

Environmental Impact Statement

APPENDIX

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PRELIMINARY SITE INVESTIGATION

# Preliminary Site Investigation

## Waste Recycling Facility

59915106

Prepared for  
Enviro Recycling

21 September 2016



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**Abbreviations and Units**

BTEXN	Benzene, Toluene, Ethyl-benzene, Xylenes and Naphthalene
CHC	Chlorinated Hydrocarbons
MAH	Monocyclic Aromatic Hydrocarbons
OCP	Organochlorine Pesticides
OPP	Organophosphate Pesticides
PAHs	Polycyclic Aromatic Hydrocarbons
PCBs	Polychlorinated Biphenyls
SVOC	Semi-Volatile Organic Compounds
TDS	Total Dissolved Solids
TOC	Total Organic Carbon
TPH	Total Petroleum Hydrocarbons
TRH	Total Recoverable Hydrocarbons
VOC	Volatile Organic Compounds
VHC	Volatile Halogenated Compounds

**Technical Terms**

ACM	Asbestos Containing Material
AGL	Above Ground Level
AHD	Australian Height Datum
AMG	Australian Map Grid
ANZECC	Australian and New Zealand Environment and Conservation Council
AST	Aboveground Storage Tank
BDL	Below Detection Limit
BGL	Below Ground Level
COC	Chain of Custody
CoPC	Contaminants of Potential Concern
DECC	Former Department of Environment and Climate Change NSW
DECCW	Former Department of Environment, Climate Change and Water
DSI	Detailed Site Investigation
EPA	Environment Protection Authority
EPL	Environment Protection Licence
LOR	Limit of Reporting
N/A	Not Applicable
NEPM	National Environment Protection Measure
OEH	Office of Environment and Heritage
PSI	Preliminary Site Investigation
RL	Reduced Level
UST	Underground Storage Tank

**Units**

Ha	Hectares
mBGS	Metres Below Ground Surface

# 1 Introduction

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## 1.1 Background

Cardno (NSW/ACT) Pty Ltd (“Cardno”) was engaged by Enviro Recycling (“The Client”) to prepare a Preliminary Site Investigation (PSI) for 37-51 and 57-67 Violet Street, Revesby, New South Wales (“the Site”). The Site is made up of Lots 168 and 169 in DP7866, Lot 2 in DP519053 and Lot 1 in DP734866. The location of the Site is depicted on **Figure 1 (Appendix A)**.

An Environmental Impact Statement (EIS) is being prepared by Cardno on behalf of Enviro Recycling Pty Ltd to accompany State Significant Development application no. 7349 under Part 4, Division 4.1 State Significant Development (Sections 89C-89L) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The works proposed in the EIS include the following:

- > Expand the area of the existing Waste Recycling Facility at 37-51 Violet Street into adjoining premises to the south at 57-67 Violet Street.
- > Diversification of the waste recycling streams to include both:
  - Construction and Demolition (C&D) waste (existing approved waste stream); and
  - Commercial and Industrial (C&I) waste (proposed additional waste stream).
- > Expansion of waste recycling volumes from 30,000 tonnes/annum to 250,000 tonnes/annum.
- > Partial demolition, rebuilding and fitout works to existing site buildings and associated engineering (structural, civil, hydraulic) to accommodate the proposed operations.

This PSI has been prepared in accordance with the scope presented in Cardno’s proposal dated 5 August 2016.

## 1.2 Purpose and Objectives

The purpose of this PSI is to provide the Client with preliminary advice on the contamination status of the Site and the consequent implications for its intended use. The PSI reviews current and historical activities undertaken at the Site and provides a preliminary environmental assessment of the potential for soil and/or groundwater contamination to be present.

The objectives of the PSI were to:

- > Identify the potential for past or present activities on the Site (and to the extent practicable, surrounding the Site) to cause contamination of land or groundwater at the Site;
- > Identify potential areas and contaminants of concern at the Site;
- > Identify potential receptors of contamination;
- > Assess the potential for beneficial uses of the land or groundwater to be put at risk due to contamination; and
- > Assess the requirement, if any, for further environmental assessment to make the Site suitable for future use.

## 1.3 Scope

Cardno carried out the following scope of work to meet the objectives of the PSI:

- > Defined the Site, features and surrounds:
  - Listed the property title description and zoning;
  - Defined site boundaries based on land title information;
  - Defined site features including services, main buildings and other infrastructure;
  - Defined topography, surface water flows and drainage;

- Identified nearby sensitive receivers; and
- Reviewed regional and local geology and hydrogeology, including details on registered bores.
- > Assessed site conditions and the surrounding environment from the following sources:
  - Site inspection to confirm site features including visible evidence of fuel storage, cutting or filling of the site, subsidence, placement of wastes;
  - Inspected the surrounding area (within approximately 200m of the Site) for potential sources of soil or groundwater contamination;
- > Undertook searches and review of historical information from the following sources:
  - Land titles;
  - Aerial photographs; and
  - NSW EPA maintained registers.
- > Prepared this PSI report, including:
  - Findings of the PSI; and
  - Recommendations regarding any activities, including further assessment that may be required to make the Site suitable for its intended future landuse.

#### 1.4 Assessment Timeframe

The key milestones during this assessment are summarised in **Table 1-1**.

**Table 1-1 Site Investigation Timeline**

Date	Activity / Milestone
5 August 2016	Cardno engaged by the Client
11 August 2016	Commencement of site history information gathering
15 August 2016	Site Inspection
24 August 2016	Draft PSI report issued to the Client
02 September 2016	Final PSI report issued to the Client
19 September 2016	Amend Final PSI report issued to the Client

#### 1.5 Structure of this Report

The structure of this report is as follows:

- > **Section 1** – introduction;
- > **Section 2** – describes the Site condition and surrounding environment;
- > **Section 3** – details the Site history;
- > **Section 4** – identifies areas and potential contaminants of concern;
- > **Section 5** – outlines the Preliminary Conceptual Site Model for the site;
- > **Section 6** – lists the conclusions and recommendations of the study; and
- > **Section 7** – references.

## 1.6 Limitations

This assessment has been undertaken in general accordance with the current “industry standards” for a PSI for the purpose and objectives and scope identified in this report. These standards are set out in:

- > National Environment Protection [Assessment of Site Contamination] Measure (NEPM), December 1999, National Environment Protection Council (NEPC) as amended 2013.

The agreed scope of this assessment has been limited for the current purposes of the Client. The assessment may not identify contamination occurring in all areas of the site, or occurring after the inspection was conducted. Subsurface conditions may vary considerably away from the locations where information has been obtained.

This Document has been provided by Cardno subject to the following limitations:

- > This Document has been prepared for the particular purpose outlined in Cardno’s proposal and no responsibility is accepted for the use of this Document, in whole or in part, in other contexts or for any other purpose.
- > The scope and the period of Cardno’s services are as described in Cardno’s proposal, and are subject to restrictions and limitations. Cardno did not perform a complete assessment of all possible conditions or circumstances that may exist at the site referenced in the Document. If a service is not expressly indicated, do not assume it has been provided. If a matter is not addressed, do not assume that any determination has been made by Cardno in regards to it.
- > Conditions may exist which were undetectable given the limited nature of the enquiry Cardno was retained to undertake with respect to the site. Variations in conditions may occur between investigatory locations, and there may be special conditions pertaining to the site which have not been revealed by the investigation and which have not therefore been taken into account in the Document. Accordingly, additional studies and actions may be required.
- > In addition, it is recognised that the passage of time affects the information and assessment provided in this Document. Cardno’s opinions are based upon information that existed at the time of the production of the Document. It is understood that the services provided allowed Cardno to form no more than an opinion of the actual conditions of the site at the time this Document was prepared and cannot be used to assess the effect of any subsequent changes in the quality of the site, or its surroundings, or any laws or regulations.
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- > Where data supplied by the client or other external sources, including previous site investigation data, have been used, it has been assumed that the information is correct unless otherwise stated. No responsibility is accepted by Cardno for incomplete or inaccurate data supplied by others.
- > Cardno may have retained sub consultants affiliated with Cardno to provide services for the benefit of Cardno. To the maximum extent allowed by law, the Client acknowledges and agrees it will not have any direct legal recourse to, and waives any claim, demand, or cause of action against, Cardno’s affiliated companies, and their employees, officers and directors.

This assessment report is not any of the following:

- > A Site Audit Report or Site Audit Statement as defined under the Contaminated Land Management Act, 1997.
- > A Detailed ESA or Environmental Site Investigation sufficient for an Environmental Auditor to be able to conclude a Site Audit Report and Site Audit Statement.
- > A geotechnical report and bore logs or test pit logs may not be sufficient as the basis for geotechnical advice.
- > A detailed hydrogeological assessment in conformance with NSW DEC (2007) Contaminated Sites: Guidelines for the Assessment and Management of Groundwater Contamination.

- > An assessment of groundwater contaminants potentially arising from other sites or sources nearby.
- > A total assessment of the site to determine suitability of the entire parcel of land at the site for one or more beneficial uses of land.

## 2 Site Condition and Surrounding Environment

### 2.1 Site Definition

The Site is located within an industrial area of Revesby, approximately 20 km south-west of the Sydney Central Business District (CBD). The Site operates as a waste recycling facility currently accepting 30,000 tonnes/annum of C&D waste. The Site currently contains three structures including the site office, a machinery workshop, and an open sided processing building. The Site location is shown on **Figure 1** in **Appendix A**. Site details are presented in **Table 2-1**.

**Table 2-1 Site Identification**

Item	Details
Site Address	37-51 and 57-67 Violet Street, Revesby NSW 2212
Approximate Site Area (ha)	1.95 ha
Title Details (Lot/DP)	Lots 168 & 169 in DP 7866 and Lot 2 in DP 519053 (37-51 Violet Street) Lot 1 in DP 734866 (57-67 Violet Street)
Local Government Area	Canterbury-Bankstown Council
Parish and County	Parish of Bankstown, County of Cumberland
Current Site Owners	Bells Hire Pty Ltd

### 2.2 Site Description

The Site, which is accessible from and bound by Violet Street to the west, is comprised of:

- > Entry and exit driveways on Violet Street;
- > Steel floored weighbridge located in the southern driveway;
- > Site office on the western boundary between the two driveways;
- > Car park area adjacent to the southern driveway;
- > Mechanical workshop and chemical storage area with concrete flooring;
- > Covered warehouse area used for materials sorting and processing;
- > Holding yards along the northern boundary of the Site for the stockpiling of separated waste stream materials;
- > Materials processing and materials storage area in the southern portion of the Site, comprising several stream separated stockpiles and a skip bin holding area;
- > Stormwater management systems comprising a three stage sump pit in the southern driveway and a sediment tank / treatment system in the north-west corner of the Site.
- > Dust suppression systems comprising water spray system for the holding yards in the northern portion of the Site, internal fogging system in the main processing building, and mobile water carts for general dust suppression; and
- > Landscaped set-back areas fronting Violet Street.

The working areas of the Site are cleared of vegetation and sealed with hardstand comprised of concrete and asphalt.

