

Phase I Preliminary Site Investigation

Honeycomb Drive, Eastern Creek NSW

Prepared for: The Next Generation NSW Pty Ltd
(TNG NSW)

7438 / PSI 1
v3. final
13th June 2014



ADECONSULTINGGROUP
SOLUTIONS THROUGH INNOVATION



ADE
CONSULTING
GROUP

Prepared for:

The Next Generation NSW Pty Ltd (TNG NSW)

Phase I Preliminary Site Investigation

Honeycomb Drive, Eastern Creek NSW

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Envirotech Australia Pty Ltd.

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EXECUTIVE SUMMARY

A. D. Envirotech Australia Pty Ltd (ADE) was engaged by Urbis on behalf of The Next Generation NSW Pty Ltd (TNG NSW) to undertake a Phase I Preliminary Site Contamination Investigation (PSI) to assess the potential for contamination on the site located off Honeycomb Dr, Eastern Creek NSW (hereafter referred to as the 'site').

A site inspection was undertaken on the 23rd April 2014 and comprised of a visual assessment of the site. Details of the field inspection are given in this report, together with comments on the significance of the findings from the investigation.

ADE has been advised that the proposed development is the construction of an 'Energy from Waste Facility'. The plant will allow for unsalvageable and uneconomic residue waste from the Genesis Material Processing Centre (MPC) and Waste Transfer Station (WTS) to be used for the generation of electrical power.

The subject site comprises Lots 2 and 3 of Deposited Plan (DP) 1145808 in the Local Government Area of Blacktown Council, Parish of Melville, County of Cumberland. The site is approximately 9 hectares (ha) in size.

The objectives of the investigation were to identify past and present potentially contaminating activities; identify potential contamination types; discuss the site condition; provide an assessment of site contamination; conclusions regarding the potential for contamination at the subject area; and assess the need for further investigations.

The site is situated within an area of expanding industrial and commercial developments. Surrounding land use includes a waste recycling facility, asphalt processing plant, grazing land and electrical wire easements. The site is currently in use as grazing land and evidence of regular use by trail bikes throughout the site was observed.

The site is situated within a larger area of currently undeveloped land earmarked to be re-developed under the *Western Sydney Employment Area State Environmental Planning Policy (WSEA SEPP)*. Erskine Park, Minchinbury, Prospect and Horsley Park surround the subject site.

No buildings or structures were observed on the site, however, fencing, a number of groundwater wells and two stockpiles were observed on the site totalling approximately 500 m³. Large shale rocks and associated materials which appear to have been excavated and dumped on site were observed along the western border of the site. Imported fill with waste materials such as paper, plastic etc was observed across an area of approximately 500 - 2000 m² in the centre of the site.

The site is situated on the side of a valley at an elevation varying between 85 m and 50 m above mean sea level, topography is sloping from north to south down towards the watercourse. The overall gradient of the site slopes north south with some undulations in various directions. The closest permanent water bodies would be the drainage basin situated south-east of the site and a farm dam south-west of the site. A watercourse which is a tributary to Eastern Creek.

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The site is located on a Blacktown Soil Landscape (bt) as indicated on the Penrith Soil Landscape Map, prepared by the Soil Conservation Services of NSW.

A review of the Acid Sulphate Soil Risk Maps showed that the site is within an area of "extremely low probability of occurrence" for acid sulphate soils (refer to *APPENDIX IX – ACID SULFATE SOILS MAP*).

A Targeted Phase II Detailed Site Contamination Investigation around the boundary of the asphalt plant should be undertaken to determine whether contamination is present within the soil, and or surface water and river sediment within the boundaries of the site.

A Phase II Targeted Detailed Site Contamination Investigation should be undertaken to determine whether potential contamination on site within the soil on site.

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1 INTRODUCTION

1.1 General

A. D. Envirotech Australia Pty Ltd (ADE) was engaged by Urbis on behalf of The Next Generation NSW Pty Ltd (TNG NSW) to undertake a Phase I Preliminary Site Contamination Investigation (PSI) to assess the potential for contamination at the site located off Honeycomb Drive, Eastern Creek NSW (hereafter referred to as the 'site').

The subject site comprises Lots 2 and 3 of Deposited Plan (DP) 1145808 in the Local Government Area of Blacktown Council, Parish of Melville, County of Cumberland. The future location of the energy plant location (refer to figure 1.), hereafter referred to as the 'site' encompasses an area located south of the Genesis landfill facility. The site is approximately 9 hectares (ha) in size (refer to Appendix X – Site Layout Plan). For the purpose of this report, the scope of investigation extends to the area outlined within Figure 1 below, with an approximate area of 15 hectares.

A site inspection was undertaken on the 23rd April 2014 and comprised of a visual assessment of the site. Details of the field inspection are given in this report, together with comments on the significance of the findings from the investigation.

This report was completed in accordance with the *Guidelines for Consultants Reporting on Contaminated Sites*, NSW EPA, September 2000.

1.2 Proposed Development

ADE has been advised that the proposed development involves the construction of an Energy from Waste (EFW) Electricity Generation Plant for The Next Generation NSW Pty Ltd (TNG NSW) in Eastern Creek, approximately 36km west of the Sydney CBD.

The development involves the construction and operation of an Electricity Generation Plant, which will allow for unsalvageable and uneconomic residue waste from the Genesis Xero Material Processing Centre (MPC) and Waste Transfer Station (WTS) to be used for generation of electrical power. The EFW Plant is proposed to be located on Lots 2 and 3, DP 1145808.

This development site is part of a proposal to construct and operate NSW's largest Energy from Waste Plant using as fuel, residual waste which would otherwise be land filled, to allow for a "green" electricity generation facility. The plant, powered by burning non-recyclable combustible waste material, will have a capacity for up to 1.35 million tonnes of waste material per annum, as follows:

- 850,000 tonnes per annum from waste already being received at the neighbouring Genesis Xero Waste Facility; and
- Up to 500,000 tonnes per annum from external (new) sources.

The proposed EFW Facility will employment of a total of up to 55 staff upon operation, working over 3 shifts (i.e. not on site at any one time).

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The project is identified as State Significant Development (SSD) under Schedule 1 of the State Environmental Planning Policy (State and Regional Development) 2011 being:

Cl. 20 Electricity generating works and heat or co-generation:

Development for the purpose of electricity generating works or heat or their co-generation (using any energy source, including gas, coal, biofuel, distillate, waste, hydro, wave, solar or wind power) that:

(a) has a capital investment value of more than \$30 million, or

(b) has a capital investment value of more than \$10 million and is located in an environmentally sensitive area of State significance

The proposal has a capital investment value of greater than \$30 million and therefore is classified as a State Significant Development.

The site which is accessed off Honeycomb Drive at Eastern Creek is surrounded by land owned by the Corporate Group Alexandria Landfill Pty Ltd, ThaQuarry Pty Ltd, Australand, Hanson, Jacfin, the Department of Planning and Infrastructure and Sargents. The site and surrounding land is identified as part of the 'State Environmental Planning Policy (Western Sydney Employment Area) 2009 (WSEA SEPP)' to be redeveloped for higher end industrial and employment uses over the next decade. The site has a total area of approximately 56 Ha including the Riparian Corridor, with a specific development area of circa 9 Ha.

The proposed works will, in addition to the Energy from Waste Electricity Generation Facility, include the adoption of a plan of subdivision and the following ancillary works:

- Earthworks associated with the balance of the site;
- Internal roadways;
- Provision of a direct underpass connection (Precast Arch and Conveyor Culvert) between TNG Facility and the Genesis Xero Waste Facility;
- Staff amenities and ablutions;
- Staff carparking facilities;
- Water detention and treatment basins;
- Services (Sewerage, Water Supply, Communications, Power Supply).

Further to the above physical works associated with the proposed Energy from Waste Facility, this application seeks approval for the subdivision Lot 1, 2 and 3 in DP 1145805 in order to create a separate lot of 10,000m² for the Transgrid Switching or Substation and additional lots to allow for future development of land not associated with the Energy from Waste Facility and the Genesis Xero Material Processing Plant.

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1.3 Objectives

The objectives of the investigation were to:

- identify past and present potentially contaminating activities;
- identify potential sources of contamination and types of contaminants;
- discuss the site condition;
- provide a preliminary assessment of site contamination for the suitability of the proposed development; and
- assess the need for further investigations.

1.4 Scope of Work

The scope of work required to achieve the objectives of the investigation involved the following:

- completion of a Safety, Health & Environment Work Method Statement (SHEWMS);
- desktop site review of:
 - land title records;
 - section 149 certificates;
 - EPA contaminated lands register for notations; and
 - Dial Before You Dig service search.
- review of past and current activities on the site;
- review of past and current activities on neighbouring sites and identification of any potential on-site/off-site sources of contamination;
- review of past aerial photographs of the site and its surrounds to identify the locations of any previous buildings and/or other infrastructure associated with activities that could be on-site/off-site sources of contamination;
- review of local geology and hydrogeology (including groundwater bore search);
- site inspection by an experienced environmental scientist; and
- preparation of a Phase I PSI report outlining:
 - detailed information on the results of the desktop review and site inspection;
 - conclusions regarding the potential for contamination at the site;
 - conclusions regarding the sites suitability for the proposed development; and
 - recommendations for a Phase II Detailed Site Investigation (DSI), should it be warranted.

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1.5 Legislative Requirements

The legislative framework for the report is based on guidelines that have been issued and/or endorsed by the NSW Environmental Protection Agency (EPA) formerly the Office of Environment and Heritage (OEH) under the following Acts/Regulations:

- *Protection of the Environment Operations Act 1997*
- *Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008*
- *Contaminated Land Management Act 1998*

The relevant guidelines issued under the provisions of the aforementioned Acts/Regulations include:

- *Guidelines for the NSW Site Auditor Scheme, NSW DEC 2006.*
- *Guidelines for Consultants Reporting on Contaminated Sites, NSW EPA, 2000.*
- *Guidelines for Assessing Service Station Sites, NSW EPA 1994.*
- *Guidelines on the Investigation Levels for Soil and Groundwater, National Environmental Protection Measure 1999, 2013 Amendment (NEPM 2013).*
- *Australian Standard AS 4482.1 Guide to the sampling and investigation of potentially contaminated soil. Part 1: Non-volatile and semi-volatile compounds.*
- *Australian Standard AS 4482.2 Guide to the sampling and investigation of potentially contaminated soil. Part 2: Volatile substances.*
- *Sampling Design Guidelines - NSW EPA, 1995.*
- *Waste Classification Guidelines Part 1: Classifying Waste, DECCW, 2009.*
- *Guidelines for Implementing the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008, NSW DECCW 2009.*
- *Guidelines for the Assessment and Management of Groundwater Contamination, NSW DEC, 2007.*

1.6 Whole Report

No one section, or part of a section, of this report should be taken as giving an overall idea of this report. Each section must be read in conjunction with the whole of this report, including its appendices and attachments.

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2 SITE IDENTIFICATION

2.1 Site Location

The site is situated to the south of Honeycomb Drive as is shown by **Figure 1** below.



Figure 1. Aerial photograph of the area of investigation outlined in red (Aerial photograph from Urbis; accessed on 30.04.2014).

Bearings provided in this report are approximate only. For ease of representing locations in the report, the site is considered to be off Honeycomb Drive, with a nominal east-west direction assumed. All references to points of the compass within the report are based on these approximate bearings.

2.2 Site Inspection and Description

The proposed development referred to in this report as the 'site' is situated to the south of the Genesis Landfill facility located off Honeycomb Drive, Eastern Creek. The site is situated within an area of expanding industrial and commercial developments. The site is currently in use as grazing land and evidence of regular use for trail bikes throughout the site was observed.

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The site is situated within a larger area of currently undeveloped land earmarked to be re-developed under the *Western Sydney Employment Area State Environmental Planning Policy (WSEA SEPP)*. Erskine Park, Minchinbury, Prospect and Horsley Park surround the subject site.

The site is approximately 9 ha in size. The land is sloped to the south towards a watercourse and riparian corridor situated in the south-eastern corner of the site. An area of woodland is situated adjacent to the watercourse. Off site immediately to the south-east of the watercourse is a waste water storage dam which is built up significantly higher than the surrounding land.

No buildings or structures were observed on the site, however, fencing, a number of groundwater wells and two stockpiles were observed on the site totaling approximately 500 m³. Large shale rocks and associated materials which appear to have been excavated and dumped on site were observed along the western border of the site. Imported fill with waste materials such as paper, plastic etc was observed across an area of approximately 500 - 2000 m² in the centre of the site.

Exposed soil surfaces observed within man made drainage lines indicate the area to be natural and consistent with local geology.

Some vegetation along the watercourse was wilting or dead, however the majority of vegetation on site appeared at the time of the inspection, to be healthy with no signs of stress or discolouration.

2.3 Surrounding Land-use

The immediately surrounding area of the site consists of industrial properties. Genesis landfill facility is situated approximately 200 m north of the northern boundary. East of the site is an asphalt plant which has been functioning since at least 1978. Grazing land and electrical easement lines occur to the south and west of the site. More broadly the surrounding land use is predominantly for grazing and commercial properties. The M4 Motorway is situated approximately 1 km to the north of the site.

2.4 Summary of Site Details

Table 1 below provides a summary of details pertaining to the site.

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Table 1. Site details and information.

Site Details	
Site address's	Off Honeycomb Drive, Eastern Creek NSW
Title identification	Lots 2 and 3 of Deposited Plan (DP) 1145808
Current site use	Pastural / grazing land
Future site use	Energy from Waste Electricity Generation Plant
Investigation area	Approximately 15 ha

3 PHYSICAL SETTING

3.1 Site Topography and Hydrology

The site is situated on the side of a valley at an elevation varying between 85 m and 50 m above mean sea level, topography is sloping from north to south down towards the watercourse. The overall gradient of the site slopes north south with some undulations in various directions. The closest permanent water bodies would be the drainage basin situated south-east of the site beneath the asphalt plant and a farm dam south-west of the site. A watercourse occurs on site which flows towards Eastern Creek.

3.2 Local Geology and Soil

The site is located on a Blacktown Soil Landscape (bt) as indicated on the Penrith Soil Landscape Map, prepared by the Soil Conservation Services of NSW.

The topsoil (A1 Horizon) consists of a friable brownish-black loam with moderately pedal sub angular-blocky structure and rough-faced porous ped fabric. The pH ranges from slightly acidic (pH 5.5) to neutral (pH 7.0). Roots are common. Shale and charcoal fragments are sometimes present.

Beneath this layer occurs the A2 Horizon consisting of a hardsetting brown clay loam to silty clay loam with an apedal massive to weakly pedal structure and slowly porous earthy fabric. The pH varies from moderately acid (pH 5.0) to slightly acid (pH6.5). Platy ironstone gravel-sized shale fragments are common. Roots and charcoal fragments are absent.

