



Stage 1 Preliminary Site Investigation
Lot 28 in DP 262432
10 Lancaster Street, Ingleburn, NSW

Report Number 610.15680-R1

22 December 2015

Ledox Australia Pty Ltd
69/1 Clarence Street
Strathfield NSW 2135

Version: Revision 0

Stage 1 Preliminary Site Investigation

Lot 28 in DP 262432

10 Lancaster Street, Ingleburn, NSW

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This report has been prepared by SLR Consulting Australia Pty Ltd with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with the Client. Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of Ledox Australia Pty Ltd. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

DOCUMENT CONTROL

Reference	Status	Date	Prepared	Checked	Authorised
610.15680-R1	Revision 0	22 December 2015	Craig Cowper		Craig Cowper

Executive Summary

SLR Consulting Pty Ltd (SLR) was engaged by Ledox Australia Pty Ltd to prepare a stage 1 preliminary site investigation (PSI) for 10 Lancaster Street, Ingleburn, NSW (the site).

The assessment was undertaken in accordance with SLR's offer of services dated 1 September 2015 (ref: 610.15680_OS).

SLR understands the following:

- The site is the subject of a proposed redevelopment for establishment of a battery recycling facility;
- The proposed development will occur within an existing building with external hardstand areas remaining unaltered; and
- A preliminary contamination assessment is required to address the Secretary's Environmental Assessment Requirements (SEARs) issued by DoP and E on 24 August 2015 (ref: SSD 7195).

The objectives of this project were to:

- Assess the potential for contamination to be present on the site, as a result of past and present land use activities;
- Provide advice on the suitability of the site (in the context of land contamination), for the redevelopment; and
- Provide recommendations for additional investigation, management or remediation of the site (if warranted).

SLR undertook the following scope of work to address the project objectives:

- a desktop review;
- a site walkover; and
- data assessment and reporting.

Based on the results of the desktop review and site walkover, SLR has not identified areas of environmental concern or contaminants of potential concern, which warrant further assessment in the context of this investigation.

Based on a review of the available desktop search data and observations made during the site walkover (in the context of the proposed redevelopment), SLR makes the following conclusions:

- The potential for unacceptable direct contact, soil vapour or vapour intrusion human health exposure risks (in the context of land contamination) to be present in the site, is considered to be low; and
- It is considered that the site would be suitable (from a land contamination perspective) for the proposed commercial / industrial (battery recycling facility) land use scenario.

This report must be read in conjunction with the limitations set out in Section 10 of this report.

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1 INTRODUCTION

1.1 Background

SLR Consulting Pty Ltd (SLR) was engaged by Ledox Australia Pty Ltd to prepare a stage 1 preliminary site investigation (PSI) for 10 Lancaster Street, Ingleburn, NSW (the site).

The assessment was undertaken in accordance with SLR's offer of services dated 1 September 2015 (ref: 610.15680_OS).

SLR understands the following:

- The site is the subject of a proposed redevelopment for establishment of a battery recycling facility;
- The proposed development will occur within an existing building with external hardstand areas remaining unaltered; and
- A preliminary contamination assessment is required to address the Secretary's Environmental Assessment Requirements (SEARs) issued by DoP and E on 24 August 2015 (ref: SSD 7195).

1.2 Objectives

The objectives of this project were to:

- Assess the potential for contamination to be present on the site, as a result of past and present land use activities;
- Provide advice on the suitability of the site (in the context of land contamination), for the redevelopment; and
- Provide recommendations for additional investigation, management or remediation of the site (if warranted).

1.3 Scope of Work

SLR undertook the following scope of work to address the project objectives:

- a desktop review;
- a site walkover; and
- data assessment and reporting.

2 SITE IDENTIFICATION

The locality of the site is presented in Figure 1.

The site is identified as Lot 28 in DP262432.

The site is trapezoidal in shape and occupies an area of approximately 3,900m².

The layout of the site is presented in Figure 2.

3 SITE SETTING

3.1 Geology

The Geological Survey of NSW Sydney 1:250,000 Geological Series Sheet SI 56-5 Third Edition (1966) indicates that site is likely to be underlain by Quaternary alluvium, gravel, sand, silt and clay.

3.2 Topography

Topography in the vicinity of the site is generally flat. Based on survey data, the site sits at an approximate elevation of 30m Australian height datum (AHD).

3.3 Hydrogeology

The nearest surface water courses to the site appear to be

- Bunbury Curran Creek (Canal), located approximately 160m north of the site; and
- Redfern Creek, located approximately 850m to the south east of the site.

Based on the surface topography of the site and the proximity to nearby surface water courses, it is considered that groundwater flow in the immediate vicinity of the site is likely to be towards the north.

A search of the NSW Department of Primary Industries Office of Water website (www.allwaterdata.water.nsw.gov.au/water.stm) conducted on 2 November did not identify any registered groundwater features within the search area (500m radius of the site).

A copy of the groundwater search record is presented in Appendix A.

3.4 Acid Sulfate Soils

The Department of Land and Water Conservation (DLWC) acid sulfate soil (ASS) risk map for Liverpool (Edition 2) indicates that the map class description for the site is "no known occurrence", meaning acid sulfate soils are not known or expected to occur in these environments. The environmental risk associated with this map class description is "land management activities are not likely to be affected by acid sulfate soil materials".

Further assessment of potential or actual acid sulfate soils at the site is considered not warranted.

4 SITE HISTORY

4.1 Aerial Photography

A review of a selection of historical aerial photographs was undertaken. Observations made during the review are presented in Table 1.

Table 1 Aerial Photography Review

Year of Photograph	Site Land Use Observation	Surrounding Land Use Observations
1947	No apparent development, appears to be rural grazing land.	Rural grazing land.
1956 (black and white)	No significant change from previous image.	No significant change from previous image.
1965 (black and white)	No significant change from previous image.	No significant change from previous image.
1975 (black and white)	No significant change from previous image.	No significant change from previous image.
1986 (colour)	No significant change from previous image.	Roadways being constructed and scattered commercial / light industrial buildings present. Canal under construction to the north.
1994 (colour)	Commercial / light industrial building across majority of site footprint with remaining predominantly as hardstand (minor garden beds towards the southern end of the site).	Ongoing commercial / light industrial development.
2007 (Google Earth)	No significant change from previous image.	Ongoing commercial / light industrial development.
2015 (Nearmap)	No significant change from previous image.	Ongoing commercial / light industrial development, including the current diesel refueling station to the north east.

The aerial photography review does not indicate a potential for significant or widespread land contaminating activities to have been undertaken on the site, in the context of this investigation.

The aerial photography review indicates a potential for land contaminating activities to have occurred off site, primarily, underground fuel storage to the north east of the site. However, that facility is located in an inferred cross gradient location to the site, and further investigation in the context of this investigation is considered not warranted.

4.2 Historical Land Titles

A search of historical land title ownership records was undertaken on 22 September 2015. In summary, the records indicate proprietors for the site (combined with a brief online search for company names) from 1907 onwards included:

- Private owners;
- State Planning Authority of NSW
- Ingleburn Holdings Pty Limited (no online results found);
- E.P.C. Engineering Pty Limited (potential toolmakers);
- Prochilo Brothers Pty Limited (potential carpentry and cabinet making contractors);

- Colt Ventilation Pty Limited (potential ventilation and solar shading contractors).

No easements were reported for the site.

Two leases were reported for the site, in 1993 (expired due to effluxion of time not investigated) and in 2002 (surrendered in 2005 and not investigated).

The results of the historical land title ownership search indicated a potential for land contaminating activities to have been undertaken at the site, primarily commercial and light industrial activities. Further assessment for evidence of this during the site walkover was considered warranted.

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

4.3 Regulatory Authorities

4.3.1 NSW Environment Protection Authority

A search of the NSW EPA contaminated land public register of record of notices (maintained under Section 58 of the Contaminated Land Management Act 1997) was undertaken on 2 November 2015. The search results indicated that, with regard to the site, or for properties immediately adjacent to the site, there are no:

- orders made under Part 3 of the Contaminated Land Management Act 1997 (CLM Act);
- approved voluntary management proposals under the CLM Act that have not been fully carried out and where the approval of the Environment Protection Authority has not been revoked;
- site audit statements provided under Section 53B of the CLM Act that relate to significantly contaminated land;
- where practicable, copies of anything formerly required to be part of the public record;
- actions taken by EPA under Section 35 or 36 of the Environmentally Hazardous Chemicals Act 1985.

A search of the NSW EPA Protection of the Environment Act public register of licence, applications and notices (maintained under Section 308 of the Protection of the Environment Operations Act 1997) was undertaken on 2 November 2015. The register contains information on:

- environment protection licences;
- applications for new licences and to transfer or vary existing licences;
- environment protection and noise control notices;
- penalty notices issued by the EPA;
- convictions in prosecutions under the POEO Act;
- the results of civil proceedings;
- licence review information;
- exemptions from the provisions of the POEO Act or regulations;
- approvals granted under clause 9 of the POEO (Control of Burning) Regulation;
- approvals granted under clause 7A of the POEO (Clean Air) Regulation;
- any mandatory audits required to be undertaken in relation to a licence;
- each pollution study required by a condition of a licence;
- each pollution reduction program required by a condition of a licence; and

- each penalty notice issued in relation to a premises.

The search did not identify any records for the site or for any properties located immediately adjacent to the site.

A search of the NSW EPA public register of contaminated sites notified to NSW EPA under Section 60 of the Contaminated Land Management Act (as of 18 September 2015) was undertaken on 2 November 2015. The search did not identify any records for the site or for land immediately adjacent to the site.

A copy of the search records is presented in Appendix C.

4.3.2 Council Records

A planning certificate (dated 22 September 2015) issued by Campbelltown City Council under Section 149 of the Environmental Planning and Assessment Act 1979 was reviewed. The planning certificate indicated that the land to which the certificate relates to, in the context of the Contaminated Land Management Act and at the date the certificate was issued:

- Is not significantly contaminated land within the meaning of the Act;
- Is not subject to a management order within the meaning of the Act;
- Is not the subject of an approved voluntary management proposal within the meaning of the Act;
- Is not the subject of an ongoing maintenance order within the meaning of the Act; and
- Is not the subject of a site audit statement within the meaning of the Act.

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

4.3.3 WorkCover NSW

A search of the stored chemical information database and microfiche records held by WorkCover NSW was undertaken for the site on 28 October 2015 did not locate any records pertaining to the site.

A copy of the search record is presented in Appendix E.

4.4 Previous Contamination Assessments

There was no previous contamination assessment reports made available for review.

5 SITE WALKOVER

A site walkover was undertaken by a suitably experienced SLR environmental consultant (Craig Cowper) on 21 December 2015. The purpose of the site walkover was to make observations of the site and adjacent land uses (relevant to land contamination). A discussion and photographic record of observations made are presented in Section 5.1 to 5.10.

5.1 Site Features

The following site features were observed during the walkover.

- A large single storey (double height) concrete and metal warehouse style building. The building housed a large quantity of timber and other miscellaneous hardware items. A sign on the southern boundary fence indicated the building was occupied by a company called “Advanced Timber” (a brief online search indicated that this company is associated with the sale of timber, frames, trusses and associated hardware items);
- Roller shutter vehicle entries in the south west and south east corners of the building;
- Reception / office areas in the southern portion of the building;
- Concrete hardstand area adjacent to the southern boundary of the site; and
- Concrete hardstand areas adjacent to the norther, eastern and western boundaries of the site.



Photo 5.1.1 View of southern side of site from Lancaster Street



Photo 5.1.2 Hardstand area on southern portion of site

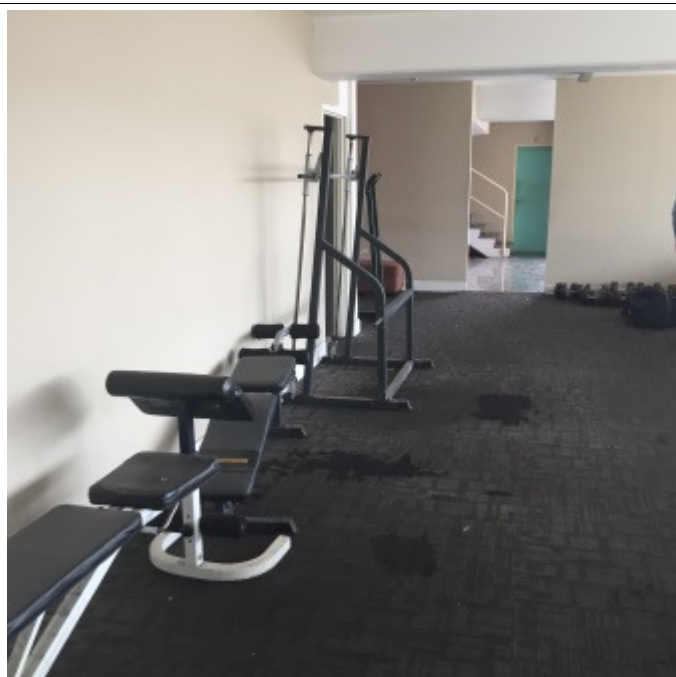


Photo 5.1.3 Office / reception area in southern portion of building



Photo 5.1.4 Western portion of building



Photo 5.1.5 Western and central portion of building

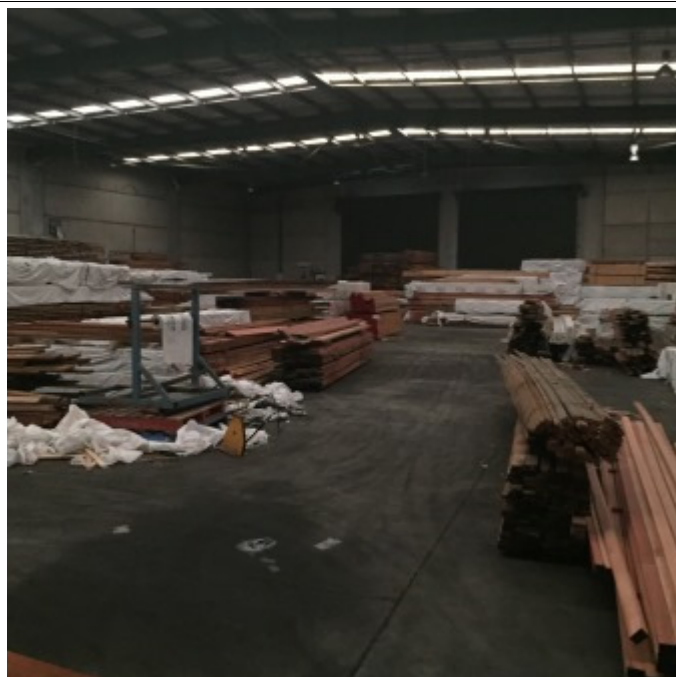


Photo 5.1.6 Eastern and central portion of building

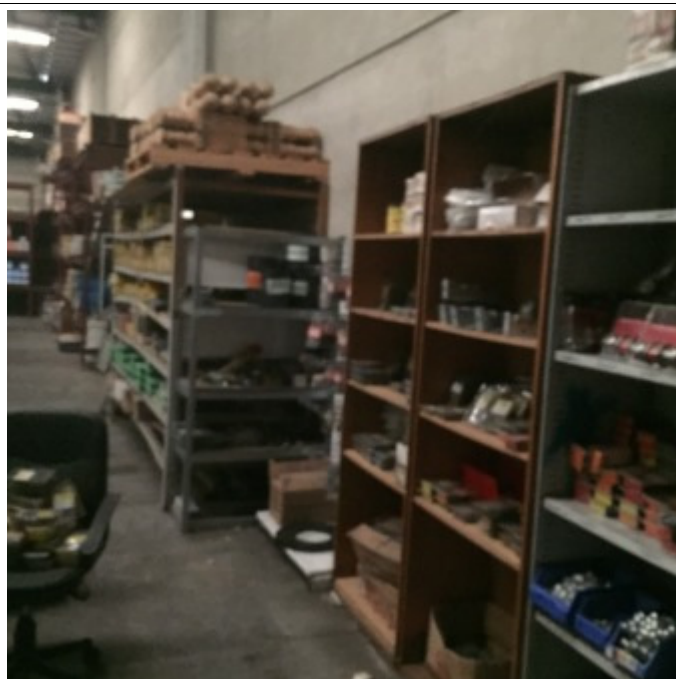


Photo 5.1.7 General hardware items



Photo 5.1.8 Concrete hardstand external to building



Photo 5.1.9 Concrete hardstand external to building



Photo 5.1.10 Concrete hardstand external to building

5.2 Site Drainage

Observations made during the site walkover indicate that site drainage is likely to include:

- Overland flows to subsurface drainage infrastructure;
- Rooftop flows to subsurface drainage structure via gutters and downpipes; and
- Limited infiltration where permeability of exposed soils permits.