An inspection of the Site was undertaken on the 15<sup>th</sup> of August 2016 by an experienced Environmental Scientist, with photographs from the site contained within a photographic log, presented as **Appendix B**. Details of observations made during the site inspection are provided in **Table 2-2**.

**Table 2-2 Site Inspection**

Item	Observations
Site use	Waste recycling facility.
Weather condition	Fine - approximately 17°C.
Site slope and drainage features	<p>The Site generally slopes gently from east to west towards Violet Street. The Site drainage features can be divided into three sections: the northern portion of 37-51 Violet Street (catchment 1), southern portion of 37-51 Violet Street (catchment 2), and 57-67 Violet Street (catchment 3).</p> <p>Catchment 1 conveys runoff from the site along a dish drain to a gross pollutant trap in the north-west corner of the Site (Photograph 14 of <b>Appendix B</b>). This water is then discharged to the kerb and gutter along Violet Street.</p> <p>Catchment 2 conveys runoff within a piped stormwater system to a 3 compartment oil and grit separator (also known as a “triple interceptor pit”) (Photograph 12 of <b>Appendix B</b>). Runoff is then conveyed by 450mm diameter pipe that connects to the Council stormwater network on Violet Street.</p> <p>Catchment 3 conveys runoff from 57-67 Violet Street and an undeveloped portion of 33-35 Daisy St. Runoff drains to an open channel at the rear of the site and discharges into Council’s stormwater network on Violet Street.</p>
Nearby water bodies	Milperra Drain, a concrete lined second order stream, is located approximately 30m north of the Site running parallel to the northern boundary of the Site. Milperra Drain discharges into the Georges River, located approximately 2.6km north-west of the Site.
Site surface coverings	The Site is generally covered by hardstand consisting of concrete and asphalt. Surface cracking was observed across concreted areas. The landscaped set-back areas along the western boundary are vegetated with grasses and predominantly native trees.
Surface soils	As part of construction works, a section of soil was exposed under the concrete slab in the northern driveway (Photograph 16 of <b>Appendix B</b> ). Surface soils were observed to consist of road-base and red-brown silty clays.
Site cut and fill	Construction of the site is unknown, however it is likely that the site has been made level relative the natural slope of the land, by the placement of fill.
Buildings	Three structures were present at the time of the site inspection: the site office, a brick building on the western boundary; machinery workshop including storage of small quantities of chemicals (for machine related oils, fluids and chemicals), a metal shed adjacent to the office area; and the covered warehouse area used for materials sorting, an open-sided warehouse with a metal awning.
Existing Services	Electricity, water and sewage utilities are present at the Site. Land title searches note that an electricity easement and right of way exists for Lot 168 DP 7866 and Lot 1 DP 734866.
Potential asbestos in building materials	The roof of the walkway between the site office and the workshop was observed to be Potential Asbestos Containing Material (PACM) (Photograph 3 of <b>Appendix B</b> ). Discussion with the site representative confirmed that recent site demolition works included the disposal of asbestos containing roof materials.
Manufacturing, industrial or chemical processes and infrastructure	Waste sorting processes and storage activities were noted on Site (Photographs 4 through 10 of <b>Appendix B</b> ).

Item	Observations
Fuel storage tanks (USTs/ASTs)	<p>A 7,000 L diesel Aboveground Storage Tank (AST) is located in the workshop area (Photograph 1 of <b>Appendix B</b>).</p> <p>Two ASTs were observed adjacent to the eastern boundary of the Site on the neighboring property (Photograph 18 of <b>Appendix B</b>). The contents of these tanks are unknown.</p> <p>Two caps which were possible fill points for Underground Storage Tanks (USTs) were observed adjacent to the site office and southern driveway (Photograph 17 of <b>Appendix B</b>). A “Certification of Work Completed” by GroutingPlusSolutions / Premo Fuel Maintenance dated 13 November 2014 was provided to Cardno. This certification states that “Benefil hardfoam was injected into 1 * T10 &amp; 1*T35 UST in accordance with the AS 4976-2008. This indicates that the USTs have been filled and that they are no longer in use.</p>
Dangerous goods	<p>The workshop area is used for the storage of the following goods: diesel and minor quantities of LPG bottles in a steel cage, oxyacetylene, solvents, and oils, greases and hydraulic fluids on bunded pallets (Photographs 1 and 2 of <b>Appendix B</b>).</p>
Solid waste deposition	<p>Waste stockpiles were present across the Site including mixed waste, concrete rubble, green waste, soil, mulch, timber, and landscaping material. Several small general waste stockpiles were also present (Photographs 4 through 10 of <b>Appendix B</b>).</p>
Liquid waste disposal features	<p>The Site does not accept liquid waste.</p> <p>A Triple Interceptor Trap is located in the southern driveway of the Site which traps oils and grit from Site runoff. The trap is cleaned as required.</p>
Evidence of previous site contamination investigations	<p>No evidence observed, noting that <b>Section 2.6</b> provides a summary of the previous reports.</p>
Evidence of land contamination (staining or odours)	<p>Some small surface staining was noted in the workshop (~2 m<sup>2</sup>) (refer Photographs 1 and 2 of <b>Appendix B</b>).</p>
Evidence of groundwater contamination	<p>No evidence observed.</p>
Groundwater use	<p>No evidence observed.</p>
Vegetation	<p>Predominantly native vegetation consisting of trees and grasses were observed in the landscaped setback areas along the western boundary (Photograph 20 of <b>Appendix B</b>). All vegetation appears in good health.</p>
Site fencing	<p>The site was predominantly fenced, with portions of the eastern boundary not fenced at the time of the site inspection. The western boundary fence has a dust screen/shade cloth.</p>

### 2.3 Surrounding Land Uses

The site is located within the Revesby industrial area and is surrounded by industrial lots and warehouse buildings to the north, east and south, and Violet Street to the west. Beyond Violet Street are more industrial lots and warehouses. Land uses around the site are detailed in **Table 2-3**.

**Table 2-3 Surrounding Land Use**

Direction	Land Use or Activity
North	Three warehouse buildings on 33 Violet Street comprising Bituminous Products, a company specialising in the manufacture and supply of bitumen based and associated products. Beyond the warehouses is Milperra Drain, a concrete lined second order stream.
West	Violet Street, beyond which is several industrial properties, from north to south: Quality Castings (foundry and metal casting company), Metallurgical Services (inspection and testing services), Bankstown City Spares (auto-wreckers and recyclers), shipping container yard (previously Star Steel Australia, auto-wreckers and scrap metal recycling), warehousing.
East	Several industrial properties, from north to south: Sydney sunny Glass (glass products manufacturer), Transdev bus yard, and a container yard. Beyond the industrial properties is Daisy Street.
South	Several industrial properties including Generator Power (supply, installation and servicing of diesel and petrol generators), beyond which Gordon Parker Street and the South Western Motorway. Beyond the motorway is low density residential properties.

The area is serviced by public roads and access to the site is available from Violet Street. Public transport is available within the local area via bus and train services. Revesby railway station and Panania railway station are situated approximately 1.8 kilometres to the south-east and south-west of the Site respectively.

The site and surrounding uses are illustrated in the Site Plan in **Figure 2** in **Appendix A**.

## 2.4 Topography and Drainage

The site has an approximate elevation of 13 m AHD along the eastern boundary of the Site, falling to 11 m AHD along the western boundary. The Site high point is the south-western corner with an approximate elevation of 14 m AHD. Several drainage lines are present within the Site to convey runoff through the onsite water quality treatment devices and then into Council's stormwater network under Violet Street. Rainwater from the roof of the warehouse building is captured into the three 10,000 L rainwater tanks on the Site.

## 2.5 Regional Geology and Hydrogeology

The 1 Geological Map for Sydney shows the site to be underlain by Quaternary alluvium with the Wianamatta Group located in the broader area to the south of the Site.

The Soil Landscapes of the Sydney Region 1:100 000 Sheet (Chapman and Murphy, 1989) shows the Site being within the Birrong and Blacktown soil landscapes along with disturbed terrain. Soils of the Birrong landscape generally consists of deep yellow podzolic soils, solodic soils and yellow solonetzic soils derived from the Wianamatta Group. Soils of the Blacktown landscape typically contain a friable brownish-black loam to clay loam topsoil (A1 horizon) directly underlain by a hardsetting brown clay loam to silty clay loam (A2 horizon). Clay content commonly increases with depth; with strongly pedal, mottled brown light clays and light grey plastic mottled clays typical of the B and C horizons respectively. Soils of the Blacktown landscape are typically acidic at depth, and can range from slightly acidic (pH 6.5) to strongly acidic (pH 4.0) in the B and C horizons.

Groundwater is expected, on the basis of local and regional topography, to flow north-west towards Milperra Drain and the Georges River.

### 2.5.1 Groundwater Database

A search of the NSW Groundwater Database using WaterInfo on the 11<sup>th</sup> of August 2016 identified one registered groundwater bore (GW111967) within a 500 m radius of the Site. This bore, licensed as a monitoring bore, was situated to the south-west of the Site at a distance of approximately 480 metres.

Review of drill logs for this well (held by the NSW Groundwater Database) did not provide an indication of the depth at which groundwater stabilised. The geology was reported as clay to 1.5 metres below ground level (mBGL) overlying shale to bore termination (12.0 mBGL).

### 2.5.2 Acid Sulfate Soils

Based on the Acid Sulfate Soil Risk Map within the Bankstown Local Environmental Plan (2015), the Site is split between a Class 4 acid sulfate soil zone in the northern portion (Lot 2 DP519053 and Lot 169 DP7866) and Class 5 acid sulfate soil zone for the southern portion.

The Bankstown LEP (2015) specifies for a Class 4 acid sulfate soil zone that development consent is required for:

- > Works more than 2 metres below the natural ground surface; and
- > Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.

### 2.5.3 Salinity

Based on the Department of Infrastructure, Planning and Natural Resources Salinity Potential in Western Sydney Map (2002), the Site is considered to have a moderate potential for the occurrence of saline soil conditions.