The subsoils consist of two B horizons. The shallow subsoil consists of a strongly pedal, brown light to medium clay with a smooth-faced dense ped fabric. Soil texture often increases with depth as does red, yellow and grey clay mottling. The pH ranges from strongly acidic (pH 4.5) to slightly acidic (pH 6.5). Fine to coarse gravel-sized shale fragments are common, often occurring in stratified bands. Roots and charcoal fragments are rare.

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The deep subsoil consists of a plastic light grey silty clay to heavy clay with moderately ped polyhedral to sub-angular blocky structure and a smooth ped fabric. This material often occurs above a shale bedrock (C Horizon). The pH ranges from strongly acidic (pH 4.0) to moderately acidic (pH 5.5). Strongly weathered ironstone concretions and rock fragments are common. Roots and gravel-sized shale fragments are occasionally present. Charcoal fragments are rare.

Fill material

No intrusive works were conducted during the site inspection. Two (2) stockpiles totalling approximately 500 m³ were observed on the site. One is situated on the proposed driveway close to the northern boundary of the site, the other is situated approximately 35 m south-west of the proposed driveway. The stockpiles were overgrown with vegetation. No rubbish or waste materials were observed however visual access to the soil material was limited. The client has informed ADE that the stockpiles originate from on site and have been accumulated from surrounding areas. The nature of the materials is therefore considered to be of no concern.

An area containing soil materials inconsistent with local geology observed to contain waste materials such as shredded paper, plastic etc across an area of approximately 500 - 2000 m². These materials were located along the tracks and paths throughout the centre of the site. The area appeared to be used as a dirt bike track.

3.3 Hydrogeology

It was beyond the scope of work to study the groundwater flow direction. The local groundwater flow is likely to have a southerly direction towards the watercourse before heading west towards Eastern Creek.

Mobile contaminants located at the site would be expected to progress down to the groundwater surface, and migrate laterally towards Eastern Creek.

Surface water runoff is expected to progress down slope towards the onsite watercourse before progressing west towards Eastern creek.

Standing water level in surrounding monitoring wells is noted to be approximately 40 m below ground level. Given the location of these wells and the site topography it is expected the standing ground water level in areas of lower elevation such as adjacent to the water course, would be much closer to the surface.

A search for registered groundwater wells within a 2 km radius of the site was undertaken by ADE via the NSW Office of Water (NSW Groundwater works, NR Atlas website). Four (4) groundwater bores were found. No groundwater quality data with regard to contaminants of concern were available within the search area (refer to **Appendix IV – Department of Environment and Sustainability**).

A number of groundwater monitoring wells were observed on the site, three (3) wells within metal casings were noted as well as six (6) PVC pipes protruding from the ground were noted. No available groundwater data has been provided by the client.

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Table 2. List of groundwater bores within 1 km radius of site.

Bore ID	Use	Completion Date	SWL (mBTOC)	Total depth (m)
GW110311	Monitoring bore	08.07.2009	31.6 m	100 m
GW110313	Monitoring bore	08.07.2009	40.3 m	150 m
GW110312	Monitoring bore	08.07.2009	39.8 m	100 m
GW110314	Monitoring bore	08.07.2009	40.3 m	151 m

3.4 Acid Sulphate Soils

A review of the Acid Sulphate Soil Risk Maps showed that the site is within an area of “extremely low probability of occurrence” for acid sulphate soils (refer to *APPENDIX IX – ACID SULFATE SOILS MAP*).

4 SITE HISTORY

4.1 Historical Land and Title Search

The site history has been compiled from information gathered from the Land Titles Office (LTO), Land Property Information (LPI) and Council records.

The site comprises 2 and 3 of Deposited Plan (DP) 1145808 in the Local Government Area of Blacktown Council, Parish of Melville, County of Cumberland.

Table 3 represents the summary of the records held by the LTO for the Lot 2 (refer to **Appendix II - L.T.O**).

Table 3. Summary of LTO records for Lot 2 in Deposited Plan (DP) 1145808

Date	Transferred/Leased From	Transferred/Leased To	Transfer No.	Certificate reference
Unknown				
17.08.1819	Crown land	William Cox	Unknown	Vol 14726 Fol 222
Unknown	Unknown	Unknown	Unknown	Unknown
Vol 14726 Folio 222				
28.07.1983	Unknown	Leased to : Pioneer Concrete (N.S.W) Pty Ltd	T646462	Vol 14726 Fol 222
Vol 13544 Fol 125				
17.08.1819	Crown land	William Cox	Unknown	Vol 13544 Fol 125
06.02.1978	Unknown	Leased to : Ray Fitzpatrick Quarries Pty Ltd	13544125	Vol 13544 Fol 125

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Table 3. continued ...

Date	Transferred/Leased From	Transferred/Leased To	Transfer No.	Certificate reference
Lot 2 Deposited Plan 262213				
06.08.1987	Unknown	Report created	Unknown	Lot 2 DP 262213
23/12/1996	Variation of lease.	Unknown	2716424	Lot 2 DP 262213
12/9/2005	Transefer of lease	Unknown	20343	Lot 2 DP 262213
25/5/2006	DEPOSITED PLAN	Unknown	DP1097123	Lot 2 DP 262213
14/6/2006	Lease		AC54545	Lot 2 DP 262213
12/08/2008	Withdrawn – Deposited Plan		DP1127167	Lot 2 DP 262213
Lot 2 Deposited Plan 1145808				
18/12/2009	Deposited Plan		DP1145808	Lot 2 DP 1145808
12/08/2008	Withdrawn – Deposited Plan			
Lot 3 Deposited Plan 1145808				
18/12/2009	Deposited Plan		DP1145808	Lot 3 DP 1145808

The information obtained from the LTO, LPI and Council Records indicates that the site has been in use as grazing land with a quarry and asphalt plant adjacent the site for greater than 40 years.

4.2 Aerial Photographs Review

A review of aerial photographs was conducted and is summarised in **Table 5** below. Aerial photographs from the years of 1955, 1978, 1994, and 2013 were examined (refer to **Appendix III - Aerial Photographs**).

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Table 4. Summary of aerial photography.

Year	Type	Subject Site Description	Adjacent Site Description
1955	Black and White	The site is cleared pasture land, some areas of woodland are present. The watercourse running from east to west through the site is present. The quarry to the north is present with a surrounding foot print of disturbed land. Minimal roads associated with the site can be observed. A track along the south-western boundary is present. Some small site sheds and buildings are present.	A quarry is present to the north of the site, a farm dam occurs to the south-west and grazing lands surround the site. Some clearing and ground disturbance is evident to the north of the quarry.
1978	Black and White	The site appears to have been cleared with the majority of the vegetation previously present removed. A road surrounds the northern and western boundary of the site. A power line easement can now be seen overhead the south-western boundary. Plant equipment, storage facilities, numerous small buildings and storage tanks are present within the quarry / asphalt plant directly to the east.	The quarry to the north of the site has deepened and expanded in all directions. A number of roads now lead to the quarry. An asphalt plant is present immediately adjacent the eastern boundary. A waste water dam is present associated with the asphalt plant is located adjacent the south-eastern corner of the site. There is significant evidence of land disturbance within the surrounding areas. The M4 is now present to the north of the quarry and there are areas of urban development to the north-west. The farm dam and grazing lands to the south and south-west appear unchanged from the previous photo.
1994	Colour	The site remains predominantly unchanged from the previous photo. The site appears to be remain for grazing purposes. Some evidence of dirt tracks can be seen. The creekline and small pocket of vegetation in the south-west corner appear unchanged.	Urban development is now present to the north and west of the site with large scale development of Erskine Park and Minchinbury. The depth of the Quarry appears deeper than the previous photo. An area to the west of the quarry has now been cleared. The asphalt plant to the east of the site appears largely unchanged from the previous photo. Archibold Road to the west of the site is now present.

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Table 4. continued ...

Year	Type	Subject Site Description	Adjacent Site Description
2013	Colour	The site is largely unchanged from the previous photo.	Much of the previously vacant land between the quarry and Wallgrove road is developed with large commercial properties. The quarry to the north of the site has been further developed with the addition of the recycling facility and an extension of the waste storage facility. The quarry / asphalt plant to the east of the site appears largely unchanged from the previous photo.

The site and adjacent areas appeared at the time of inspection as it appears in the 2013 aerial photograph.

4.3 Contaminated Land Register Search

A search of the sites listed by the EPA under the Contaminated Land Management Act 1997 revealed that no records have been issued against the site.

4.4 Previous Investigation Reports

No previous investigative reports for the site or surrounding area have been provided by the client.

4.5 Section 149

The site is currently zoned under Zone E2 - Environmental Conservation and IN1 - General Industrial under the provisions of State Environmental Planning Policy (Western Sydney Employment Area) 2009. The Planning Certificate under Section 149 of the *Environmental Planning and Assessment Act 1979* (See **Appendix V – Section 149 Certificate**) provides the state and local environmental planning instruments which affect the site.

The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in the planning certificate.

- The land is not within an investigation area or remediation site under Part 3 of the Contaminated Land Management Act 1997;
- The land is not subject to an investigation order or a remediation order within the meaning of the Contaminated Land Management Act 1997;

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- The land is not subject to a voluntary investigation proposal (or voluntary remediation proposal) that is the subject of the Environmental Protection Authority's agreement under Section 19 or 26 of the Contaminated Land Management Act 1997; and
- The land is not subject to a site audit statement within the meaning of the Contaminated Land Management Act 1997.

4.6 Dial Before You Dig

An online search for utilities located within the site was conducted and is summarised in **Table 6**, below. Asset owners Endeavour Energy, Jemena, Sydney Water and Telstra were notified and provided information on their utilities (refer to **Appendix VII – Dial Before You Dig**).

Table 5. Summary of utilities located on or adjacent to the site

Asset Owner	Utility Type	Utility Location
Ausgrid (formerly Energy Australia)	N/A	N/A
Jemena Gas South	N/A	N/A
Sydney Water	N/A	N/A
Telstra NSW, Central	N/A	N/A

Notes to table:

N/A = Not applicable

4.7 Assessment of Historical Information Integrity

The site history assessment has been obtained from a variety of resources including government records from the NSW land titles office, local council, historical archives, historical aerial photographs, NSW Office of Water and EPA. The veracity of the information from these sources is considered to be high, however, due to a lack of information prior to the 1940's, there is a certain degree of information loss to be expected. The site history assessment is generally considered to be of high integrity with respect to the historical use of the site.

4.8 WorkCover

A search of the Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover NSW has located records pertaining to the above mentioned premises. A licence to keep dangerous goods on site under three separate business names, Pioneer Construction Materials Pty Ltd, Pioneer Concrete (NSW) Pty Ltd and Ray Fitzpatrick Quarries Pty Ltd were returned. These licences were issued between 1957 and 2001. There appears to have been two (2) 15 000 L underground petroleum

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storage tanks located approximate 450 m north-east of the site. The dangerous goods licence application from 1999 indicates that the tanks have been removed. A visual inspection of the former location of the tanks revealed the presence of a confined space within the approximate area. Discussions with the client confirm that this is not an underground petroleum storage tank.

Given the distance from the proposed site, it is considered unlikely that there is potential contamination as a result of the former underground petroleum storage tanks located off site approximately 450 m north-east.

5 POTENTIAL CONTAMINATION TYPES AND RECEPTORS

5.1 Potential Contamination Types

Table 6 below provides details of the potential contamination types that were identified for the site. These are potential sources of contamination that may migrate to or be found on the site.

Table 6. Potential Sources, Locations and Types of Contaminants.

Source of contamination	Location	Potential contaminants
Fill Materials	Targeted to areas with soil profile not consistent with rest of local area	Asbestos Containing Materials, Heavy metals, PAHs, TRH, BTEX, OCPs, OPPs, PCBs, Phenols
Deposition of airborne dust	Entire site	Heavy metals, PAHs, TRH
Potential runoff and water from asphalt plant	Border of site and asphalt plant	Metals, TRH, PAHs
Surface water and sedimentation from adjacent wastewater pond	Surface water and sediment within Creek bed on site and downstream towards Eastern creek	Heavy metals

Based on the information obtained throughout the course of this investigation it is the opinion of ADE that due to the sites proximity to an asphalt plant, the potential for onsite dust deposition from nearby quarry, the unknown nature of fill, and the potential runoff / overflow of water and sediment from the adjacent wastewater pond, there is potential for contamination to be present on site.

5.2 Primary Transport Mechanisms

Primary transport mechanisms for the migration of potential contaminants on to the site or off the site include:

- airborne particulates due to wind turbulence events;
- surface water runoff; and
- wastewater overflow and sediment deposition from adjacent storage pond

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5.3 Potential Contamination Receptors

The main potential contamination receptors were considered to include:

- site visitors, contractors, and adjacent property owners/users, who may come into contact with contaminated soil or dust; and
- downstream tributaries to watercourse.

6 ASSESSMENT CRITERIA

6.1 Soil

The Health-Based Investigation Levels assigned by the *National Environmental Protection Measure (Assessment of Site Contamination), 1999, as amended 2013* for “commercial/industrial such as shops, offices, factories and industrial sites” should be applied if an assessment of site contaminant concentrations is required.

Refer to contaminant thresholds listed within Schedule B1 of the *National National Environmental Protection Measure (Assessment of Site Contamination), 1999, as amended 2013*. Specifically the following tables should be referred with regard to potential contaminants:

- Table 1A(1) Health investigation levels for soil contaminants
- Table 1A(3) Soil HSLs for vapour intrusion (mg/kg)
- Table 1A(5) Soil vapour HSLs for vapour intrusion (mg/m³)

These are levels at which further investigation and evaluation is required to assess whether the site is considered suitable for the proposed land-use.

Additionally the criteria specified in the following publications should apply if a site assessment is required:

- *Guidelines for Assessing Service Station Sites, NSW EPA 1994*
- *Guidelines for the NSW Site Auditor Scheme, NSW DECC 2006, 2nd Edition*

A contaminant concentration in soil will be deemed acceptable if:

- all samples meet the specified acceptance criteria;
- the 95% upper confidence limit (UCL) average concentration of each contaminant is below the acceptance criteria; or
- no individual exceedance is greater than 2.5 times the site acceptance criteria.

If a location is found to have more than 2.5 times a contaminants acceptable limit then it will be classified as a “hot-spot”, requiring further assessment, remediation, removal or management.

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If the calculated 95% UCL of the arithmetic average concentration of the contaminant is above their acceptance criteria, then the soil will be considered contaminated, requiring further assessment, remediation, removal or management.

