessment Requirements (14 May 2012) states that the EIS be accompanied by a Phase 2

Contamination Assessment (in addition to a Phase 1 Contamination Assessment), and consideration of a remediation plan (if applicable), which is to demonstrate that the site is suitable for the proposed use in accordance with SEPP55. The Phase 2 contamination assessment can be limited in scope given the low potential for contamination at the site and the nature of the proposed industrial / commercial development (a non-sensitive land use). In order to confirm the contamination status of the site, the Phase 2 contamination assessment should be considered to be a Targeted Phase 2 Assessment and include:

- targeted sampling and analysis of soils in the vicinity of sheds and stables;
- assessment of stockpiles and fill areas / mounds;
- sampling and analysis of surface water (dams);
- assessment of groundwater (which can be limited in nature and the need for an investigation will depend on the results of the soil analysis);
- targeted sampling and analysis of soils with building rubble and the dirt access road (primarily for asbestos); and
- assessment of general soil conditions across the site which can be limited by adopting a low sampling density.

The proposed development is likely to require significant earthworks and, thus, waste classification will be required for soils designated for off-site disposal. A waste classification can be incorporated into the Targeted Phase 2 assessment.

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Report on Phase 1 Contamination Assessment 813 – 913 Wallgrove Road, Horsley Park

1. Introduction

This report presents the results of a Phase 1 contamination assessment undertaken for the site at 813 – 913 Wallgrove Road, Horsley Park. The assessment was commissioned by Mr Michael de Zilva of Gazcorp Pty Ltd, to address the respective Director General's Environmental Assessment Requirements (DGRs) for a development application for a State Significant Development (SSD) and to accompany an Environmental Impact Statement (EIS) for the proposed development of the site. The relevant DGRs (for SSD 5248, dated 14 May 2012) states:

'The EIS shall be accompanied by a Phase 1 and Phase 2 site contamination assessment, and consideration of a remediation plan (if applicable), which is to demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.'

It is understood that the site is proposed to be developed into an industrial estate containing warehouse and distribution related facilities over the whole of the site. These will be subject to subsequent individual development applications and are intended to be constructed in stages. Drawing 1, Appendix A, shows the conceptual design of the proposed development.

The objectives of the assessment are to assess the potential for contamination of the site based on past and present site uses, and to comment on the need for further investigation and/or management (if required).

2. Scope of Works

The scope of works for the Phase 1 contamination assessment comprised the following:

- A site walkover in order to identify site features, site activities, and any potential contamination issues visually apparent;
- Identification of the property – street address and property description, as well as name of property owners;
- Search of the current and historical titles and deposited plans to identify previous owners and potentially contaminating activities;
- Review of historical aerial photographs;
- Search of contaminated sites listed by NSW Environment Protection Authority (EPA);
- Search for licences, notices and applications under s. 308 of the *Protection of the Environment Operations Act 1997*;

- Conduct a search of the NSW Office of Water's groundwater bore database for bores located in the vicinity of the site;
- Search the WorkCover database for records of any current or historical dangerous goods licences;
- Review the Section 149 planning certificate for the site;
- Review general map information, including geology, topography, and hydrogeology; and
- Prepare this Phase 1 contamination assessment report, outlining the findings of the desktop study and site investigation with reference to EPA endorsed guidelines.

3. Site Identification

The site is located at 813 - 913 Wallgrove Road, Horsley Park and comprises one land parcel described as Lot 5 in Deposited Plan 24094. The site is broadly rectangular in shape with an area of approximately 52.5 hectares in the Fairfield City Council local government area. A site locality plan is shown on Drawing 2, Appendix A.

4. Geology, Topography and Hydrogeology

Reference to the Penrith 1:100,000 Geology sheet indicates that the majority of the site is located on Bringelly Shale which comprises shale, carbonaceous claystone, claystone, laminite, fine to medium-grained lithic sandstone, rare coal and tuff. The western edge of the site is located in an area of fluvial sediments comprising fine-grained sand, silt and clay. Figure 1 shows the geology map overlaying the site.

Figure 1: Geology map for site



The peak of a small hill is located close to the central part of the southern site boundary. The peak is approximately 35 m higher than the land at the western, eastern and northern boundaries of the site. Farm dams are located on either side of the hill.

The majority of rainfall at the site is anticipated to infiltrate the unsealed surfaces. Groundwater at the site is expected to flow away from the peak of the hill in all directions, some of which would enter the on-site dams. The net groundwater flow at the site is expected to be to the west and north towards Reedy Creek, which flows north along the western site boundary.

A groundwater bore search of the NSW Government website was conducted on 4 October 2012. The closest registered groundwater bore to the site (GW104060) is located approximately 250 m to the east of the site. The bore (GW104060) was authorised as a monitoring bore and installed to a depth of 24.6 m into shale. Water bearing zones and the standing water level were not listed.

A second registered groundwater bore is located approximately 500 m to the east of the site. The bore (GW104061) was authorised as a monitoring bore and installed to a depth of 24.5 m into shale. Water bearing zones and the standing water level were not listed. The results of the groundwater bore search are provided in Appendix B.

5. Site History

Reviewed site history information is summarised below.

5.1 Aerial Photographs Record

Historical aerial photographs from the years 1951, 1961, 1970, 1986, 1998 and 2008 were obtained and reviewed in order to identify the likely past features and changes to the site, particularly those of a potentially contaminating nature. The findings are summarised below and copies of the aerial photographs are provided in Appendix C.

1951

The 1951 image shows that the majority of the site appears to have been grassed with light tree cover and was probably used for grazing animals. Narrow tracks cross the site and a creek were present at the western site boundary. There does not appear to have been any structures on the site.

The adjoining land to the north appears to have been used for a pipeline which was under construction. Wallgrove Road adjoined the eastern site boundary. The land surrounding the site appears to have been used for farming purposes with the majority of this land probably used for grazing.

1961

The 1961 image shows that some changes to the site had occurred since 1951. Changes include a reduction of tree cover and the establishment of two large dams. Variations in the shading of the grass suggests that the property had been divided by fences into separate grazing areas. A shed or stable was present near the central part of the northern boundary.

The pipeline that adjoined the north of the site appears to have been completed. The land surrounding the site had been slightly modified for farming (mostly grazing) purposes and included the establishment of dams. Market gardens had been established to the south.

1970

The 1970 image shows that the site appears to have been similar to that shown in the 1961 image. Some small dams may have been established at the southern part of the site but is difficult to determine from the quality of the image.

Another pipeline appears to have been established in the land adjoining the north of the site. The majority of the land surrounding the site continued to be used for farming purposes.

1986

The 1986 image shows that the site appears to have been similar to that shown in the 1970 image. Small dams are shown to have been present near the southern boundary of the site. Small structures were present close to the shed or stable near the northern boundary of the site.

Land surrounding the site had undergone significant change with large areas to the north and east subject to earthworks. Several buildings and dams had been established at the land adjoining the southern boundary of the site. The area to the south of the site also had a significant amount of market gardens.

1998

The 1998 image shows that the site appears to have been similar to that shown in the 1986 image. Some additional structures appear to have been present close to the northern boundary of the site. There has been general vegetation growth since 1986.

The land surrounding the site appears to be relatively unchanged since 1986, although several more buildings were present to the south in 1986.

2008

The 2008 image shows that the site appears to have been similar to that as shown in the 1998 image. A part of the western part of the site appears to have been separated (fenced off) from the remainder of the site and was possibly used as pens for horses or livestock.

The land surrounding the site was similar to that shown in the 1998 image, although the earthworks at the land to the north of the site (in the 1986 image) appear to have been completed.

5.2 Historical Title Deeds Search

A historical title deeds search was conducted for the site. Searches were undertaken by Service First Registration Pty Ltd. Table 1 summarises the reported title deed information for the site as well as provide an inferred land use based on the titled data and aerial photographs. A copy of the results of the search is provided in Appendix D.