## 2.6 **Previous Environmental Reports**

The following environmental reports were available to Cardno and are summarised below:

- > Remediation Action Plan: Contaminated Waste Stockpile (DLA Environmental, August 2010)
  - Heavy metal contamination was identified within a stockpile of fill material on 37-67 Violet Street, Revesby. Elevated lead, copper and zinc was identified during initial sampling. The stockpiled material constituted 1600 cubic metres of material mostly of a reddish/brown clay base. The material was contained within a concrete retaining wall;
  - The stockpiled material was classified as *Restricted Solid Waste* in accordance with NSW DECC Waste Classification Guidelines: Part 1 Classifying Waste 2008 (now the NSW EPA, 2014, Waste Classification Guidelines).
  - Approximately 30% of the material complied with the end land use criteria most applicable to the Site – Commercial/Industrial. Significant portions of the stockpiled material was made up of metal, concrete and brick with up to 300 tonnes of metal estimated to be within the stockpile. Plastic and wood were also present as general solid waste items.
  - A Remediation Action Plan was prepared for the treatment and disposal of the stockpile. The preferred remediation strategy was ‘Excavate, Segregation and Dispose’.
- > Environment Protection Licence Variation Notice No. 1090907 (DLA Environmental, May 2011).
  - An assessment of stockpiled soils at 37-67 Violet Street Revesby was undertaken for the purposes of waste classification and disposal. The assessment identified a 15 tonnes of *Hazardous Waste*, and 1237 tonnes of *Restricted Solid Waste*. This stockpiled material was removed to an appropriately licenced landfill facility. Material that did not exceed the NEPM Commercial Industrial Health Investigation Levels remained on site.
- > Statement of Environmental Effects, 57 Violet Street Revesby (MacroPlan Dimasi, June 2015)
  - A Statement of Environmental Effects (SEE) was prepared to support an application for a review of a development consent for a ‘materials recycling yard’ at 57 Violet Street, Revesby. The site was being used as for metals recycling purposes.
  - The report refers to several development consents: Development consent was issued in 1997 for the site to be used as ‘metals processing and storage’. Development consent issued in in 2000 for ‘installation of a metal shredding machine’. Development consent was issued in 2001 for the demolition of a building.
  - Materials to be recycled at the site include auto-mobiles and metal. The handling process described included the removal of non-recyclable items and then delivery of recyclable materials to another facility where recycling takes place. In the case of automobiles, batteries, oil, tyres are removed from the vehicle.

- The typical quantities of waste stored on the site were itemised as follows: 350-400 automobiles, 100 L of waste fuels per day removed daily, 500 L of waste oil per week removed weekly, 70 waste batteries removed weekly, and 100-150 waste tyres removed weekly.
  - Stormwater was proposed to discharge into Council's stormwater system with an oil/water separator and bunding provided on site to comply with Council's planning principles.
  - The SEE found that the proposal would not result in unreasonable impacts to the natural environment.
- > Environmental Health Compliance Report, 57-67 Violet Street Revesby (Jody White Consulting, January 2015)
- The report was prepared to support the Development Application for the proposed Waste Recycling Facility and accompanies the SEE (MacroPlan Dimasi, June 2015)
  - The report details findings of a preliminary document review and site inspection to ascertain the suitability of the site for the occupation of an industry use of scrap metal recycling facility.
  - The primary environmental concern for scrap metal recycling facilities including vehicle recycling facilities is the potential for groundwater, surface water or land contamination due to mishandling of liquids.
  - The subject development did not propose any underground petroleum storage systems (UPSS), nor are there any known historic or dormant UPSS within the site. Any Petroleum Hydrocarbons entering the site were considered minimal and able to be managed through standard operating procedures.
  - Design and construction of the facility is able to meet legislative requirements and environmental controls. Adequate space has been provided for metal storage awaiting sorting or processing near the loading dock. All areas where scrap metal is stored is concreted and bunded to a minimum height of 400mm. All stormwater disposal is connected to the oil/water separator and subject to a Trade Waste agreement with Sydney Water prior to release into the sewer system or approved liquid waste water facility.
  - All metal processing is conducted undercover within the assigned workshop area designed and maintained to control potential pollution of land and water.
  - The report concludes that the proposed use of the premises as a scrap metal waste recycling facility is considered appropriate for the area and industrial zone; and that alterations and potential additions were required to be completed to the land in order to ensure environmental health compliance and to meet legislative requirements of the *Protection of the Environment Operations Act, 1997*.
- > Statement of Environmental Effects, 51-57 Violet Street Revesby (Cardno, April 2016)
- The report was prepared to support a Development Application to Bankstown City Council for the demolition of buildings to slab level, replacement of boundary fencing along the southern and eastern boundaries, and tree removal and replacement landscaping works.
  - The demolition proposed as part of the DA included the removal of a brick and metal shed located in the south-eastern corner of the site, a brick building located in the south-western portion of the site, and half of the metal shed located in the centre of the site.
  - The report concluded that the development is permitted with consent and no adverse impact on the surrounding properties would result from the proposal.
  - The Waste Management Plan attached to the Statement of Environmental Effects details the estimated quantities of material to be used for the demolition of the existing buildings and their end use locations. Approximately 3.0 cubic metres of fibro was removed from the Site.

## 2.7 EPA Records Search

### 2.7.1 Contaminated Land Record of Notices

The Contaminated Land Record of Notices is maintained by the Office of Environment and Heritage (OEH) in accordance with Part 5 of the *Contaminated Land Management (CLM) Act 1997* and contains regulatory notices issued by the Environment Protection Authority (EPA) in relation to contaminated sites.

The Record of Notices was searched on the 10<sup>th</sup> of August 2016 for the Bankstown City LGA and for the suburb of Revesby. Twenty-eight notices relating to eight sites were reported for the Bankstown City LGA. Of these, five notices relating to two sites were reported for the suburb of Revesby. The notices were in relation to sites at 21 Marigold Street (2 notices), located 550 metres north-west of the Site, and 33-35 Violet Street (3 notices), located 35 metres north of the site.

The notices regarding 33-35 Violet Street, a bituminous product factory, relate to an agreed voluntary remediation proposal, and has the potential to pose a risk of off-site migration of contaminants on to the Site. Contaminants of concern listed in the voluntary remediation proposal as being present in the near-surface soil and in the groundwater include volatile organic compounds (VOC) particularly in the form of toluene, ethyl benzene and xylene; alcohols and ketones; volatile chlorinated hydrocarbons (VHC) and to a lesser degree, naphthalene.

### 2.7.2 PoEO Public Register

The PoEO Public Register under Section 308 of the *Protection of the Environment Operations (PoEO) Act 1997* contains Environment Protection Licences (EPLs), applications and notices issued by the EPA. The Public Register was searched on 10<sup>th</sup> of August 2016 within the suburb of Revesby to identify any issues of relevance to the Site.

Nineteen active licences, applications or notices were identified within the selected suburb. The Site operates under an Environment Protection Licence (EPL20607) to undertake resource recovery and waste storage. The Site operates as a waste recycling facility currently accepting construction and demolition waste including:

- > Garden waste (not exceeding 30 cubic metres or 30 tonnes on site at any one time)
- > Soils meeting CT1 thresholds of General Solid Waste (with maximum threshold values for contaminants including some metals, petroleum hydrocarbons, polycyclic aromatic hydrocarbons, polychlorinated biphenyls, and no ASS or PASS)
- > Building and demolition waste (not to exceed 30,000 tonnes on site at any one time)

### 2.7.3 List of NSW Contaminated Sites Notified to the EPA

A search of the List of NSW Contaminated Sites Notified to the EPA on the 10<sup>th</sup> of August 2016 identified four sites reported to the EPA within the suburb of Revesby. These sites, a petrol station located at 181 The River Road (2.2km south-east of the Site), Dorf Clark Industries (a bathroom and kitchen taps and accessories manufacturer) located at 184-194 Milperra Road (620m north-west of the Site) and Mirotone Pty Ltd (an industrial coatings supplier) located at 21 Marigold Street (650 metres north-west of the Site) are not considered sufficiently close to the Site to constitute a potential risk of off-site contamination. One Site, Bituminous Products located at 33-35 Violet Street (35 metres north of the Site) is considered sufficiently close to the Site to constitute a potential risk as a source of off-site contamination.

## 2.8 Planning Information

The Site is currently zoned IN1 – General Industrial under the Bankstown LEP (2015).

The objectives of Zone IN1 are:

- > 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.

## 3 Site History

### 3.1 Historical Information Sources

The historical information sources listed in **Table 3-1** were obtained and reviewed.

**Table 3-1 Historical and Background Information Sources**

Information	Source	Details
Historical Title Search	NSW Land and Property Information	Lot 2 in DP519053, Lots 168 & 169 in DP7866, and Lots 1 in DP734866
Aerial Photographs	NSW Land and Property Information and NearMap	Obtained scanned high resolution aerials for 1956, 1970, 1986, 1998, and 2009.
Heritage Council of NSW	NSW Office of Environment and Heritage	Searched the suburb of Revesby.

### 3.2 Historical Certificates of Title Review

A Land Title Search was undertaken by Scott Ashwood Pty Ltd for the Lots listed in **Table 3-1**. Results of the search provided in **Appendix C**.

### 3.3 Historical Aerial Photograph Review

A total of five historical aerial photographs dating back to 1955 were sourced from LPI and NearMap; they are presented in **Appendix D**. An interpretation of the aerial photography is presented in **Table D1** in **Appendix D**.

### 3.4 Heritage Council

The State Heritage Inventory was searched online on 17<sup>th</sup> August 2016 within the suburb of Revesby. The search did not identify any items of heritage significance on the Site or within 1km of the Site.

### 3.5 Summary of Relevant Historical Activities

Historical land uses and potential activities occurring at the Site are summarised in **Table 3-2**. Activities with the potential to cause contamination are in bold text.

**Table 3-2 Land Use History and Activities**

Year	Information Source	Interpretation
Earliest record Circa 1915- 1954	Title Information	The Site was owned by several individuals with a variety of occupations (asphalt layer, carpenter, accountant, company director, linesman, member of the Australian Imperial Forces, electrician, stud master, and labourer).
1954-1957	Title Information Aerial photographs	Two of the lots (Lots 168 & 169 of DP7866) were purchased by Watson Holdings Pty Ltd in 1954. Caesar Fabrics Limited purchased the same lots in 1956 (textile wholesalers). A.S.P. Pty Ltd purchased the southern portion of the Site (two separate lots to form Lot 1 DP734866) between 1955 and 1957. The northern portion of the Site appears to be largely vegetated with two buildings. There is one building on the southern portion of the Site and this area appears to have been used for agriculture.
1957-1965	Title Information	Peters (Property Holdings) Pty Ltd purchased the southern portion of the Site (Lot 1 DP734866).
1962-1965	Title Information	Bankstown Municipal Council purchased the northernmost lot (Lot 2 DP519053) for use as a depot for the storage of Council materials.
1965-1984	Title Information Aerial photographs	Extruded Metals Pty Ltd purchased two of the northern lots and presumably used the site for extruding brass into rods.

Year	Information Source	Interpretation
		<p>The northernmost lot was purchased by Carruthers Bros Pty Ltd in 1966, a manufacturing company, and later that same year, purchased by Extruded Metals Pty Ltd.</p> <p>The site was cleared of vegetation, the three buildings on Site were demolished, and four warehouses were constructed by 1970. Several stockpiles appear to be present on the southern portion of the Site.</p>
1984-1986	Title Information Aerial photographs	<p>The northern portion of the Site was purchased by Riverside Metal Industries Pty Ltd, a scrap metal merchant dealing in the metal manufacturing of copper, aluminium, lead and tin based ingots for the foundry industry.</p> <p>Two more buildings were constructed by 1980. Significant portions of the northern lots appear to be covered with scrap metal.</p>
1996-1998	Title Information Aerial photographs	<p>Riverside Metal Industries purchased the southern portion of the Site.</p> <p>An additional warehouse structure was constructed on the northern portion of the Site by 1998. Significant portions of the southern lots now also appear to be covered with scrap metal.</p>
1998-2009	Aerial photographs	<p>Stockpiles of a variety of materials have been established in the northern portion of the Site by 2009.</p>
2009-2014	Title Information	<p>AAM Metal Holdings Pty Ltd purchased the southern portion of the Site.</p> <p>Bells Hire Pty Ltd (the current owners) purchased the northern portion of the Site.</p>
2014-2016	Title Information Site Inspection Development Application	<p>Bells Hire Pty Ltd (the current owners) purchased the southern portion of the Site in 2014 and currently owns the entire Site. The site is currently used as a C&amp;D waste recycling facility.</p> <p>Three buildings were demolished including one brick building and two warehouse structures. Asbestos was present in the demolition material and was removed from Site.</p>

## 4 Areas and Potential Contaminants of Concern

### 4.1 Summary of Potential Contamination

The assessment has identified several potential sources of contamination which are summarised in **Table 4-1**. The site appears to have primarily been used for industrial activities with some historical use associated with agricultural activities.