5.3 Wastes

There was no evidence of wastes being stored uncontrolled on the site.

5.4 Fill

There was no visual evidence of potential uncontrolled, significant or widespread filling on the site. The topography of the site was generally consistent with the surrounding landform.

5.5 Chemical Use and Storage

5.5.1 Fuels and Chemicals

There was no visual evidence of significant fuel or chemical use or storage on the site. Signage on the boundary fence beneath a covered area, towards the north western corner of the site indicated a potential for chemical storage in this area. A chain on the fence also suggested a history of gas bottle storage in this area. Evidence of significant spills, leaks or staining was not observed on the surface of the site in this area.

A 20L drum of lubricant was observed on a pallet in this area.



Photo 5.5.1.1 Signage on fence



Photo 5.5.1.2 Signage on fence



Photo 5.5.1.3 20L drum of lubricant on right hand side of pallet

5.5.2 Underground and Aboveground Storage Tanks

Evidence of the presence of underground storage tanks (fill / dip points, bowzers, vent lines) or above ground storage tanks, was not observed. Evidence of a portable fuel tank was observed adjacent to the northern boundary of the site. There was no evidence of hydrocarbon leaks or spills observed on the surface of the site in the vicinity of this tank.



Photo 5.5.2.1 Portable fuel tank

5.6 Asbestos

There was no evidence of potential asbestos containing materials observed on the surface of the site. It is noted that a hazardous building materials survey was not within the scope of this investigation.

5.7 Phytotoxicity

The site was generally covered by building footprint and hardstand materials which limited a visual assessment of phytotoxic impact on the site. However, there were established trees and grasses located adjacent to the boundaries of the site, which did not display signs of phytotoxic impact (e.g. stress or die back).

Similar observations (from the site boundary) were made of vegetation located on land adjacent to the north, east, west and south of the site.

5.8 Odours and Staining

Olfactory evidence of significant odours or visual evidence of widespread staining at the site was not observed.

Evidence of an area of localised staining was observed on surface of the concrete slab inside the building. The staining was considered likely to be oil-based. The concrete in this area was in good condition with no significant cracking, mitigating risk of migration into underlying soils. Further assessment of this in the context of this investigation, is considered not warranted.

5.9 Incidents and Complaints

There was no information provided to suggest any incidents had occurred at the site or that complaints had been made about the site.

5.10 Anecdotal Evidence

No anecdotal evidence was provided during the investigation work.

5.11 Current Adjacent Land Uses

Land uses observed on the properties adjacent to the site are summarised in Table 2.

Table 2 Adjacent Land Uses

Adjacent boundary	Land Use
North	Commercial / light industrial
East	Commercial / light industrial
West	Commercial / light industrial
South	Lancaster street, then commercial / light industrial beyond

Observations did not indicate a potential for significant or widespread land contaminating activities to potentially be migrating onto the site.

6 DATA QUALITY ASSESSMENT

The sources of data relied upon for this investigation included:

- NSW Environment Protection Authority;
- NSW Office of Water;
- NSW Land and Property Information;
- Department of Land and Water Conservation;
- Google Earth;
- Nearmap;
- WorkCover NSW;
- Campbelltown City Council; and
- Observations made in the field by SLR.

Field observations reported were made by a suitably experienced SLR environmental consultant (Craig Cowper). Observations made in the field were consistent with information viewed from relevant data provided by third parties during the desktop review.

SLR considers the data presented in this report is adequately complete, representative, reliable and accurate for the purpose of interpretation within the objectives of this project.

7 AREAS OF ENVIRONMENTAL CONCERN AND CONTAMINANTS OF POTENTIAL CONCERN

Based on the results of the desktop review and site walkover, SLR has not identified areas of environmental concern or contaminants of potential concern, which warrant further assessment in the context of this investigation.

8 CONCLUSIONS AND RECOMMENDATIONS

Based on a review of the available desktop search data and observations made during the site walkover (in the context of the proposed redevelopment), SLR makes the following conclusions:

- The potential for unacceptable direct contact, soil vapour or vapour intrusion human health exposure risks (in the context of land contamination) to be present in the site, is considered to be low; and
- It is considered that the site would be suitable (from a land contamination perspective) for the proposed commercial / industrial (battery recycling facility) land use scenario.

This report must be read in conjunction with the limitations set out in Section 10 of this report.

9 REFERENCES

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

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

10 LIMITATIONS

This report is for the exclusive use of Ledox Australia Pty Ltd. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR Consulting.

This report has been prepared based on the scope of services (see below). SLR Consulting cannot be held responsible to the Client and/or others for any matters outside the agreed scope of services. Other parties should not rely upon this report and should make their own enquiries and obtain independent advice in relation to such matters.

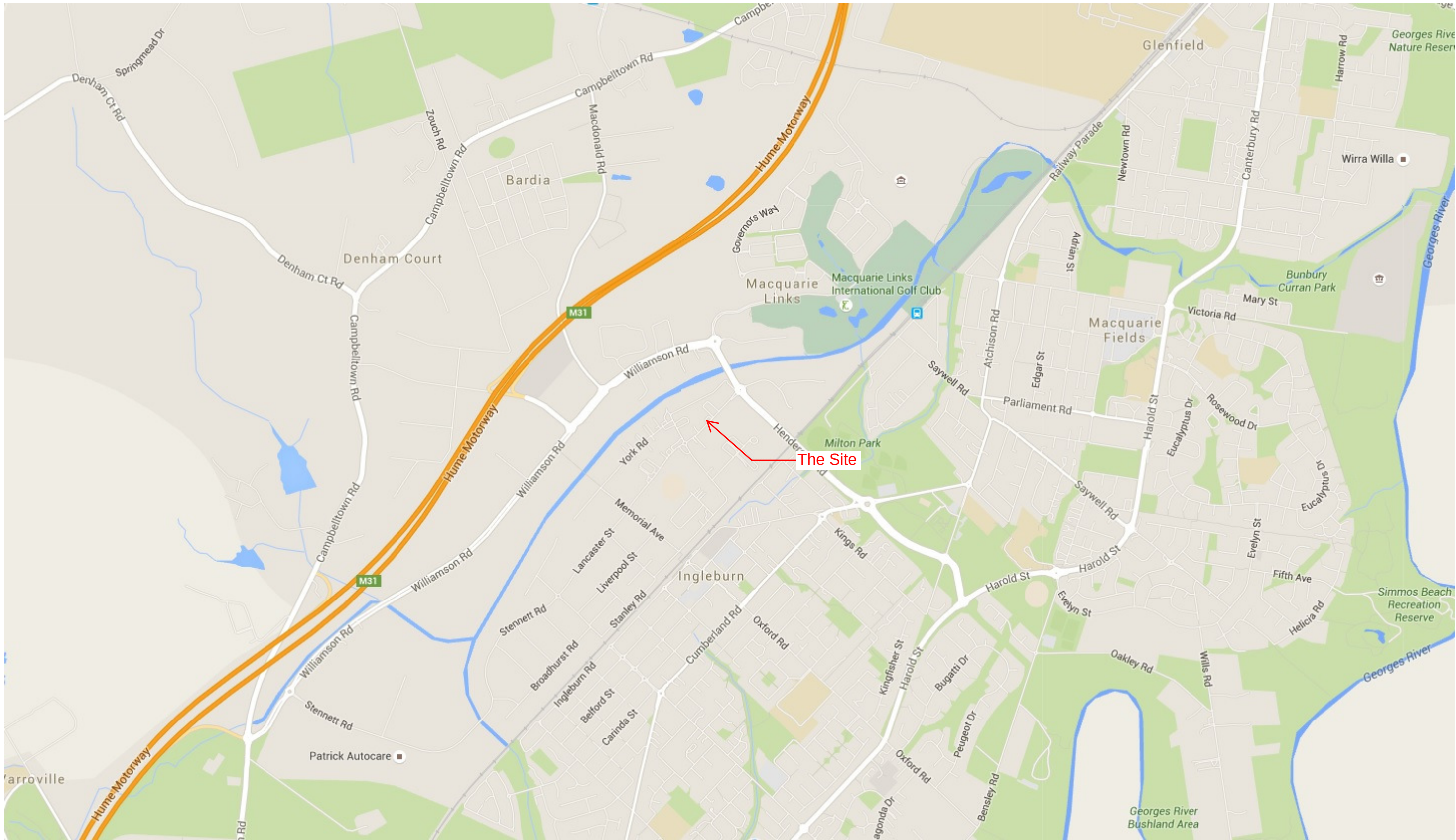
This report has been prepared by SLR Consulting with reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with the Client. Information reported herein is based on the interpretation of data collected (data, surveys, analyses, designs, plans and other information), which has been accepted in good faith as being accurate and valid.

It should be noted that many investigations are based upon an assessment of potentially contaminating processes which may have occurred historically on the site. This assessment is based upon historical records associated with the site. Such records may be inaccurate, absent or contradictory. In addition documents may exist which are not readily available for public viewing.

Except where it has been stated in this report, SLR Consulting has not verified the accuracy or completeness of the data relied upon. Statements, opinions, facts, information, conclusions and/or recommendations made in this report ("conclusions") are based in whole or part on the data obtained, those conclusions are contingent upon the accuracy and completeness of the data. SLR Consulting cannot be held liable should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to SLR Consulting leading to incorrect conclusions.

Should the report be reviewed for any reason, the report must be reviewed in its entirety and in conjunction with the associated Scope of Services. It should be understood that where a report has been developed for a specific purpose, for example a due diligence report for a property vendor, it may not be suitable for other purposes such as satisfying the needs of a purchaser or assessing contamination risks for classifying the site. The report should not be applied for any purpose other than that originally specified at the time the report was issued.

Report logs, figures, laboratory data, drawings, etc. are generated for this report by SLR consultants (unless otherwise stated) based on their individual interpretation of the site conditions at the time the site visit was undertaken. Although SLR consultants undergo training to achieve a standard of field reporting, individual interpretation still varies slightly. Information should not under any circumstances be redrawn for inclusion in other documents or separated from this report in any way.





Appendix A

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GROUNDWATER

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All Groundwater

find a site

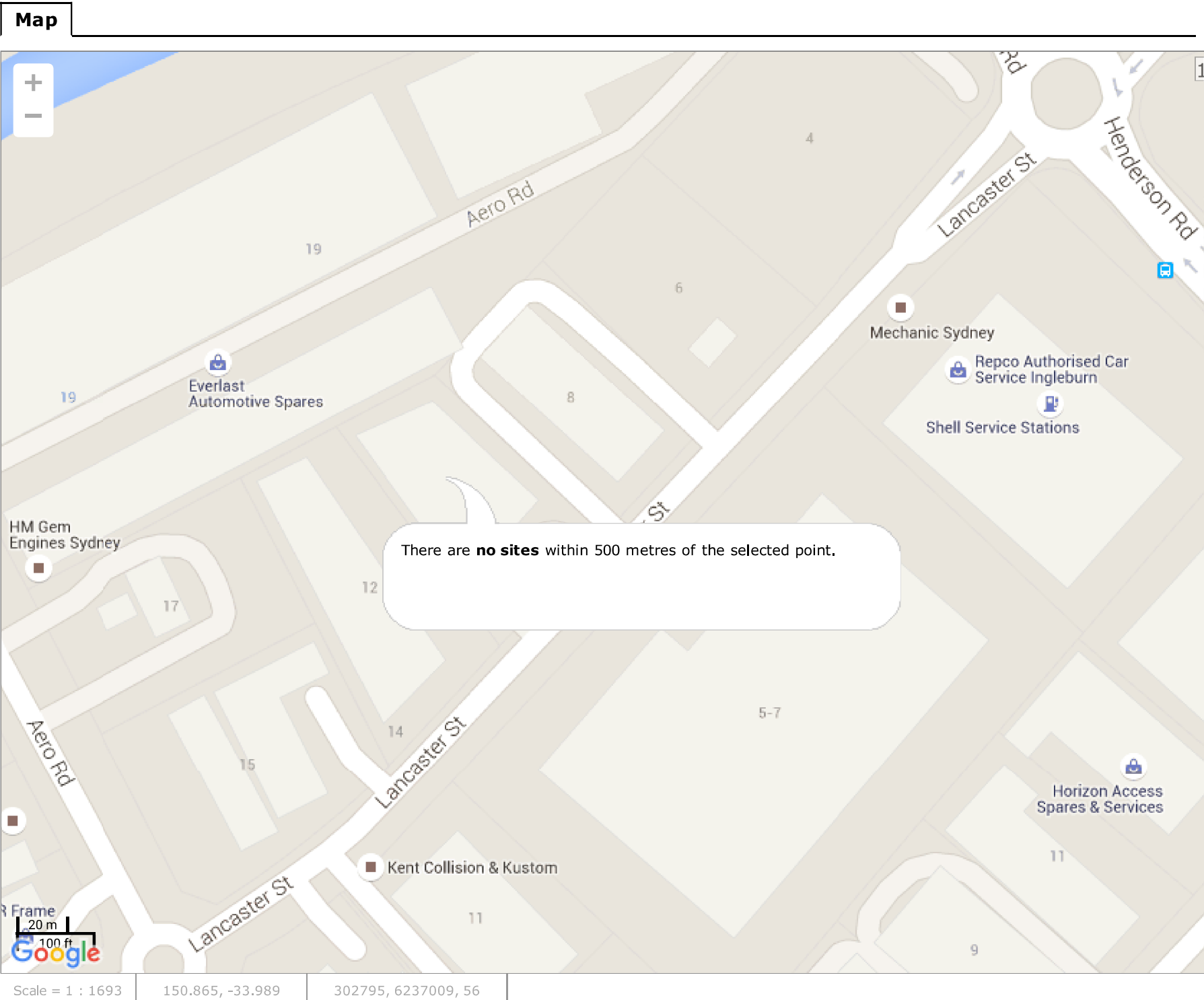
- ☐ All Groundwater Map
 - ☒ North Coast Region
 - ☒ Hunter Region
 - ☐ Greater Sydney Region
 - Hawkesbury River Basin**
 - Georges River Basin
 - Wollongong Basin
 - ☒ South Coast Region
 - ☒ Northwest Region
 - ☒ Central West Region
 - ☒ Southwest Region
 - ☒ Far West Region
 - ☒ Great Artesian Basin
 - ☒ Coal Basins

bandwidth ☒ high ☐ low
[glossary and metadata](#)