Table 1: Results of Historical Title Deeds Search for Lot 5 in Deposited Plan 24094

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations where Available	Possible Landuse
29.07.1909 (1909 to 1950)	Henry Smith Angus (Grazier) (& His deceased estate)	Grazing
27.06.1950 (1950 to 1952)	Patrick Paul Cleary (Contractor)	Grazing
10.07.1952 (1952 to 1954)	Ernest John Luther Wauchope (Retired Planter)	Farming / Grazing
15.01.1954 (1954 to 1958)	Sidney Gustav Olsson (Farmer)	Farming / Grazing
01.08.1958 (1958 to 1975)	R.S. Lamb & Co Pty Limited	Grazing
24.03.1975 (1975 to 1979)	Hallina Pty Limited	Grazing
26.06.1979 (1979 to 1997)	J.S. Sobels Pty Limited Ivars Jerums (Insurance Agent) Kevin McMaster Rodgers (Solicitor) Colin McMaster Rodgers (Company Director)	Grazing
04.08.1997 (1997 to date)	# Jokona Pty Limited Now # Gazcorp Pty Limited	Grazing

Notes: # Denotes current registered proprietor.

Easements: - 12.06.1964. Easement for Transmission Line variable width (J 259850)

Leases: - NIL

5.3 Search of Database for Dangerous Goods

A search of the Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover NSW was undertaken to locate any records regarding the storage of dangerous goods, including underground storage tanks, at the site. The search did not locate any records pertaining to the site. The result of the search is provided in Appendix E.

5.4 Council Section 149 (2&5) Certificates

The Council Section 149 (2&5) planning certificate for the site (Lot 5 in Deposited Plan 24094) was obtained and reviewed. According to the certificate, as of 3 October 2012, the site:

- Is not within an investigation area or remediation site under Part 3 of the *Contaminated Land Management Act 1997*;
- Is not subject to an investigation order or remediation order within the meaning of the Act;
- Is not subject to a voluntary investigation proposal (or voluntary remediation proposal) that is subject of the EPA's agreement under Section 19 or 26 of the Act;
- Is not subject of a site audit statement within the meaning of the Act.

A copy of the certificate is included in Appendix F.

5.5 Regulatory Search for Notices, Licenses and Applications

A search was undertaken on 4 October 2012 of sites that are listed under s. 58 of the *Contaminated Lands Management Act (CLM) 1997* (sites that are regulated), and the list of NSW contaminated sites notified to the EPA under s. 60 of the CLM Act (reported to the EPA that may become regulated). The search did not reveal any listings for the site or neighbouring properties. It should be noted that the NSW EPA's database for contaminated land does not provide a record of all contaminated land in NSW.

On 4 October 2012, a search of the public register for licences, applications and notices under s. 308 of the *Protection of the Environment Operations Act 1997*, did not reveal any listings for the site.

5.6 Council Records

Available Council records were viewed on 24 October 2012. A summary of relevant information is as follows:

- In 1982, a development application was lodged for use of the property as a Riding School. An attached plan shows a stockyard near the northern boundary of the site. It was noted in a Town Planner's report that, "*The applicant intends to conduct a horse riding school from thirty or so horses currently grazing the property*".
- In 1995, a memo (which was difficult to read from the faded text) seemed to suggest that, following review of the property file and a discussion, it was suggested that the Section 149 certificate will be without notification relating to contamination. No further information was provided in regards to this issue;
- In September 1999, a complaint was made to the Pollution Line in regards to the neighbouring piggery (at Lot 243 Deposited Plan 13905) pumping sewerage onto the site. According to the complaint, the piggery has settlement dams that were being pumped onto the site and there was a visible sludge running from the boundary of the property at the top of the hill down to the dam on the site. The grass was observed to be very green in colour although two sections of the

affected area were completely dead. Apparently, sometime before, the EPA had prosecuted the piggery as a result of an investigation;

- In December 1999, Council investigated the dams which filter effluent at the above-mentioned piggeries. It was noted that the water was recycled and used for irrigation at the piggery, but not on the neighbouring properties. A close investigation to the affected area revealed no fresh effluent; and
- In 2009, Council had observed that livestock (cattle) were being kept at the western part of the site and was considered an unauthorised use of the land.

In addition to the above, a series of documents dated between the late 1970s and early 1980s, related to applications to rezone and subdivide the site. It is assumed that these applications lapsed as the property was not subdivided or developed in the following time period.

6. Site Observations

An inspection of the site was conducted on 30 October 2012 by an environmental engineer from DP. At the time of the inspection, the site was primarily being used for grazing of cattle, sheep and horses. The majority of the site was accessible for the inspection, although access was limited in some parts of the site by fenced or penned areas being used to hold livestock. Site features are shown on Drawing 2, Appendix A.

The majority of the site is grassed (paddocks) with clusters of trees and is fenced for retention of livestock and horses. Some areas show evidence of tree clearing. A hill peaks at the southern part of the site and is approximately 35 m above the land at the western and eastern boundaries. Large farm dams are present at the north-western corner of the property and the eastern part of the property (Photos 1 – 2, Appendix G). Two smaller dams are present at the southern boundary of the site (Photos 3 – 4, Appendix G). The western part of the site contains penned areas for livestock (Photo 5, Appendix G).

The site is accessed from Wallgrove Road at the north-eastern corner of the site. The surface layer of the dirt access road that runs along most of the northern boundary of the site contains fragments of concrete, terracotta and bitumen (Photo 6, Appendix G). Stockpiles of concrete rubble, sand and sandstone, as well as some general waste were located adjacent to the access road (Photo 7 - 9, Appendix G). Mounds of soil and a possible fill mound were also located next to the dirt road (Photo 10 – 12, Appendix G). Asbestos-based building materials (e.g. asbestos-cement sheet - fibro) were not sighted in these stockpiles.

Old, dilapidated stables of timber and tin construction are present near the northern boundary of the site along with small dilapidated sheds (Photo 13 - 14, Appendix G). The use of fibro in the construction of these structures was not observed. One of the dilapidated sheds partly covered an exposed concrete pit (for an unknown purpose) which contained water covered in algae (Photo 15, Appendix G). No odours were noted to be emanating from the pit.

An area, covering approximately 40 m by 40 m next to the two small dams, had been covered in what appeared to be a layer of soil (Photo 16, Appendix G). The soil did not show any signs of potential contamination such as odours or staining.

Parts of the dams' configurations include mounded soil around the edges of the dams. Concrete and brick rubble, some of which was part of a soil mound, was located on the southern side of the large dam at the north-western corner of the site (Photo 17, Appendix G).

Some large black hoses were located near the southern property boundary, although they appeared to be currently disused (Photo 18, Appendix G).

Blue plastic litter was scattered across the north-eastern part of the property (Photo 19, Appendix G). A derelict car body was located near the western boundary (Photo 20, Appendix G).

The adjoining land to the north of the site was being used for the Sydney Water pipeline (Photo 21, Appendix G). Wallgrove Road and M7 Motorway run parallel to the eastern site boundary. Land adjacent to the southern boundary of the site is occupied by several properties with various land usages which include fire wood production and sale; market gardens and what appears to be a piggery with multiple dams (Photo 22 - 23, Appendix G). An electricity transmission line runs close to the southern site boundary. The creek at the western site boundary was not closely inspected as access was limited by fences. Land on the western side of the creek contained large stockpiles, probably associated with a quarry (Photo 24, Appendix G).

Overall, no obvious signs of contamination (such as stained soils or fragments of asbestos building materials) were observed.

7. Discussion

According to historical title deeds and aerial photographs, the site has primarily been used for grazing over the last 100 years. The site appears not to have been used for market gardens, however, some of the adjoining land to the south appears to have been used for market gardens from as early as the 1960s. Horses have been present at the property since (at least) the 1980s.

Council records revealed that effluent from the neighbouring property (piggery) may have been applied to the site during the 1990s. The Council memo, 1995, may have been written in regards to this issue. Although no signs of the possible discharge of effluent at the site were observed during the site inspection, black unused hoses were located near the southern site boundary, opposite to the piggery dams. The hoses may have been used in the past for the discharge of effluent onto the site, but this could not be confirmed from the inspection.

Concrete rubble stockpiles; concrete and brick rubble on the ground surface; and a dirt road containing fragments of concrete, terracotta and bitumen were observed at the site. It should be noted that asbestos can sometimes be associated with building rubble, although no fibre-cement was observed during the walkover.

Overall, the potential for contamination at the site is low. Any filling at the site is likely to be localised, (for example, to fill mounds surrounding dams). Stockpiles at the site are relatively small and did not

appear to have obvious signs of contamination. Pesticides are not likely to have been widely used as the land appears to have been used for grazing rather than market gardens. The old stables and sheds are of a simple timber and tin construction and are thus unlikely to contain hazardous building materials. Cattle or sheep dips were not observed. The possible discharge of effluent onto the site in the past from the neighbouring piggery is unlikely to have resulted in any significant chemical contamination at the site.