**Table 4-1 Site Activities and Potential Contaminants of Concern**

Area of Environmental Concern	Site Activity / Potential Source	Contaminants of Potential Concern	Reasoning
<i>Onsite Sources</i>			
Entirety of the Site	<ul style="list-style-type: none"> <li>- Use of Site as a waste recycling facility;</li> <li>- Metal processing and manufacturing;</li> <li>- Demolition and removal of historical structures and the potential for residual waste; and</li> <li>- Maintenance activities and storage of oils, greases, hydraulic fluids, oxyacetylene, solvents and diesel on Site.</li> <li>- Storage of cars and Council materials including stockpiles of soil</li> </ul>	Possible contaminants include: <ul style="list-style-type: none"> <li>- Heavy Metals;</li> <li>- Oils and Grease;</li> <li>- Asbestos;</li> <li>- Petroleum hydrocarbons (Polycyclic Aromatic Hydrocarbons [PAHs], Total Recoverable Hydrocarbons [TRH], Benzene, Toluene, Ethyl-benzene, Xylenes [BTEX]);</li> <li>- Volatile Organic Compound (VOCs);</li> <li>- Per and Poly fluorinated Alkyl Substances (PFAS); and</li> <li>- Phenolic compounds.</li> </ul>	<ul style="list-style-type: none"> <li>- Areas of uncontrolled fill material may be present as a result of historical ground levelling activities.</li> <li>- Potential exists for contamination as a result of spills and leaks from machinery oils and fluids.</li> <li>- Potential exists for the presence of soil and / or groundwater contamination as a consequence of historic manufacturing operations, including the storage, handling and improper disposal of diesel, petroleum and solvents.</li> <li>- Asbestos was known to be present in the demolished buildings. ACM was observed in roofing material during the site inspection.</li> </ul>
Southern portion of the Site	<ul style="list-style-type: none"> <li>- Historic agricultural activities</li> </ul>	Possible contaminants include: <ul style="list-style-type: none"> <li>- Organochlorine and Organophosphate Pesticides; and</li> <li>- Nutrients (phosphorous and nitrogen)</li> </ul>	<ul style="list-style-type: none"> <li>- Potential exists for the presence of soil and / or groundwater contamination as a consequence of historic agricultural operations, including the storage, handling and improper disposal of herbicides and pesticides.</li> </ul>
Western boundary in central portion of the site (adjacent to site office)	<ul style="list-style-type: none"> <li>- Two decommissioned USTs between the office building and southern driveway</li> </ul>	Possible contaminants include: <ul style="list-style-type: none"> <li>- Petroleum hydrocarbons (PAH, TRH, BTEX); and</li> <li>- Metals</li> </ul>	<ul style="list-style-type: none"> <li>- Records provided state that the two USTs have been decommissioned by filling the USTs with an inert foam. Potential exists for historical leaks from the UST to migrate into the surrounding soils and groundwater.</li> </ul>

Area of Environmental Concern	Site Activity / Potential Source	Contaminants of Potential Concern	Reasoning
<i>Offsite Sources</i>			
Surrounding industrial premises	<ul style="list-style-type: none"> <li>- Scrap metal processing and automobile processing from properties to the west;</li> <li>- Bituminous product manufacturing from the property to the north;</li> <li>- Spills and leaks from eastern and southern properties (bus depot, and ASTs and drums on eastern boundary of the Site, generator supplier and servicer on southern boundary of the Site).</li> </ul>	<ul style="list-style-type: none"> <li>- Petroleum hydrocarbons (PAH, BTEXN, TRH);</li> <li>- Volatile organic compounds (VOC) and volatile chlorinated hydrocarbons (VHC).</li> <li>- Surfactants, oils and grease; and</li> <li>- Heavy metals.</li> </ul>	<ul style="list-style-type: none"> <li>- There is potential for contaminants associated with scrap metal processing to migrate on Site due to the close proximity and up-gradient location of the Site.</li> <li>- The property on the northern boundary of the Site is currently undergoing remediation for the historic contamination of soils and groundwater from VOC and VHC compounds. There is the potential for contaminants to migrate on Site due to the close proximity and up-gradient location of the Site.</li> <li>- There is the potential for spills, leaks from the properties adjacent to the Site bus depot and from the generator supplier to migrate on Site due to the close proximity and the downgradient location of the Site.</li> </ul>

## 5 Preliminary Conceptual Site Model

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A Conceptual Site Model (CSM) is “a description of a site including the environmental setting, geological, hydrogeological and soil characteristics together with the nature and distribution of contaminants. Potentially exposed populations and exposure pathways are identified” (NEPM, 1999). The development of a CSM comprises an iterative process of characterising site contamination on the basis of available information or data. This Preliminary CSM has been prepared to summarise the currently known or suspected contaminants at the Site, their locations, potential receptors of these contaminants and to assess whether linkages may be present between the contaminants and receptors. This Preliminary CSM is the first iteration of the CSM process and should be updated following subsequent rounds of assessment (where applicable) when additional information becomes available.

Based on the findings of the PSI the following Potential Sources of Contamination (PSOC) have been identified on the Site:

- > Use of Site as a waste recycling facility;
- > Plant/equipment maintenance activities and associated storage of chemicals (including oils, greases, hydraulic fluids, oxyacetylene, solvents and diesel) on Site, primarily within the workshop area;
- > Potential presence of USTs near the site office, which have been decommissioned (with foam);
- > Demolition or renovation of historical structures and the potential presence of residual demolition waste and / or imported fill material;
- > Historical metal processing and manufacturing and storage of waste oils, fuels, tyres and batteries associated with automobiles;
- > Historical agricultural activities;
- > Stockpiling and processing / sorting of materials and soils onsite;
- > Migration of contaminants from nearby properties onto the Site; and
- > Spills and leaks from surrounding properties.

Potential offsite sources include the nearest service station, Speedway, which is situated at the corner of Milperra Road and Daisy Street to the north-north-east of the Site and is considered unlikely to pose a risk of off-site contamination migrating onto the Site, given:

- a) The service station is approximately 250 m from the site; and
- b) Groundwater is expected to flow towards the Georges River to the west.

The following sensitive receptors have been identified on and surrounding the Site:

- > Current and future users of the site, including staff, construction/maintenance workers and transient users such as people dropping off waste at the site;
- > Potential groundwater under the site;
- > Native vegetation at the Site and the small quantities of vegetation surrounding the site (street trees to the east and south, and riparian vegetation at Milperra Drain to the north); and
- > Receiving water bodies (Milperra Drain and the Georges River).

The following Pollutant – Pathway - Receptor Linkages are believed to be plausible at the Site:

- > Construction workers coming into contact with potentially contaminated soils, including Potential Asbestos Containing Materials (PACM), in the event of subsurface maintenance works or renovations;
- > Workers at the Site being exposed to volatile vapours migrating into buildings from contaminated soil and / or groundwater;
- > Contaminants within on-site waste streams migrating into the stormwater system and into downstream surface water bodies;

- > Contaminants within on-site soils migrating vertically into the groundwater, and thereafter into surface water bodies; and
- > Contaminants within soil and / or groundwater being taken up by native vegetation on and surrounding the Site.

## 6 Conclusions

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### 6.1 Conclusions

Cardno has completed a Preliminary Site Investigation of the Site, located at 37-51 and 57-67 Violet Street, Revesby, NSW. The purpose of this assessment was to provide the Client with preliminary advice on the contamination status of the Site and the consequent implications for the suitability of the Site for future land use activities. Based on the findings of the PSI the following is concluded:

- > The southern portion of the Site was historically used for agricultural activities;
- > The Site and surrounds has been used as an industrial area since at least 1970;
- > The Site was historically used for metals processing and manufacturing activities prior to its current use as a Construction & Demolition waste recycling facility;
- > Demolition of three buildings occurred between 1956 and 1970. Construction of the warehouses and other site office buildings occurred between 1956 and 1998. Demolition of a further three buildings occurred in 2016. Asbestos was known to be present in the demolished buildings / material, however it is understood that the asbestos removal work was undertaken by a licensed contractor and the asbestos removed from the Site;
- > The northern portion of the Site was used as a Council storage depot for unknown materials between 1962 and 1966;
- > Activities that may constitute a potential source of contamination on the Site include:
  - The presence of fill across the Site;
  - Historical agricultural activities in the southern portion of the Site;
  - Storage of fuels, oils and greases, solvents, and other chemicals primarily in the central portion (workshop area) of the Site;
  - Presence of two decommissioned and sealed Underground Storage Tanks (USTs) near the site office;
  - Maintenance activities associated with the recycling plant/equipment at the Site;
  - Stockpiling and processing / sorting of materials and soils onsite; and
  - Spills and leaks from the Site and surrounding properties.
- > The Site is currently used as an industrial premises and the SSD application proposes that the Site continues to be used as industrial premises.

As the Site is used and will continue to be used as a waste recycling facility including a concrete hardstand across the Site, the Site may be suitable for the commercial / industrial land use, subject to the recommendations in **Section 6.2**.

### 6.2 Recommendations

Given the results of this assessment, it is recommended that:

- The concrete hardstand be maintained across the Site in order to limit exposure to soils.
- Should a change to a more sensitive land use or disturbance of soils onsite be required, then assessment of soil and groundwater should be undertaken to confirm the contamination status and suitability of the Site for the proposed land use. These investigations should be undertaken in accordance with relevant regulatory guidance including the National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended 2013;
- Should such an intrusive investigation identify risks to human health or the environment, these should be managed in accordance with the *Contaminated Land Management Act 1997*; and
- Any future works involving soil disturbance should incorporate an unexpected finds protocol to facilitate the identification and management of previously undocumented contamination.