All Groundwater > All Groundwater Map > Greater Sydney Region
Hawkesbury River Basin

All data times are Eastern Standard Time

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Appendix B

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TITLES

Legal Liaison Searching Services

ABN: 52 832 569 710
Ph: 02 9233 5800
Fax: 02 9231 6151

Level 4, 70 Castlereagh Street
Sydney 2000
PO 2513 Sydney 2001
DX 1019 Sydney

Summary of Owners Report

LPI

Sydney

Address: - 10 Lancaster Street, Ingleburn

Description: - Lot 28 D.P. 262432

<u>Date of Acquisition and Term held</u>	<u>Registered Proprietor(s) & occupations where available</u>	<u>Reference to title at acquisition and sale</u>
01.07.1907 (1907 to 1926)	William Ellis (Dairy Farmer)	Vol 1177 Fol 218
12.07.1926 (1926 to 1929)	Edward Morgan Moore (Grazier)	Vol 1177 Fol 218
14.09.1929 (1929 to 1939)	William Brissenden Doust (Company Manager) Sydney Hoyland Rodgers (Dentist)	Vol 1177 Fol 218 Now Vol 4301 Fol's 205 & 206
25.01.1939 (1939 to 1953)	Charles Brissenden Doust (Produce Merchant) Alfred Edward Cork (Bank Clerk) Mabel Constance Rodgers (Widow) William James Baldock (Solicitor) (Transmission Application not investigated)	Vol 4301 Fol 205 Now Vol 5086 Fol 181 Also Vol 4301 Fol 206
10.09.1953 (1953 to 1953)	Mildred MacDonald (Widow)	Vol 5086 Fol 181 & Vol 4301 Fol 206 Now Vol 6758 Fol 214
11.09.1953 (1953 to 1968)	John Ronald Grant MacDonald (Dairy Farmer)	Vol 6758 Fol 214
03.05.1968 (1968 to 1971)	State Planning Authority of New South Wales	Vol 6758 Fol 214 Now Vol 11397 Fol 184
18.08.1971 (1971 to 1982)	Ingleburn Holdings Pty Limited	Vol 6758 Fol 214 Now Vol 14703 Fol 22
05.07.1982 (1982 to 1990)	E.P.C. Engineering Pty Limited	Vol 14703 Fol 22 Now 28/262432
27.11.1990 (1990 to 2003)	Prochilo Brothers Pty Limited	28/262432
06.11.2003 (2003 to 2011)	Colt Ventilation Pty Limited	28/262432
25.07.2011 (2011 to date)	# Stephen Amir Chehab # Kieran Yahya Chehab	28/262432

Denotes current registered proprietors

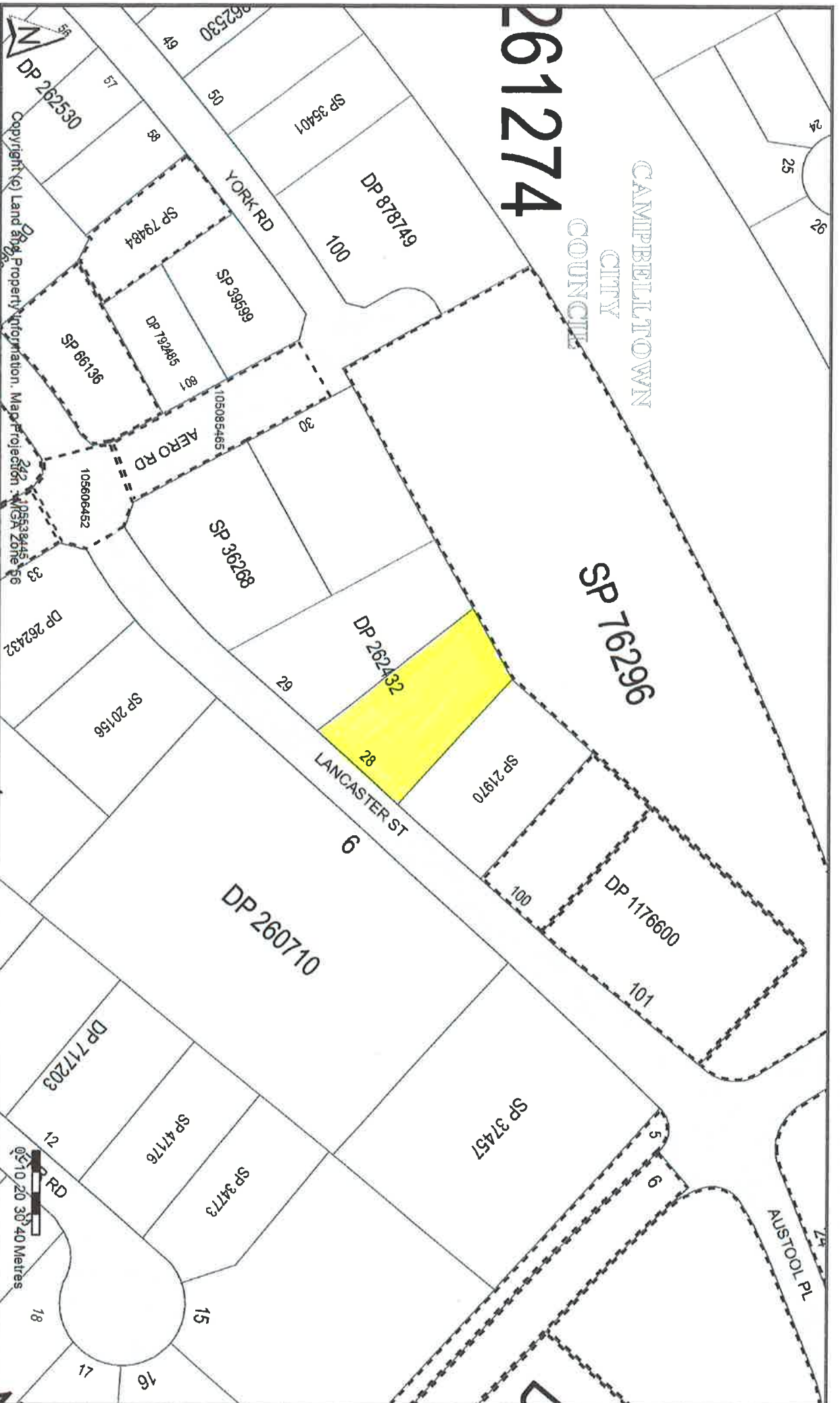
Easements: - NIL

Leases: -

- 15.03.1993 (I 185963) expired due to effluxion of time, not investigated
- 22.08.2002 (8891351) – surrendered 11.08.2005, not investigated

Yours Sincerely
Mark Groll
22 September 2015
(Ph: 0412 199 304)

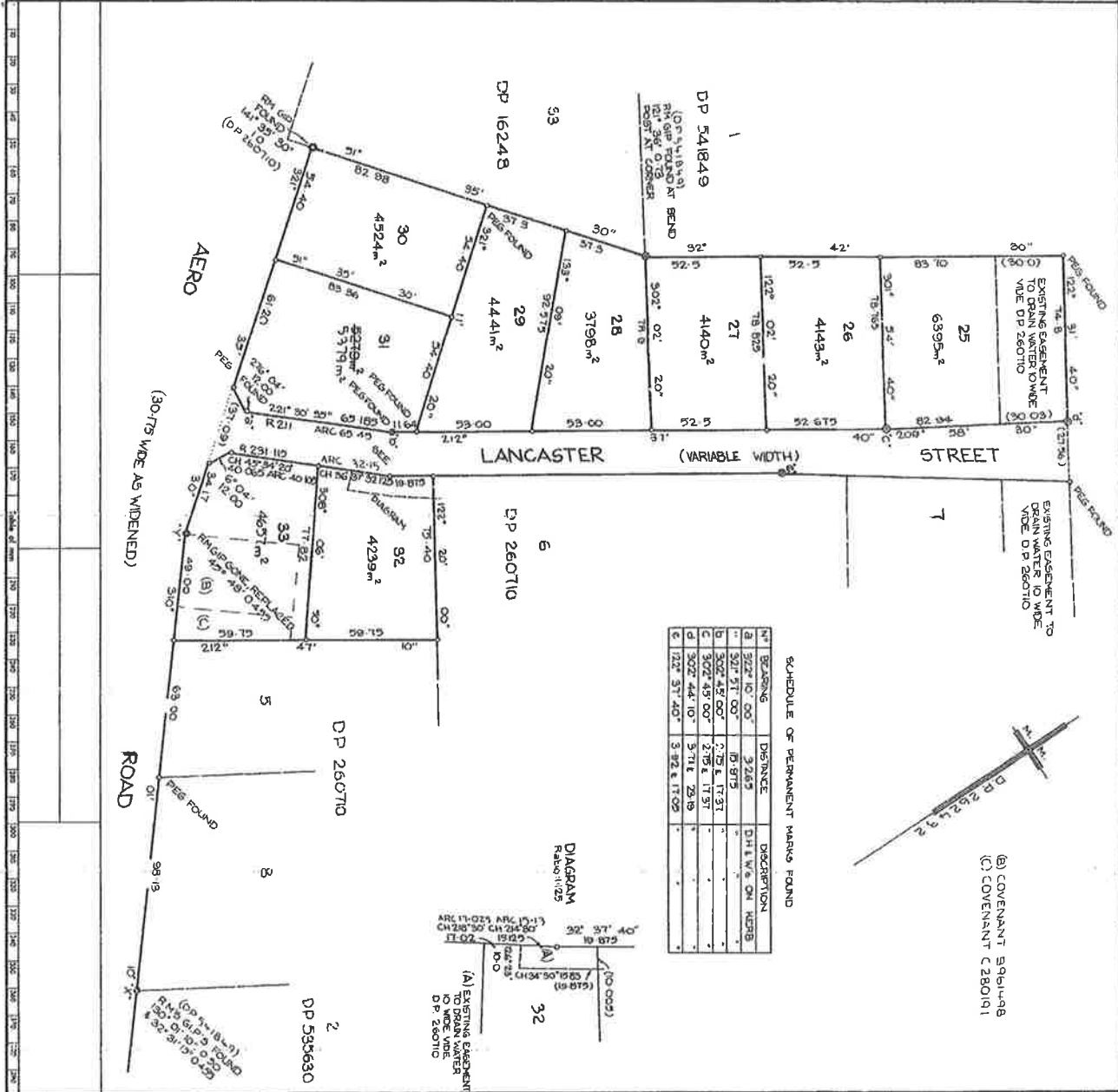
Email: grolly1@bigpond.net.au



The Common Seal of
INGLEBURN ROAD DISTRICT
BY LIMITS OF
INCORPORATED
BY AUTHORITY OF THE
BOARD IN THE PRESENCE
of:
Graham Jackson
Secretary
John G. G. G.
Director

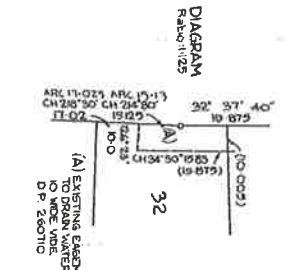


Under section 141 of the Local Government Act 1919
I, the undersigned, the Clerk of the Council, do hereby
certify that the above is a true and correct copy of the
plan as submitted to the Council for its consideration
and that the same has been approved by the Council
on the 12th November 1982.
Signed: *[Signature]*
Clerk of the Council
Date: 12th November 1982



SCHEDULE OF PERMANENT MARKS FOUND

N°	BEARING	DISTANCE	DESCRIPTION
1	302° 02' 20"	3.265	D.H.W. ON HIGH
2	302° 02' 20"	10.875	"
3	302° 02' 20"	1.75 & 1.737	"
4	302° 02' 20"	2.75 & 1.737	"
5	302° 02' 20"	3.71 & 2.818	"
6	302° 02' 20"	3.72 & 1.702	"



WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

I, Bruce Richard Davies, Under Secretary for Lands and
Registrar General for New South Wales, certify that this
document is a photograph made as a permanent record of a
document in my custody this day.
[Signature]
15th February, 1982

D.P. 262432

Project: 12-2-1982
C.A. N° 141 OF 12-11-1981
Title System: TORRENS
Purpose: SUBDIVISION
Ref. Map: U8230-22 #
Last Plan: DP 260710
PLAN OF SUBDIVISION OF
LANDS INCLUSIVE OF
DP 260710

Reaction Rate 1:125
Length in meters

Map Sheet: CAMPBELL TOWN
Locality: INGLEBURN
Parish: NINTO
County: CUMBERLAND

Drawn by: [Signature]
Checked by: [Signature]
Date: 12-2-1982

By: BENJAMIN MAXWELL JASON
Surveyor General for New South Wales, 1982
I, the undersigned, do hereby certify that the above is a true and correct copy of the plan as submitted to the Council for its consideration and that the same has been approved by the Council on the 12th November 1982.

Panel for use only for statements of opinion
to indicate public roads or to create public
ways, drainage easements, easements or restrictions
as to use.