Despite the low potential for contamination at the site, the Director General's Environmental Assessment Requirements (14 May 2012) states that the EIS be accompanied by a Phase 2 Contamination Assessment (in addition to a Phase 1 Contamination Assessment), and consideration of a remediation plan (if applicable), which is to demonstrate that the site is suitable for the proposed use in accordance with SEPP55. According to *Managing Land Contamination Planning Guidelines SEPP 55-Remediation of Land* (Department of Urban Affairs and Planning, Environmental Protection Authority, 1998), agricultural use is listed in the guideline as an activity that may cause contamination. Agriculture includes the rearing of livestock, however; DP considers that grazing cattle and horses is typically not a potentially contaminating activity unlike more intensive agricultural practices such as market gardens and orchards which can be contaminating because of the use of herbicides and pesticides. Having noted this, however, there are limited parts of the site which should be assessed for the potential for contamination. The Phase 2 contamination assessment, required by the planning authority, can be limited in scope given the low potential for contamination at the site and the nature of the proposed industrial / commercial development (a non-sensitive land use). In order to confirm the contamination status of the site, the Phase 2 contamination assessment should be considered to be a Targeted Phase 2 Assessment and include:

- targeted sampling and analysis of soils in the vicinity of sheds and stables;
- assessment of stockpiles and fill areas / mounds;
- sampling and analysis of surface water (dams);
- assessment of groundwater (which can be limited in nature and the need for an investigation will depend on the results of the soil analysis);
- targeted sampling and analysis of soils with building rubble and the dirt access road (primarily for asbestos); and
- assessment of general soil conditions across the site which can be limited by adopting a low sampling density.

The proposed development is likely to require significant earthworks and, thus, waste classification will be required for soils designated for off-site disposal. A waste classification can be incorporated into the Targeted Phase 2 assessment.

8. Conclusions and Recommendations

A review of historical information and a site inspection has indicated that the site has a generally low potential for soil and groundwater contamination. Based on this Phase 1 Contamination Assessment, it is recommended that a Targeted Phase 2 Contamination Assessment is undertaken in order to demonstrate the suitability of the site for the proposed development.

9. Limitations

Douglas Partners Pty Ltd has prepared this report for the proposed development at 813 - 913 Wallgrove Road, Horsley Park and was commissioned by Mr Michael de Silva of Gazcorp Pty Ltd on 25 September 2012. This report is provided for the exclusive use of Gazcorp Pty Ltd for the specific project and purpose 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. DP has necessarily relied upon information provided by the client and/or their agents.

DP's advice is based upon the conditions encountered during this assessment. The advice has been limited by budget constraints and site accessibility.

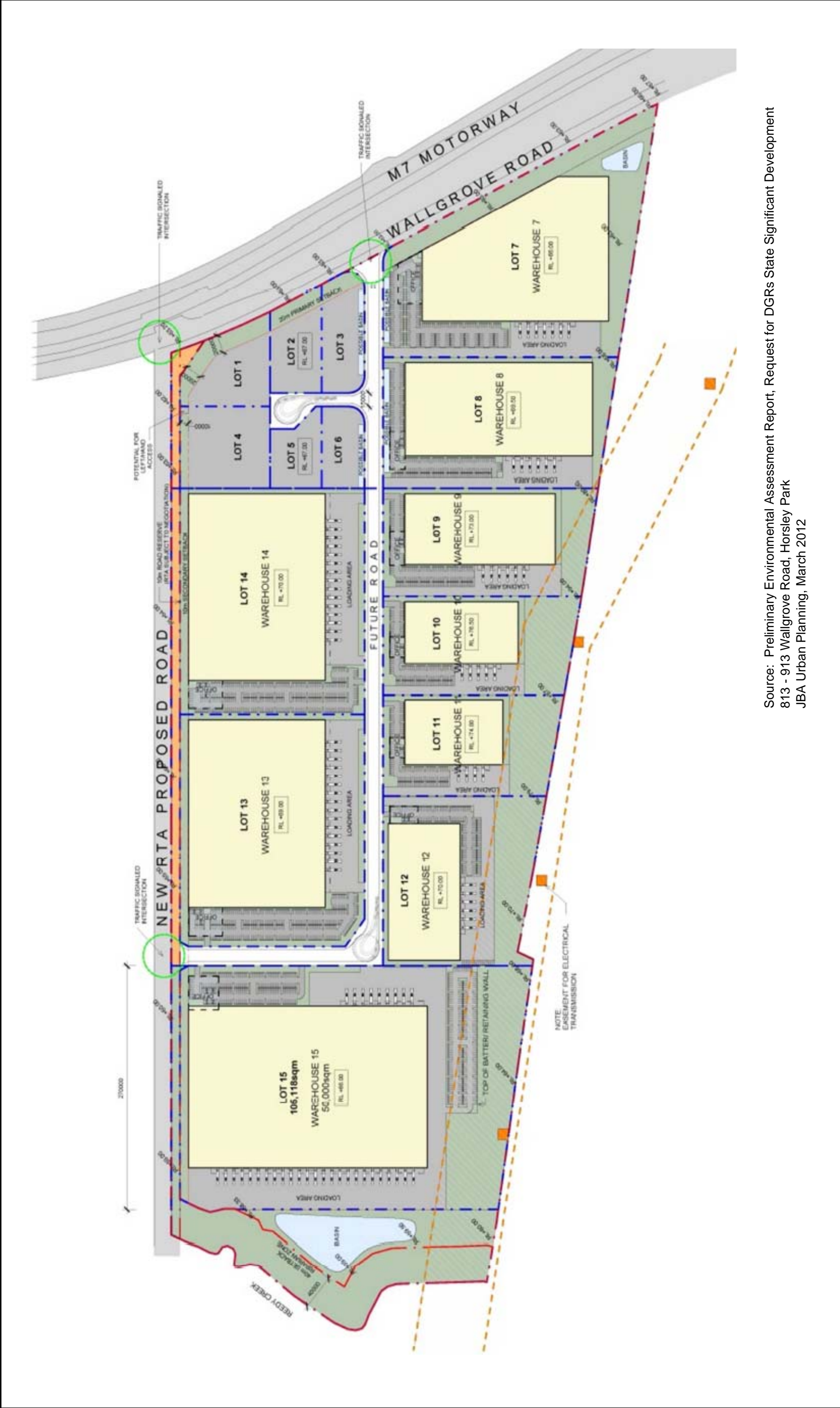
This report must be read in conjunction with all the attachments and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation,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

Douglas Partners Pty Ltd

Appendix A

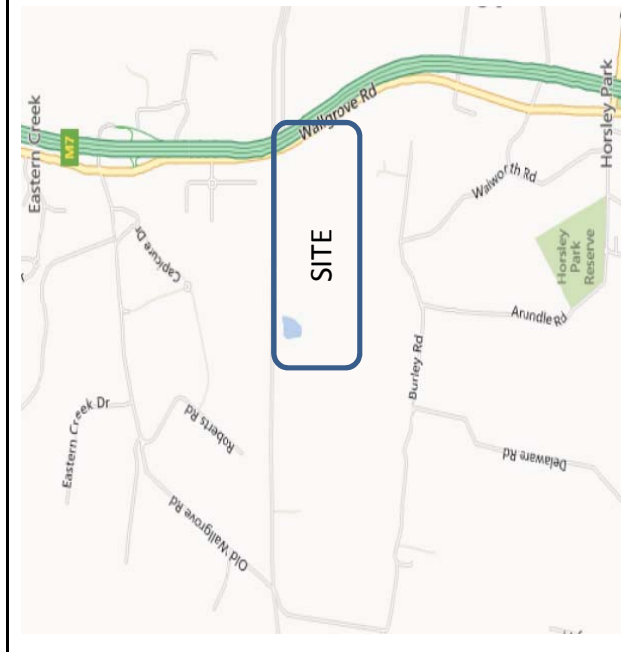
Drawings

Notes About this Report



Source: Preliminary Environmental Assessment Report, Request for DGRs State Significant Development
 813 - 913 Wallgrove Road, Horsley Park
 JBA Urban Planning, March 2012

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	OFFICE: Sydney	DRAWN BY: DW		DRAWING No.: 1
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Site Location



Large dam

Stockpiles of sand & sandstone, and concrete rubble, as well as general waste and possible fill

Concrete and brick rubble

Stables and sheds

Blue plastic litter

Small mound next to dirt road

Reedy Creek

Derelict car body

Penns for livestock

Filled area

Small dams

Peak of hill

Large dam



CLIENT: Gazcorp Pty Ltd

OFFICE: Sydney

SCALE: -

DRAWN BY: DW

DATE: 1 Nov 2012

TITLE: Site Location and Features

Phase 1 Contamination Assessment

813 - 913 Wallgrove Road, Horsley Park

PROJECT No: 73194

DRAWING No: 2

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About this Report

Douglas Partners



Introduction

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

DP's 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.