## 7 References

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- Cardno (2016), *Statement of Environmental Factors. 51-57 Violet Street, Revesby*. Prepared for Enviro Recycling, April 2016.
- Chapman and Murphy (1989) *Soil landscapes of the Sydney 1:100,000 Sheet*. Department of Conservation and Land Management, Sydney.
- CSIRO. (2011) *Atlas of Australian Acid Sulphate Soils*.
- DECC (2009) *Contaminated Sites: Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997*. Department of Environment and Climate Change NSW, Sydney. June 2009.
- DECCW (2014) *Waste Classification Guidelines*. NSW Environment Protection Authority, November 2014.
- Department of Agriculture. (2001) *Australian Dryland Salinity Assessment Spatial Data (1:250 000)*.
- DLA Environmental (2010) *Remediation Action Plan: Contaminated Waste Stockpile*. Prepared for CMA Australia Pty Ltd, August 2010.
- DLA Environmental (2011) *Environmental Protection Licence Variation Notice No. 1090907*. Prepared for CMA Australia Pty Ltd, May 2010.
- Herbert C (1983) *Sydney 1:100,000 Geological Sheet 9130, 1<sup>st</sup> edition*. Geological Survey of New South Wales, Sydney.
- Jody White Consulting (2015) *Environmental Health Compliance Report, 57-67 Violet Street Revesby*. Prepared for Macro Plan Dimasi, January 2015.
- MacroPlan Dimasi (2015) *Statement of Environmental Effects, 57 Violet Street Revesby*. Prepared for AAM Metal Holdings, June 2015.
- NSW EPA (1997) *Contaminated Sites: Guidelines for Consultants reporting on Contaminated Sites*. NSW Environment Protection Authority, Sydney. Reprinted August 2011.

# Appendix A

Figures





## Regional Location Plan

VIOLET STREET WASTE FACILITY EA

### Legend

 Project Site



FIGURE 1-1

1:4,500 Scale at A4



Map Produced by Cardno NSW/ACT Pty Ltd (2812)  
 Date: 2016-01-06  
 Coordinate System: GDA 1994 MGA Zone 56  
 Project: 59915106  
 Map: 59915106\_GS\_001\_SiteLocation.mxd 03  
 Aerial imagery supplied by nearmap (August, 2015)



## Site Plan

VIOLET STREET  
WASTE FACILITY PSI

### Legend

- Existing Operations
- Project Site
- Cadastre
- Buildings demolished at time of site visit
- Stockpile locations
- Waterways

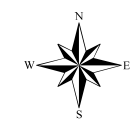
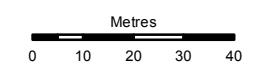


FIGURE 2

1:1,500 Scale at A4



Map Produced by Cardno NSW/ACT Pty Ltd (2812)  
 Date: 2016-08-24  
 Coordinate System: GDA 1994 MGA Zone 56  
 Project: 59915106\_PSI  
 Map: 59915106\_GS\_013\_SitePlanPSI.mxd 02  
 Aerial imagery supplied by nearmap (June, 2016)

# Appendix B

Site Photographs





**Photograph 1:** 7000 L self bunded diesel AST located in the workshop.



**Photograph 2:** Chemical storage are in workshop



**Photograph 3:** Potential Asbestos Containing Material (PACM) roofing material along walkway between workshop and office building.



**Photograph 4:** Materials processing onsite.



**Photograph 5:** Materials / storage bins on the Site



**Photograph 6:** Concrete rubble and metal stockpiles on the Site



**Photograph 7:** Woodchip stockpile at the Site



**Photograph 8:** Mixed waste stockpiles for sorting in the processing warehouse



**Photograph 9:** Misting / fogging system in the materials processing warehouse



**Photograph 10:** Three stage sump pit located in the southern driveway. Central portion of the Site drains to this location prior to discharge to Council's stormwater network.



**Photograph 11:** Fire hydrant adjacent to southern driveway.



**Photograph 12:** Drainage line towards Gross Pollutant Trap (GPT) in north-western corner of the Site. GPT drains the northern portion of the Site.



**Photograph 13:** Decommissioned UST fill points adjacent to southern driveway and office building.



**Photograph 14:** Two ASTs and drums located on property adjacent to eastern boundary of the Site.

# Appendix C

Land Title Searches



ABN: 42 166 543 255  
Ph: 02 9099 7400  
Fax: 02 9232 7141  
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney  
Sydney 2000  
GPO Box 4103 Sydney NSW 2001  
DX 967 Sydney

Summary of Owners Report

LPI

Sydney

Address: - 51 & 57 Violet Street, Revesby NSW 2122

Description: - Lot 2 D.P. 519053, Lots 168 & 169 D.P. 7866 & Lot 1 D.P. 734866

As regards Lot 2 D.P. 519053

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
21.2.1919 (1919 to 1962)	James Herbert Williams (Asphalt-Layer)	Vol 2914 Fol 56
17.9.1962 (1962 to 1966)	Bankstown Municipal Council Now The Council of the Municipality of Bankstown (For the purpose of a Depo for the storage of Council Materials)	Vol 2914 Fol 56 Now Vol 10168 Fol 249
10.3.1966 (1966 to 1966)	Carruthers Bros Pty Limited	Vol 10168 Fol 249 Now Vol 10278 Fol 8
15.4.1966 (1966 to 1984)	Extruded Metals Pty Limited	Vol 10278 Fol 8
29.3.1984 (1984 to 2014)	Riverside Metal Industries Pty Limited Now Clingcast Metals Pty Limited	Vol 10278 Fol 8 Now 2/519053
8.11.2014 (2014 to Date)	# Bells Hire Pty Ltd	2/519053

# Denotes Current Registered Proprietors

Easements: -Nil

Leases: -

- 24.4.2006 AC249364 – expired - not investigated
- 23.3.2011 AG80313 –surrendered 2.4.2014 - not investigated

ABN: 42 166 543 255  
Ph: 02 9099 7400  
Fax: 02 9232 7141  
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney  
Sydney 2000  
GPO Box 4103 Sydney NSW 2001  
DX 967 Sydney

**As regards Lot 168 D.P. 7866**

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
17.2.1915 (1915 to 1929)	Sydney James Lake (Carpenter)	Vol 2554 Fol 48
7.3.1929 (1929 to 1950)	Gilbert Price (Accountant)	Vol 2554 Fol 48
8.3.1950 (1950 to 1954)	Arthur Sydney Hawley (Public Accountant)	Vol 2554 Fol 48
22.1.1954 (1954 to 1956)	Watson Holdings Pty Limited	Vol 2554 Fol 48
29.4.1956 (1956 to 1962)	Caesar Fabrics Limited	Vol 2554 Fol 48
10.1.1962 (1962 to 1965)	Cecil John Seaton (Company Director)	Vol 2554 Fol 48
26.2.1965 (1965 to 1984)	Extruded Metals Pty Limited	Vol 2554 Fol 48
29.3.1984 (1984 to 2014)	Riverside Metal Industries Pty Limited Now Clingcast Metals Pty Limited	Vol 2554 Fol 48 Now 168/7866
8.11.2014 (2014 to Date)	# Bells Hire Pty Ltd	168/7866

# Denotes Current Registered Proprietors

Easements: - Nil

Leases: -

- 15.9.1986 W477852 – The Sydney County Council of Substation Premises No.6182, together with Right of way & Easement for Electricity Purposes– expires 31.12.2035
- 24.4.2006 AC249364 – expired - not investigated
- 23.3.2011 AG80313 –surrendered 2.4.2014 - not investigated

**ABN: 42 166 543 255**  
**Ph: 02 9099 7400**  
**Fax: 02 9232 7141**  
(Ph: 0412 199 304)

**Level 14, 135 King Street, Sydney**  
**Sydney 2000**  
**GPO Box 4103 Sydney NSW 2001**  
**DX 967 Sydney**

**As regards Lot 169 D.P. 7866**

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
2.9.1918 (1918 to 1919)	Kenneth L'Estrange Hamilton Heath (Member of Australian Imperial Forces)	Vol 2872 Fol 238
3.7.1919 (1919 to 1949)	Marguerite Lake (Spinster)	Vol 2872 Fol 238
29.6.1949 (1949 to 1954)	Alfred Peter Bossard (Linesman)	Vol 2872 Fol 238
22.1.1954 (1954 to 1956)	Watson Holdings Pty Limited	Vol 2872 Fol 238
29.4.1956 (1956 to 1962)	Caesar Fabrics Limited	Vol 2872 Fol 238
10.1.1962 (1962 to 1965)	Cecil John Seaton (Company Director)	Vol 2872 Fol 238
26.2.1965 (1965 to 1984)	Extruded Metals Pty Limited	Vol 2872 Fol 238
29.3.1984 (1984 to 2014)	Riverside Metal Industries Pty Limited Now Clingcast Metals Pty Limited	Vol 2872 Fol 238 Now 169/7866
8.11.2014 (2014 to Date)	# Bells Hire Pty Ltd	169/7866

# Denotes Current Registered Proprietors

Easements: -Nil

Leases: -

- 24.4.2006 AC249364 – expired - not investigated
- 23.3.2011 AG80313 –surrendered 2.4.2014 - not investigated

ABN: 42 166 543 255  
Ph: 02 9099 7400  
Fax: 02 9232 7141  
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney  
Sydney 2000  
GPO Box 4103 Sydney NSW 2001  
DX 967 Sydney

**Search as regards Lot 1 D.P. 734866**

As regards the part of Lot 1 D.P. 734866 tinted blue on attached cadastre

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
5.9.1918 (1918 to 1948)	John Lang Whitefield (Electrician)	Vol 2873 Fol 192
8.4.1948 (1948 to 1955)	William Edward Stronge (Electrician)	Vol 2873 Fol 192
8.8.1955 (1955 to 1958)	A.S.P. Pty Limited	Vol 2873 Fol 192

As regards the part of Lot 1 D.P. 734866 tinted pink on attached cadastre

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
9.4.1919 (1919 to 1937)	Louise Brown (Widow) Now Louise McRae (Married Woman)	Vol 2928 Fol 163
20.10.1937 (1937 to 1942)	Thomas Richards (Stud Master)	Vol 2928 Fol 163
2.12.1942 (1942 to 1957)	William Townson (Labourer)	Vol 2928 Fol 163
17.4.1957 (1957 to 1958)	A.S.P. Pty Limited	Vol 2928 Fol 163

**Search continued as to the whole of Lot 1 D.P. 734866**

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
21.7.1958 (1958 to 1993)	Peters (Property Holdings) Pty Limited Now Property Holdings Pty Limited	Vol 2873 Fol 192 & Vol 2928 Fol 163 Now 1/734866
20.8.1993 (1993 to 1996)	Petersville Limited	1/734866
23.10.1996 (1996 to 2014)	Riverside Metal Industries Pty Limited Now Clingcast Metals Pty Limited	1/734866
2.4.2014 (2014 to 2016)	AAM Metal Holdings Pty Ltd	1/734866
20.6.2016 (2016 to Date)	# Bells Hire Pty Ltd	1/734866

# Denotes Current Registered Proprietors

Easements: - Nil

**ABN: 42 166 543 255**  
**Ph: 02 9099 7400**  
**Fax: 02 9232 7141**  
(Ph: 0412 199 304)

**Level 14, 135 King Street, Sydney**  
**Sydney 2000**  
**GPO Box 4103 Sydney NSW 2001**  
**DX 967 Sydney**

Leases: -

- 4.12.1972 N479375 – The Sydney County Council of Substation Premises No 3688, together with Right of way & Easement for Electricity Purposes – expires 1.1.2022
- 8.10.1987 X123144 – expired or surrendered - not investigated
- 12.6.1990 Z48558 – expired or surrendered - not investigated
- 24.4.2006 AC249364 – expired - not investigated
- 23.3.2011 AG80313 –surrendered 2.4.2014 - not investigated