If the 95% UCL of the arithmetic average concentrations is below the acceptance criteria, and no concentrations are at a “hotspot” level, slight elevations above the acceptance criteria may be considered to pose an insignificant human health risk.

6.2 Water and Sediment

Refer to contaminant thresholds listed within Schedule B1 of the *National Environmental Protection (Assessment of Site Contamination) Measure, Amendment 2013*. Specifically the following table should be referred with regard to potential contaminants:

- Table 1C Groundwater Investigation Levels (GILs)
- Table 1A(4) Groundwater HSLs for vapour intrusion (mg/L)

Additionally the criteria specified in the following publications should apply if a site assessment is required:

- *Groundwater Investigation Levels, National Environmental Protection Measure (Assessment of Site Contamination), 1999, as amended 2013, Schedule B(1)*;
- *Australian and New Zealand Water Quality Guidelines for Fresh and Marine Waters, 2000, (ANZWQG)*.

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7 CONCLUSIONS

Based on the data and evidence collected in the course of the site inspection and site history review, the findings of the Phase I PSI are as follows:

- The site has been utilised as grazing land as far back as records indicate.
- ADE has been advised that the site will be developed into an electricity generating facility.
- An asphalt plant and associated waste water overflow dam has been present adjacent the site since at least 1978.
- A quarry to the north of the site has been in operation since at least 1955.
- It is the opinion of ADE that due to the proximity of the asphalt plant, the potential overflow from adjacent waste water dam, the potential for contaminated fill and the potential for the deposition of airborne dust, there is the potential for contamination to be present on site.
- The potential contamination types that were identified for the site include: Asbestos Containing Materials, Heavy metals, BTEX, PAHs, TRHs, OCPs, OPPs, PCBs and Phenols.
- A Targeted Phase II Detailed Site Contamination Investigation around the boundary of the asphalt plant should be undertaken to determine whether contamination is present within the soil, and or surface water and river sediment within the boundaries of the site.
- Should the Targeted Phase II DSI reveal the site is not contaminated, the site can be deemed suitable for the proposed development.

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8 RECOMMENDATIONS

A. D. Envirotech Australia Pty Ltd recommends the following:

- A Targeted Phase II Detailed Site Contamination Investigation around the boundary of the asphalt plant should be undertaken to determine whether contamination is present within the soil, and or surface water and river sediment within the boundaries of the site.

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9 LIMITATIONS

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only and has been based on information provided by the client. The advice herein relates only to this project and all results, conclusions and recommendations made should be reviewed by a competent and experienced person with experience in environmental investigations, before being used for any other purpose. A.D. Envirotech Australia Pty Ltd (ADE) accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced or amended in any way without prior approval by the client or ADE and should not be relied upon by any other party, who should make their own independent enquiries.

Furthermore, soils, rock and aquifer conditions are often variable, resulting in non-homogenous contaminant distributions across a site. Boundaries between zones of variable contamination are often indistinct and have been interpreted based on available information and the application of professional judgement. The accuracy with which the subsurface conditions have been characterised depends on the frequency and methods of sampling and the uniformity of subsurface conditions and is therefore limited by the scope of works undertaken.

This report does not provide a complete assessment of the environmental status of the site and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, ADE reserves the right to review the report in the context of the additional information.

ADE's professional opinions are based upon its professional judgement, experience, training and results from analytical data. In some cases further testing and analysis may be required, thus producing different results and/or opinions. ADE has limited investigation to the scope agreed upon with its client.

ADE has used a degree of care and skill ordinarily exercised in similar investigations by reputable member of the Environmental Industry within Australia. No other warranty, expressed or implied, is made or intended.

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10 REFERENCES

1. Australian Standard AS 4482.1 *Guide to the sampling and investigation of potentially contaminated soil. Part 1: Non-volatile and semi-volatile compounds.*
2. Australian Standard AS 4482.2 *Guide to the sampling and investigation of potentially contaminated soil. Part 2: Volatile substances.*
3. *Contaminated Land Management Act 1998*
4. DLWC 1995a, *Guidelines for the Use of Acid Sulfate Soils Risk Maps*, by S.D. Naylor, G.A. Chapman, G. Atkinson, C.L. Murphy, M.J. Tulau, T.C. Flewin, H.B. Milford, & D.T. Morand, Soil Conservation Service of NSW, Department of Land and Water Conservation, Sydney
5. EPA Requirements for Quality Assurance Project Plans (EPA QA/R-5)
6. *Guidelines for Assessing Service Station Sites*, NSW EPA 1994.
7. *Guidelines for the Assessment and Management of Groundwater Contamination*, NSW DEC, 2007.
8. *Guidelines for Consultants Reporting on Contaminated Sites*, NSW EPA, 2000.
9. *Guidelines for Implementing the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008*, NSW DECCW 2009.
10. *Guidelines for the NSW Site Auditor Scheme*, NSW DEC 2006.
11. *Guidance for the Preparation of Standard Operating Procedures for Quality-Related Documents* (EPA QA/G-6)
12. Herbert, C. (ed) (1983), *Geology of the Penrith 1:100000 Sheet 9030*, New South Wales Department of Mineral Resources, Sydney Stone, Y, Ahern CR, and Blunden B (1998).
13. *National Environmental Protection Measure (Assessment of Site Contamination), 1999, as amended 2013*
14. *Protection of the Environment Operations Act 1997*
15. *Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008*
16. *Sampling Design Guidelines* - NSW EPA, 1995.
17. *Waste Classification Guidelines Part 1: Classifying Waste*, DECCW, 2009.

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APPENDIX I PHOTOGRAPHS

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Photograph 1. View from the southern border of the site, facing north.



Photograph 2. Fill materials along the western boundary of the site.

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Photograph 3. Imported fill with plastic and other debris throughout.



Photograph 4. One of two stockpiles, located approximately 35m south-west of the proposed driveway.

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TITLE SEARCH

Title Reference: 3/1145808

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 3/1145808

SEARCH DATE	TIME	EDITION NO	DATE
16/4/2014	10:41 AM	2	11/11/2011

LAND

LOT 3 IN DEPOSITED PLAN 1145808
 AT EASTERN CREEK
 LOCAL GOVERNMENT AREA BLACKTOWN
 PARISH OF MELVILLE COUNTY OF CUMBERLAND
 TITLE DIAGRAM DP1145808

FIRST SCHEDULE

ACN 114 843 453 PTY LIMITED

SECOND SCHEDULE (4 NOTIFICATIONS)

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- AE435918 MORTGAGE TO DENARKE PTY LIMITED
- DP1145808 RIGHT OF CARRIAGEWAY 30 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- AG615110 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

PRINTED ON 16/4/2014

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TITLE SEARCH

Title Reference: 2/1145808

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/1145808

SEARCH DATE	TIME	EDITION NO	DATE
16/4/2014	10:40 AM	5	2/12/2013

LAND

LOT 2 IN DEPOSITED PLAN 1145808
 AT EASTERN CREEK
 LOCAL GOVERNMENT AREA BLACKTOWN
 PARISH OF MELVILLE COUNTY OF CUMBERLAND
 TITLE DIAGRAM DP1145808

FIRST SCHEDULE

ACN 114 843 453 PTY LIMITED

SECOND SCHEDULE (11 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP262213 RIGHT OF CARRIAGEWAY AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 DP262213 EASEMENT FOR SERVICES AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 AE435918 MORTGAGE TO DENARKE PTY LIMITED
- 5 DP1145808 RIGHT OF CARRIAGEWAY 21 METRE(S) WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 6 DP1145808 RIGHT OF CARRIAGEWAY & EASEMENT FOR SERVICES 21.5 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 7 DP1145808 EASEMENT FOR SERVICES 2.5 WIDE, 5 WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 8 DP1145808 RIGHT OF CARRIAGEWAY 23 WIDE & 30 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 9 DP1145808 RIGHT OF CARRIAGEWAY 30 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 10 AG367113 RIGHT OF ACCESS 25 WIDE AND VARIABLE AFFECTING THE SITE DESIGNATED (A) IN PLAN WITH AG367113
- 11 AG615110 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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HISTORY OF TITLE TRANSACTION

Title Reference: 2/1145808

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

16/4/2014 10:41AM

FOLIO: 2/1145808

First Title(s): OLD SYSTEM
Prior Title(s): 2/262213

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
18/12/2009	DP1145808	DEPOSITED PLAN	FOLIO CREATED EDITION 1
6/1/2011	AF977130	MORTGAGE	EDITION 2
17/8/2011	AG367113	TRANSFER GRANTING EASEMENT	EDITION 3
11/11/2011	AG615110	MORTGAGE	EDITION 4
2/12/2013	AI184150	DISCHARGE OF MORTGAGE	EDITION 5

*** END OF SEARCH ***

PRINTED ON 16/4/2014



HISTORY OF TITLE TRANSACTION

Title Reference: 3/1145808

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

16/4/2014 10:40AM

FOLIO: 3/1145808

First Title(s): OLD SYSTEM
Prior Title(s): 2/262213

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
18/12/2009	DP1145808	DEPOSITED PLAN	FOLIO CREATED EDITION 1
11/11/2011	AG615110	MORTGAGE	EDITION 2

*** END OF SEARCH ***

PRINTED ON 16/4/2014

HISTORY OF TITLE TRANSACTION

Title Reference: 2/262213

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

 30/4/2014 2:36PM

FOLIO: 2/262213

First Title(s): SEE PRIOR TITLE(S)
 Prior Title(s): VOL 14726 FOL 222

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
6/8/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
21/5/1996		AMENDMENT: LOCAL GOVT AREA	
23/12/1996	2716424	VARIATION OF LEASE	EDITION 1
19/6/1998	5067558	DEPARTMENTAL DEALING	
9/11/2004	AB78884	REQUEST	EDITION 2
23/12/2004	AB183817	CAVEAT	
16/3/2005	AB222195	MORTGAGE	EDITION 3
12/9/2005	AB760521	WITHDRAWAL OF CAVEAT	
12/9/2005	AB760522	DISCHARGE OF MORTGAGE	
12/9/2005	AB760523	TRANSFER	
12/9/2005	AB760524	MORTGAGE	
12/9/2005	AB760525	MORTGAGE	EDITION 4
25/5/2006	DP1097123	DEPOSITED PLAN	
26/5/2006	AC224767	SUB-MORTGAGE	
26/5/2006	AC224768	SUB-MORTGAGE	
14/6/2006	AC54545	LEASE	
14/6/2006	AC54546	LEASE	
14/6/2006	AC54547	LEASE	
14/6/2006	AC54548	LEASE	
14/6/2006	AC54549	LEASE	EDITION 5
29/12/2006	DP1106086	DEPOSITED PLAN	
3/1/2007	AC762291	TRANSFER GRANTING EASEMENT	EDITION 6
12/8/2008	DP1127167	WITHDRAWN - DEPOSITED PLAN	

END OF PAGE 1 - CONTINUED OVER

PRINTED ON 30/4/2014



LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

30/4/2014 2:36PM

FOLIO: 2/262213

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
9/1/2009	AE435914	DISCHARGE OF MORTGAGE	
9/1/2009	AE435915	DISCHARGE OF MORTGAGE	
9/1/2009	AE435918	MORTGAGE	EDITION 7
18/12/2009	DP1145808	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

PRINTED ON 30/4/2014

CERTIFICATE OF TITLE

PROPERTY ACT, 1900



13544125

NEW SOUTH WALES

Appln. No.52818

Vol. 13544 Fol. 125

EDITION ISSUED

6 2 1978



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.

[Signature]

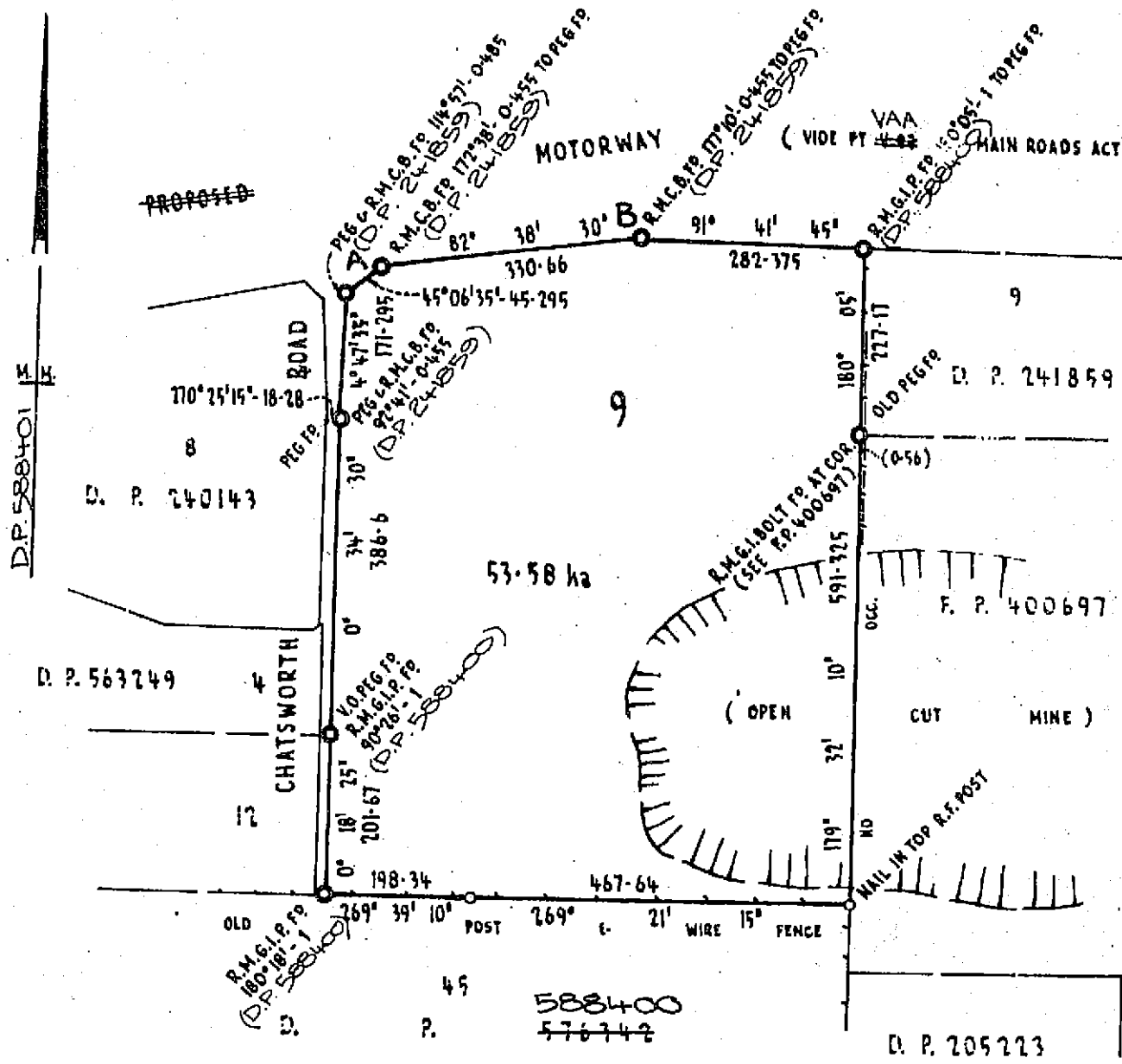
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

CANCELLED



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 9 in Deposited Plan 588401 at Ropes Creek in the Municipality of Blacktown Parish of Melville and County of Cumberland being part of Portion 14 granted to William Cox (Junior) on 17-8-1819.