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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 Conditions of Engagement 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, DP 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, DP 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, DP 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, DP 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. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

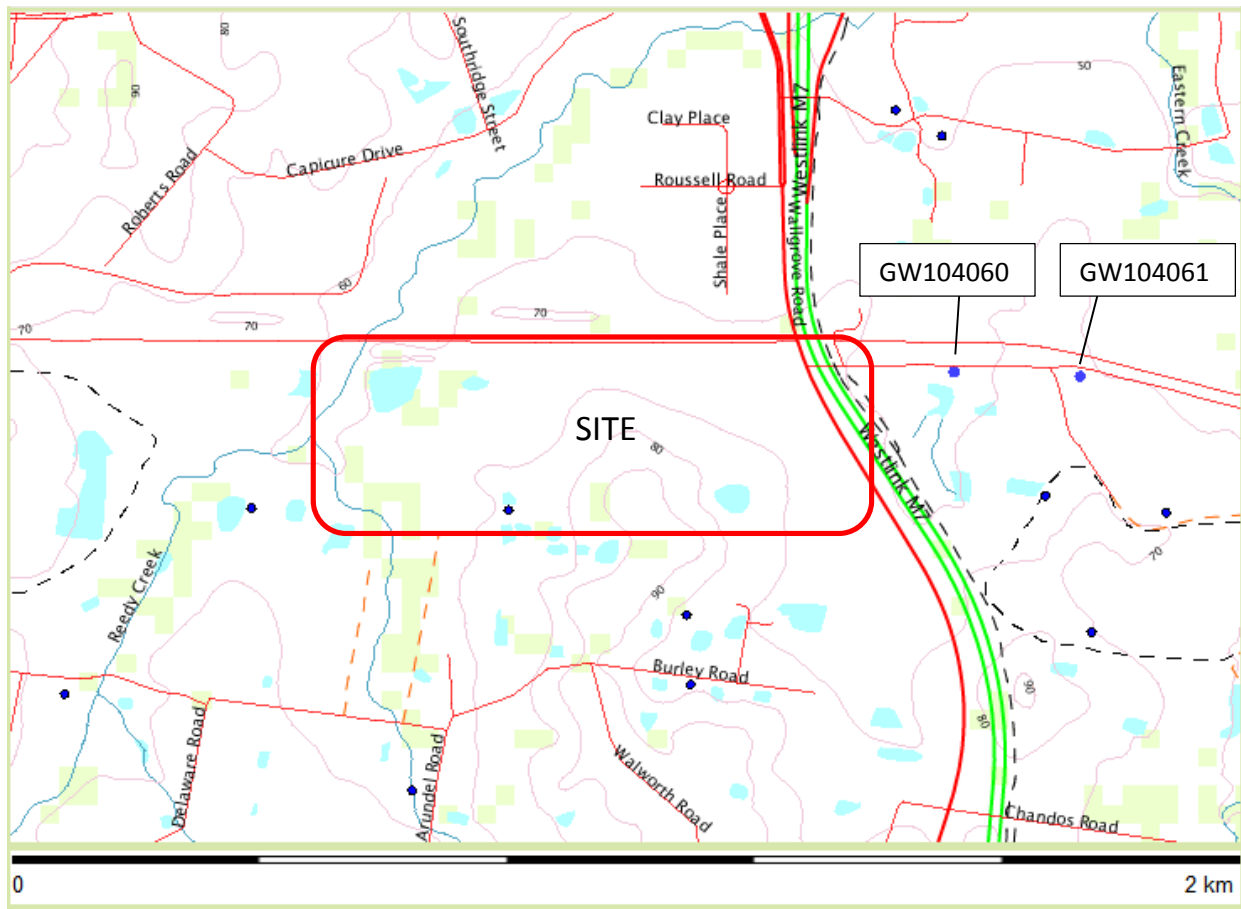
Site Inspection

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.

Appendix B

Results of Groundwater Bore Search

Results of Groundwater Bore Search (4 October 2012)



Source: <http://waterinfo.nsw.gov.au/gw/>

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Thursday, October 4, 2012

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A Licensed Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW104060

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW104060
LIC-NUM 10BL160233
AUTHORISED-PURPOSES MONITORING BORE
INTENDED-PURPOSES MONITORING BORE
WORK-TYPE Bore
WORK-STATUS (Unknown)
CONSTRUCTION-METHOD Rotary
OWNER-TYPE
COMMENCE-DATE
COMPLETION-DATE 2001-08-22
FINAL-DEPTH (metres) 24.60
DRILLED-DEPTH (metres) 24.60
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY THE AUSTRAL BRICKS
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL
SALINITY
YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN
AREA-DISTRICT
CMA-MAP
GRID-ZONE
SCALE
ELEVATION
ELEVATION-SOURCE
NORTHING 6255572.00
EASTING 301538.00

LATITUDE 33 49' 17"
 LONGITUDE 150 51' 20"
 GS-MAP
 AMG-ZONE 56
 COORD-SOURCE
 REMARK

Form-A ([top](#))

COUNTY CUMBERLAND
 PARISH MELVILLE
 PORTION-LOT-DP LT 1 DP 206617

Licensed ([top](#))

COUNTY CUMBERLAND
 PARISH MELVILLE
 PORTION-LOT-DP 7 1059698

Construction ([top](#))

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	5.40	159			Rotary Air
1		Hole	Hole	5.40	24.60	114			Down Hole Hammer
1	1	Casing	P.V.C.	0.00	5.40	140	130		C: 0-5.4m; Screwed; Seated on Bottom
1	1	Casing	PVC Class 18	1.00	8.60	60			Screwed
1	1	Casing	P.V.C.	23.60	24.60	60	50		Screwed; Seated on Bottom
1	1	Opening	Screen	8.60	23.60	60			(Unknown); PVC Class 18; A: .5mm; Screwed
1		Annulus	Waterworn/Rounded	4.60	24.60				Graded; GS: 1-2mm; Q: 160m ³

Water Bearing Zones ([top](#))

no details

Drillers Log ([top](#))

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	0.30	0.30	TOPSOIL		
0.30	3.00	2.70	BROWN CLAY		
3.00	5.00	2.00	BROWN SHALE		
5.00	24.60	19.60	GREY SHALE		

Warning To Clients: This raw data has been supplied to the Department of Infrastructure, Planning and Natural Resources (DIPNR) by drillers, licensees and other sources. The DIPNR does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Thursday, October 4, 2012

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A Licensed Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW104061

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW104061
 LIC-NUM 10BL160233
 AUTHORISED-PURPOSES MONITORING BORE
 INTENDED-PURPOSES MONITORING BORE
 WORK-TYPE Bore
 WORK-STATUS (Unknown)
 CONSTRUCTION-METHOD Rotary
 OWNER-TYPE
 COMMENCE-DATE
 COMPLETION-DATE 2001-08-22
 FINAL-DEPTH (metres) 24.50
 DRILLED-DEPTH (metres) 24.50
 CONTRACTOR-NAME
 DRILLER-NAME
 PROPERTY THE AUSTRAL BRICKS
 GWMA -
 GW-ZONE -
 STANDING-WATER-LEVEL
 SALINITY
 YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
 RIVER-BASIN
 AREA-DISTRICT
 CMA-MAP
 GRID-ZONE
 SCALE
 ELEVATION
 ELEVATION-SOURCE
 NORTHING 6255566.00
 EASTING 301820.00

LATITUDE 33 49' 18"
 LONGITUDE 150 51' 31"
 GS-MAP
 AMG-ZONE 56
 COORD-SOURCE
 REMARK

Form-A (top)

COUNTY CUMBERLAND
 PARISH MELVILLE
 PORTION-LOT-DP LT 1 DP 206617

Licensed (top)