Yours Sincerely  
James McDonnell  
11 August 2016`

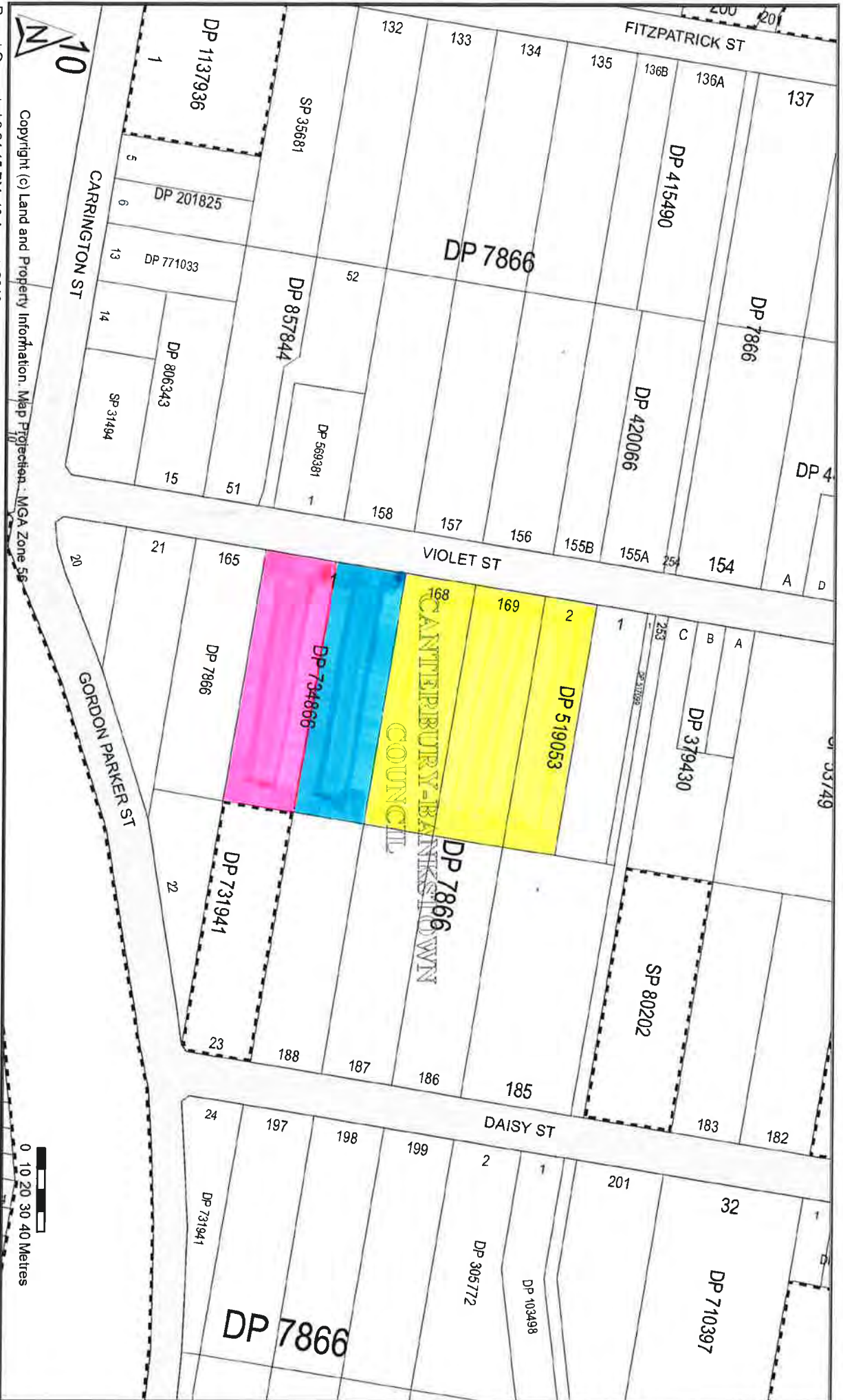
**Cadastral Records Enquiry Report**

Requested Parcel : Lot 168 DP 7866  
LGA : CANTERBURY-BANKSTOWN

Parish : BANKSTOWN

Identified Parcel : Lot 168 DP 7866

County : CUMBERLAND



Copyright (c) Land and Property Information. Map Projection: MGA Zone 56



**J 63546**

CONVEYANCING ACTS, 1919-1953  
REAL PROPERTY ACT, 1900

*Handwritten:* J-10  
2350

**Notice of Resumption of Land subject to the provisions of Real Property Act, 1900:**

I, COLIN GALLIMORE SAUNDERS DO HEREBY CERTIFY that the copy Gazette Notification hereunto annexed is a true copy of the Gazette Notification contained in the Government Gazette of the twenty-seventh day of April, one thousand nine hundred and sixty-two, declaring that the land therein described, being the land mentioned in the Schedule hereunder written, has been resumed. AND I REQUEST that you will deal with and give effect to the said Notification as if the same were a Memorandum of Transfer of the land therein described duly executed under the Real Property Act, 1900, and I, COLIN GALLIMORE SAUNDERS HEREBY CERTIFY that this instrument is correct for the purposes of the Real Property Act, 1900, AND I FURTHER CERTIFY that I was appointed by writing dated the second day of May, one thousand nine hundred and sixty-one under by BANKSTOWN MUNICIPAL COUNCIL to sign this Certificate on behalf of the said COUNCIL and that I have received no notice or information of the revocation of such appointment.

**SCHEDULE**

Lot	Section	Deposited Plan or Name of Estate	Part or Whole	Volume	Folio
170	-	Deposited Plan 7866.	Whole	2914	56

**B**

DATED this seventeenth day of May, in the year of Our Lord one thousand nine hundred and sixty-two.

SIGNED by the said COLIN GALLIMORE SAUNDERS

in the presence of

*Handwritten signature:* L.W. [unclear] J.P.

*Handwritten signature:* C. Saunders

THE REGISTRAR GENERAL  
SYDNEY.

*Folio 1203*

LOCAL GOVERNMENT ACT. 1919.

NOTICE OF RESUMPTION OF LAND BY BANKSTOWN MUNICIPAL COUNCIL.

WHEREAS on the fifth day of September, one thousand nine hundred and sixty-one, the Bankstown Municipal Council (hereinafter called "the Council") resolved, in pursuance of the Local Government Act, 1919, to resume the land described in the Schedule hereto for the purpose of providing a depot for the storage of Council materials AND WHEREAS the Council further resolved to make an application for the approval of the Governor to cause a notice of the resumption of such land, together with a description of such land, to be published in the Gazette and in a newspaper circulating in the area in which such land is located: AND WHEREAS on the twenty-first day of March, one thousand nine hundred and sixty-two, upon the application of the Council His Excellency the Governor with the advice of the Executive Council approved of a notice of the resumption of the land described in the said Schedule for such purpose, together with a description of such land, to be published in the Gazette and a newspaper circulating in the area in which the land is located: NOW THEREFORE the Council with the approval of His Excellency the Governor with the advice of the Executive Council as aforesaid DOTH HEREBY give notice that the land described in the Schedule hereto is hereby resumed by the Council under the provisions of the Local Government Act, 1919, aforesaid AND the Council DOTH HEREBY also give notice that a plan of such land has been filed in the office of the Bankstown Municipal Council, at the Council Chambers, Bankstown and with the Surveyor-General at the Department of Lands, Sydney, which plans are open for public inspection AND the Council DOTH HEREBY also give notice that upon the publication of this notice and the description in the Schedule hereto the land therein described becomes for the purposes and subject to the provisions of the said Act vested in the Council for an estate in fee simple in possession freed and discharged from all trusts, obligations, estates, interests, contracts, charges, rates, rights of way, or easements whatsoever.

The Common Seal of the Council of the Municipality of Bankstown was hereunto affixed this Sixteenth day of April, 1962, in pursuance of a resolution of the Council passed on the twenty-fifth day of July, 1961.

Sgd. J. McCann.  
Mayor.

Sgd. C.G. Saunders.  
Town Clerk.

SCHEDULE.

All that piece or parcel of land situate in the Municipality of Bankstown, parish of Bankstown and county of Cumberland, being lot 170, deposited plan 7866, - having an area of 1 acre 2 roods 11½ perches or thereabouts and said to be in the possession of the Estate of James Herbert Williams deceased.

*James Williams*  
*1962*

This is the copy Gazette Notification referred to in the annexed Certificate.

Witness

*L. M. Ryan J.P.*





DEPOSITED

G. NEW SOUTH WALES  
Application No. 5309  
PROPERTY ACT, 1900, as amended.

Prior Title Volume 2914 Folio 56.

Vol. 9632 Fol. 60

1st Edition issued 20-2-1964

EH J63546



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

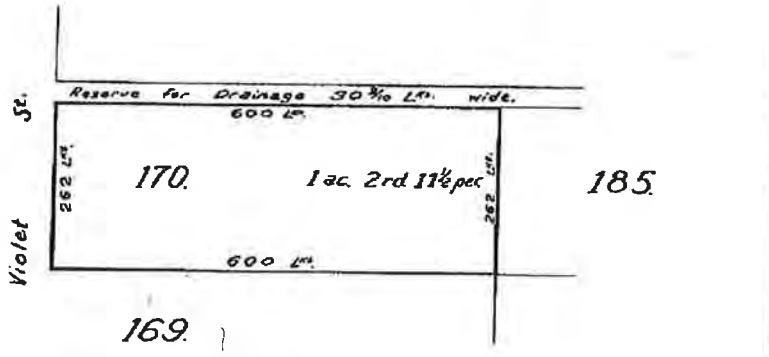
Witness

*S. MacLennan*

*Jawatson*  
Registrar-General.



PLAN SHOWING LOCATION OF LAND



Scale: 2 chains to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 170 in Deposited Plan 7866 in the Municipality of Bankstown Parish of Bankstown and County of Cumberland being part of Portion 88 granted to Esther Julian on 1-11-1813. Excepting thereout the mines and deposits specified in Section 536AA Local Government Act, 1919.

*Jawatson*  
Registrar General.

FIRST SCHEDULE (continued overleaf)

THE COUNCIL OF THE MUNICIPALITY OF BANKSTOWN.

*Jawatson*  
Registrar General.

SECOND SCHEDULE (continued overleaf)

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.