FIRST SCHEDULE

RAY FITZPATRICK PTY. LIMITED.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Book 2603 No.79 Lease to Ray Fitzpatrick Quarries Pty.Limited. Date of expiry 14-2-1979.

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

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

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

13544 Fol. 125

(Page 1) Vol.

CERTIFICATE OF TITLE



NEW SOUTH WALES

PROPERTY ACT, 1900

Appln. Nos.52818 & 52819

Vol. 14726 Fol. 222

EDITION ISSUED

Prior Titles Vol.13544 Fol.125
Vol.13548 Fol. 70
Vol.13507 Fol.223



23 4 1982

14726 Fol. 222

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

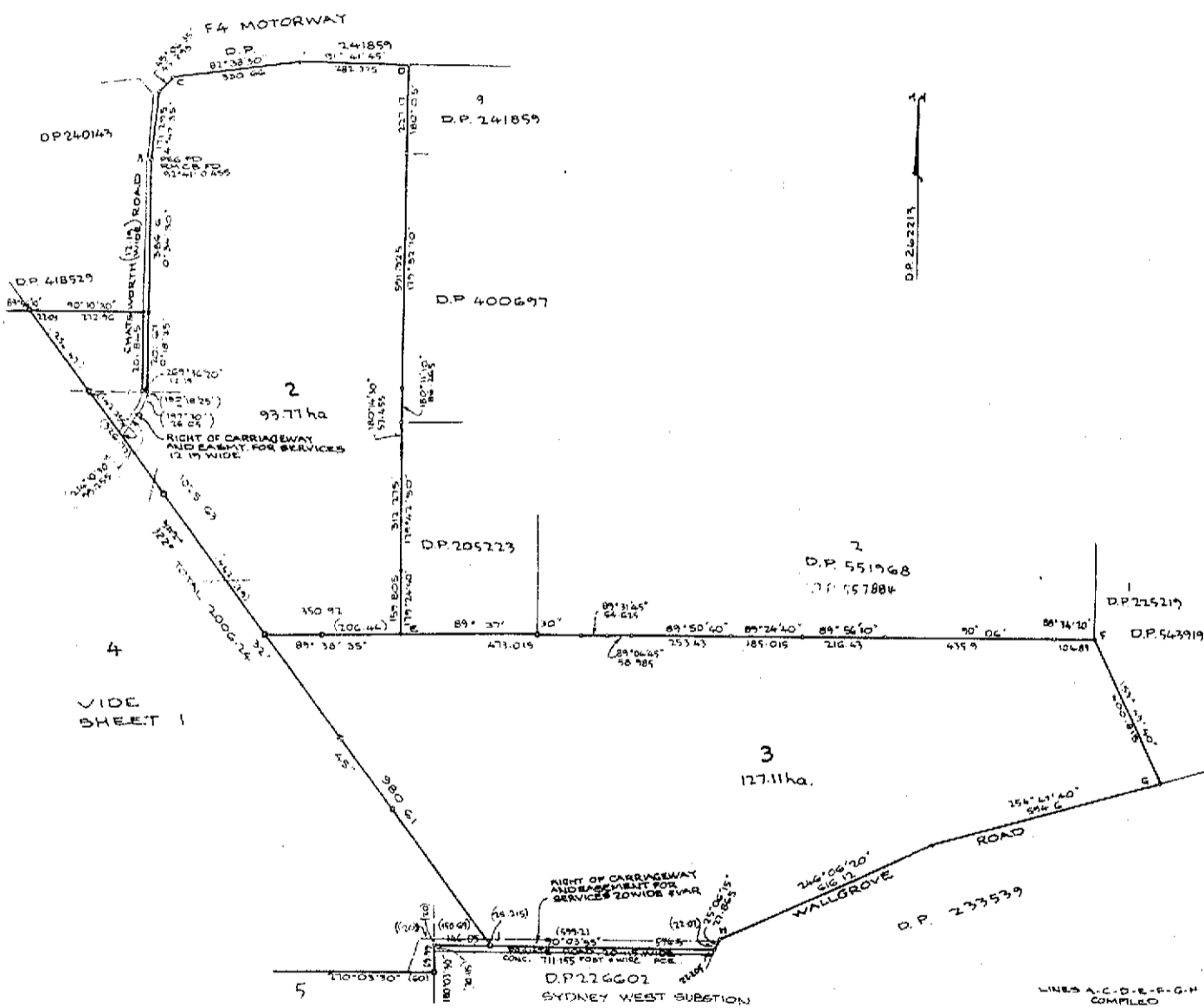
CANCELLED



Registrar General.
SEE AUTO FOLIO

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON (Page 1) Vol.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 262213 at Ropes Creek in the City of Blacktown Parish of Melville and County of Cumberland being part of Portion 14 granted to William Cox (Junior) on 17-8-1819 and part of Portion 45 granted to John Thomas Campbell on 17-8-1819.

FIRST SCHEDULE

RAY FITZPATRICK PTY. LIMITED.

SECOND SCHEDULE

- GRAY 1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
- RC(SB) 2. DP262213 Right of carriageway affecting the part of the land above described shown so burdened in the plan hereon.
- EG(SB) 3. DP262213 Easement for services affecting the part of the land above described shown so burdened in the plan hereon.

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

APPENDIX III AERIAL PHOTOGRAPHS

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 4, 10-11 Millennium Court
Silverwater, NSW 2128

Queensland Office:

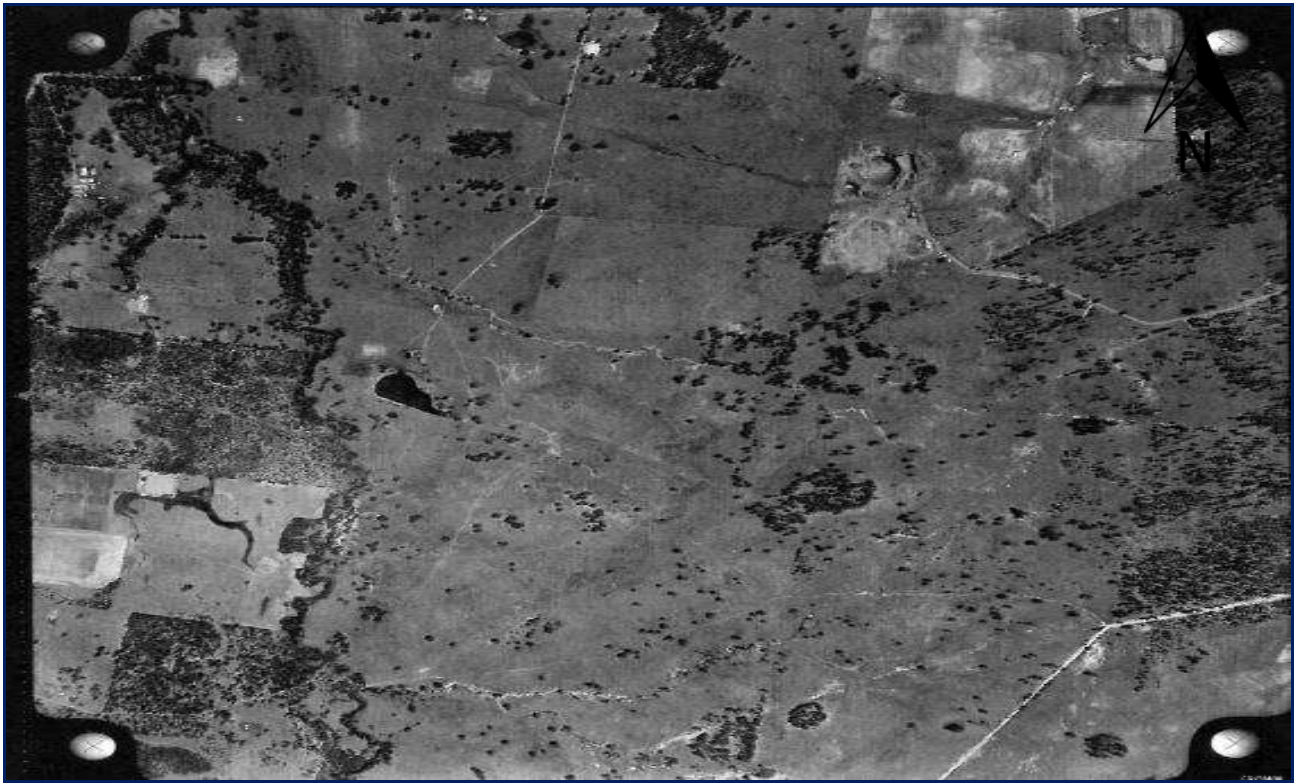
A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 9648 6669
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail: info@ADenvirotech.com.au



Aerial Photograph 1. Aerial photograph of the site, dated 1955. Sourced from Department of Environment and Primary Industries records, accessed on the 15.04.14



Aerial Photograph 2. Close up aerial photograph of the site, dated 1945. Sourced from Department of Environment and Primary Industries records, accessed on the 15.04.14

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 4, 10-11 Millennium Court
Silverwater, NSW 2128

Queensland Office:

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site: www.ADenvirotech.com.au
e-mail: info@ADenvirotech.com.au



Aerial Photograph 3. Aerial photograph of the site, dated 1978. Sourced from Department of Environment and Primary Industries records, accessed on the 15.04.14



Aerial Photograph 4. Close up aerial photograph of the site, dated 1978. Sourced from Department of Environment and Primary Industries records, accessed on the 15.04.14

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
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 Silverwater, NSW 2128

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 e-mail: info@ADenvirotech.com.au



Aerial Photograph 5. Close up aerial photograph of the site, dated 1978. Sourced from Department of Environment and Primary Industries records, accessed on the 15.04.14



Aerial Photograph 6. Close up of aerial photograph of the site, dated 1994. Sourced from Department of Environment and Primary Industries records, accessed on the 15.04.14

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
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Silverwater, NSW 2128

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e-mail: info@ADenvirotech.com.au



Aerial Photograph 7. Close up aerial photograph of the site, dated 1994. Sourced from Department of Environment and Primary Industries records, accessed on the 15.04.14



Aerial Photograph 8. Aerial photograph of the site, dated 1994. Sourced from Department of Environment and Primary Industries records, accessed on the 15.04.14

New South Wales Office:

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Unit 4, 10-11 Millennium Court
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QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail: info@ADenvirotech.com.au



Aerial Photograph 9. Close up aerial photograph of the site, dated 2013. Sourced from maps.six.nsw.gov.au on the 15.04.2014

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
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Silverwater, NSW 2128

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site: www.ADenvirotech.com.au
e-mail: info@ADenvirotech.com.au

APPENDIX IV GROUNDWATER SEARCH – NR ATLAS

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 4, 10-11 Millennium Court
Silverwater, NSW 2128

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e-mail: info@ADenvirotech.com.au

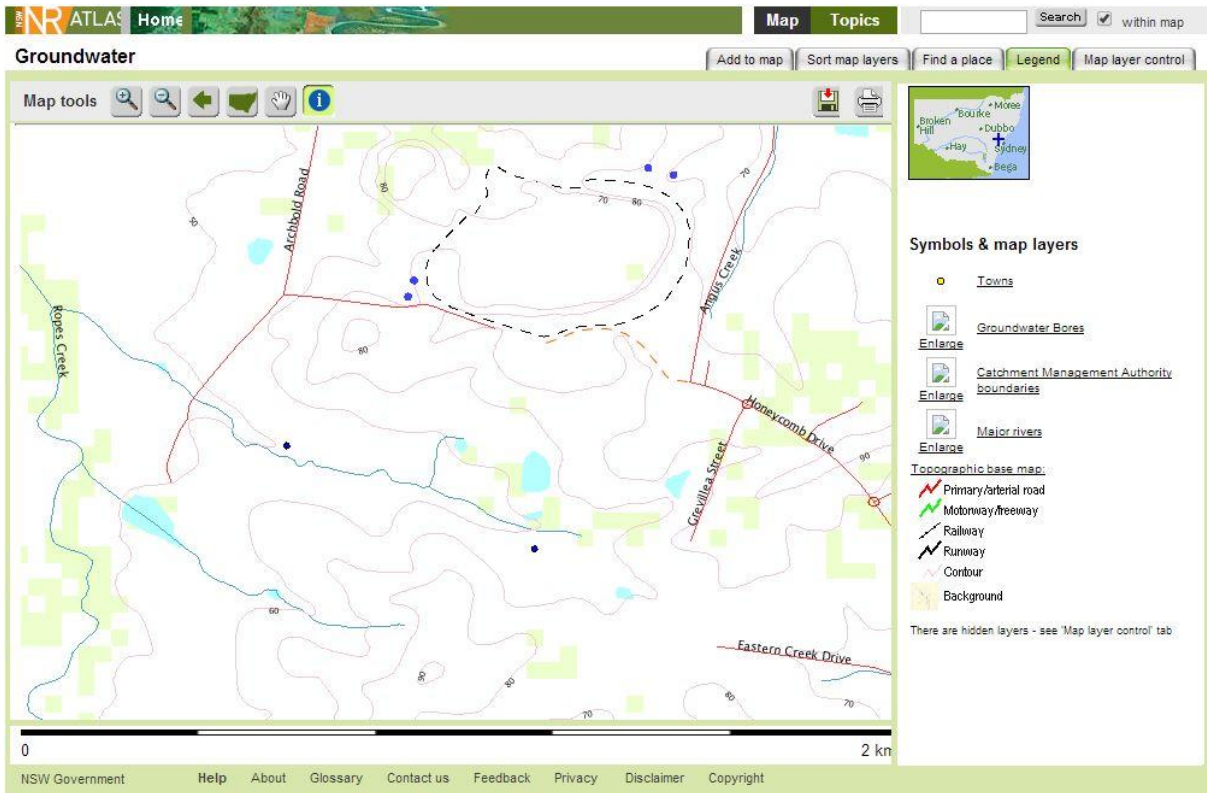


Image sourced from nratlas.nsw.gov.au on the 25.04.2014

APPENDIX V SECTION 149

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 4, 10-11 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 9648 6669
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail: info@ADenvirotech.com.au

Applicant DIAL A DUMP PTY LTD
VIA SAI GLOBAL PROPERTY
PO BOX A2151
SYDNEY SOUTH NSW 1235

Property LOT 1 DP 1145808 OFF ARCHBOLD RD
LOT 2 DP 1145808

ARCHBOLD ROAD,

Suburb EASTERN CREEK

RECEIVED
14 APR 2014

Parish of Melville

NOTE: The land the subject of this Certificate is known to be located in the suburb of Eastern Creek.
For all correspondence and property transactions this suburb name is to be used.