COUNTY CUMBERLAND
 PARISH MELVILLE
 PORTION-LOT-DP 7 1059698

Construction (top)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	5.30	159			Rotary Air
1		Hole	Hole	5.30	24.50	114			Down Hole Hammer
1	1	Casing	PVC Class 18	-0.10	8.50	60			Screwed
1	1	Casing	P.V.C.	0.00	5.30	140	130		C: 0-5.3m; Seated on Bottom
1	1	Casing	P.V.C.	23.50	24.50	60	50		Screwed; Seated on Bottom
1	1	Opening	Screen	8.50	23.50	60			(Unknown); PVC Class 18; A: .5mm; Screwed
1		Annulus	Waterworn/Rounded	4.50	24.50				Graded; GS: 1-2mm

Water Bearing Zones (top)

no details

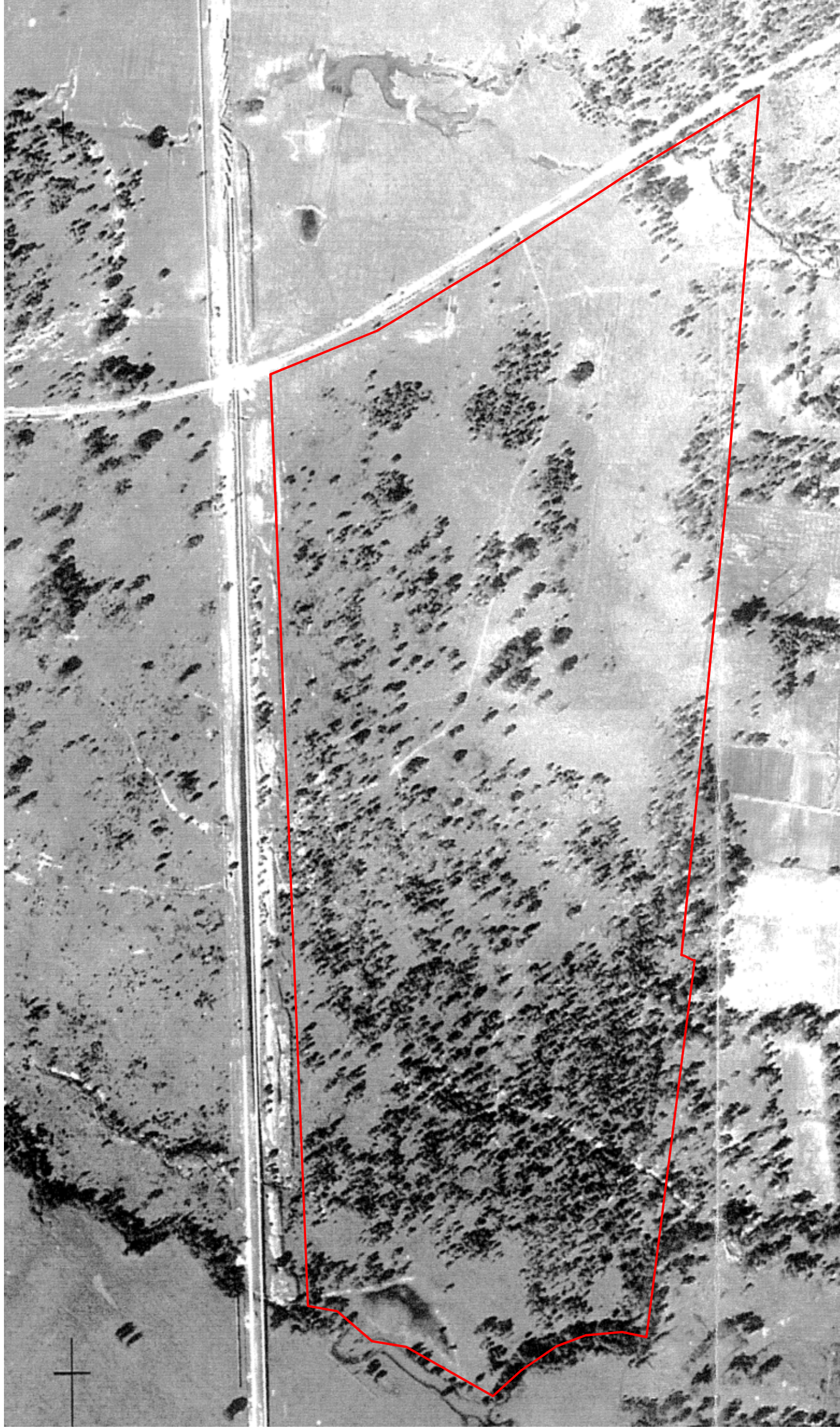
Drillers Log ([top](#))

FROM	TO	THICKNESS	DESC	GEO-MATERIAL COMMENT
0.00	0.50	0.50	FILL	
0.50	1.00	0.50	TOPSOIL	
1.00	6.00	5.00	WEATHERED SILTSTONE	
6.00	24.50	18.50	GREY SHALE	

Warning To Clients: This raw data has been supplied to the Department of Infrastructure, Planning and Natural Resources (DIPNR) by drillers, licensees and other sources. The DIPNR does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

Appendix C

Aerial Photographs



Legend
 — Site Boundary



CLIENT: Gazcorp Pty Ltd
 OFFICE: Sydney
 SCALE: -

DRAWN BY: DW
 DATE: 2 Oct 2012

TITLE: **1951 Aerial Photograph**
Phase 1 Contamination Assessment
813 - 913 Wallgrove Road, Horsley Park

PROJECT No: 73194

PLATE No: 1

REVISION: A



Legend
— Site Boundary



CLIENT: Gazcorp Pty Ltd

OFFICE: Sydney

SCALE: -

DRAWN BY: DW

DATE: 2 Oct 2012

TITLE: **1961 Aerial Photograph**

Phase 1 Contamination Assessment

813 - 913 Wallgrove Road, Horsley Park

PROJECT No: 73194

PLATE No: 2

REVISION: A



Legend
 — Site Boundary



TITLE: 1970 Aerial Photograph
Phase 1 Contamination Assessment
813 - 913 Wallgrove Road, Horsley Park

CLIENT: Gazcorp Pty Ltd
OFFICE: Sydney
SCALE: -
DRAWN BY: DW
DATE: 2 Oct 2012

PROJECT No: 73194
PLATE No: 3
REVISION: A



Legend
 — Site Boundary



CLIENT: Gazcorp Pty Ltd

OFFICE: Sydney

SCALE: -

DRAWN BY: DW

DATE: 2 Oct 2012

TITLE: **1986 Aerial Photograph**

Phase 1 Contamination Assessment

813 - 913 Wallgrove Road, Horsley Park

PROJECT No: 73194

PLATE No: 4

REVISION: A



Legend
 — Site Boundary



CLIENT: Gazcorp Pty Ltd

OFFICE: Sydney

SCALE: -

DRAWN BY: DW

DATE: 2 Oct 2012

TITLE: **1998 Aerial Photograph**

Phase 1 Contamination Assessment

813 - 913 Wallgrove Road, Horsley Park

PROJECT No: 73194

PLATE No: 5

REVISION: A

Appendix D

Historical Title Deeds

Service First Registration Pty Ltd

ACN: 108 037 029
Ph: 02 9233 1314
Fax: 9233 2878

Suite 102, Level 1, 64 Castlereagh Street
Sydney 2000
PO Box 1539 Sydney 2000
DX 189 Sydney

Summary of Owners Report

LPI

Sydney

Address: - 813-913 Wallgrove Road, Horsley Park

Description: - Lot 5 D.P. 24094

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
29.07.1909 (1909 to 1950)	Henry Smith Angus (Grazier) (& His deceased estate)	Vol 1551 Fol 190 Now Vol 6199 Fol 64
27.06.1950 (1950 to 1952)	Patrick Paul Cleary (Contractor)	Vol 6199 Fol 64 Now Vol 6338 Fol 86
10.07.1952 (1952 to 1954)	Ernest John Luther Wauchope (Retired Planter)	Vol 6338 Fol 86 Now Vol 6550 Fol 113
15.01.1954 (1954 to 1958)	Sidney Gustav Olsson (Farmer)	Vol 6550 Fol 113
01.08.1958 (1958 to 1975)	R.S. Lamb & Co Pty Limited	Vol 6550 Fol 113
24.03.1975 (1975 to 1979)	Hallina Pty Limited	Vol 6550 Fol 113
26.06.1979 (1979 to 1997)	J.S. Sobels Pty Limited Ivars Jerums (Insurance Agent) Kevin McMaster Rodgers (Solicitor) Colin McMaster Rodgers (Company Director)	Vol 6550 Fol 113 Now 5/24094
04.08.1997 (1997 to date)	# Jokona Pty Limited Now # Gazcorp Pty Limited	5/24094