1129184

CIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



Edition issued 27-8-1970

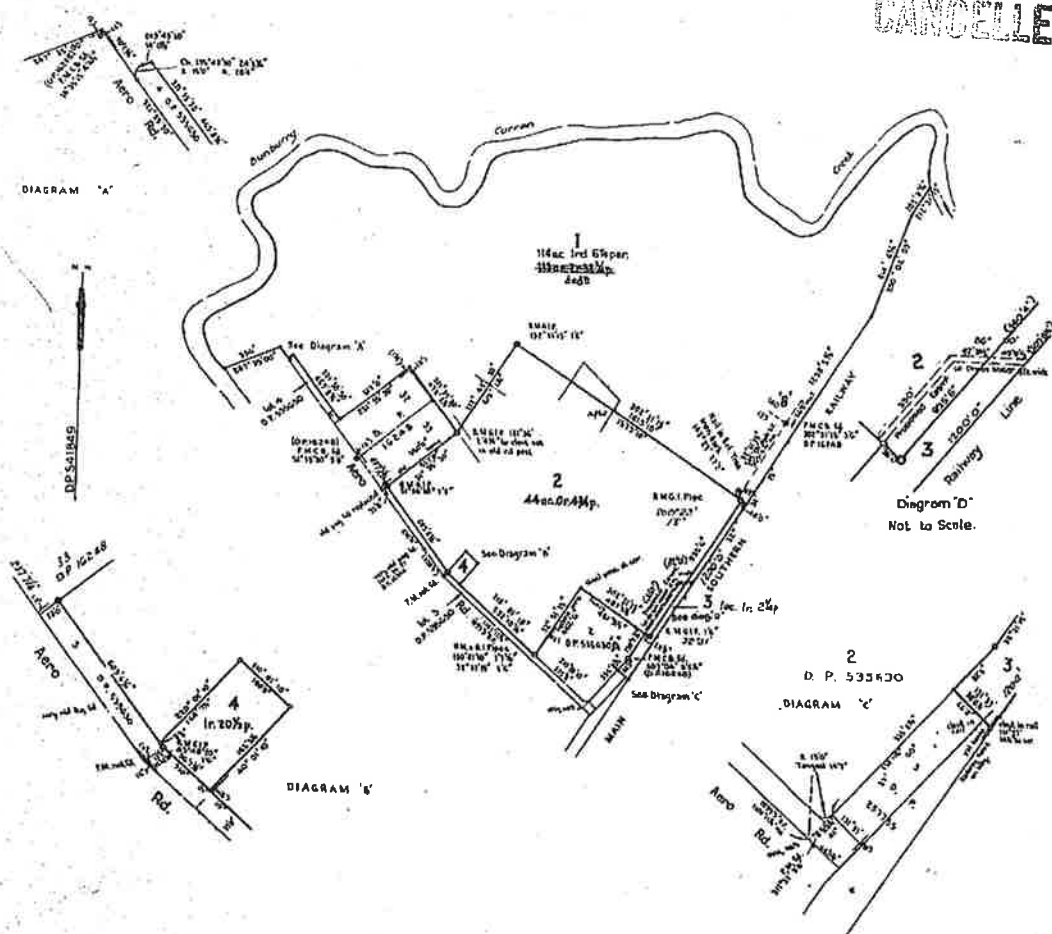
Witness

Garner

J. Watson



CANCELLED



Estate in Fee Simple in Lots 2 and 4 in Deposited Plan 541849 at Ingleburn in the City of Campbelltown Parish of Minto and County of Cumberland being part of Portion 42 granted to Joshua Allliott on 20-8-1812, part of Portion 43 granted to William Hall on 25-8-1812 and part of Portion 44 granted to Timothy Loughlin on 25-8-1812.

~~THE STATE PLANNING AUTHORITY OF NEW SOUTH WALES.~~

1. Reservations and conditions, if any, contained in the Crown Grant above referred to as regards parts.
2. Covenants created by Transfers Nos. B961498, C24 and C280191 affecting parts.

Jenkinson

Registrar General

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.

V. C. N. BLIGHT, GOVERNMENT PRINTER

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

ingleburn Holdings Pty. Limited

This deed is contained as to whole ex road

New Certificates of Title have issued on 24/11/11

for lots in Deposited Plan No. 260710 as follows:-

Lots 1-8 Vol. 14339 Fol. 17/24 respectively.

The residue of land in this folio comprises

Road

REGISTRAR GENERAL



NEW CERTIFICATE OF TITLE ISSUED ON 24/11/11
 NO DEALING TO BE REGISTERED WITHOUT REFERENCE TO
 DEPOSIT DRAFTING BRANCH

REGISTRAR GENERAL

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
Covenant	M398768	18-8-1971	Created by Transfer No. M398768	17-1-1972	<i>[Signature]</i>	
Transfer	M398768		Easement for Drainage as more fully set out in the said instrument, appurtenant to the land comprised in Certificate of Title Volume 11397 Folio 182, affecting that part of the land within described, shown as "Proposed Canal to Drain Water 8 ft. wide" in the plan known as	17-1-1972	<i>[Signature]</i>	
Transfer	M398768	18-8-1971	Easement for Drainage, as more fully set out in the said instrument, appurtenant to the land comprised in Certificate of Title Volume 11397 Folio 182, affecting that part of the land within described, shown as "Proposed Street Easement 15 ft. wide" in plan lodged with Transfer No. M398768	17-1-1972	<i>[Signature]</i>	
Caveat	M456358	13-3-1972		17-1-1972	<i>[Signature]</i>	
Caveat	M586846	20-11-1973		29-3-1972	<i>[Signature]</i>	
Caveat	P485639	5-3-1975		30-11-1973	<i>[Signature]</i>	
	DP260710			13-3-1975	<i>[Signature]</i>	
				10-11-1980	<i>[Signature]</i>	
	DP260710			10-11-1980	<i>[Signature]</i>	

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

NEW SOUTH WALES

Appln No.9524

Prior Title Vol.11397 Fol.184

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



CANCELLED

EDITION ISSUED

4 2 1981

14339 Fol. 18

(Page 1) Vol.

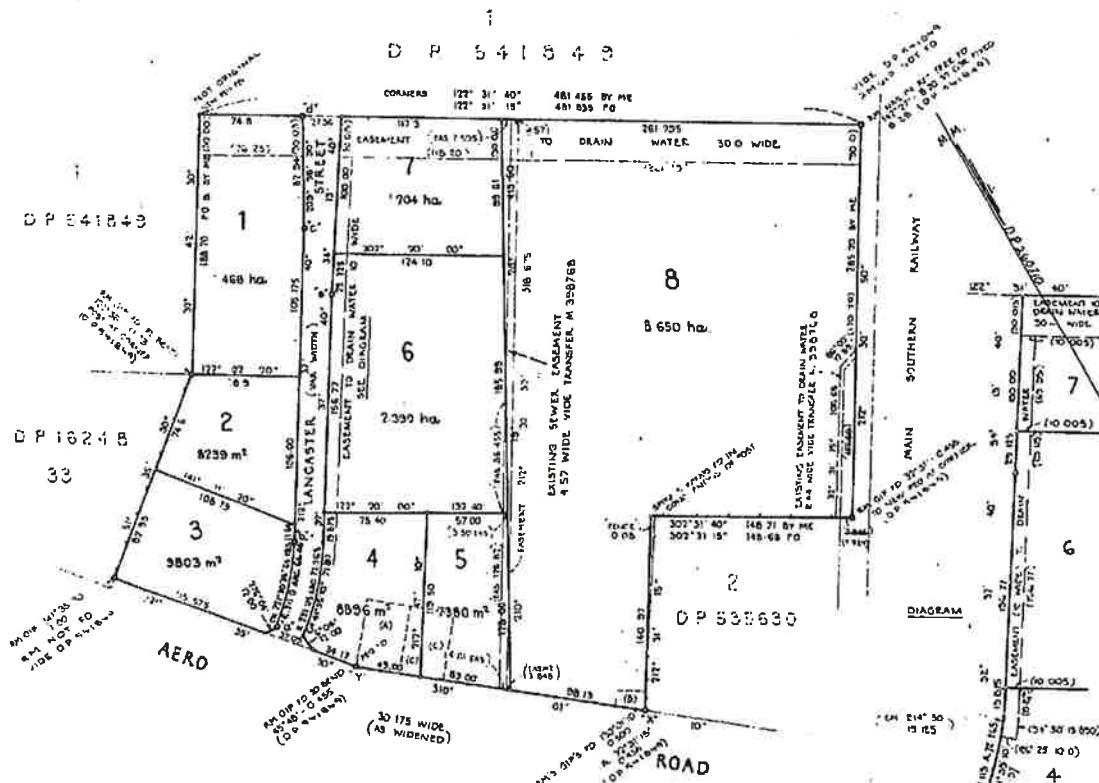
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



SCHEDULE OF PERMANENT MARKS

NO	BEARING	DIST	DESCRIPTION
1	322°10'00"	3.785	ON A/W'S ONE REAR
2	331°57'00"	16.978	ON A/W'S ONE REAR
3	307°48'00"	22.21727	ON A/W'S ONE REAR
4	307°48'00"	7.734127	ON A/W'S ONE REAR
5	307°44'10"	3.77633	ON A/W'S ONE REAR
6	172°37'40"	3.77633	ON A/W'S ONE REAR

- (A) COVT 596198
 (B) COVT C24
 (C) COVT C280191

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 260710 at Ingleburn in the City of Campbelltown Parish of Minto and County of Cumberland being part of Portion 42 granted to Joshua Alliot on 20-8-1812.

FIRST SCHEDULE

INGLEBURN HOLDINGS PTY. LIMITED.

SECOND SCHEDULE

- Reservations and conditions, if any, contained in the Crown Grant above referred to.
- M398768 Covenant.
- M656358 Caveat by Minister administering the Environmental Planning and Assessment Act 1979 Withdrawn 5/20/13

1979M7

Reg. Gen.
10-2-1981

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CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



register

14703022

NEW SOUTH WALES

Appln No.9524

Prior Title Vol.14339 Fol.18

Vol. 14703 Fol. 22

EDITION 18/08/11

23 3 1982



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.

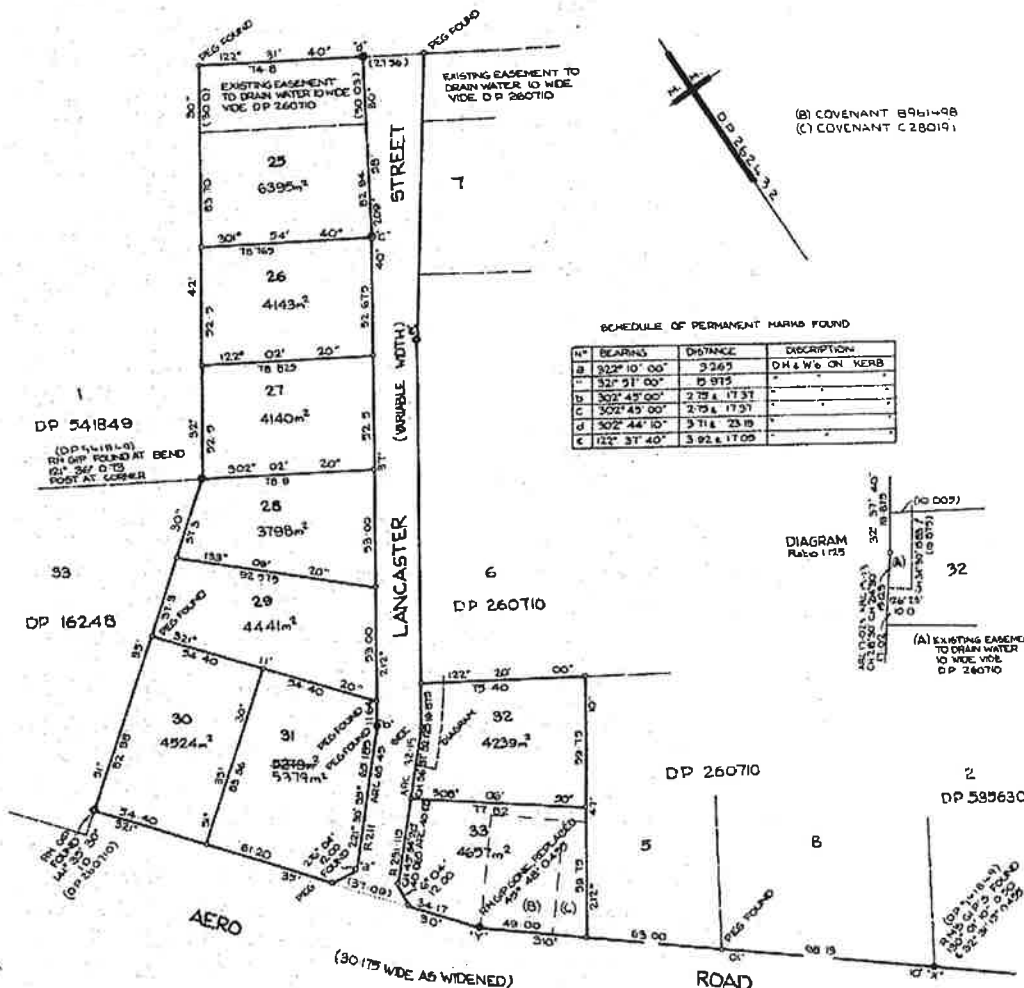


SFE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 28 in Deposited Plan 262432 at Ingleburn in the City of Campbelltown Parish of Minto and County of Cumberland being part of Portion 42 granted to Joshua Alliot on 20-8-1812.

FIRST SCHEDULE

INGLEBURN HOLDINGS PTY. LIMITED.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. M398768 Covenant.