PART A
PRESCRIBED INFORMATION PROVIDED PURSUANT TO
SECTION 149(2) OF THE ENVIRONMENTAL PLANNING
AND ASSESSMENT ACT 1979 (EP&A Act 1979)

NOTE: The following information is provided pursuant to Section 149(2) of the EP&A Act 1979, as prescribed by Schedule 4 of the *Environmental Planning and Assessment Regulation 2000*, and is applicable as of the date of this certificate.

1. NAMES OF RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

1.1 Environmental Planning Instruments

As at the date of this certificate the abovementioned land is not affected by Blacktown Local Environmental Plan 1988.

1.2 Development Control Plans

As at the date of this certificate the abovementioned land is not affected by Blacktown Development Control Plan 2006.

1.3 Relevant State Environmental Planning Policies (SEPPs), including draft policies, or Regional Environmental Plans deemed to be SEPPs

State Environmental Planning Policy No. 6 - Number of Storeys in a Building

This policy sets out a method for determining the number of storeys in a building, to prevent possible confusion arising from the interpretation of various environmental planning instruments.

State Environmental Planning Policy No. 19 - Bushland in Urban Areas

This policy protects and preserves bushland within certain urban areas, as part of the natural heritage or for recreational, educational and scientific purposes. The policy is designed to protect bushland in public open space zones and reservations, and to ensure that bush preservation is given a high priority when local environmental plans for urban development are prepared.

State Environmental Planning Policy No. 32 - Urban Consolidation (Redevelopment of Land)

This policy states the Government's intention to ensure that urban consolidation objectives are met in all urban areas throughout the State. The policy focuses on the redevelopment of urban land that is no longer required for the purpose it is currently zoned or used and encourages local councils to pursue their own urban consolidation strategies to help implement the aims and objectives of the policy. Councils will continue to be responsible for the majority of rezonings. The policy sets out guidelines for the Minister to follow when considering whether to initiate a regional environmental plan (REP) to make particular sites available for consolidated urban redevelopment. Where a site is rezoned by an REP, the Minister will be the consent authority.

State Environmental Planning Policy No. 33 - Hazardous and Offensive Development

This policy provides new definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The new definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The consent authority must carefully consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment, and applications to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA). The Policy does not change the role of Councils as consent authorities, land zoning, or the designated development provisions of the Environmental Planning and Assessment Act 1979.

State Environmental Planning Policy No. 55 - Remediation of Land

This policy provides state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals.

State Environmental Planning Policy No. 62 - Sustainable Aquaculture

This policy encourages the sustainable expansion of the industry in NSW. The policy implements the regional strategies already developed by creating a simple approach to identify and categorise aquaculture development on the basis of its potential environmental impact. The SEPP also identifies aquaculture development as a designated development only where there are potential environmental risks.

State Environmental Planning Policy No. 64 - Advertising and Signage

This policy aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish. The SEPP was amended in August 2007 to permit and regulate outdoor advertising in transport corridors (e.g. freeways, tollways and rail corridors). The amended SEPP also aims to ensure that public benefits may be derived from advertising along and adjacent to transport corridors.

State Environmental Planning Policy - Affordable Rental Housing 2009

This policy establishes a consistent planning regime for the provision of affordable rental housing. The policy provides incentives for new affordable rental housing, facilitates the retention of existing affordable rentals, and expands the role of not-for-profit providers. It also aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people.

State Environmental Planning Policy - Exempt and Complying Development Codes

This policy streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the Environmental Planning and Assessment Act 1979.

State Environmental Planning Policy - Major Development 2005

The SEPP facilitates the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State so as to facilitate the orderly use, development or conservation of those State significant sites for the benefit of the State. Schedule 3 of the SEPP identifies State significant sites and provides planning provisions for those sites. Note: This SEPP was formerly known as State Environmental Planning Policy (Major Projects) 2005.

State Environmental Planning Policy - Western Sydney Employment Area 2009

This State Environmental Planning Policy promotes economic development and the creation of employment in the Western Sydney Employment Area by providing for development, including major warehousing, distribution, freight transport, industrial, high technology and research facilities. The policy provides for coordinated planning, development and rezoning of land for employment or environmental conservation purposes.

State Environmental Planning Policy - Infrastructure 2007

This policy provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency.

State Environmental Planning Policy - Mining, Petroleum Production and Extractive Industries 2007

This policy aims to provide for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State. The policy establishes appropriate planning controls to encourage ecologically sustainable development.

State Environmental Planning Policy - Temporary Structures 2007

This policy provides for the erection of temporary structures and the use of places of public entertainment, while protecting public safety and local amenity. The SEPP supports the transfer of the regulation of places of public entertainment and temporary structures (such as tents, marquees and booths) from the Local Government Act 1993 to the Environmental Planning and Assessment Act 1979.

Sydney Regional Environmental Plan No. 9 - Extractive Industry Sydney Region

This plan aims to protect the viability of extractive resources in the Sydney Metropolitan Area by ensuring consideration is given to the impact of encroaching development.

2. ZONING AND LAND USE UNDER RELEVANT ENVIRONMENTAL PLANNING INSTRUMENTS

- (a) The abovementioned land is subject to the provisions of State Environmental Planning Policy (Western Sydney Employment Area) 2009 and is zoned:

E2 - ENVIRONMENTAL CONSERVATION
IN1 - GENERAL INDUSTRIAL

- (b) The land does not include or comprise a critical habitat. Critical habitat refers to habitat that is critical to the survival of endangered species, populations or ecological communities. Areas of critical habitat are declared under Part 3 of the Threatened Species Conservation Act 1995 and Part 7A of the Fisheries Management Act 1994.
- (c) The land is not within a conservation area.
- (d) This land does not contain an item of environmental heritage under the protection of Blacktown Local Environmental Plan 1988.

3. COMPLYING DEVELOPMENT

Complying Development under the *General Housing Code* of the Codes SEPP may be carried out on the land.

Complying Development under the *Rural Housing Code* of the Codes SEPP may be carried out on the land.

Complying Development under the *Housing Alterations Code* of the Codes SEPP may be carried out on the land.

Complying Development under the *General Development Code* of the Codes SEPP may be carried out on the land.

Complying Development under the *Commercial and Industrial Alterations Code* of the Codes SEPP may be carried out on the land.

Complying Development under the *Commercial and Industrial (New Buildings and Additions) Code* of the Codes SEPP may be carried out on the land.

Complying Development under the *Subdivisions Code* of the Codes SEPP may be carried out on the land.

Complying Development under the *Demolition Code* of the Codes SEPP may be carried out on the land.

Complying Development under the *Fire Safety Code* of the Codes SEPP may be carried out on the land.

Note: Despite the above provisions, if only part of a lot is subject to an exclusion or exemption under Clause 1.17A or Clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 then complying development may be carried out on that part of the lot that is not affected by the exclusion or exemption.

Disclaimer: This information only addresses matters raised in Clauses 1.17A and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that you comply with the general requirements of the State Environmental Planning Policy (Exempt and Complying Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of State Environmental Planning Policy (Exempt and Complying Codes) 2008 is invalid.

4. COASTAL PROTECTION

The land is not affected by the operation of Sections 38 or 39 of the *Coastal Protection Act, 1979*.

5. MINE SUBSIDENCE

The land has not been proclaimed to be a mine subsidence district within the meaning of Section 15 of the *Mine Subsidence Compensation Act, 1961*.

6. ROAD WIDENING AND ROAD REALIGNMENT

Blacktown Local Environmental Plan 1988 and Blacktown Development Control Plan 2006 nominate preferred road patterns throughout the City.

The land is not affected by road widening/road realignment under Division 2 of Part 3 of the Roads Act 1993 and/or environmental planning instrument.

The land is affected by a road pattern.

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

Council has not adopted any policies to restrict the development of the land by reason of the likelihood of landslip, bushfire, tidal inundation, subsidence or the occurrence of acid sulphate soils. Although the Council has not adopted a specific policy to restrict development on bush fire prone land, it is bound by statewide bush fire legislation that may restrict development. In this regard, refer to point 11 below.

Council has adopted a policy on contaminated land which may restrict the development of this land. The land contamination policy applies when zoning or land use changes are proposed on land which has previously been used for certain purposes or has the potential to be affected by such purposes undertaken on nearby lands. Council's records may not be sufficient to determine all previous uses on the land, or determine activities that may have taken place on this land. Consideration of Council's policy and the application of provisions under the relevant State legislation and guidelines is necessary.

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

There are currently no mainstream or backwater flood-related development controls adopted by Council that apply to the land subject to this Certificate.

8. LAND RESERVED FOR ACQUISITION

Clauses 17, 17A and 18 of Blacktown Local Environmental Plan 1988 provide for the acquisition of certain land zoned 5(a), 5(b), 5(c), 6(a) or 6(c) by a public authority.

9. CONTRIBUTIONS PLANS

Council currently levies contributions under Section 94 of the EP&A Act 1979 for facilities and services. The further development of the subject land may incur such contribution.

This property is affected by Draft Section 94 Contributions Plan No 18 - Eastern Creek Stage 3.

9A. BIODIVERSITY CERTIFIED LAND

The land has not been granted biodiversity certification within the meaning of the Threatened Species Conservation Act 1995.

10. BIOBANKING AGREEMENTS

Council has not been notified of the existence of a biodiversity agreement under the Threatened Species Conservation Act 1995.

11. BUSH FIRE PRONE LAND

The *Rural Fires and Environmental Assessment Legislation Amendment Act 2002*, which came into force on 1 August 2002, introduced development provisions for bush fire prone land as shown on a Bush Fire Prone Land Map. "Bush fire prone land" is land that has been designated by the Commissioner of the NSW Rural Fire Service as being bush fire prone due to characteristics of vegetation and topography. The land the subject of this certificate has been identified on Council's Bush Fire Prone Land Map as being:

clear of any bush fire prone land

On land that is bush fire prone, certain development may require further consideration under Section 79BA or Section 91 of the EP&A Act 1979 and under Section 100B of the *Rural Fires Act 1997*.

12. PROPERTY VEGETATION PLANS

Land to which this Certificate applies is not subject to a Property Vegetation Plan under the provisions of the *Native Vegetation Act 2003*.

13. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

Land to which this Certificate applies is not the subject of an order made under the *Trees (Disputes Between Neighbours) Act 2006*.

14. DIRECTIONS UNDER PART 3A

Land to which this Certificate applies is not subject to the above.

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

Land to which this Certificate applies is not subject to the above.

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

Land to which this Certificate applies is not subject to the above.

17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

Land to which this Certificate applies is not subject to the above.

18. MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997 AND CONTAMINATED LAND MANAGEMENT AMENDMENT ACT 2008

- (a) The land to which this certificate relates has not been declared to be significantly contaminated land at the date when the certificate was issued.
- (b) The land to which the certificate relates is not subject to a management order at the date when the certificate was issued.
- (c) The land to which this certificate relates is not the subject of an approved voluntary management proposal at the date when the certificate was issued.
- (d) The land to which this certificate relates is not subject to an ongoing maintenance order as at the date when the certificate was issued.
- (e) The land to which this certificate relates is not the subject of a site audit statement provided to the Council.

PART B
ADDITIONAL INFORMATION PROVIDED PURSUANT TO
SECTION 149(5) OF THE ENVIRONMENTAL PLANNING
AND ASSESSMENT ACT 1979 (EP&A Act 1979)

NOTE: When information pursuant to section 149(5) is requested the Council is under no obligation to furnish any of the information supplied herein pursuant to that section. Council draws your attention to section 149(6) which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this Certificate.

This advice is provided in accordance with Section 149(5) and 149(6) of the EP&A Act 1979:

The land is affected by a tree preservation control under Blacktown Local Environmental Plan 1988. A person shall not ringbark, cut down, lop, top, remove, injure or wilfully destroy any tree, or cause any tree to be ringbarked, cut down, topped, lopped, injured or wilfully destroyed, except with the consent of the Council.

The provisions of any covenant, agreement or instrument applying to this land purporting to restrict or prohibit certain development may be inconsistent with the provisions of a Regional Environmental Plan, State Environmental Planning Policy or Blacktown Local Environmental Plan 1988, in which case the provisions of any such covenant, agreement or instrument may be overridden.

The *Threatened Species Conservation Act 1995* provides for the conservation of threatened species, populations and ecological communities of animals and plants. The *Threatened Species Conservation Act* amended the *Environmental Planning and Assessment Act 1979* to require, amongst other things, that:-

- (a) a critical habitat (as defined in the *Threatened Species Conservation Act 1995*) be identified in environmental planning instruments;
- (b) consent authorities and determining authorities must, when considering proposed development or an activity, assess whether it is likely to significantly affect threatened species, populations and ecological communities, or their habitats, and, if a significant effect is likely, to require the preparation of a species impact statement in accordance with the requirements of the *Threatened Species Conservation Act 1995*;
- (c) consent authorities and determining authorities must, when considering proposed development or an activity, have regard to the relevant recovery plans and threat abatement plans; and
- (d) a regime for concurrence and consultation between consent authorities and determining authorities and the Minister administering the *Threatened Species Conservation Act 1995* or the Director-General of the National Parks and Wildlife be instructed to aid the assessment process under the *Environmental Planning & Assessment Act 1979*.

The *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* provides protection for items of national significance. The Act requires a separate Commonwealth approval to be obtained where an action is likely to have significant impacts on items of national environmental significance. Items of national environmental significance include, amongst other things, nationally threatened animal and plant species and ecological communities. The Commonwealth Department of the Environment and Water Resources should be contacted for further advice.

General Manager

Per:  _____

End of Certificate

APPENDIX VI CONTAMINATED LANDS SEARCH

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 4, 10-11 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 9648 6669
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail: info@ADenvirotech.com.au



You are here: [Home](#) > [Contaminated land](#) > [Record of notices](#)

Search results

Your search for: LGA: Blacktown City Council

Matched 7 notices relating to 2 sites.