Denotes current registered proprietor

Easements: -

- 12.06.1964. Easement for Transmission Line variable width (J 259850)

Leases: - NIL

Yours Sincerely
Mark Groll
27 September 2012
(Ph: 0412 199 304)



Plan Form No. 2 (for Deposited Plan)

Municipality of
Shire of Blacktown

F621296 26.2.52

PLAN

of subdivision of Lot D in Plan annexed to Dealing F26770

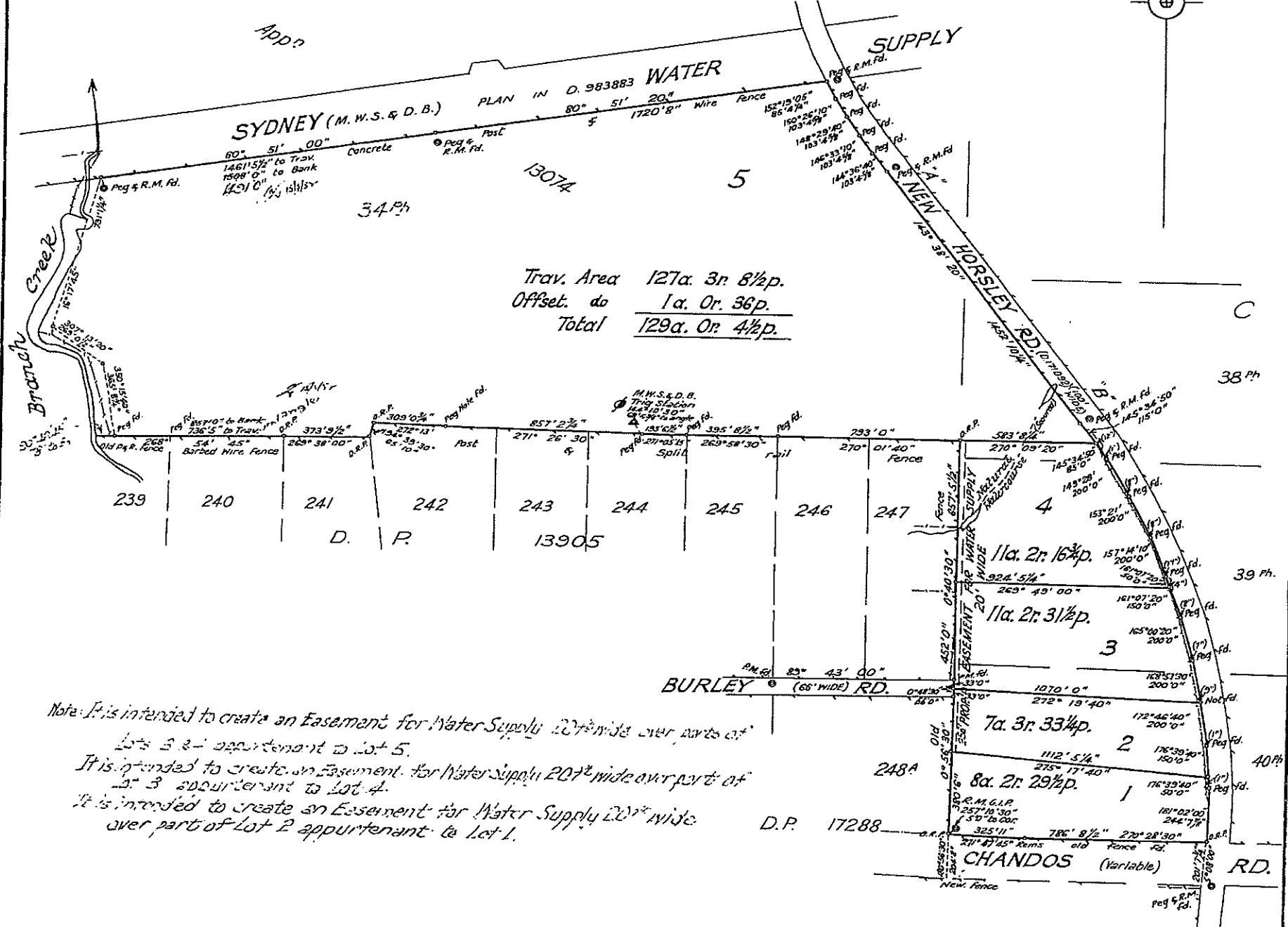
F260842

PARISH OF MELVILLE COUNTY OF CUMBERLAND

Scale 400 Feet to an inch

D P 24094 (E)
12th June 52 M.M.

B



Note: It is intended to create an Easement for Water Supply 20' wide over parts of
 Lots 2 & 3 appurtenant to Lot 5.
 It is intended to create an Easement for Water Supply 20' wide over part of
 Lot 3 appurtenant to Lot 4.
 It is intended to create an Easement for Water Supply 20' wide
 over part of Lot 2 appurtenant to Lot 1.

DP 24094 (E)

I Wallace Edwin Lewis of 120 Concord Rd Concord
 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 unlocated 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 (2) under my
 supervision, the character and extent of which was as required by the Survey Practice
 Regulations, 1933, and was completed on 5-12-51 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) *Wallace Edwin Lewis*
 Surveyor registered under the Surveyors Act, 1929

Approved by Council & Covered by Council Clerk's Certificate
 No. 2 of 14th January, 1952.
 Council Clerk.

Subscribed and declared before me at Sydney
 this 12th day of December A.D. 1951

Wallace Edwin Lewis J.P. Date of Survey December 1951

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

DP 24094

App?

WATER

SYDNEY (M. W. S. & D. B.)

PLAN IN D. 983883
 80° 51' 20" Wire Fence
 1720' 8" 5'

13074

5

34 Ph

Trav. Area 127a. 3r. 8 1/2 p.
 Offset. do 1a. Or. 36 p.
 Total 129a. Or. 4 1/2 p.