10168249

NEW SOUTH WALES

**CERTIFICATE OF TITLE**  
PROPERTY ACT, 1900, as amended.

Application No. 5309  
Prior Title Volume 9632 Folio 60

Vol. 10168 Fol. 249

CANCELLED

1st Edition issued 17-11-1965



EH

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

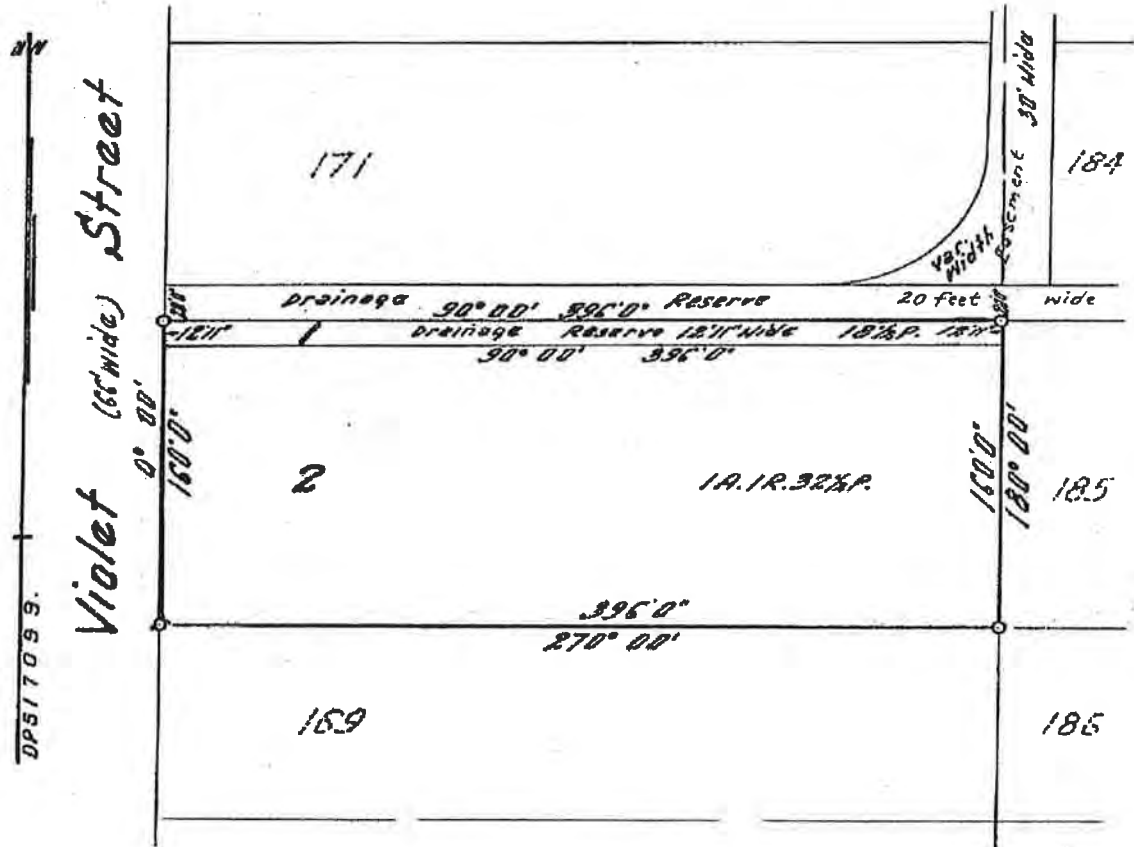
Witness

*J. Charles*

*Jawatson*  
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 517099 at Milperra in the Municipality of Bankstown Parish of Bankstown and County of Cumberland being part of Portion 88 granted to Esther Julian on 1-11-1813. Excepting thereout the mines and deposits specified in Section 536AA Local Government Act, 1919.

FIRST SCHEDULE (continued overleaf)

~~THE COUNCIL OF THE MUNICIPALITY OF BANKSTOWN~~

*Jawatson*  
Registrar General.

SECOND SCHEDULE (continued overleaf)

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.

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





10278008

NEW SOUTH WALES

**CIFICATE OF TITLE**  
PROPERTY ACT, 1900, as amended.

Application No. 5309

Vol. **10278** Fol. **8**

Prior Title Vol.10168 Fol.249



MA

Edition issued 30-3-1966

(Page 1) Vol. 10278 Fol. 8

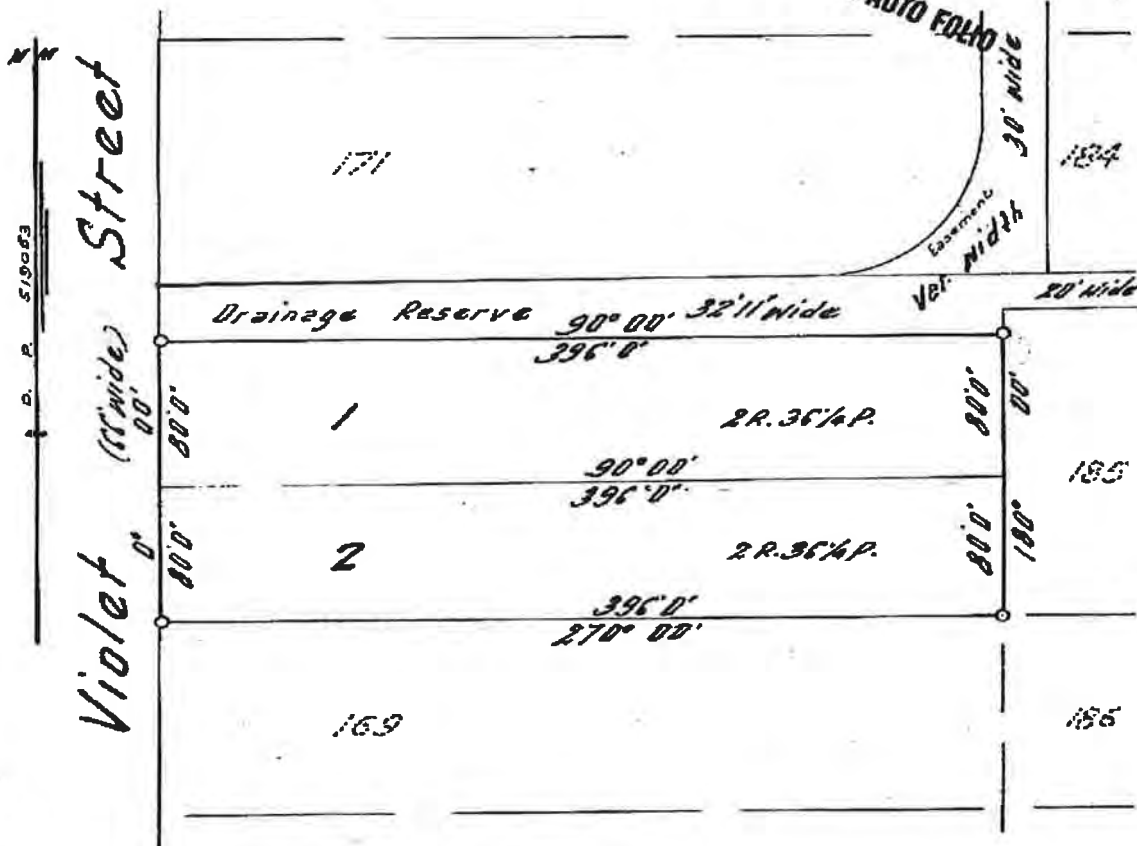
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *R.B. Latta*

**CANCELLED**  
Registrar General



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 519053 at Milperra in the Municipality of Bankstown Parish of Bankstown and County of Cumberland being part of Portion 88 granted to Esther Julian on 1-11-1813 excepting thereout the mines and deposits specified in Section 536AA Local Government Act, 1919.

FIRST SCHEDULE (continued overleaf)

~~CARRUTHERS BROS. PTY. LIMITED.~~

*Jawatson*  
Registrar General.

SECOND SCHEDULE (continued overleaf)

- 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
- 2. Covenant created by Transfer No.K269338.P

GRY  
CV  
XD

*Jawatson*  
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



LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

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SEARCH DATE

10/8/2016 2:03PM

FOLIO: 2/519053

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

Prior Title(s): VOL 10278 FOL 8

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
27/6/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
11/8/1993		AMENDMENT: LOCAL GOVT AREA	
24/4/2006	AC249364	LEASE	EDITION 1
23/3/2011	AG126405	CHANGE OF NAME	
23/3/2011	AG80313	LEASE	EDITION 2
2/4/2014	AI479956	SURRENDER OF LEASE	EDITION 3
8/11/2014	AJ22604	DISCHARGE OF MORTGAGE	
8/11/2014	AJ22607	TRANSFER	
8/11/2014	AJ22608	MORTGAGE	EDITION 4

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

Ref:Revesby /Src:M

Form: 01T  
 Licence: 01-05-025  
 Licensee: LEAP Legal Software Pty Limited  
 Firm name: Dib Lawyers

**TRANSFER**  
 New South Wales  
 Real Property Act 1900



**AJ22607J**

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

**STAMP DUTY**

Office of State Revenue use only	Office of State Revenue NSW Treasury Doc No 109163208 Date: \$10 Term No 7847872001 2836
----------------------------------	--

(A) **TORRENS TITLE** 168/7866, 169/7866 & 2/519053

(B) <b>LODGED BY</b>	Document Collection Box	Name, Address or DX, Telephone and Customer Account Number if any <b>LLPN: 123011G</b> Building C, Level 5 1 Homebush Bay Drive Rhodes NSW 2138	<b>CODES</b> <b>T</b> <b>TW</b>
	4SA	Reference: 14JG1804	

(C) **TRANSFEROR** Clingcast Metals Pty Limited A.C.N. 002 537 537

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$5,005,000.00 and as regards  
 (E) **ESTATE** the abovementioned land transfers to the transferee an estate in fee simple.

(F) **SHARE TRANSFERRED**

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

(H) **TRANSFEEE** Bells Hire Pty Ltd A.C.N. 163 775 139

(I) **TENANCY:**

**DATE**

(J) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Corporation: Clingcast Metals Pty Limited ACN 002 537 537  
 Authority: section 127 of the Corporations Act 2001

Signature of authorised person: *[Signature]*  
 Name of authorised person: **Paul K. CHINGAN**  
 Office held: Director/Secretary

Signature of authorised person: *[Signature]*  
 Name of authorised person: **K. T. CHINGAN**  
 Office held: Director/Secretary

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

Signature: *[Signature]*  
 Signatory's name: Harpreet Singh  
 Signatory's capacity: Solicitor for the Transferee

Authorised to make Alteration  
JAMILAH SAGAR  
file

*[Signature]* Director  
*[Signature]* Secretary

(K) The transferee certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. **716555** Full name: **Saveta Corapovski** Signature: *[Signature]*

\* s 117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.078793

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

---

FOLIO: 2/519053

---

SEARCH DATE	TIME	EDITION NO	DATE
10/8/2016	2:22 PM	4	8/11/2014

LAND

---

LOT 2 IN DEPOSITED PLAN 519053  
AT MILPERRA  
LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN  
PARISH OF BANKSTOWN COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP519053

FIRST SCHEDULE

---

BELLS HIRE PTY LTD

(T AJ22607)

SECOND SCHEDULE (4 NOTIFICATIONS)

---

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 K269338 COVENANT
- 3 LAND EXCLUDES MINERALS (S.536AA LOCAL GOVERNMENT ACT, 1919)
- 4 AJ22608 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

---

UNREGISTERED DEALINGS: NIL

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



Ref:Revesby /Src:M

No. **G 9043**

LODGED BY *Blayden 1/12/60*  
*136 Liverpool St*  
*Sydney*

**CONSENT OF MORTGAGEE<sup>1</sup>**  
(N.B.—Before execution read marginal note.)

I, \_\_\_\_\_ mortgagee under Mortgage No. \_\_\_\_\_  
release and discharge the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to my rights and remedies as regards the balance of the land comprised in such mortgage.