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
Kings Park	21 Tattersall Road	Former Dow Corning Sealants Factory	1 current and 4 former
Seven Hills	27 Powers Road	Ma-Refine Oils Seven Hills	2 current

Page 1 of 1

16 April 2014

Connect

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[Report pollution](#)

Government

[NSW Government](#)
[jobs.nsw](#)

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[Copyright](#)

APPENDIX VII DIAL BEFORE YOU DIG

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 4, 10-11 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 9648 6669
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail: info@ADenvirotech.com.au



Network Protection

Assets Affected

In reply to your enquiry, there are gas mains at the location of your intended work as per the attached map. For an explanation of the map, please see the key below. The following excavation guidelines apply.

Excavation Guidelines:

It is essential the location of gas pipe/s are confirmed by carefully pot-holing by hand excavation prior to proceeding with mechanical excavation in the vicinity of gas pipes. If you cannot locate the gas main, contact the local depot.

In accordance with clause 34(5) of the Gas Supply (Safety and Network Management) Regulation 2013 (NSW), you should be informed that all excavation, (including pot-holing by hand to confirm the location of pipes) should be performed in accordance with “**Work Near Underground Assets Guideline**” published in 2007 by the Work Cover Authority.

A copy of this Guideline is available at: www.workcover.nsw.gov.au

DBYD Administration 1300 880 906

KEY

MAX ALLOWABLE OPERATING PRESSURE				
	TRUNK MAIN	7000 kPa		VALVE
	PRIMARY MAIN	3500 kPa		SYSTEM PRESSURE REGULATOR
	SECONDARY MAIN	1050 kPa		SIPHON
		300 kPa		NETWORK NODES
		210 kPa		ITEM DETAIL SKETCH AVAILABLE
		400 kPa		VALVE NUMBER (OLD NUMBERING)
		100 kPa		6 INCH CAST IRON MAIN
		2 kPa		150MM STEEL MAIN
	PROPOSED MAINS			110MM POLYETHYLENE/NYLON MAIN
				50MM NYLON INSERTED INTO 6NB MAIN CAST IRON MAIN
				DISTANCE IN METRES OF MAIN FROM BUILDING LINE (TOLERANCE OF 0.4M)
				YEAR LAID
				MUNICIPALITY BOUNDARY
				NETWORK BOUNDARY
				HOUSE NUMBER
				STEEL MAIN PROJECT NUMBER
				PRESSURE MONITORING STATION

Warning: The enclosed plans show the position of Jemena Gas Networks (NSW) Ltd's underground gas mains and installations in public gazetted roads only. **Individual customers' services and services belonging to other third parties are not included** on these plans. These plans have been prepared solely for the use of Jemena Gas Networks (NSW) Ltd and Jemena Asset Management Pty Ltd (together “**Jemena**”) and any reliance placed on these plans by you is entirely at your own risk. The plans may show the position of underground mains and installations relative to fences, buildings etc., as they existed at the time the mains etc were installed. The plans may not have been updated to take account of any subsequent change in the location or style of those features since the time at which the plans were initially prepared. Jemena makes no warranty as to the accuracy or completeness of the enclosed plans and does not assume any duty of care to you nor any responsibility for the accuracy, adequacy, suitability or completeness of the plans or for any error, omission, lack of detail, transmission failure or corruption in the information provided. Jemena does not accept any responsibility for any loss that you or anyone else may suffer in connection with the provision of these plans, however that loss may arise (including whether or not arising from the negligence of Jemena, its employees, agents, officers or contractors). The recipient of these plans must use their own care and diligence in carrying out their works and must carry out further surveys to locate services at their work site. Persons excavating or carrying out other earthworks will be held responsible for any damage caused to Jemena's underground mains and equipment. In accordance with the Work Near Underground Assets Guideline published in 2007 by Work Cover Authority, Jemena recommends that you carry out pot-holing by hand to accurately confirm the location of gas mains and installation prior to commencing excavations.

In case of Emergency Phone 131 909 (24 hours)

Admin
1300 880 906

Jemena Asset Management Pty Ltd ABN 53 086 013 461
for and on behalf of Jemena Gas Networks (NSW) Ltd ABN 87 003 004 322

Guide to reading Sydney Water DBYD Plans



Legend

Sewer

Sewer Main (with flow arrow & size type text)	
Disused Main	
Rising Main	
Maintenance Hole (with upstream depth to invert)	
Maintenance Hole with Overflow	
Ventshaft EDUCT	
Ventshaft INDUCT	
Property Connection Point (with chainage to downstream MH)	
Concrete Encased Section	
Terminal Maintenance Shaft	
Maintenance Shaft	
Rodding Point	
Lamphole	
Vertical	
Pumping Station	

Pressure Sewer

Pressure Sewer Main	
Pump Unit (Alarm, Electrical Cable, Pump Unit)	
Property Valve Boundary Assembly	
Stop Valve	
Reducer / Taper	
Flushing Point	

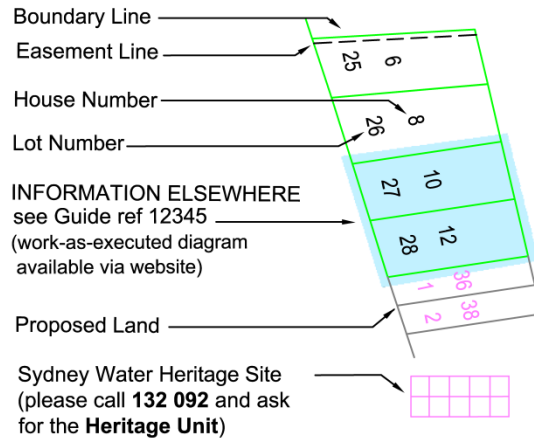
Vacuum Sewer

Pressure Sewer Main	
Division Valve	
Vacuum Chamber	
Clean Out Point	

Stormwater

Stormwater Pipe	
Stormwater Channel	
Stormwater Gully	
Stormwater Maintenance Hole	

Property Details



Water

WaterMain - Potable (with size type text)	
Disconnected Main - Potable	
Proposed Main - Potable	
Water Main - Recycled	
Special Supply Conditions - Potable	
Special Supply Conditions - Recycled	
Restrained Joints - Potable	
Restrained Joints - Recycled	
Hydrant	
Maintenance Hole	
Stop Valve	
Stop Valve with By-pass	
Stop Valve with Tapers	
Closed Stop Valve	
Air Valve	
Valve	
Scour	
Reducer / Taper	
Vertical Bends	
Reservoir	
Recycled Water is shown as per Potable above. Colour as indicated	

Private Mains

Potable Water Main	
Recycled Water Main	
Sewer Main	
Symbols for Private Mains shown grey	

Pipe Types

ABS	Acrylonitrile Butadiene Styrene	AC	Asbestos Cement
BRICK	Brick	CI	Cast Iron
CICL	Cast Iron Cement Lined	CONC	Concrete
COPPER	Copper	DI	Ductile Iron
DICL	Ductile Iron Cement (mortar) Lined	DIPL	Ductile Iron Polymeric Lined
EW	Earthenware	FIBG	Fibreglass
FL BAR	Forged Locking Bar	GI	Galvanised Iron
GRP	Glass Reinforced Plastics	HDPE	High Density Polyethylene
IBL	Internal Bitumen Lined	MS	Mild Steel
MSCL	Mild Steel Cement Lined	PE	Polyethylene
PC	Polymer Concrete	PP	Polypropylene
PVC	Polyvinylchloride	PVC - M	Polyvinylchloride, Modified
PVC - O	Polyvinylchloride, Oriented	PVC - U	Polyvinylchloride, Unplasticised
RC	Reinforced Concrete	RC-PL	Reinforced Concrete Plastics Lined
S	Steel	SCL	Steel Cement (mortar) Lined
SGW	Salt Glazed Ware	SPL	Steel Polymeric Lined
SS	Stainless Steel	STONE	Stone
VC	Vitrified Clay	WI	Wrought Iron
WS	Woodstave		

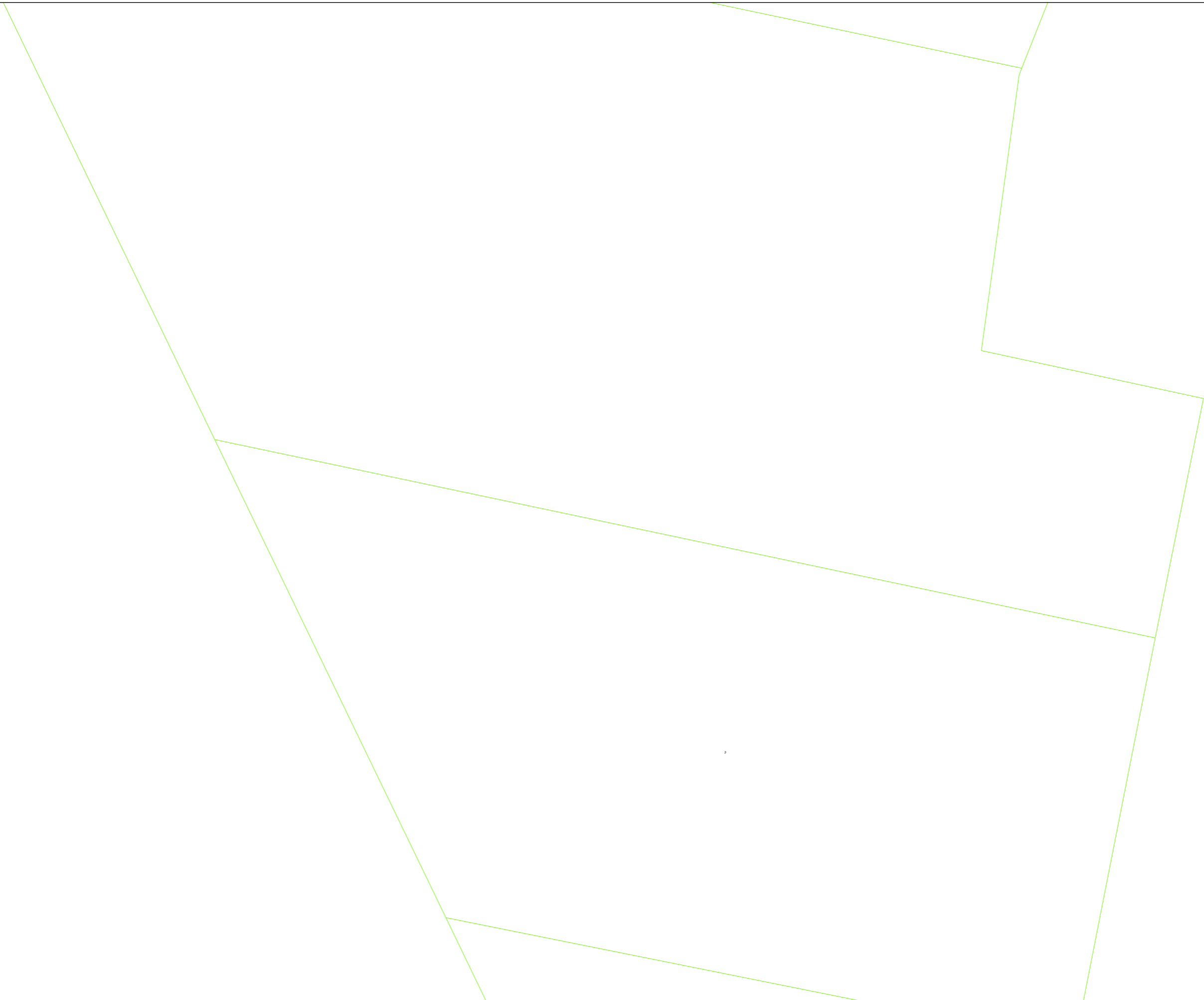
Further Information

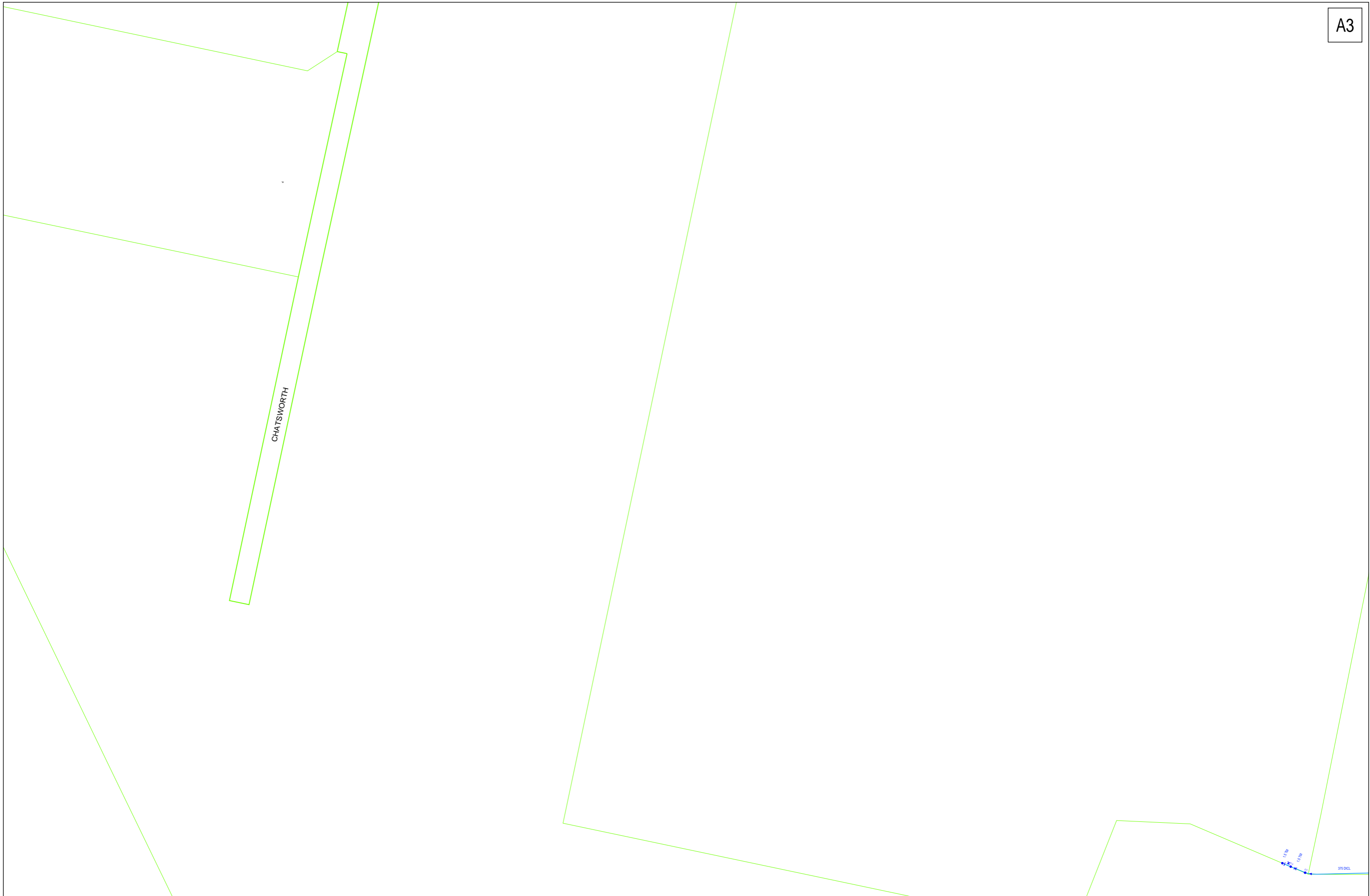
Please consult the [Dial Before You Dig enquiries](#) page on the Sydney Water website

For general enquiries please call the Customer Contact Centre on **132 092**

In an emergency, or to notify Sydney Water of damage or threats to its structures, call 13 20 90 (24 hours, 7 days)







Head Office: 51 Huntingwood Drive Huntingwood NSW 2148

ENDEAVOUR ENERGY

DBYD Underground Search Report

Date: 05/05/2014

DBYD Sequence No: 33834632

DBYD Job No: 7383476

To:	Mr Evan Webb	Company:	AD Envirotech
Address:	4 10 Millenium, Silverwater, NSW 2128		
Cust. ID:	1153777	Email:	e.webb@adenvirotech.com.au
Phone:	0296486669	Mobile:	0449960490
		Fax:	Not Supplied
Enquiry Location: Wonderland Drive, Eastern Creek, NSW 2766			

Our Search has shown that:

NO UNDERGROUND CABLES ARE PRESENT on our plans within the nominated enquiry location. However, in conjunction with the disclaimer as shown on our plan, persons are expected to exercise all due care especially in the vicinity of Padmount and Pole Substation, Transmission Poles and Towers as Underground Earth Grids may exist but are not shown on our plans.