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

E.P.C. Engineering Pty. Limited by Transfer T126243. Registered 5-7-1982

Revised

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

T126244 Mortgage to The National Bank of Australasia Limited. Registered 5-7-1982

Revised

NOTATIONS AND UNREGISTERED DEALINGS

*T126243 T
- 44 and*

Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.
Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/9/2015 11:41AM

FOLIO: 28/262432

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 14703 FOL 22

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
7/8/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
27/11/1990	Z354874	DISCHARGE OF MORTGAGE	
27/11/1990	Z354875	TRANSFER	EDITION 1
11/6/1992	E523823	MORTGAGE	EDITION 2
15/3/1993	I185963	LEASE	EDITION 3
3/1/1996	0811450	DISCHARGE OF MORTGAGE	
3/1/1996	0811451	MORTGAGE	
3/1/1996	0811452	MORTGAGE	EDITION 4
29/3/2000	6677924	DISCHARGE OF MORTGAGE	
29/3/2000	6677925	MORTGAGE	EDITION 5
22/8/2002	8891351	LEASE	EDITION 6
6/12/2003	AA228596	DISCHARGE OF MORTGAGE	
6/12/2003	AA228597	TRANSFER	
6/12/2003	AA228598	MORTGAGE	EDITION 7
11/8/2005	AB689778	SURRENDER OF LEASE	
11/8/2005	AB689779	DISCHARGE OF MORTGAGE	
11/8/2005	AB689780	MORTGAGE	EDITION 8
25/7/2008	AE109164	CAVEAT	
13/3/2009	AE553010	WITHDRAWAL OF CAVEAT	
13/3/2009	AE553011	DISCHARGE OF MORTGAGE	
13/3/2009	AE553012	MORTGAGE	EDITION 9
7/8/2009	AE889435	CAVEAT	
4/8/2010	AF672766	CAVEAT	

END OF PAGE 1 - CONTINUED OVER

ingleburn

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/9/2015 11:41AM

FOLIO: 28/262432

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
12/10/2010	AF808274	WITHDRAWAL OF CAVEAT	
4/11/2010	AF855268	WITHDRAWAL OF CAVEAT	
25/7/2011	AG388447	DISCHARGE OF MORTGAGE	
25/7/2011	AG388448	TRANSFER	
25/7/2011	AG388449	MORTGAGE	EDITION 10
22/5/2013	AH748691	DISCHARGE OF MORTGAGE	
22/5/2013	AH748694	MORTGAGE	EDITION 11

*** END OF SEARCH ***

ingleburn

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Ref:ingleburn /Src:T

Form: 011

Licence: 01-08-067

Licensee: Midware Systems

Baldock Stacy & Niven

TRANSFER
New South Wales
Real Property Act 1900



AA228597L

PRIVACY NOTE: this information is legally required and will be

STAMP DUTY

Office of State Revenue use only

OFFICE OF STATE REVENUE (N.S.W. TREASURY)

CLIENT No. 1398870

STAMP No. 554

STAMP DUTY \$2.00

SIGNATURE *[Signature]*

TRANSACTION No. 1592183

DATE 08-01-03

ASSESSMENT DETAILS:

(A) TORRENS TITLE

If appropriate, specify the part transferred

Folio Identifier 28/262432

(B) LODGED BY

Delivery Box

Name, Address or DX and Telephone

LEGALCC

TEL: 9283 5111

26.E

CODE

T

TW

(Sheriff)

Reference (optional): *Colt Ventilation Pty Ltd*

(C) TRANSFEROR

PROCHILLO BROTHERS PTY LIMITED (ACN 000 961 437)

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 2,150,000.00

and as regards

(E) ESTATE

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

(F) SHARE

TRANSFERRED

(G)

Encumbrances (if applicable):

(H) TRANSFEE

COLT VENTILATION PTY LIMITED (ACN 095 547 078)

(I)

TENANCY:

(J) DATE

..... / /

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

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

Signature of witness:

Signature of transferor:

Name of witness:

Certified correct for the purposes of the the Real Property Act 1900 by the corporation named below the common seal

Address of witness:

of which was affixed pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appear(s) below.

Corporation: PROCHILLO BROTHERS PTY LTD (ACN 000 961 437)

Authority Section 127 of the Corporations Act 2001

[Signature] Secretary
ROSA PROCHILLO

[Signature] DIRECTOR
CAROLAND PROCHILLO

Certified correct for the purposes of the Real Property Act 1900 by the person whose signature appears below.

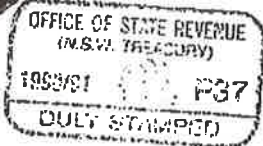
Signature:

[Signature]

Signatory's name: STUART L NIVEN

Signatory's capacity: Solicitor for the transferee

[Signature]



2
3548750

TRANSFER

REAL PROPERTY ACT, 1900

T

3	2 nd 2	X
\$	47	

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference

If Part Only, Delete Whole and Give Details

Location

FOLIO IDENTIFIER
28/262432

WHOLE

INGLEBURN

TRANSFEROR
Note (b)

E.P.C. ENGINEERING PTY. LIMITED

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 250,000.00
and transfers an estate in fee simple
in the land above described to the TRANSFEREE

TRANSFEREE
Note (d)

PROCHILLO BROTHERS PTY. LTD

OFFICE USE ONLY

S

TENANCY
Note (e)

as joint tenants/tenants in common

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. NIL

2. 3.

DATE 3rd October, 1990

EXECUTION
Note (g)

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.
Signed in my presence by the transferor who is personally known to me

THE COMMON SEAL OF E.P.C. ENGINEERING

Signature of Witness

PTY LIMITED was hereunto duly affixed

Name of Witness (BLOCK LETTERS)

by authority of the Board of Directors

Address and occupation of Witness

in the presence of:

Note (g)

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness



E. Carretto

D. Carretto

Signature of Transferor

(Signature)

Signature of Transferor

P.J. Seedsman (Solicitor for)

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

LODGED BY

**MACLARENS
SOLICITORS**
232 Merrylands Rd., Merrylands 2160
DX 28362 P'matta. Phone: 682 3777
544F

Delivery Box Number

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		In L.T.O. with
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Signed	Extra Fee	

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 28/262432

SEARCH DATE	TIME	EDITION NO	DATE
19/9/2015	11:47 AM	11	22/5/2013

LAND

LOT 28 IN DEPOSITED PLAN 262432
AT INGLEBURN
LOCAL GOVERNMENT AREA CAMPBELLTOWN
PARISH OF MINTO COUNTY OF CUMBERLAND
TITLE DIAGRAM DP262432

FIRST SCHEDULE

STEPHEN AMIR CHEHAB
KIERAN YAHYA CHEHAB
AS TENANTS IN COMMON IN EQUAL SHARES (T AG388448)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 M398768 COVENANT
- 3 AH748694 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

ingleburn

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Appendix C

Report Number 610.15680-R1

Page 1 of 1

NSW EPA



Healthy Environment, Healthy Community, Healthy Business

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[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
CAMPBELLTOWN	62 Blaxland ROAD	Chemical Storage	3 former

Page 1 of 1

2 November 2015

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Suburb - INGLEBURN

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Number	Name	Location	Type	Status	Issued date
5061	AUSTRALIAN PET BRANDS PTY LTD	12 WILLIAMSON ROAD, INGLEBURN, NSW 2565	POEO licence	Issued	19 Apr 2000
1012799	AUSTRALIAN PET BRANDS PTY LTD	12 WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	22 Jan 2002
1098271	AUSTRALIAN PET BRANDS PTY LTD	12 WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	17 Apr 2009
1107959	AUSTRALIAN PET BRANDS PTY LTD	12 WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	23 Oct 2009
1503376	AUSTRALIAN PET BRANDS PTY LTD	12 WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	23 Jan 2012
11690	AUSTRALIAN PETRO CHEMICAL STORAGE PTY LTD	14 WILLIAMSON ROAD, INGLEBURN, NSW 2565	POEO licence	Issued	25 Oct 2002
1047210	AUSTRALIAN PETRO CHEMICAL STORAGE PTY LTD	14 WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	12 May 2005
1064138	AUSTRALIAN PETRO CHEMICAL STORAGE PTY LTD	14 WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	13 Oct 2006
1067806	AUSTRALIAN PETRO CHEMICAL STORAGE PTY LTD	14 WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	14 Dec 2006
1502540	AUSTRALIAN PETRO CHEMICAL STORAGE PTY LTD	14 WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	08 Dec 2011
3489	CONSOLIDATED EXTRUSIONS MANAGEMENT PTY LTD	10 WILLIAMSON ROAD, INGLEBURN, NSW 2565	POEO licence	Surrendered	25 Nov 1999
1012477	CONSOLIDATED EXTRUSIONS MANAGEMENT PTY LTD	10 WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	29 Oct 2001
13087	CSR BUILDING PRODUCTS LIMITED	55 Stennett Road, INGLEBURN, NSW 2565	POEO licence	Issued	02 Jul 2009
1126540	CSR BUILDING PRODUCTS LIMITED	55 Stennett Road, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	27 Jun 2011
1501321	CSR BUILDING PRODUCTS LIMITED	55 Stennett Road, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	22 Sep 2011
1506750	CSR BUILDING PRODUCTS LIMITED	55 Stennett Road, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	02 Jul 2012
1509338	CSR BUILDING PRODUCTS LIMITED	55 Stennett Road, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	10 Dec 2012
2692	CSR VIRIDIAN LIMITED	8 WILLIAMSON ROAD, INGLEBURN, NSW 2565	POEO licence	Surrendered	22 Aug 2000
1002800	CSR VIRIDIAN LIMITED	8 WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	21 Nov 2000
1002954	CSR VIRIDIAN LIMITED	8 WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	01 Dec 2000

Connect

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INGLEBURN, NSW Variation
2565

[1234](#)

02 November 2015



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Number	Name	Location	Type	Status	Issued date
1010122	CSR VIRIDIAN LIMITED	8 WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	30 Jul 2001
1010713	CSR VIRIDIAN LIMITED	8 WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	14 Jun 2002
1072495	CSR VIRIDIAN LIMITED	8 WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	20 Jul 2007
1083601	CSR VIRIDIAN LIMITED	8 WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	29 May 2008
1090321	CSR VIRIDIAN LIMITED	8 WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	29 Aug 2008
1097656	CSR VIRIDIAN LIMITED	8 WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	13 Feb 2009
1102310	CSR VIRIDIAN LIMITED	8 WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	18 Jun 2009
1107008	CSR VIRIDIAN LIMITED	8 WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	17 Dec 2009
1502204	CSR VIRIDIAN LIMITED	8 WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	01 Nov 2011
1503661	CSR VIRIDIAN LIMITED	8 WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	21 Feb 2012
1510639	CSR VIRIDIAN LIMITED	8 WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	18 Dec 2012
1512503	CSR VIRIDIAN LIMITED	8 WILLIAMSON ROAD, INGLEBURN, NSW 2565	Compliance Audit	Complete	01 Mar 2013
20637	DIRECT GROUP INDUSTRIES PTY LIMITED	3B Williamson Road, INGLEBURN, NSW 2565	POEO licence	Pending	
5971	ECO-CHEM PTY. LTD.	2/19 AERO ROAD, INGLEBURN, NSW 2565	POEO licence	Surrendered	31 Mar 2000
20076	ENVIRONMENTAL TREATMENT SOLUTIONS PTY LTD	12 Shaw Road, INGLEBURN, NSW 2565	POEO licence	Issued	12 Jun 2012
5463	FLINT GROUP AUSTRALIA PTY LTD	14A WILLIAMSON ROAD, INGLEBURN, NSW 2565	POEO licence	Issued	19 Jan 2000
1034900	FLINT GROUP AUSTRALIA PTY LTD	14A WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	10 Feb 2005
1051769	FLINT GROUP AUSTRALIA PTY LTD	14A WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	27 Sep 2005
1072510	FLINT GROUP AUSTRALIA PTY LTD	14A WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	18 Jul 2007
1109650	FLINT GROUP AUSTRALIA	14A WILLIAMSON	s.58 Licence	Issued	29 Apr 2010

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Number	Name	Location	Type	Status	Issued date
1503896	FLINT GROUP AUSTRALIA PTY LTD	14A WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	23 Jan 2012
1525923	FLINT GROUP AUSTRALIA PTY LTD	14A WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.80 Surrender of a Licence	Pending	29 Oct 2014
5966	GE BETZ PTY LIMITED	69 - 77 WILLIAMSON ROAD, INGLEBURN, NSW 2565	POEO licence	Surrendered	23 Jun 2000
1019626	GE BETZ PTY LIMITED	69 - 77 WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	28 Aug 2002
1109657	GE BETZ PTY LIMITED	69 - 77 WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	29 Apr 2010
3131	HANDY CRETE (NSW) PTY LTD	LOT 43 YORK ROAD, INGLEBURN, NSW 2565	POEO licence	Surrendered	03 Apr 2000
1007405	HANDY CRETE (NSW) PTY LTD	LOT 43 YORK ROAD, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	10 Aug 2001
3317	HY-TEC INDUSTRIES PTY LTD	LOT 16 SHAW ROAD, INGLEBURN, NSW 2565	POEO licence	No longer in force	21 Dec 1999
11525	INGHAMS ENTERPRISES PTY. LIMITED	6 Benson Road, INGLEBURN, NSW 2565	POEO licence	Issued	20 Nov 2001
1504613	INGHAMS ENTERPRISES PTY. LIMITED	6 Benson Road, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	06 Mar 2012
1531299	INGHAMS ENTERPRISES PTY. LIMITED	6 Benson Road, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	06 Jul 2015
3530	PAX AUSTRALIA PTY LIMITED	9 WILLIAMSON ROAD, INGLEBURN, NSW 2565	POEO licence	Issued	15 Aug 2000
1044778	PAX AUSTRALIA PTY LIMITED	9 WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	02 Apr 2005
1052214	PAX AUSTRALIA PTY LIMITED	9 WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	26 Sep 2005
1053517	PAX AUSTRALIA PTY LIMITED	9 WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	09 Nov 2005
1094087	PAX AUSTRALIA PTY LIMITED	9 WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	24 Apr 2009
1502132	PAX AUSTRALIA PTY LIMITED	9 WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.96 Prevention Notice	Issued	24 Oct 2011
2945	PRECISION VALVE AUSTRALIA PTY LTD	85 WILLIAMSON ROAD, INGLEBURN, NSW 2565	POEO licence	No longer in force	26 Jun 2000
1044173	PRECISION VALVE AUSTRALIA PTY LTD	85 WILLIAMSON ROAD, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	02 Feb 2005
20022	Renegade Gas Pty Ltd	5 Benson Road,	POEO licence	Issued	09 Mar 2012

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INGLEBURN, NSW
2565

[1234](#)

02 November 2015



[Home](#) > [Environment protection licences](#) > [POEO Public Register](#) >
[Search for licences, applications and notices](#)