SUPPLY

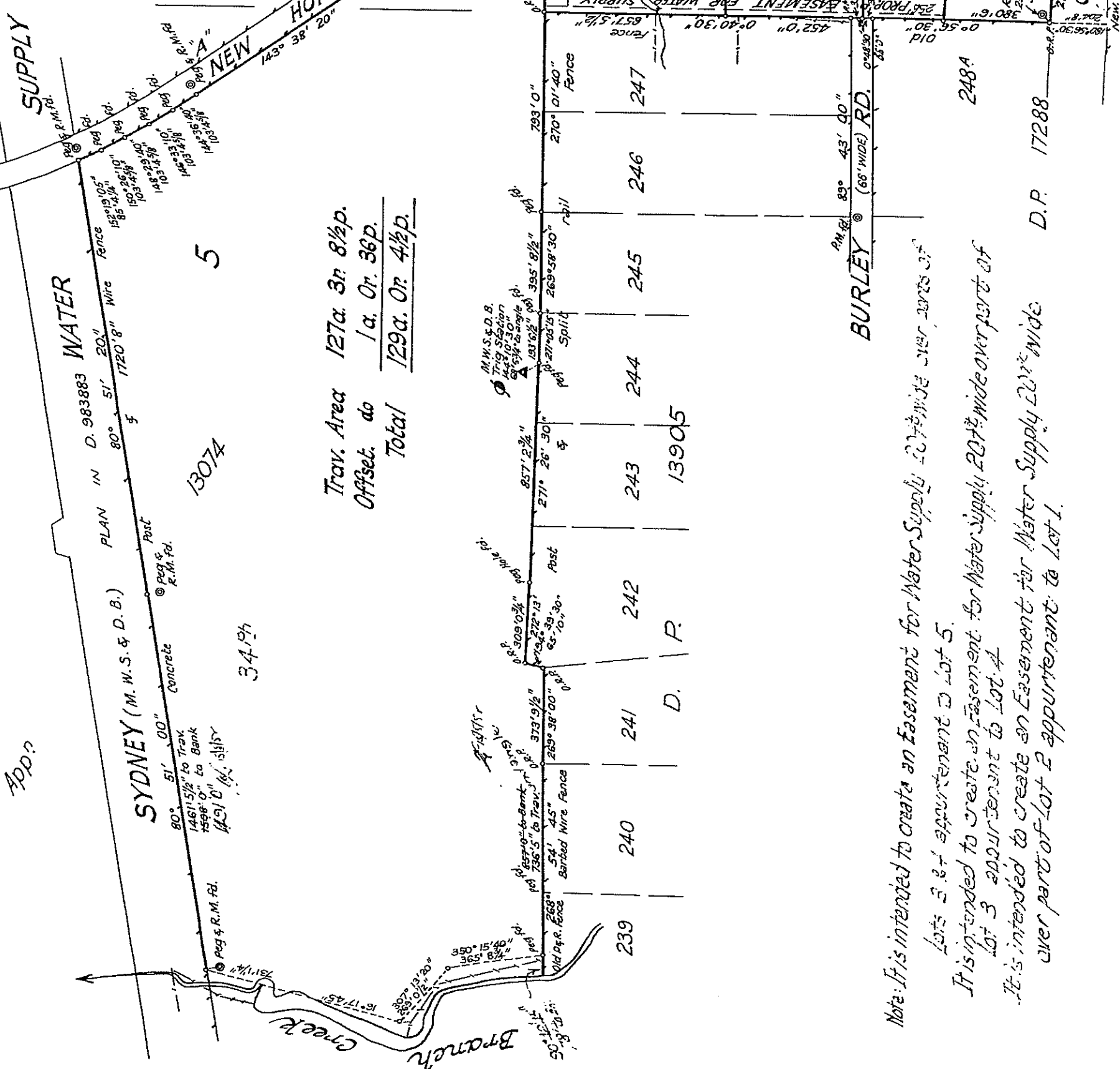
NEW

HORSLEY RD. (D.171092)

38 Ph

39 Ph.

RD.



Note: It is intended to create an easement for Water Supply 20' wide over parts of Lots 3 & 4 appurtenant to Lot 5.
 It is intended to create an easement for Water Supply 20' wide over part of Lot 3 appurtenant to Lot 4.
 It is intended to create an easement for Water Supply 20' wide over part of Lot 2 appurtenant to Lot 1.

FILET INCHES	METRES
1	0.025
2	0.102
3	0.178
4	0.203
5	0.229
6	0.305
7	0.330
8	1.029
9	3.378
10	6.096
11	10.058
12	15.240
13	16.764
14	20.066
15	20.117
16	20.698
17	23.778
18	25.908
19	26.016
20	30.480
21	31.506
22	31.512
23	35.052
24	45.720
25	50.992
26	60.968
27	61.482
28	62.362
29	74.571
30	78.574
31	82.029
32	98.202
33	99.339
34	111.474
35	113.932
36	115.976
37	116.088
38	120.612
39	137.770
40	177.908
41	200.893
42	222.841
43	225.460
44	239.789
45	241.706
46	261.283
47	281.769
48	356.136
49	359.071
50	442.630
51	445.493
52	454.457
53	524.459
54	3374.135
55	3502.957



Historical Title

InfoTrack
An Approved LPI N:
Information Broke

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

27/9/2012 9:04AM

FOLIO: 5/24094

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 6550 FOL 113

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
5/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
7/12/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
29/8/1996	2412151	REQUEST	
2/1/1997	2732568	CAVEAT	
4/8/1997	3291089	WITHDRAWAL OF CAVEAT	
4/8/1997	3291090	TRANSFER	
4/8/1997	3291091	MORTGAGE	EDITION 1
11/1/1999	5518577	DEPARTMENTAL DEALING	
17/10/2006	AC674021	DISCHARGE OF MORTGAGE	
17/10/2006	AC674022	CHANGE OF NAME	
17/10/2006	AC674023	MORTGAGE	EDITION 2
20/10/2010	DP1156446	DEPOSITED PLAN	
16/5/2012	DP1175229	DEPOSITED PLAN	

*** END OF SEARCH ***

mg

PRINTED ON 27/9/2012

97-01T

TRANSFER

Real Property Act, 1900



Office of State Revenue use only

00.2\$

310797 9504 04 20180892/03

N.S.W. - STAMP DUTY

(A) **LAND TRANSFERRED**
Show no more than 20 References to Title.
If appropriate, specify the share transferred.

5/24094

(B) **LODGED BY**

L.T.O. Box 602T	Name, Address or DX and Telephone PHILLIPS FOX LAWYERS REFERENCE (max. 15 characters):
---------------------------	---

(C) **TRANSFEROR**

**J. Sobels Investments Pty Limited ACN 000 311 071,
Ivars Jerums, Kevin McMaster Rodgers and Colin
McMaster Rodgers**

(D) acknowledges receipt of the consideration of **\$5,500,000.00**
and as regards the land specified above transfers to the Transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** 1. 2. 3.

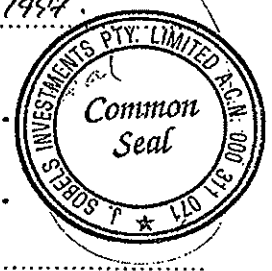
(F) **TRANSFEEE**

T TS (s713 LGA) TW (Sheriff)	Jokona Pty Limited ACN 001 696 073 TENANCY:
--	--

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATED 31st JULY 1997.**

Signed in my presence by the Transferor who is personally known to me.
The common seal of J.Sobels Investments Pty Limited ACN 000 311 071 was hereunto

[Signature]
Director
[Signature]
Secretary



Signature of Witness
affixed by authority of its Board of
Name of Witness (BLOCK LETTERS)
Directors in the presence of:
Address of Witness

Signature of Transferor

See Annexure "A"

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

[Signature]
Signature of Witness

GRAHAM STEPHEN TELFER J.P.
Name of Witness (BLOCK LETTERS)

60 PENWICK DR DALWYN NSW
Address of Witness

[Signature]
Signature of Transferee's solicitor

R.A. MacDonald

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE

CHECKED BY (office use only)

ANNEXURE "A" REFERRED TO ON TRANSFER BETWEEN J. SOBELS
INVESTMENTS PTY LIMITED ACN 000 311 071 AND JOKONA PTY LIMITED
ACN 001 696 073

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

A. C. Griffiths
.....
Signature of Witness

ANTHONY
CHARLES GRIFFITHS
.....
Name of Witness (BLOCK LETTERS)

213 CLARENCE ST
SYDNEY
.....
Address of Witness

Colin Griffiths
.....
COLIN GRIFFITHS
Signature of Transferor

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

A. C. Griffiths
.....
Signature of Witness

ANTHONY CHARLES
GRIFFITHS
.....
Name of Witness (BLOCK LETTERS)

213 CLARENCE ST
SYDNEY
.....
Address of Witness

Mark Jerums
.....
MARK JERUMS
Signature of Transferor

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

AC Griffiths
.....

Signature of Witness

ANTHONY CHARLES
GRIFFITHS
.....

Name of Witness (BLOCK LETTERS)

213 CLARENCE ST
SYDNEY
.....

Address of Witness

Kevin McMaster Rogers
.....
KEVIN MCMAS~~TER~~ ROGERS
Signature of Transferor



Title Search

InfoTrack
An Approved LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 5/24094

SEARCH DATE	TIME	EDITION NO	DATE
27/9/2012	9:03 AM	2	17/10/2006

LAND

LOT 5 IN DEPOSITED PLAN 24094
LOCAL GOVERNMENT AREA. FAIRFIELD
PARISH OF MELVILLE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP24094

FIRST SCHEDULE

GAZCORP PTY LIMITED (CN AC674022)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 J259850 EASEMENT FOR TRANSMISSION LINE AFFECTING THE PART OF
THE LAND ABOVE DESCRIBED SHOWN VARIABLE WIDTH IN
DP443682
2412151 EASEMENT VESTED IN THE NEW SOUTH WALES
ELECTRICITY TRANSMISSION AUTHORITY
- 3 AC674023 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

NOTE: DP641567 PLAN IS FOR PROPOSED EASEMENT
DP1156446 NOTE: PLAN OF PROPOSED EASEMENT FOR TRANSMISSION LINE 110
WIDE & VARIABLE
DP1175229 NOTE: PLAN OF PROPOSED EASEMENT FOR TRANSMISSION LINE 60
WIDE & VARIABLE
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 27/9/2012

InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

27/09/2012

Appendix E

WorkCover Records



Our Ref: D12/150651
Your Ref: David Walker

WorkCover NSW
92-100 Donnison Street, Gosford, NSW 2250
Locked Bag 2906, Lisarow, NSW 2252
T 02 4321 5000 F 02 4325 4145
WorkCover Assistance Service 13 10 50
DX 731 Sydney workcover.nsw.gov.au

12 October 2012



Attention: David Walker
Douglas Partners Pty Ltd
96 Hermitage Rd
West Ryde NSW 2114

Dear Mr Walker,

RE SITE: 813-913 Wallgrove Rd Horsley Park NSW

I refer to your site search request received by WorkCover NSW on 2 October 2012 requesting information on licences to keep dangerous goods for the above site.