WARNING:

The customer must obtain a new set of plans from Endeavour Energy if work has not been started or completed within twenty (20) working days of the original plan issue date.

All electrical apparatus shall be regarded as live until proved de-energised. Contact with live electrical apparatus will cause severe injury or death.

Those excavating near Endeavour Energy's cables should be aware that **ASBESTOS OR ASBESTOS-CONTAINING MATERIAL MAY BE PRESENT** in Endeavour Energy's underground assets and that Organo-Chloride Pesticides (OCP) may be present in some sub-transmission trenches.

In accordance with the Electricity Supply Act 1995, YOU ARE OBLIGED TO REPORT ANY DAMAGE TO ENDEAVOUR ENERGY'S ASSETS IMMEDIATELY BY CALLING 131003.

NOTE:

For the safety of our customers, plans are provided as a free service and if further clarification of information is required, call 02 9853 4161.

Endeavour Energy's assets are generally located in the road reserve. Endeavour Energy's plan does not show any underground customer service mains or information relating to service mains within private property.

All plans must be printed and made available at the worksite where excavation is to be undertaken. These plans must be reviewed and understood by the crew on site prior to excavation commencing.

The excavator must carry out work in accordance with the WorkCover Authority's 'Work Near Underground Asset Guideline'. This guideline can be downloading at http://www.workcover.nsw.gov.au/formspublications/publications/Pages/WC01419_WorkNearUndergroundAssets.aspx

If you are unable to print the plans, call 02 9853 4161 for assistance and arrange for plans to be collected from Head Office. Endeavour Energy does not mail the hard copy of plans.

Endeavour Energy thanks you for your assistance in the protection of Critical Infrastructure and your DBYD enquiry

APPENDIX VIII WORKCOVER

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 4, 10-11 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 9648 6669
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail: info@ADenvirotech.com.au

Our Ref: D14/050150
Your Ref: Evan Webb

24 April 2014

Attention: Evan Webb
AD Envirotech Australia Pty Ltd
4/10-11 Millenium Ct
Silverwater NSW 2128

Dear Mr Webb,

RE SITE: Lots 2 & 3 DP 1145808 Eastern Creek NSW

I refer to your site search request received by WorkCover NSW on 17 April 2014 requesting information on licences to keep dangerous goods for the above site.

Enclosed are copies of the documents that WorkCover NSW holds on Dangerous Goods Licence 35/012865 relating to the storage of dangerous goods at the above-mentioned premises, as listed on the Stored Chemical Information Database (SCID).

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 Notification Team



ATF

Licence No. 35/012865

APPLICATION FOR RENEWAL OF LICENCE TO KEEP DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION
THEREUNDER

DECLARATION: Please renew licence number 35/012865 to 29/11/2004. I confirm that all the licence details shown below are correct (amend if necessary).

Glenn Troy
(Signature)

GLENN TROY
(Please print name)

2/7/03
(Date signed)

for: PIONEER CONSTRUCTION MATERIALS PTY LTD

THIS SIGNED DECLARATION SHOULD BE RETURNED TO:

WorkCover New South Wales
Dangerous Goods Licensing Section
LOCKED BAG 2906
LISAROW NSW 2252

Enquiries:ph (02) 43215500
fax (02) 92875500

Details of licence on 2 July 2003

Licence Number 35/012865

Expiry Date 29/11/2003

Licensee PIONEER CONSTRUCTION MATERIALS PTY LTD ACN 009 679 734
WALLGROVE QUARRY

Postal Address: WALLGROVE QUARRY P O BOX 3042 MOUNT DRUITT VILLAGE NSW 2770

Licencee Contact GLENN TROY ~~DAVID BOLTON (MANAGER)~~ Ph. 02 9625 0444 Fax. 02 9625 2435

Premises Licensed to Keep Dangerous Goods

PIONEER CONSTRUCTION MATERIALS PTY LTD WALLGROVE QUARRY
LOT 11 OLD WALLGROVE RD EASTERN CREEK 2766

Nature of Site GRAVEL AND SAND QUARRYING

Major Supplier of Dangerous Goods VARIOUS

Emergency Contact for this Site ~~DAVID BOLTON~~ Ph. ~~0447 242 044~~

Site staffing 24 HRS 7 DAYS

GLENN TROY 0409 080 749

Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	MAGAZINE	Class 1.1D	4000 KG
		UN 0042 BOOSTERS	200 NO.
		UN 0241 EXPLOSIVE, BLASTING, TYPE E	1000 KG
2	MAGAZINE	Class 1.1B	1100 NO.
		UN 0029 DETONATORS, NON-ELECTRIC	300 NO.
		UN 0360 DETONATOR ASSEMBLIES, NON-ELECTRIC	400 NO.
5	ABOVE-GROUND TANK	Class C1	100000 L
		UN 00C1 DIESEL	40000 L



WorkCover New South Wales, 400 Kent Street, Sydney 2000. Tel: 9370 5000 Fax: 9370 5999 ALL MAIL TO G.P.O. BOX 5364 SYDNEY 2001
Licence No. 35/012865

APPLICATION FOR RENEWAL OF LICENCE TO KEEP DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

DECLARATION: Please renew licence number 35/012865 to 29/11/2002 . I confirm that all the licence details shown below are correct (amend if necessary).


(Signature)
for: PIONEER CONSTRUCTION MATERIALS PTY LTD

DAVID BOLTON
(Please print name)

12/11/01
(Date signed)

THIS SIGNED DECLARATION SHOULD BE RETURNED TO: (please do not fax)

WorkCover New South Wales
Dangerous Goods Licensing Section
GPO BOX 5364
SYDNEY 2001

Enquiries: ph (02) 9370 5187
fax (02) 9370 6104

Details of licence on 31 October 2001

Licence Number 35/012865 Expiry Date 29/11/2001

Licensee PIONEER CONSTRUCTION MATERIALS PTY LTD ACN 009 679 734

WALGROVE QUARRY
WALLGROVE

Postal Address: WALGROVE QUARRY BOX 3042 P O MOUNT DRUITT VILLAGE NSW 2770

Licence Contact BILL PARMENTER (MANAGER) Ph. 02 9625 0444 Fax. 02 9625 2435

Premises Licensed to Keep Dangerous Goods

PIONEER CONSTRUCTION MATERIALS PTY LTD WALGROVE QUARRY
LOT 11 OLD WALLGROVE RD EASTERN CREEK 2766

Nature of Site GRAVEL AND SAND QUARRYING

Major Supplier of Dangerous Goods VARIOUS

Emergency Contact for this Site BILL PARMENTER (HOME) Ph. 02 4261 2249

DAVID BOLTON
Ph: 0417 242 044

Site staffing 24 HRS 7 DAYS

Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	MAGAZINE	Class 1.1D	4000 KG
		UN 0042 BOOSTERS	200 NO.
		UN 0241 EXPLOSIVE, BLASTING, TYPE E	1000 KG
2	MAGAZINE	Class 1.1B	1100 NO.
		UN 0029 DETONATORS, NON-ELECTRIC	300 NO.
		UN 0360 DETONATOR ASSEMBLIES, NON-ELECTRIC	400 NO.
5	ABOVE-GROUND TANK	Class C1	100000 L
		UN 00C1 DIESEL	40000 L

Workcover New South Wales, 400 Kent Street, Sydney 2000, Telephone 9370 5000 ALL MAIL TO G.P.O. BOX 5364 SYDNEY 2001.

35/012865

SCIENTIFIC SERVICES BRANCH

Dangerous Goods Licensing

ph. (02) 9370 5187 fax (02) 9370 6105

e-mail: scid@workcover.nsw.gov.au



Attn: FRANK CALABRIA

Licensee: PIONEER CONSTRUCTION MATERIALS PTY LTD ACN 009 679 734

LEVEL 5, 75 GEORGE ST
PARRAMATTA NSW 2150

LICENCE FOR THE KEEPING OF DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATIONS THEREUNDER

Licence Number 35/012865 Expiry Date 30/11/1999 No. of Depots 5

Licensee Contact FRANK CALABRIA Ph. 9354 2607 Fax. 9354 2699

Premises Licensed to Keep Dangerous Goods
PIONEER CONSTRUCTION MATERIALS PTY LTD
LOT 11 OLD WALLGROVE RD
EASTERN CREEK 2766

Nature of Site GRAVEL AND SAND QUARRYING

Major Supplier of Dangerous Goods VARIOUS

Emergency Contact for this Site ~~MARTIN MENOLE Ph. 9625 5946~~

BILL PARMENTIER

0296250788
025926630
0242612249

Site staffing 24 HRS 7 DAYS

Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	MAGAZINE	Class 1.1D	4000 KG
		UN 0042 BOOSTERS	200 NO.
		UN 0241 EXPLOSIVE, BLASTING, TYPE E	1000 KG
2	MAGAZINE	Class 1.1B	1100 NO.
		UN 0029 DETONATORS, NON-ELECTRIC	300 NO.
		UN 0360 DETONATOR ASSEMBLIES, NON-ELECTRIC	400 NO.
3	UNDERGROUND TANK	Class 3 — DELETE	15000 L
		UN 1203 PETROL	14700 L
4	UNDERGROUND TANK	Class 3 — DELETE	15000 L
		UN 1203 PETROL	14000 L
5	ABOVE-GROUND TANK	Class C1	100000 L

THESE TWO TANKS (3 AND 4) HAVE BEEN REMOVED FROM SITE.

Agreement

PLEASE RETAIN AS PROOF OF LICENCE -
Issued by Workcover Authority of New South Wales on 29 January 1999



**** REMINDER NOTICE ****

**APPLICATION FOR RENEWAL
OF LICENCE TO KEEP DANGEROUS GOODS**

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

DECLARATION: Please renew licence number 35/012865 to 2001/2002 . I confirm that all the licence details shown below are correct (amend if necessary).

W. J. Parmenter *W. J. PARMENTER* *10/8/00*
(Signature) (Please print name) (Date signed)
for: PIONEER CONSTRUCTION MATERIALS PTY LTD

THIS SIGNED DECLARATION SHOULD BE RETURNED TO:

WorkCover New South Wales
Dangerous Goods Licensing Section
GPO BOX 5364
SYDNEY 2001

Enquiries: ph (02) 9370 5187
fax (02) 9370 6104

Details of licence on 8 August 2000

Licence Number 35/012865 Expiry Date 30/11/1999 No. of Depots 3

Licensee PIONEER CONSTRUCTION MATERIALS PTY LTD ACN 009 679 734
WALGROVE QUARRY

Postal Address: WALGROVE QUARRY BOX V42 P O MOUNT DRUITT VILLAGE NSW 2770

Licensee Contact BILL PARMENTER(MANAGER) Ph. 02 9625 0444 Fax. 02 9625 2435

Premises Licensed to Keep Dangerous Goods
PIONEER CONSTRUCTION MATERIALS PTY LTD WALGROVE QUARRY
LOT 11 OLD WALLGROVE RD
EASTERN CREEK 2766

Nature of Site GRAVEL AND SAND QUARRYING

Major Supplier of Dangerous Goods VARIOUS

Emergency Contact for this Site BILL PARMENTER (HOME) Ph. 02 4261 2249 - 0407926630

Site staffing 24 HRS 7 DAYS

Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	MAGAZINE	Class 1.1D	4000 KG
		UN 0042 BOOSTERS	200 NO.
		UN 0241 EXPLOSIVE, BLASTING, TYPE E	1000 KG
2	MAGAZINE	Class 1.1B	1100 NO.
		UN 0029 DETONATORS, NON-ELECTRIC	300 NO.
		UN 0360 DETONATOR ASSEMBLIES, NON-ELECTRIC	400 NO.
5	ABOVE-GROUND TANK	Class C1	100000 L
		UN 00C1 DIESEL	40000 L

Application for Licence to Keep Dangerous Goods



OVER
WALES

Application for new licence amendment transfer renewal of expired licence

EXPIRY: 30.11.99

PART A - Applicant and site information

 See page 2 of Guidance Notes.