Search results

Your search for: **General Search** with the following criteria

Suburb - INGLEBURN

returned 78 results

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4 of 4 Pages

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Number	Name	Location	Type	Status	Issued date
1512589	Renegade Gas Pty Ltd	5 Benson Road, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	23 Jul 2013
1523240	Renegade Gas Pty Ltd	5 Benson Road, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	10 Jul 2014
11518	RESOURCE RECYCLING TECHNOLOGIES PTY. LTD.	3B Williamson Road, INGLEBURN, NSW 2565	POEO licence	Surrendered	22 Oct 2001
12303	ROADS AND MARITIME SERVICES	Between Brooks Road, Ingleburn and Narellan Road, Blair Athol, INGLEBURN, NSW 2565	POEO licence	Surrendered	20 Apr 2005
1050232	ROADS AND MARITIME SERVICES	Between Brooks Road, Ingleburn and Narellan Road, Blair Athol, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	11 Aug 2005
1065182	ROADS AND MARITIME SERVICES	Between Brooks Road, Ingleburn and Narellan Road, Blair Athol, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	19 Dec 2006
1070426	ROADS AND MARITIME SERVICES	Between Brooks Road, Ingleburn and Narellan Road, Blair Athol, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	07 Mar 2007
1071194	ROADS AND MARITIME SERVICES	Between Brooks Road, Ingleburn and Narellan Road, Blair Athol, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	16 Mar 2007
1088306	ROADS AND MARITIME SERVICES	Between Brooks Road, Ingleburn and Narellan Road, Blair Athol, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	16 Jun 2008
1092846	ROADS AND MARITIME SERVICES	Between Brooks Road, Ingleburn and Narellan Road, Blair Athol, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	14 Oct 2008
1126881	ROADS AND MARITIME SERVICES	Between Brooks Road, Ingleburn and Narellan Road, Blair Athol, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	06 Apr 2011
1501092	ROADS AND MARITIME SERVICES	Between Brooks Road, Ingleburn and Narellan Road, Blair Athol, INGLEBURN, NSW 2565	s.58 Licence Variation	Issued	01 Sep 2011
11977	SANDFIRE PTY LTD	Unit 3 No. 13 York Road, INGLEBURN, NSW 2565	POEO licence	Issued	19 Nov 2003
1061392	SANDFIRE PTY LTD	Unit 3 No. 13 York	s.58 Licence	Issued	07 Aug 2006

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1093764	SANDFIRE PTY LTD	Road, INGLEBURN, NSW 2565 Unit 3 No. 13 York Road, INGLEBURN, NSW 2565	Variation s.58 Licence Issued Variation	18 Nov 2008
1521616	SANDFIRE PTY LTD	Unit 3 No. 13 York Road, INGLEBURN, NSW 2565	s.58 Licence Issued Variation	23 May 2014
20616	Skipmaster Waste Management Pty Ltd	8 Heald Road , INGLEBURN, NSW 2565	POEO licence Pending	
20097	TOLL TRANSPORT PTY. LIMITED	4 INGLIS ROAD, INGLEBURN, NSW 2565	POEO licence Issued	16 Mar 2012

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02 November 2015

Appendix D

Report Number 610.15680-R1

Page 1 of 1

PLANNING CERTIFICATE



Issue Date: 22 September 2015
Application Number: 201504666
Receipt Number: 3078854

SLR Consulting
 2 Lincoln St
 LANE COVE NSW 2066

RECEIVED
 24 SEP 2015
 SYDNEY

Your Reference: 610 15680

PLANNING CERTIFICATE UNDER SECTION 149 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Section 149 Planning Certificate phone enquiries: (02) 4645 4560.

Property Address: 10 Lancaster Street
 INGLEBURN NSW 2565

Property Description: Lot 28 DP 262432

As at the date of issue, the following matters apply to the land subject of this certificate:

INFORMATION PROVIDED UNDER SECTION 149(2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (the Act)

PART 1 – Names of relevant planning instruments and DCPs

Planning Instrument: Campbelltown (Urban Area) LEP 2002

Effect: 4(a) - General Industry Zone

Planning Instrument: Draft Campbelltown LEP 2014

Effect: IN1 General Industrial

- (1) In addition to the environmental planning instrument(s) named above, the following planning instruments also apply to the carrying out of development on the land subject of this certificate:

Local environmental plans (LEPs) and deemed environmental planning instruments

Campbelltown LEP No.209 – Exempt Development

For further information about these local environmental plans and deemed environmental planning instruments, contact Council's Environmental Planning Section on (02) 4645 4601.

State environmental planning policies (SEPPs)

SEPP No.1 – Development Standards

SEPP No.21 – Caravan Parks

**PLANNING CERTIFICATE UNDER SECTION 149
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

SEPP No.30 – Intensive Agriculture
SEPP No.33 – Hazardous and Offensive Development
SEPP No.44 – Koala Habitat Protection
SEPP No.50 – Canal Estate Development
SEPP No.55 – Remediation of Land
SEPP No.64 – Advertising and Signage
SEPP No.65 – Design Quality of Residential Flat Buildings
SEPP No.70 – Affordable Housing (Revised Schemes)
SEPP No.19 - Bushland in Urban Areas
SEPP No.32 - Urban Consolidation (Redevelopment of Urban Land)
SEPP (Building Sustainability Index: BASIX) 2004
SEPP (Major Development) 2005
SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP (Miscellaneous Consent Provisions) 2007
SEPP (Infrastructure) 2007
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Affordable Rental Housing) 2009
SEPP (State and Regional Development) 2011
Greater Metropolitan REP No.2 - Georges River Catchment

For further information about these State environmental planning policies, contact the Department of Planning (www.planning.nsw.gov.au).

- (2) The following proposed environmental planning instruments, which are or have been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified Council that the making of the proposed instrument has been deferred indefinitely or has not been approved), apply to the carrying out of development on the land subject of this certificate:

Draft local environmental plans (LEPs)

Draft Campbelltown LEP 2014

For further information about these draft local environmental plans, contact Council's Environmental Planning Section on (02) 4645 4601.

Draft State environmental planning policies (SEPPs)

None

For further information about these draft State environmental planning policies, contact the Department of Planning (www.planning.nsw.gov.au).

**PLANNING CERTIFICATE UNDER SECTION 149
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- (3) The following development control plans (DCPs) apply to the carrying out of development on the land subject of this certificate:

DCP No.99 – Advertising Signs

Campbelltown (Sustainable City) DCP 2014 Volume 3

Campbelltown (Sustainable City) DCP 2014 Volume 1

For further information about these development control plans, contact Council's Environmental Planning Section on (02) 4645 4601. Please note that the names of any draft development control plans that apply to the land subject of this certificate, that have been placed on exhibiton by Council but have not yet come into effect, are provided as advice under section 149(5) of the Act.

PART 2 – Zoning and land use under relevant LEPs

- a) The following zone(s) apply to the land subject of this certificate:

4(a) - General Industry Zone

IN1 General Industrial

- b) The purposes for which the plan or instrument provides that development may be carried out without the need for development consent are detailed in the land use table for each zone. Reference should be made to either Attachment 1 to this certificate or the appropriate section of the attached copy of the plan or instrument.

In addition, SEPP (Exempt and Complying Development Codes) 2008 and Campbelltown LEP No.209 – Exempt Development allow certain types of development to be carried out as exempt development within the Campbelltown City local government area.

- c) The purposes for which the plan or instrument provides that development may not be carried out except with development consent are detailed in the land use table for each zone. Reference should be made to either Attachment 1 to this certificate or the appropriate section of the attached copy of the plan or instrument.

In addition, SEPP (Exempt and Complying Development Codes) 2008 allows certain types of development to be carried out as complying development within the Campbelltown City local government area after a complying development certificate has been obtained from Council or from an accredited certifier.

- d) The purposes for which the plan or instrument provides that development is prohibited are detailed in the land use table for each zone. Reference should be made to either Attachment 1 to this certificate or the appropriate section of the attached copy of the plan or instrument.
- e) Any development standards applying to the land subject of this certificate that fix minimum land dimensions for the erection of a dwelling-house and, if so, the minimum land dimensions so fixed are detailed in the relevant section of the plan or instrument. Reference should be made to either Attachment 2 to this certificate or the appropriate section(s) of the attached copy of the plan or instrument. In addition, certain Council development control plans may impose minimum development standards for the creation of allotments and/or minimum site area and dimensions for the erection of a dwelling-house.

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For further information about items a), b), c), d) and e) above, contact Council's Environmental Planning Section on (02) 4645 4601.

- f) The land subject of this certificate does not include or comprise critical habitat.
- g) The land subject of this certificate is not in a conservation area (however described).
- h) No item of environmental heritage (however described) is situated on the land subject of this certificate.

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

None

PART 3 – Complying development

- (1) Complying development may be carried out on the land subject of this certificate under each of the following codes for complying development, to the extent shown, because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008:

General Housing Code – on all of the land

Housing Alterations Code – on all of the land

Commercial and Industrial Alterations Code – on all of the land

Subdivisions Code – on all of the land

Rural Housing Code – on all of the land

General Development Code – on all of the land

Demolition Code – on all of the land

Commercial and Industrial (New Buildings and Additions) Code – on all of the land

Fire Safety Code – on all of the land

Please note that reference should also be made to the relevant parts of this policy for the general requirements for complying development and to the relevant codes for complying development which may also include provisions relating to zoning, lot size etc.

- (2) Complying development may not be carried out on the land subject of this certificate under each of the following codes for complying development, to the extent shown and for the reason(s) stated, because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008:

Not applicable

**PLANNING CERTIFICATE UNDER SECTION 149
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

PART 4 – Coastal protection

The land subject of this certificate is not affected by the operation of section 38 or 39 of the Coastal Protection Act 1979, but only to the extent that Council has been notified by the Department of Public Works.

PART 5 – Mine subsidence

The land subject of this certificate is not within a proclaimed Mine Subsidence District within the meaning of section 15 of the Mine Subsidence Compensation Act 1961.

PART 6 – Road widening and road realignment

The land subject of this certificate is not affected by any road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993, any environmental planning instrument or any resolution of Council.

PART 7 – Council and other public authority policies on hazard risk restrictions

- a) Council has adopted a policy with respect to all land within the Campbelltown City local government area with unusual site conditions. This policy restricts the development of land where extensive earthworks and/or filling has been carried out. Land, the development of which is restricted by this policy, has a restriction as to user placed on the title of the land stating the details of any restriction. Building lots can be affected by excessive land gradient, filling, reactive or dispersive soils, overland flow and/or mine subsidence. Buildings, structures or site works may require specific structural design to ensure proper building construction. Consequently, some applications may require the submission of structural design details and geotechnical reports. It is suggested that prior to lodging an application, enquiries be made to Council's Planning and Environment Division to ascertain any specific requirements.
- b) Council has adopted by resolution the certified Campbelltown LGA Bush Fire Prone Land Map. This map identifies bush fire prone land within the Campbelltown City local government area as defined in section 4(1) of the Act. Where the land subject of this certificate is identified as bush fire prone land, the document entitled "Planning for Bush Fire Protection" prepared by the NSW Rural Fire Service in co-operation with the Department of Planning and dated December 2006 should be consulted with regards to possible restrictions on the development of the land because of the likelihood of bushfire.
- c) The land subject of this certificate is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council for reference in a planning certificate that restricts the development of the land because of the likelihood of tidal inundation.
- d) The land subject of this certificate is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council for reference in a planning certificate that restricts the development of the land because of the likelihood of acid sulphate soils.
- e) Council has adopted by resolution a policy on contaminated land which may restrict the development of the land subject of this certificate. This policy is implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Council records do not have sufficient information about previous use of this land to determine whether the land is contaminated. Consideration of Council's adopted policy and

**PLANNING CERTIFICATE UNDER SECTION 149
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

the application of provisions under relevant State legislation is warranted.

PART 7A – Flood related development controls information

- (1) Development on all or part of the land subject of this certificate for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related controls.
- (2) Development on all or part of the land subject of this certificate for any other purpose is subject to flood related development controls.
- (3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.

Please note that some additional information regarding flooding and flood related development controls may be provided as advice under section 149(5) of the Act.

PART 8 – Land reserved for acquisition

No environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument applying to the land subject of this certificate provides for the acquisition of this land by a public authority, as referred to in section 27 of the Act.

PART 9 – Contribution plans

The following contribution plan(s) apply to the land subject of this certificate:

Campbelltown City Council Section 94A Development Contributions Plan

For further information about these contribution plans, contact Council's Environmental Planning Section on (02) 4645 4196.

PART 9A – Biodiversity certified land

The land subject of this certificate is not biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995).

PART 10 – Biobanking agreements

The land subject of this certificate is not land to which a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates (but only in so far as Council has been notified of the existence of any such agreement by the Director-General of the Department of Environment, Climate Change and Water).

PART 11 – Bush fire prone land

None of the land subject of this certificate has been identified as bush fire prone land on the Campbelltown City Council - Bush Fire Prone Land Map that has been certified for the purposes of section 146(2) of the Act.

**PLANNING CERTIFICATE UNDER SECTION 149
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

PART 12 – Property vegetation plans

No property vegetation plan applies to the land subject of this certificate as the whole of the Campbelltown City local government area is excluded from the operation of the Native Vegetation Act 2003.

PART 13 – Orders under Trees (Disputes Between Neighbours) Act 2006

No order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land subject of this certificate (but only to the extent that Council has been notified of any such orders).

PART 14 – Directions under Part 3A

No direction, in force under section 75P(2)(c1) of the Act, that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land subject of this certificate under Part 4 of the Act does not have effect, has been issued by the Minister.

PART 15 – Site compatibility certificates and conditions for seniors housing

- a) No current site compatibility certificate (seniors housing), of which Council is aware, exists in respect of proposed development on the land subject of this certificate.
- b) No conditions of consent to a development application, granted after 11 October 2007, of the kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 have been imposed in respect of proposed development on the land subject of this certificate.

PART 16 – Site compatibility certificates for infrastructure

No valid site compatibility certificate (infrastructure), of which Council is aware, exists in respect of proposed development on the land subject of this certificate.

PART 17 – Site compatibility certificates and conditions for affordable rental housing

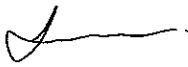
- (1) No current site compatibility certificate (affordable rental housing), of which Council is aware, exists in respect of proposed development on the land subject of this certificate.
- (2) No conditions of consent to a development application of the kind referred to in clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 have been imposed in respect of proposed development on the land subject of this certificate.

Matters prescribed by section 59(2) of the Contaminated Land Management Act 1997

- (a) The land subject of this certificate is not significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.
- (b) The land subject of this certificate is not subject to a management order within the meaning of the Contaminated Land Management Act 1997.

**PLANNING CERTIFICATE UNDER SECTION 149
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- (c) The land subject of this certificate is not the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.
- (d) The land subject of this certificate is not subject to an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997.
- (e) The land subject of this certificate is not the subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997 provided to Council.



Jeff Lawrence, per 
Director Planning and Environment

Attachment 1

Campbelltown (Urban Area) Local Environmental Plan 2002

Zone 4 (a)—General Industry Zone

(1) What land is within Zone 4 (a)?

Land is within Zone 4 (a) if it is shown coloured mauve on the map.

(2) What are the zone objectives and what effect do they have?

The objectives of this zone are:

- (a) to encourage activities that will contribute to the economic and employment growth of the City of Campbelltown, and
- (b) to allow a range of industrial, storage and allied activities, together with ancillary uses, the opportunity to locate within the City of Campbelltown, and
- (c) to encourage a high quality standard of development which is aesthetically pleasing, functional and relates sympathetically to nearby and adjoining development, and
- (d) to protect the viability of the commercial centres in the City of Campbelltown by limiting commercial activities to those associated with permitted industrial, storage and allied development, and
- (e) to ensure development will not be carried out unless the consent authority is satisfied that the processes to be carried on, the transportation to be involved, or the plant, machinery or materials to be used, do not interfere unreasonably with the amenity of the area.