A search of the Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover NSW has not located any records pertaining to the above mentioned premises.

If you have any further queries please contact the Dangerous Goods Licensing Team on (02) 4321 5500.

Yours Sincerely

Brent Jones
Senior Licensing Officer
Dangerous Goods Team

Appendix F

Section 149 Certificate

3 October 2012

DOUGLAS PARTNERS
11 OCT 2012

Douglas Partners
PO Box 472
WEST RYDE NSW 2114

Dear Sir/ Madam

Following is your planning certificate as requested. Should you have any further queries please contact Council's Environmental Standards Department on (02) 9725 0848.

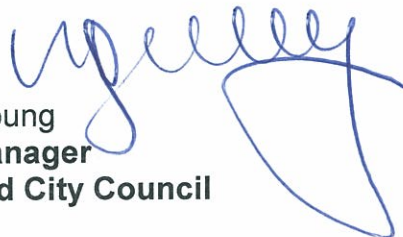
PLANNING CERTIFICATE

(under section 149 of the Environmental Planning and Assessment Act 1979 as amended)

Applicant:	Douglas Partners
Certificate No.:	20403/2012
Applicant's Reference:	
Issue Date:	3 October 2012
Receipt No.:	1578244

PROPERTY ADDRESS:	813-913 Wallgrove Road HORSLEY PARK
LEGAL DESCRIPTION:	Lot: 5 DP: 24094

for
Alan Young
City Manager
Fairfield City Council



PLEASE NOTE: This is page 1 of 17. Should this certificate or any subsequent copy not contain this many pages, please confirm with council prior to acting on the basis of information contained in this certificate.

**Information provided under
Section 149(2) of the Environmental Planning and Assessment Act 1979**

Notes:

- (1) The following prescribed matters may apply to the land to which this certificate relates.
 - (2) Where this certificate refers to a specific allotment (or allotments) within a strata plan, the certificate is issued for the whole of the land within the strata plan, not just the specific allotment(s) referred to, and any information contained in the certificate may relate to the whole, or any part, of the strata plan.
 - (3) The following information is provided pursuant to Section 149(2) of the Environmental Planning and Assessment Act 1979 as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is applicable as at the date of this certificate.
 - (4) Information provided in this certificate should be interpreted in conjunction with the relevant plans, policies and documents held at Council. In order to obtain copies of these documents you may purchase them by either contacting Council's Environmental Standards Department on (02) 9725 0848 or attending Council's Administration Centre at 86 Avoca Road, Wakeley.
-

1. Names of relevant planning instruments and DCPs

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

State Environmental Planning Policies (SEPP) applying within the City of Fairfield

SEPP (Major Development) 2005

SEPP No. 4 - Development Without Consent and Miscellaneous Exempt and Complying Development (Clause 6 does not apply)

SEPP No. 50 - Canal Estate Development

SEPP No. 19 - Bushland In Urban Areas

SEPP (State and Regional Development) 2011

SEPP No. 32 – Urban Consolidation (Redevelopment of Urban Land)

SEPP No. 33 - Hazardous and Offensive Development

SEPP No. 64 - Advertising and Signage

SEPP (Repeal of Concurrence and Referral Provisions) 2008

SEPP No. 55 - Remediation of Land

SEPP No. 65 - Design Quality of Residential Flat Development

SEPP (Affordable Rental Housing) 2009

SEPP (Western Sydney Employment Area) 2009

SEPP (Infrastructure) 2007

SEPP (Exempt and Complying Development Codes) 2008

Regional Environmental Plans (Deemed SEPP) applying within the City of Fairfield

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

Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No. 2-1997)

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

Draft SEPP (Competition) 2010

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

No development control plans apply to the land

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

2. Zoning and land use under relevant LEPs

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

(a) to (d).

There are no environmental planning instruments, other than those SEPP's or proposed SEPP's referred to in clause 1, that apply to the land. Refer to SEPP (Western Sydney Employment Area) 2009 for zoning information.

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

Not applicable

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

Not applicable

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

Not applicable

(h) Whether an item of environmental heritage (however described) is situated on the land.

Not applicable

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

Not applicable.

3. **Complying development**

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (c) and (d) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. If complying development may not be carried out on that land because of the provisions of clauses 1.17A (c) and (d) and 1.19 of that Policy, the reasons why it may not be carried out under that clause.

General Housing Code:

The carrying out of complying development upon the land is not excluded because of the provisions of clauses 1.17A (c) and (d) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Housing Alterations Code:

The carrying out of complying development upon the land is not excluded because of the provisions of clauses 1.17A (c) and (d) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

General Commercial and Industrial Code:

The carrying out of complying development upon the land is not excluded because of the provisions of clauses 1.17A (c) and (d) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Subdivision Code:

The carrying out of complying development upon the land is not excluded because of the provisions of clauses 1.17A (c) and (d) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Rural Housing Code:

The carrying out of complying development upon the land is not excluded because of the provisions of clauses 1.17A (c) and (d) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

General Development Code:

The carrying out of complying development upon the land is not excluded because of the provisions of clauses 1.17A (c) and (d) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Demolition Code:

The carrying out of complying development upon the land is not excluded because of the provisions of clauses 1.17A (c) and (d) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

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

4. Coastal Protection

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

No, this land is not affected.

4A Information relating to beaches and coasts

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

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

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

Council has not received any such notification.

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

Not applicable.

- (3) such information (if any) as is required by the regulations under section 56B of the Coastal Protection Act 1979 to be included in the planning certificate and of which the council has been notified pursuant to those regulations.

No such information is available.

4B Annual charges for coastal protection services under *Local Government Act 1993*.

Whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

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

5. Mine Subsidence

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

No, this land is not affected.

6. Road widening and road realignment

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

The land is not affected by any road widening proposal under Division 2 of Part 3 of the *Roads Act*, or any resolution of the Council.

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

Whether or not the land is affected by a policy:

- (b) adopted by the council, or
- (c) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk, other than flooding.

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

(i) Landslip

The land is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council (for the express purpose of its adoption by that authority being referred to in Planning Certificates issued by Council) that restricts development on the land because of the likelihood of land slip or subsidence.

(ii) Bushfire

Council has been supplied by the NSW Rural Fire Service with a hazard map for the purposes of a bush fire risk management plan applying to land within the Fairfield local government area. Based on that map, it appears the land referred to in this certificate is bush fire prone as defined in section 4 of the Environmental Planning and Assessment Act , 1979. Council is also required to have regard to the guidelines "Planning for Bushfire Protection" (published by the NSW Rural Fire Service and Planning NSW) or comments provided by the NSW Rural Fire Service pursuant to s.79BA of the Environmental Planning and Assessment Act 1979 (as amended) which may place restrictions or special requirements on development of the site in relation to the busfire affectation.

(iii) Tidal Inundation

The land is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council (for the express purpose of its adoption by that authority being referred to in Planning Certificates issued by Council) that restricts

development on the land because of the likelihood of tidal inundation.

(iv) Subsidence

No, the land is not so affected

(v) Acid Sulphate Soils

The land is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council (for the express purpose of its adoption by that authority being referred to in Planning Certificates issued by Council) that restricts development on the land because of the likelihood of acid sulfate soils.

(vi) Any other risks

No, the land is not so affected

7A. Flood related development controls information

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

Based on information currently available to Council, part or all of the land is within the floodplain and affected by the 100-year mainstream floodplain. This parcel is not in an area in which Council's current programme of mainstream flood risk mapping has been completed. The term mainstream flooding means inundation of normally dry land occurring when water overflows the natural or artificial banks of a stream, river, estuary, lake or dam.

Based on the information currently available to Council, this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.

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