1 Name of applicant ACN
Pioneer Construction Materials Pty Limited 009 679 734

2 Postal address of applicant Suburb/Town Postcode
Lvl 5, 75 George Street Parramatta 2150

3 Trading name or site occupier's name
~~Pioneer Construction Materials Pty Limited~~

4 Contact for licence inquiries
Phone Fax Name
(02) 9354 2607 (02) 9354 2699 Frank Calabria

5 Previous licence number (if known) 35/ 012 865

6 Previous occupier (if known) Pioneer Concrete (NSW) Pty Ltd

7 Site to be licensed
No Street Lot 11.
Old Wallgrove Road
Suburb / Town Postcode
Eastern Creek 2766

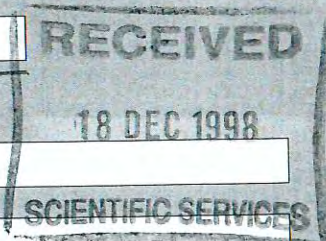
8 Main business of site Gravel & Sand quarrying

9 Site staffing: Hours per day 24 Days per week 7

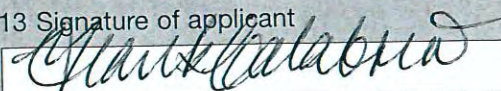
10 Site emergency contact
Phone Name
 9625 5946 Martin Menole

11 Major supplier of dangerous goods Various

12 If a new site or for amendments to depots - see page 4 of Guidance Notes.
Plan stamped by: Name of Accredited Consultant Date stamped



I certify that the details in this application (including any accompanying computer disk) are correct and cover all licensable quantities of dangerous goods kept on the premises.

13 Signature of applicant Printed name Date
 FRANK CALABRIA 1/12/98

Please send your application, marked **CONFIDENTIAL**, to:
**Dangerous Goods Licensing, Level 3, Locked Bag 10, Clarence Street,
SYDNEY NSW 2000**

ATF



Application for Licence to Keep Dangerous Goods

Application for new licence amendment transfer renewal of expired licence

Exp date 30/1/98

PART A - Applicant and site information See page 2 of Guidance Notes.

1 Name of applicant ACN
PIONEER CONCRETE NSW Pty Ltd 000 301 879

2 Postal address of applicant Suburb/Town Postcode
Box V42 P.O. Mt Druitt Mt Druitt 2770

3 Trading name or site occupier's name
PIONEER CONCRETE NSW P/L

4 Contact for licence inquiries
Phone Fax Name
02) 9625-3030 02) 9832 1026 Dennis Dobson

5 Previous licence number (if known) 35/ 012865

6 Previous occupier (if known) Same

7 Site to be licensed
No Street
(Lot 11) Old Wallgrove Road

Suburb / Town Postcode
Eastern Creek 2766

8 Main business of site Gravel & Sand Quarrying 31.8.98 gr

9 Site staffing: Hours per day 10 Days per week 6

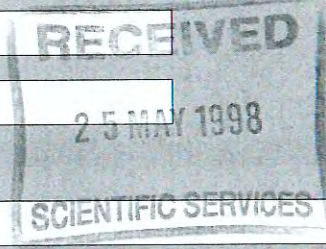
10 Site emergency contact
Phone Name
02) 9625-3030 Dennis Dobson

11 Major supplier of dangerous goods AMPOL

12 If a new site or for amendments to depots - see page 4 of Guidance Notes.
Plan stamped by: Name of Accredited Consultant Date stamped
Barry Biné 18/5/98

I certify that the details in this application (including any accompanying computer disk) are correct and cover all licensable quantities of dangerous goods kept on the premises.

13 Signature of applicant Printed name Date
Dennis Dobson DENNIS DOBSON 21.5.98.



License Issued

Please send your application, marked CONFIDENTIAL, to:
Dangerous Goods Licensing, Level 3, Locked Bag 10, Clarence Street, SYDNEY NSW 2000

What is a depot? See page 5 of the Guidance Notes.

PART C - Dangerous Goods Storage Complete one section per depot.

If you have more depots than the space provided, photocopy sufficient sheets first.

to add

Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity
5	Above Ground Tank	B C1	100 000 L

UN Number	Proper Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m ³
1202	DIESEL FUEL	3 C1	DIESEL	40000	L

Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity

UN Number	Proper Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m ³

Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity

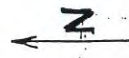
UN Number	Proper Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m ³

Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity

UN Number	Proper Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m ³

Site Sketch

35 / 012865



TO BRIDG

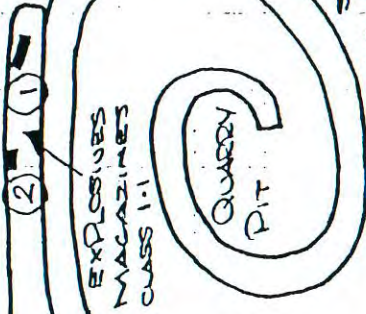
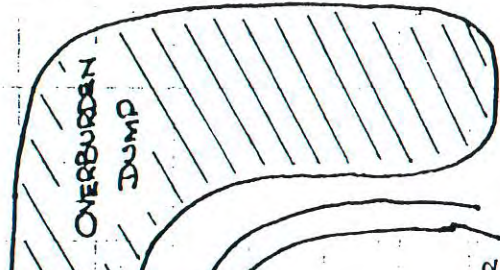
MA FREEWAY

TO POND

RURAL LANDS

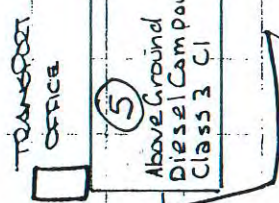
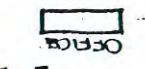
RURAL LANDS

Accliboid Road

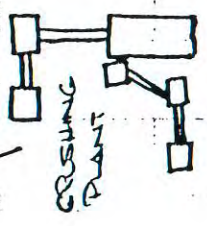


UNDER GROUND DIESEL STORAGE MOTOR SPARE CLASS 3

OIL STORE



TRANSPORT OFFICE



RURAL LANDS

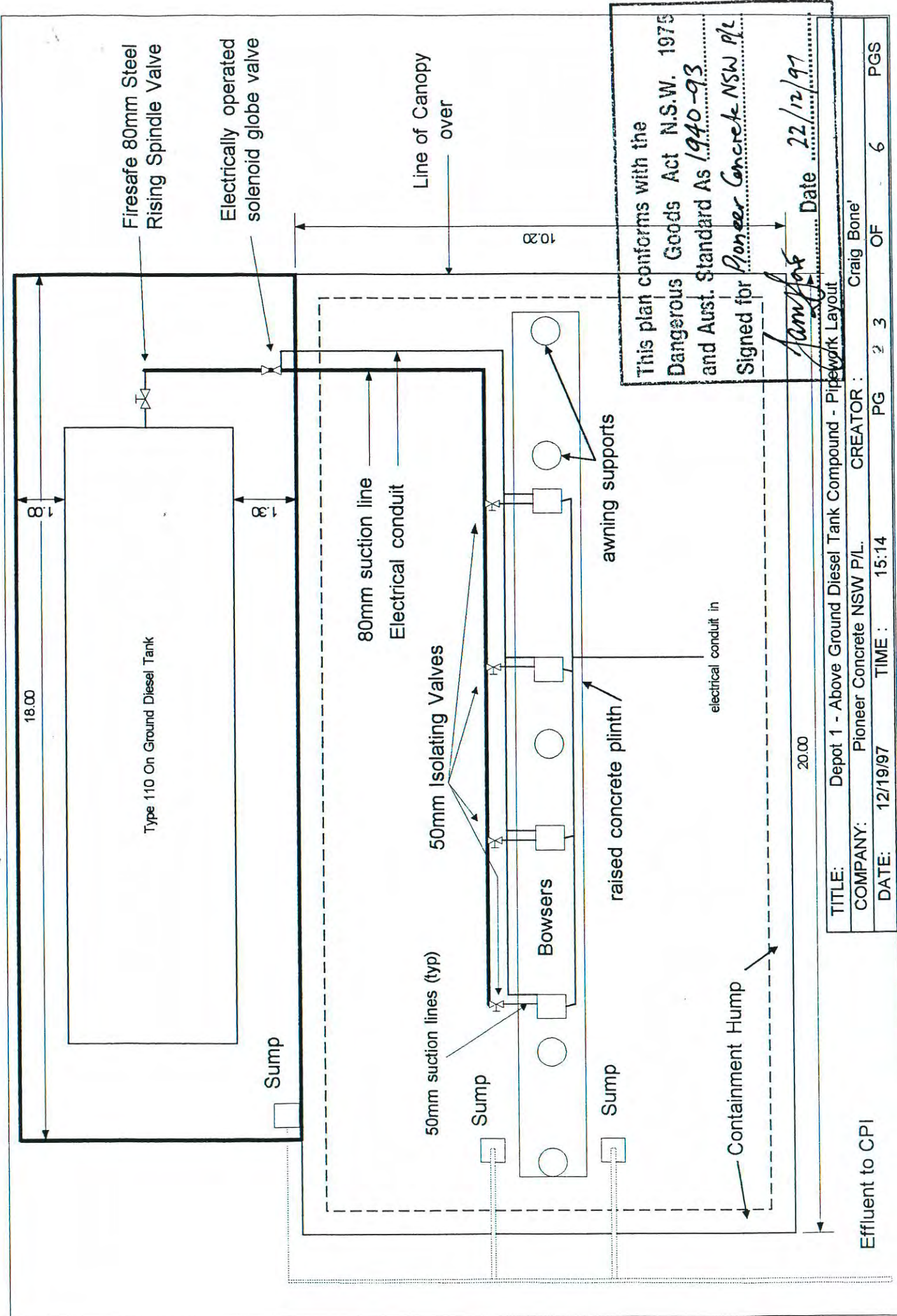
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WEIGHBRIDGE

MAIN GATE

to Old Wallgrove

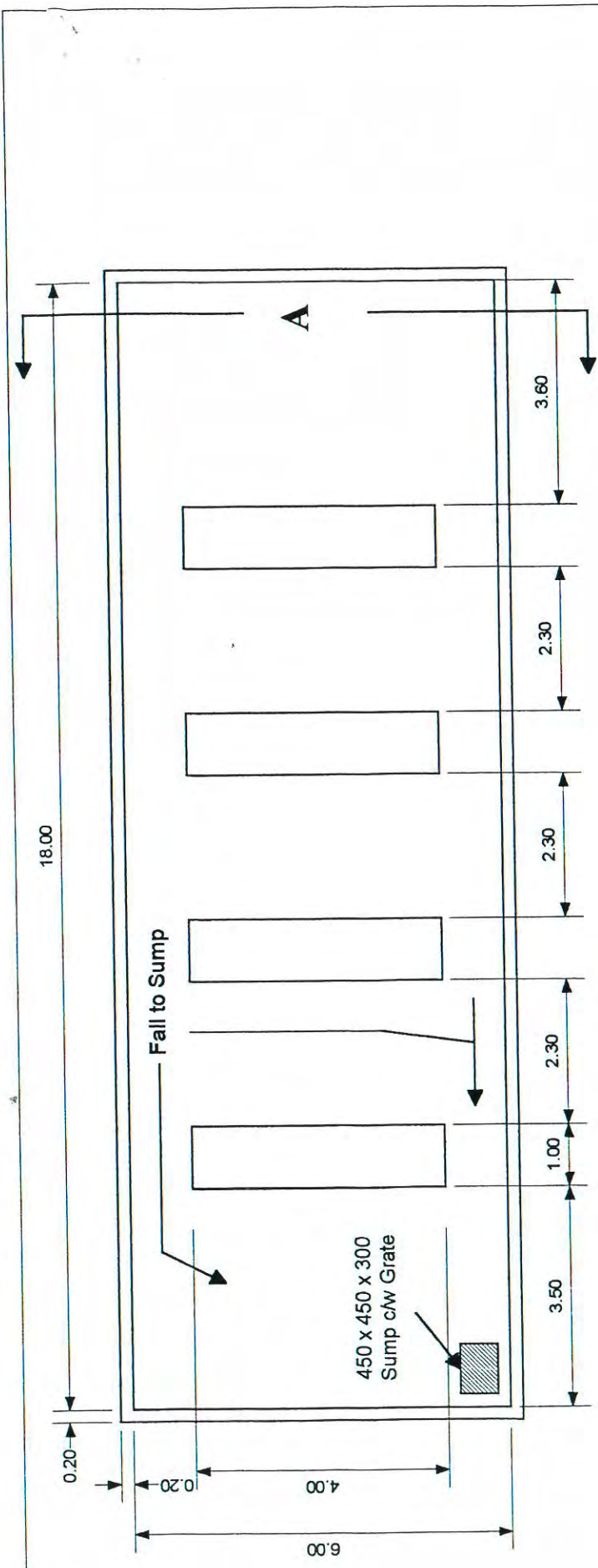
Pioneer Concrete NSW P/L 1/6
Lot 11 Old Wallgrove Rd Eastern Creek



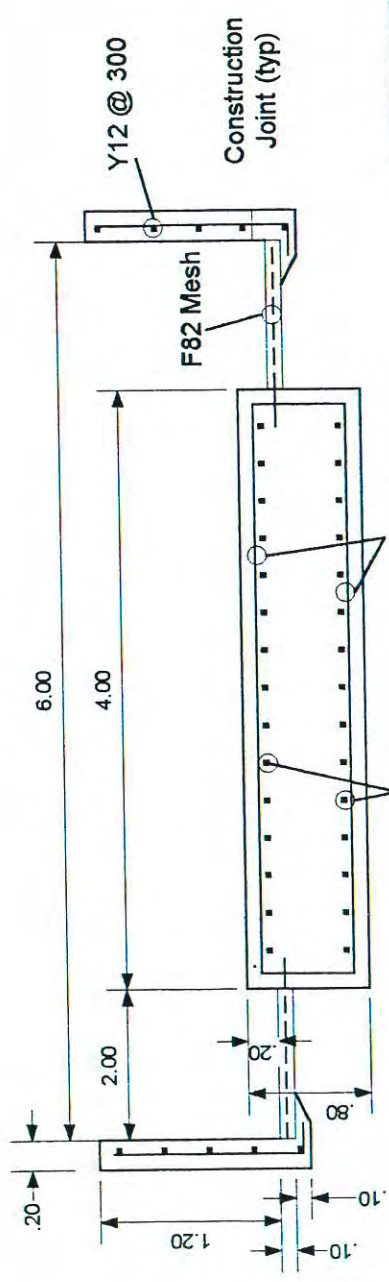
This plan conforms with the
 Dangerous Goods Act N.S.W. 1975
 and Aust. Standard As 1940-93
 Signed for *Pioneer Concrete NSW P/L*
[Signature] Date 22/12/97

TITLE:	Depot 1 - Above Ground Diesel Tank Compound - Pipelink Layout
COMPANY:	Pioneer Concrete NSW P/L. CREATOR: Craig Bone
DATE:	12/19/97 TIME: 15:14 PG 2 3 OF 6 PGS

Effluent to CPI



Plan View
Scale 1:100



TITLE Pioneer Concrete (NSW) Pty Ltd		DRAWN BY Barry Bone'	
DESCRIPTION Wallgrove Fuel Facility - Slab details		PAGE 4 of 6	
DATE 24/11/97	SCALE 1:100 / 1:50		