Except as otherwise provided by this plan, consent must not be granted for development on land within this zone unless the consent authority is of the opinion that carrying out the proposed development would be consistent with one or more of the objectives of this zone.

(3) What development may be carried out without consent?

Development may be carried out on land within this zone without consent for the purpose of:

drainage; forestry; utility installations.

(4) What development may be carried out only with consent?

Development which is not included in subclause (3) or (5) may be carried out with consent on land within this zone.

(5) What development is prohibited?

Development is prohibited on land within this zone if it is for the purpose of:

boarding-houses; bulky goods retailing; caravan parks; commercial premises (other than those associated with, or ancillary to, any other permissible development and located on the same site as that development); dwellings (other than conjoint dwellings); exhibition homes; extractive industries; hazardous industries; hazardous storage establishments; hospitals; institutions; liquor stores; offensive industries; offensive storage establishments; places of assembly; religious establishments (other

than those in existing industrial buildings); retail plant nurseries; roadside stalls; shops (other than those primarily intended to serve people employed or occupied in land uses permitted in the industrial zones).

NOTE: *A copy of the complete written instrument for the Campbelltown (Urban Area) Local Environmental Plan 2002 is available on the NSW Legislation website at: www.legislation.nsw.gov.au.*

Attachment 2

Campbelltown (Urban Area) Local Environmental Plan 2002

32 Subdivision generally

- (1) Land to which this plan applies may be subdivided only with development consent.
- (2) Consent must not be granted to the subdivision of land traversed by a zone boundary unless the boundaries of lots so created correspond generally with the boundaries between the zones as shown on the map.
- (3) Where the subdivision of land would result in the opening of a new road, the road must accord with any pattern of proposed roads indicated on the map unless the consent authority is satisfied that the road will provide adequate access to adjoining land and fulfils the objectives of the road pattern indicated on the map.

33 Subdivision in rural and environmental protection zones

- (1) Consent must not be granted to the subdivision of land in a zone specified in the following Table unless the area of any lot created is equal to or greater than that shown opposite that zone in that Table.

Table

Zone	Lot
1 (a)	40 hectares
1 (d)	40 hectares
7 (d1)	100 hectares
7 (d4)	2 hectares
7 (d5)	1 hectare
7 (d6)	0.4 hectare

- (2) Despite subclause (1), consent may be granted to the subdivision of land in any of the zones specified in the Table so as to create lots with areas less than those set out in that Table if:
 - (a) the consent authority is satisfied that the purpose of the subdivision is to create a lot or lots to be used for the purpose of a public utility undertaking or public reserve, or
 - (b) the consent authority is satisfied that the purpose of the subdivision is to align the boundaries of those lots with the boundaries of a zone so specified.
- (2) For the purposes of subclause (2), an *existing holding* is the aggregation of all adjacent or adjoining lots or portions held in the same ownership at the relevant date shown in italics on the map for that zone or the part of that zone within which the existing holding is located.

34 Dual occupancies in certain zones

- (1) If two dwellings are situated on the same lot within Zone 2 (b):
- (a) the separate occupation of the lots illustrated by a proposed strata plan relating to the dwellings is prohibited, and
 - (b) subdivision of the land under the *Conveyancing Act 1919* or the *Community Land Development Act 1989* is prohibited,
- unless the area of each lot that will be the subject of a separate title for a dwelling when the plan is registered is not less than 350 square metres.
- (2) If two dwellings are situated on the same lot or an existing holding within Zone 1 (a), 7 (d1), 7 (d4), 7 (d5) or 7 (d6):
- (a) the separate occupation of the lots illustrated by a proposed strata plan relating to the dwellings is prohibited, and
 - (b) subdivision of the land under the *Conveyancing Act 1919* or the *Community Land Development Act 1989* is prohibited,
- unless the area of each lot that will be the subject of a separate title for a dwelling when the plan is registered is not less than the area for a lot in the zone shown in the Table in clause 33.

35 Erection of dwelling houses or dual occupancies in certain zones

- (1) Consent must not be granted to the erection of a dwelling house or a dual occupancy (attached) on land within Zone 1 (a), 7 (d1), 7 (d4), 7 (d5) or 7 (d6) unless:
- (a) the area of the lot on which it is to be erected is equal to or greater than the area shown opposite that zone in the Table in clause 33, and
 - (b) only one dwelling house or one dual occupancy (attached) is to be erected on the lot.
- (2) Despite subclause (1), consent may be granted to the erection of one dwelling house or one dual occupancy (attached) on land within Zone 7 (d4) if:
- (a) that land constituted the whole of an existing holding, or
 - (b) the land is a lot created pursuant to clause 33 (2), but not a lot to be used for the purpose of a public utility undertaking or public reserve.
- (3) For the purposes of this clause, an *existing holding* is the aggregation of all adjacent or adjoining lots or portions held in the same ownership at the relevant date shown in italics on the map for the part of that zone within which the existing holding is located.

42C Minto Renewal Project

- (1) This clause applies to certain land at Minto, as shown distinctively coloured, edged heavy black and lettered on Sheet 1 of the map marked "Campbelltown (Urban Area) Local Environmental Plan 2002 (Amendment No 14)".
- (2) Despite any other provision of this plan, nothing restricts or prohibits the consent authority from granting consent to development of the land to which this clause applies for one or more of the following purposes:
 - (a) bushfire fighting establishments,
 - (b) bushfire hazard reduction,
 - (c) car parking,
 - (d) community facilities,
 - (e) recreation areas,
 - (f) recreation facilities,
 - (g) roads,
 - (h) underground mining.
- (3) Despite any other provision of this plan, nothing restricts or prohibits the consent authority from granting consent to development of the land to which this clause applies that is within Zone 2 (b) for the purpose of integrated housing development.
- (4) If 2 dwellings are situated on the same lot on land that is within Zone 2 (b) on the land to which this clause applies:
 - (a) the separate occupation of the lots illustrated by a proposed strata plan relating to the dwellings is prohibited, and
 - (b) subdivision of the land under the *Conveyancing Act 1919* is prohibited, unless the area of each lot that will be the subject of a separate title for a dwelling when the plan is registered is not less than 300 square metres.
- (5) In this clause, *integrated housing development* means development that includes subdivision and that results in:
 - (a) there being 3 or more dwellings, each on a separate lot, and
 - (b) the average area of all those separate lots with dwellings is not less than 225 square metres.

Division 2A Edmondson Park Urban Release Area Precinct

51H Density controls

- (1) The consent authority must not grant consent to the erection of dwellings on land within the Edmondson Park Urban Release Area Precinct unless the net site density applying in relation to the proposed dwellings on the land is not less than the prescribed net site density applying in relation to the land.
- (2) The consent authority must not grant consent to the subdivision of land within the Edmondson Park Urban Release Area Precinct unless the consent authority is of the opinion that the proposal is not inconsistent with the prescribed net site density applying in relation to the land.
- (3) Despite subclause (1), the consent authority may consent to the erection of dwellings on land within Zone 2 (c), 3 (a) or 3 (c) even though the net site density applying in relation to the proposed dwellings is less than the prescribed net site density if:
 - (a) the proposed net site density is not less than the prescribed net site density (if any) that would apply if the boundary of the land was located 60 metres away in at least one direction, and
 - (b) the consent authority is satisfied that the proposed density is required:
 - (i) to incorporate an efficient road layout in connection with the proposed development, or
 - (ii) to achieve the optimum development of the land in a planning and urban design sense.
- (4) *State Environmental Planning Policy No 1—Development Standards* does not apply in relation to any prescribed net site density.
- (5) In this clause:

net site density, in relation to dwellings, means the ratio that the number of dwellings concerned bears to the area occupied by those dwellings, excluding any public roads, open space or drainage corridors.

prescribed net site density, in relation to land, means the minimum net site density applying in relation to dwellings on the land, as identified on Sheet 2 of the map marked "Campbelltown (Urban Area) Local Environmental Plan 2002 (Amendment No 12)".

NOTE: A copy of the complete written instrument for the Campbelltown (Urban Area) Local Environmental Plan 2002 is available on the NSW Legislation website at: www.legislation.nsw.gov.au.

Attachment 1

Draft Campbelltown Local Environmental Plan 2014 – “Section 68” Version

Zone IN1 General Industrial

1 Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To provide for a range of facilities and services to meet the day-to-day needs of workers in the area.
- To enable non-industrial land uses that are compatible with and do not detract from industrial and warehouse uses or impact on the viability of existing centres.
- To ensure that any commercial, retail or other non-industrial development is not likely to adversely affect employment generating activities or opportunities.
- To facilitate diverse and sustainable means of access and movement.

2 Permitted without consent

Nil.

3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Car parks; Depots; Drainage; Earthworks; Environmental facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; General industries; Helipads; Highway service centres; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping materials supplies; Light industries (High technology industries; home industries); Mortuaries; Neighbourhood shops; Passenger transport facilities; Places of public worship; Roads; Rural Industries (Agricultural produce industries; Livestock processing industries; Sawmill or log processing industries; Stock and sale yards); Rural Supplies; Service stations; Sex services premises; Signage (Advertising structures; Building identification signs; Business identification signs); Storage premises (self-storage units); Take-away food and drink premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres.

4 Prohibited

Any development not specified in item 2 or 3.

NOTE: A copy of the complete written instrument for the Draft Campbelltown Local Environmental Plan 2014 is available on the Council's website at: <http://yourcityyourfuture.com.au/Section68draftCLEP2014>.

Attachment 2

Draft Campbelltown Local Environmental Plan 2014 – “Section 68” Version

4.1 Minimum subdivision lot size

- (1) The objectives of this clause are as follows:
 - (a) To ensure that the density of development is compatible with the capacity of existing and proposed infrastructure;
 - (b) To ensure that the density of settlement will be compatible with the objectives of the zone;
 - (c) To limit the density of settlement in environmentally, scenically or historically sensitive areas;
 - (d) To ensure lot sizes are compatible with the conservation of natural systems; including waterways, riparian land and groundwater dependent ecosystems;
 - (e) To facilitate viable agricultural undertakings;
 - (f) To protect the curtilage of heritage items and heritage conservation areas;
 - (g) To facilitate a diversity of housing forms.
- (2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.
- (4) This clause does not apply in relation to the subdivision of individual lots in a strata plan or community title scheme.
- (5) In calculating the area of any lot resulting from a subdivision of land, if the lot is a battle-axe lot or other lot with an access handle, the area of the access handle is not to be included.
- (6) Despite subclause (3), consent may be granted to lots that do not meet the minimum size shown on the Lot Size Map only if:
 - (a) the lots are residue lots resulting from the creation of a public road, public open space or other public purpose; or
 - (b) the lots are approved and created in accordance with the provisions of a site specific Development Control Plan or Master Plan that has been formally adopted by the Council; or
 - (c) development consent has been granted to the creation of the lots.

4.1A Exceptions to minimum lot sizes for certain residential development

- (1) The objective of this clause is to encourage housing diversity without adversely impacting on residential amenity and character.
- (2) This clause applies to land in:
 - Area 1 at Glenfield Road
 - Area 2 at Ingleburn Gardens
 - Area 3 at Macquarie Links
 - Area 4 at Claymore
 - Area 5 at Minto
 - Area 6 at Airds-Bradbury
 - Area 7 at the University of Western Sydney
 - Area 8 at Park Central
 - Area 9 Macarthur Gardens
 - Area 10 Ingleburn Narrow Lots (1)
 - Area 11 Ingleburn Narrow Lots (2)
 - Area 12 Macquarie Fields Narrow Lots.
- (3) Despite clause 4.1 and 4.1D, development consent may be granted to the subdivision of, or development on, a lot of land to which this clause applies for the purposes only of dwelling houses, semi-detached dwellings, attached dwelling, dual occupancies and multi-dwelling housing if the lot:
 - (a) is created in accordance with the provisions of a Council adopted site specific Development Control Plan, Master Plan or Structure Plan or a Concept Plan Approval issued by the Minister for Planning and Environment, in respect of:
 - Area 1 at Glenfield Road
 - Area 2 at Ingleburn Gardens
 - Area 3 at Macquarie Links
 - Area 4 at Claymore
 - Area 5 at Minto
 - Area 6 at Airds-Bradbury
 - Area 7 at the University of Western Sydney
 - Area 8 at Park Central
 - Area 9 Macarthur Gardens, or
 - (b) is within an established narrow lot precinct and identified as area:
 - Area 10 Ingleburn Narrow Lots (1)
 - Area 11 Ingleburn Narrow Lots (2)
 - Area 12 Macquarie Fields Narrow Lots, and
 - (c) has a minimum lot size of at least 180m².

- (4) Unless otherwise permitted under a Council adopted site specific Development Control Plan, Master Plan or Structure Plan or a Concept Plan Approval issued by the Minister for Planning and Environment, a maximum of one dwelling is permitted on each lot created under this clause.

4.1AA Minimum subdivision lot size for community title schemes

- (1) The objectives of this clause are as follows:
 - (a) To provide for the proper and orderly development of land;
 - (b) To ensure that land developed under Community Title will achieve densities consistent with the objectives of the zone;
 - (c) To protect the curtilage of heritage items and heritage conservation areas.
- (2) This clause applies to a subdivision (being a subdivision that requires development consent) under the *Community Land Development Act 1989* of land in any of the following zones:
 - (a) RU2, R2, R3, R5, E3 and E4.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies (other than any lot comprising association property within the meaning of the *Community Land Development Act 1989*) is not to be less than the minimum size shown on the Lot Size Map in relation to that land.

4.1B Minimum lot size for dual occupancies

- (1) The objective of this clause is to establish a minimum lot size for dual occupancies.
- (2) Despite clause 4.1, development consent may be granted for development for the purpose of a dual occupancy if the development is located on a lot that is at least the minimum size shown on the Lot Size for Dual Occupancy Development Map in relation to that land.

4.1C Minimum subdivision lot size for dual occupancies

- (1) The objectives of this clause are as follows:
 - (a) to ensure that lot sizes are consistent with the predominant subdivision pattern of the area and maintain a low density residential character in existing neighbourhoods,
 - (b) to facilitate development applications seeking concurrent approval for dual occupancy development and subdivision,
 - (c) to minimise any adverse impact on residential amenity,

- (d) to prevent the fragmentation of land.
- (2) Despite clauses 4.1 and 4.1B, development consent may be granted for the subdivision of land in Zone R2 Low Density Residential into lots less than the minimum lot size shown on the Lot Size Map in relation to that land if:
 - (a) there is an existing dual occupancy on the land that was lawfully erected under an environmental planning instrument, or
 - (b) there is a development application for the concurrent approval of a dual occupancy and its subdivision, and
 - (c) the lot size of each resulting lot will be at least 300 square metres, and
 - (d) the subdivision will not result in more than one principal dwelling on each resulting lot.

4.1D Minimum qualifying site area and lot size for certain residential and child care centre development in Residential zones

- (1) The objectives of this clause are as follows:
 - (a) to achieve planned residential densities in certain zones,
 - (b) to achieve satisfactory environmental and infrastructure outcomes,
 - (c) to minimise any adverse impact on residential amenity, and
 - (d) to minimise land use conflicts.
- (2) Development consent may be granted to development on a lot in a zone shown in column 2 of the table to this clause for the purpose shown in column 1 of the table opposite that zone, if the area of the lot (or site) is equal to or greater than the area specified for that purpose and shown in column 3 of the table.
- (3) Development consent may be granted to subdivision of land in a zone shown in column 2 of the table to this clause for the purpose shown in column 1 of the table opposite that zone, if the area of the lot to be created is equal to or greater than the area specified for that purpose and shown in column 4 of the table.

Column 1	Column 2	Column 3	Column 4
Land Use	Land Use Zone	Minimum Qualifying Site Area	Minimum Subdivision Lot Size
Dwelling house	R2 Low Density Residential	500 square metres	500 square metres
Dual occupancy (attached)	R2 Low Density Residential	700 square metres	300 square metres
Dual occupancy (detached)	R2 Low Density Residential	700 square metres	300 square metres
Semi-detached dwellings	R2 Low Density Residential	700 square metres	300 square metres
Attached dwellings	R2 Low Density Residential	1,000 square metres	300 square metres
Multi-dwelling housing	R2 Low Density Residential	1,000 square metres	300 square metres
Child care centre	R2 Low Density Residential	800 square metres	-
Child care centre	R3 Medium Density Residential	800 square metres	-
Residential flat buildings	R4 High Density Residential	1,200 square metres	1,200 square metres

4.1E Minimum qualifying site area for certain land uses in environmental protection zones

- (1) This clause applies to land in the following zones:
 - (a) E3 Environmental Management,
 - (b) E4 Environmental Living.
- (2) The objectives of this clause are as follows:
 - (a) to allow for certain non-residential land uses,
 - (b) to minimise any adverse impact on local amenity and the natural environment,
 - (c) to achieve satisfactory infrastructure outcomes, and
 - (d) to minimise land use conflicts.
- (3) Development consent may be granted to development on a lot in a zone shown in column 2 of the table to this clause for the purpose shown in column 1 of the table opposite that zone, if the area of the land is equal to or greater than the area specified for that purpose and shown in column 3 of the table.

Column 1	Column 2	Column 3
Land Use	Land Use Zone	Minimum Qualifying Site Area
Animal boarding or training establishments	E3 Environmental Management	5 hectares
Educational establishments	E3 Environmental Management	10 hectares
Places of public worship	E3 Environmental Management	10 hectares
Educational establishments	E4 Environmental Living	10 hectares

4.2 Rural subdivision

- (1) The objective of this clause is to provide flexibility in the application of standards for subdivision in rural zones to allow land owners a greater chance to achieve the objectives for development in the relevant zone.
- (2) This clause applies to the following rural and environmental protection zones:
 - (a) Zone RU1 Primary Production,
 - (b) Zone RU2 Rural Landscape,
 - (c) Zone RU4 Primary Production Small Lots,
 - (d) Zone RU6 Transition, and
 - (e) Zone E3 Environmental Management.
- (3) Land in a zone to which this clause applies may, with development consent, be subdivided for the purpose of primary production to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land.
- (4) However, such a lot cannot be created if an existing dwelling would, as the result of the subdivision, be situated on the lot.
- (5) A dwelling cannot be erected on such a lot.

Note. A dwelling includes a rural worker's dwelling (see definition of that term in the Dictionary).

4.2A Erection of dwelling houses or dual occupancies (attached) on land in certain rural and environmental protection zones

- (1) The objectives of this clause are as follows:
 - (a) to recognise the contribution that development density in these zones makes to the landscape and environmental character of those places, and
 - (b) to restrict the extent of residential development in rural and environmental zones to maintain that existing character, and

- (c) to enable the replacement of lawfully erected dwelling houses and dual occupancies (attached), and the realisation of dwelling entitlements in rural and environmental protection zones.
- (2) This clause applies to land in the following zones:
 - (a) Zone RU2 Rural Landscape,
 - (b) Zone E3 Environmental Management,
 - (c) Zone E4 Environmental Living.
- (3) Development consent must not be granted for the erection of a dwelling house or a dual occupancy (attached) on land to which this clause applies, and on which no dwelling house or dual occupancy (attached) currently exists, unless the land is:
 - (a) a lot that is at least the minimum lot size shown on the Lot Size Map in relation to that land, or
 - (b) a lot created under this Plan (other than clause 4.2(3), or
 - (c) a lot created (under an environmental planning instrument) before this plan commenced and on which the erection of a dwelling house or a dual occupancy (attached) was permissible immediately before that commencement, or
 - (d) a lot resulting from a subdivision for which development consent (or its equivalent) was granted before this Plan commenced, and on which the erection of a dwelling house or a dual occupancy (attached) would have been permissible if the plan of subdivision had been registered before that commencement, or
 - (e) is an existing holding, or
 - (f) would have been a lot or holding referred to in paragraph (a) to (e) had it not been affected by:
 - (i) a minor realignment of its boundaries that did not create an additional lot; or
 - (ii) a subdivision creating or widening a public road or public reserve or for another public purpose, or
 - (iii) a consolidation with an adjoining public road or public reserve or for another public purpose.

Note. A dwelling cannot be erected on a lot created under clause 9 of State Environmental Planning Policy (Rural Lands) 2008 or clause 4.2.

- (4) Development consent must not be granted under subclause (3) unless:
 - (a) in the case of a development application to erect a dwelling house or a dual occupancy (attached), no dwelling house or dual occupancy (attached) has been erected/currently exists on the land, or
 - (b) in the case of a development application to convert a dwelling house into, or to replace a dwelling house with, a dual occupancy (attached), no dual occupancy currently exists on the land, and

- (c) if a dual occupancy, it is designed and constructed to have the appearance of a single dwelling house, and
 - (d) the land is suitable for the proposed development, and
 - (e) the land is capable of accommodating effluent disposal areas for the dwelling house or dual occupancy (attached).
- (5) Development consent may be granted for the erection of a dwelling house or a dual occupancy (attached) on land to which this clause applies if there is a lawfully erected dwelling house or dual occupancy (attached) on the land and the dwelling house or dual occupancy (attached) proposed to be erected is intended only to replace the existing dwelling house or dual occupancy (attached).
- (6) Subdivision of a dual occupancy (attached) is prohibited in the zones to which this clause applies.
- (7) In this clause:

existing holding means all adjoining land, even if separated by a road or railway, held by the same person or persons as at the relevant dates referred to in the former environmental planning instruments identified below and on the Former LEP and IDO Boundaries Map:

- (a) Campbelltown (Urban Area) Local Environmental Plan 2002;
- (b) Campbelltown Local Environmental Plan District 8 - Central Hills Lands;
- (c) Campbelltown Local Environmental Plan No. 1;
- (d) Interim Development Order No. 13;
- (e) Interim Development Order No. 15; and
- (f) Interim Development Order No. 28.

Note. The owner in whose ownership all the land is at the time the application is lodged need not be the same person as the owner in whose ownership all the land was on the stated date.

4.2B Rural worker's dwellings in certain rural and environmental protection zones

- (1) The objectives of this clause are as follows:
- (a) to facilitate, on the same land, the provision of adequate accommodation for employees involved in existing agricultural activities, including agricultural produce industries; and
 - (b) to maintain the non-urban landscape and development character of certain rural and environmental zones; and
 - (c) to allow for the erection of not more than one rural worker's dwelling on land within the following zones:
 - (i) Zone RU2 Rural Landscape
 - (ii) Zone E3 Environmental Management, and

- (d) to ensure that rural worker's dwellings remain subordinate development to dwelling houses and dual occupancy development within rural and environmental zones.
- (2) Development consent must not be granted for the erection of a rural worker's dwelling on land to which this clause applies unless the consent authority is satisfied that:
- (a) a lot that is at least the minimum lot size shown on the Lot Size Map and the Lot Size for Dual Occupancy Development Map in relation to that land, or
 - (b) a lot created under this Plan (other than clause 4.2(3)), or
 - (c) a lot created (under an environmental planning instrument) before this plan commenced and on which the erection of a dwelling house or a dual occupancy (attached) was permissible immediately before that commencement, or
 - (d) a lot resulting from a subdivision for which development consent (or its equivalent) was granted before this Plan commenced, and on which the erection of a dwelling house or a dual occupancy (attached) would have been permissible if the plan of subdivision had been registered before that commencement, or
 - (e) a lot is part of an existing holding, or
 - (f) would have been a lot or holding referred to in paragraph (a) to (e) had it not been affected by:
 - (i) a minor realignment of its boundaries that did not create an additional lot; or
 - (ii) a subdivision creating or widening a public road or public reserve or for another public purpose, or
 - (iii) a consolidation with an adjoining public road or public reserve or for another public purpose; and
 - (g) the development will be on the same lot as an existing lawfully erected dwelling house or dual occupancy (attached), and
 - (h) the development will not impair the use of the land for agricultural activities, including agricultural produce industries, and
 - (i) the agricultural activity or agricultural produce industry has an economic capacity to support the employment of rural workers; and
 - (j) the development is necessary considering the nature of the existing or proposed agricultural activity or agricultural produce industry or the remote or isolated location of the land, and
 - (k) the dwelling is limited to single storey and a maximum size of 120m² in floor area or not more than 20% of the floor area of any dwelling house situated on this land, whichever is the greater.

- (3) Subdivision of a rural worker's dwelling is prohibited in the zones to which this clause applies.

4.2C Exceptions to minimum subdivision standards on certain land zoned RU2 Rural Landscape and E3 Environmental Management

- (1) The objectives of this clause are:
- (a) to allow the owners of certain land to which Campbelltown Local Environmental Plan No. 1 applied, to excise a home-site area from an existing lot (or existing holding) by the means of a subdivision.
 - (b) to allow the owners of certain land to which Interim Development Order No. 15 applied to excise a home-site area from an existing lot (or existing holding) by the means of a subdivision.
- (2) This subclause applies to lots formerly covered by LEP 1 that:
- (a) were in existence on 26 June 1981, and
 - (b) are zoned E3 Environmental Management, and
 - (c) have an area of not less than 10 hectares.
- (3) Development consent must not be granted to subdivision of land in accordance with subclauses (1) and (2) unless the proposed subdivision will result in the creation of not more than two lots, each of which must have an area of not less than two hectares.
- (4) This subclause applies to lots which, under Interim Development Order No. 15:
- (a) were in existence on 18 July 1973; and
 - (b) are zoned RU2 Rural Landscape.
- (5) Development consent must not be granted to subdivision of land to which Interim Development Order No. 15 applied, in accordance with subclauses (4) and (6) unless the lot to be created is not less than 2 hectares and is required for the erection of a dwelling house for occupation by:
- (a) the owner of the land as at 18 July 1973, or
 - (b) a relative of such owner, or
 - (c) a person employed or engaged by such owner in the use of land of the owner adjoining or adjacent to such allotment, for the purpose of agriculture, and
- (6) The total number of allotments of the types referred to in subclause (5) that may be created by subdivision (whether by one or successive subdivisions), in accordance with that subclause, shall not exceed:
- (a) nil where the land has an area of less than 10 hectares;
 - (b) one where the land of which that allotment, immediately prior to its creation, forms part has an area of not less

than 10 hectares but less than 40 hectares;

- (c) two where the land of which those allotments, immediately prior to their creation, form part has an area of not less than 40 hectares but less than 80 hectares; and
- (d) three where the land of which those allotments, immediately prior to their creation, form part has an area of not less than 80 hectares.

4.2D Exceptions to minimum subdivision standard for E4 Environmental Living Zone in the East Edge Scenic Protection Lands

- (1) The objective of this clause is to permit the subdivision of certain land located in the East Edge Scenic Protection Lands Area (as identified on the Campbelltown Local Environmental Plan 2014 – Lot Averaging Map), to create lots of a size which are less than that provided for by clause 4.1 of this plan.
- (2) This clause applies to land that is zoned E4 Environmental Living that is identified by “Y” on the Campbelltown Local Environmental Plan 2014 - Lot Averaging Map.
- (3) Despite clause 4.1, the consent authority may grant consent to a development application for the subdivision of land to which this clause applies that will not create a number of lots that is more than the number resulting from multiplying the total area of land being subdivided by the maximum density control number specified on the Lot Averaging Map in relation to that land.
- (4) The consent authority must not grant consent to a development application for subdivision pursuant to this clause unless it is satisfied that a master plan solution ensures that:
 - (a) The pattern of lots created by the subdivision, the provision of access and services, and the location of any future buildings on the land will not have a significant impact on native vegetation;
 - (b) Each lot to be created by the subdivision contains a suitable land area for:
 - (i) a dwelling house, and
 - (ii) an appropriate asset protection zone relating to bushfire hazard, and
 - (iii) on-site sewage treatment, management and disposal if reticulated sewerage is not available, and
 - (iv) other services related to the use of the land for residential occupation.
 - (c) A geotechnical assessment demonstrates to the consent authority's satisfaction that each lot to be created can suitably accommodate the on-site

treatment, management and disposal of effluent in the case where reticulated sewerage is not available.

- (d) Adequate arrangements are in place for the provision of infrastructure to service the needs of development in the locality.

NOTE: A copy of the complete written instrument for the Draft Campbelltown Local Environmental Plan 2014 is available on the Council's website at: <http://yourcityyourfuture.com.au/Section68draftCLEP2014>.

Appendix E

Report Number 610.15680-R1

Page 1 of 1

WORKCOVER NSW



WorkCover

Our Ref: D15/175232
Your Ref 136538

RECEIVED

14 NOV 2015

SYDNEY

28 October 2015

Attention: Craig Cowper
SLR Consulting Australia Pty Ltd
2 Lincoln St
Lane Cove NSW 2066

WorkCover NSW
82-100 Harrison Street, Gosford, NSW 2250
Locked Bag 2906, Lismore, NSW 2252
T 02 4321 5000 F 02 4326 4145
Customer Service Centre 13 10 50
DX 731 Sydney workcover.nsw.gov.au

Dear Craig,

RE SITE: Lot 28 DP262432, 10 Lancaster St, Ingleburn NSW 2565

I refer to your site search request received by WorkCover NSW on 26th October 2015 requesting information on licences to keep dangerous goods for the above site.

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

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

Yours Sincerely

B Sturgiss

Bernadette Sturgiss
Customer Service Officer
Dangerous Goods Team