<sup>1</sup> This consent is appropriate only to a transfer of part of the land in the Certificate of Title or Crown Grant. The mortgagee should execute a formal discharge where the land transferred is the whole of or the residue of the land in the Certificate of Title or Crown Grant or is the whole of the land in the mortgage.

Dated at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
Signed in my presence by \_\_\_\_\_

who is personally known to me.

Mortgagee.

**MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY.**

(To be signed at the time of executing the within instrument.)

Memorandum whereby the undersigned states that he has no notice of the revocation of the Power of Attorney registered No. \_\_\_\_\_ Miscellaneous Register under the authority of which he has just executed the within transfer.<sup>2</sup>


<sup>2</sup> Strike out unnecessary words. Add any other matter necessary to show that the power is effective.

Signed at \_\_\_\_\_ the \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
Signed in the presence of— \_\_\_\_\_

**CERTIFICATE OF J.P., &c., TAKING DECLARATION OF ATTESTING WITNESS<sup>1</sup>**

Appeared before me at \_\_\_\_\_ the \_\_\_\_\_ day of \_\_\_\_\_, one thousand \_\_\_\_\_ and declared that he personally knew \_\_\_\_\_ the person signing the same, and whose signature thereto he has attested; and that the name purporting to be such signature of the said \_\_\_\_\_ is \_\_\_\_\_ own handwriting, and that he was of sound mind and freely and voluntarily signed the same.

<sup>1</sup> To be signed by Registrar-General, Deputy Registrar-General, a Notary Public, J.P., Commissioner for Affidavits, or other functionary before whom the attesting witness appears. Not required if the instrument itself be signed or acknowledged before one of these parties.

LEAVE THESE SPACES FOR DEPARTMENTAL USE.	INDEXED	MEMORANDUM OF TRANSFER	DOCUMENTS LODGED HEREWITH. To be filled in by person lodging dealing.	
	Checked by <i>[Signature]</i>	Particulars entered in Register Book. Volume <u>2554</u> Folio <u>48</u>	 1 _____ Received Docs. 2 _____ Nos. 3 _____ 4 _____ 5 _____ 6 _____ Receiving Clerk. 7 _____	
	Passed (in S.D.B.) by			
	Signed by <i>[Signature]</i>	the <u>26<sup>th</sup></u> day of <u>January</u> 19 <u>59</u> at <u>56 minutes past 2 o'clock in the afternoon</u>		
	<i>[Signature]</i> Registrar-General NEW SOUTH WALES			

**PROGRESS RECORD.**

	Initials	Date
Sent to Survey Branch		
Received from Records		
Draft written ...		
Draft examined		
Diagram prepared		
Diagram examined		
Draft forwarded		
Supt. of Engrossers		
Cancellation Clerk		
Vol.		Fol.

**EXECUTION OUTSIDE NEW SOUTH WALES.**

If the parties be resident without the State, but in any other part of the British Dominions, the instrument must be signed or acknowledged before the Registrar-General or Recorder of Titles of such Possession, or before any Judge, Notary Public, Justice of the Peace for New South Wales, or Commissioner for taking affidavits for New South Wales, or the Mayor or Chief Officer of any municipal or local government corporation of such part, or Justice of the Peace for such part, or the Governor, Government Resident, or Chief Secretary of such part or such other person as the Chief Justice of New South Wales may appoint.

If resident in the United Kingdom then before the Mayor or Chief Officer of any corporation or a Notary Public.

If resident at any foreign place, then the parties should sign or acknowledge before a British Minister, Ambassador, Envoy, Minister, Chargé d'Affaires, Secretary of the Embassy or Legation, Consul-General, Consul, Vice-Consul, Acting-Consul, Pro-Consul, or Consular Agent, who should affix his seal of office, or the attesting witness may make a declaration of the due execution thereof before one of such persons (who should sign and affix his seal to such declaration), or such other person as the said Chief Justice may appoint.

The fees are:—Upon lodgment (a) £1-10-0, if accompanied by the relevant title or evidence of production thereof, (b) £1-15-0 otherwise. This fee includes endorsement on the first Certificate. In addition the following fees are payable:—(a) 3/- for each additional Certificate included in the Transfer, (b) £2 for each new Certificate of Title issued, (c) 10/- where the Transfer contains covenant purporting to affect the user of any land, (d) 10/- where the Transfer is expressed to be made together with an easement or expressed to reserve an easement or in any way creates an easement, (e) 10/- where partial discharge of a mortgage is endorsed on the Transfer, (f) 2/6 for each additional folio where the Certificate exceeds fifteen folios, (g) as approved, in cases involving more than one simple diagram or any diagram other than a simple diagram.

Tenants in common must receive separate Certificates.

If part only of the land is transferred a new Certificate must issue for that part, and the old Certificate will be retained in the Office. A new Certificate may be taken out for the residue if desired.

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

---

SEARCH DATE

10/8/2016 2:03PM

FOLIO: 168/7866

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

Prior Title(s): VOL 2554 FOL 48

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
3/3/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
18/9/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
24/4/2006	AC249364	LEASE	EDITION 1
23/3/2011	AG126405	CHANGE OF NAME	
23/3/2011	AG80313	LEASE	EDITION 2
2/4/2014	AI479956	SURRENDER OF LEASE	EDITION 3
8/11/2014	AJ22605	DISCHARGE OF MORTGAGE	
8/11/2014	AJ22607	TRANSFER	
8/11/2014	AJ22608	MORTGAGE	EDITION 4

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

---

FOLIO: 168/7866

SEARCH DATE	TIME	EDITION NO	DATE
10/8/2016	2:22 PM	4	8/11/2014

LAND

LOT 168 IN DEPOSITED PLAN 7866  
LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN  
PARISH OF BANKSTOWN COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP7866

FIRST SCHEDULE

BELLS HIRE PTY LTD

(T AJ22607)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 A157813 SUBJECT TO CONDITIONS
- 3 W477852 LEASE TO SYDNEY COUNTY COUNCIL OF SUBSTATION  
PREMISES NO 6182 AS SHOWN IN PLAN WITH W477852  
TOGETHER WITH RIGHT OF WAY AND EASEMENT FOR  
ELECTRICITY PURPOSES OVER OTHER PARTS OF THE LAND  
WITHIN DESCRIBED. EXPIRES 31-12-2035
- 4 AJ22608 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

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SEARCH DATE

10/8/2016 2:03PM

FOLIO: 169/7866

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

Prior Title(s): VOL 2872 FOL 238

Recorded	Number	Type of Instrument	C.T. Issue
3/3/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
31/10/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
24/4/2006	AC249364	LEASE	EDITION 1
23/3/2011	AG126405	CHANGE OF NAME	
23/3/2011	AG80313	LEASE	EDITION 2
2/4/2014	AI479956	SURRENDER OF LEASE	EDITION 3
6/6/2014	AI638236	DEPARTMENTAL DEALING	
8/11/2014	AJ22606	DISCHARGE OF MORTGAGE	
8/11/2014	AJ22607	TRANSFER	
8/11/2014	AJ22608	MORTGAGE	EDITION 4

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

---

FOLIO: 169/7866

---

SEARCH DATE	TIME	EDITION NO	DATE
10/8/2016	2:22 PM	4	8/11/2014

LAND

---

LOT 169 IN DEPOSITED PLAN 7866  
LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN  
PARISH OF BANKSTOWN COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP7866

FIRST SCHEDULE

---

BELLS HIRE PTY LTD

(T AJ22607)

SECOND SCHEDULE (3 NOTIFICATIONS)

---

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 SUBJECT TO CONDITIONS CONTAINED IN A404529
- 3 AJ22608 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

---

UNREGISTERED DEALINGS: NIL

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



MEMORANDUM OF TRANSFER (REAL PROPERTY ACT, 1900)

F 9 8 55 R

Fees: Lodgment, Endorsement, Certificate

L. WILLIAM EDWARD STRONG of Allawah, Electrician

(Trusts must not be disclosed in the transfer.)

Typing or handwriting in this instrument should not extend into any margin...

being registered as the proprietor of an estate in fee simple in the land hereinafter described, subject, however, to such encumbrances, liens and interests as are notified hereunder, in consideration of One thousand three hundred Pounds (£1300) (the receipt whereof is hereby acknowledged) paid to me by MARJORIE JANE THOMSON of Sydney, Journalist Spinster AND in consideration of the sum of One thousand five hundred Pounds (£1500) (the receipt whereof is hereby acknowledged) paid to the said MARJORIE JANE THOMSON by A.S.P. PTY. LIMITED of 157 Bayswater Road, Rushcutters Bay (herein called transferee) do hereby transfer to the said transferee ALL such my Estate and interest in ALL the land mentioned in the schedule following:

Table with 6 columns: County, Parish, References to Title (d) (Whole or Part, Vol., Fol.), Description of Land (if part only). Entry: CUMBERLAND, BANKSTOWN, Whole, 2873, 192.

And the transferee covenants with the transferor:

ENCUMBRANCES, &c., REFERRED TO:

Covenant contained in Instrument of Transfer No. A406094.

Signed at Sydney the eighth day of August 1955.

Signed in my presence by the transferor WILLIAM EDWARD STRONG WHO IS PERSONALLY KNOWN TO ME

Signed in my presence by the said MARJORIE JANE THOMSON who is personally known to me

I direct the above Transfer

Signature of M. Thomson

Accepted, and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.

Signed in my presence by the transferee WHO IS PERSONALLY KNOWN TO ME

Signature of Registrar-General

\* If signed by virtue of any power of attorney, the original power must be registered, and produced with each dealing, and the memorandum of non-revocation on back of form signed by the attorney before a witness.

† N.B.—Section 117 requires that the above Certificate be signed by each Transferee or his Solicitor or Conveyancer, and renders any person falsely or negligently certifying liable to a penalty of £50; also to damages recoverable by parties injured.

No alterations should be made by erasure. The words rejected should be scored through with the pen, and those substituted written over them, the alteration being verified by signature or initials in the margin, or noticed in the attestation.

THIS SPACE TO BE LEFT FREE FROM NOTATION.

NOT TO BE ALTERED BY ERASURE—see Foot Note.

- a If a less estate, strike out "in fee simple" and interline the required attestation.
b Full postal address of transferee must be shown.
c If to two or more, state whether as joint tenants or tenants in common.
d If all the references cannot be conveniently inserted, a form of annexure (obtainable at L.T.O.) may be added.
e If part only of the land comprised in a Certificate or Certificate of Title is to be transferred add "and being lot sec. D.P. " or "being the land shown in the plan annexed hereto," or "being the residue of the land in certificate (or grant) registered Vol. Fol. Where the consent of the local council is required to a subdivision the certificate and plan mentioned in the L.G. Act, 1919, should accompany the transfer.
f Strike out if unnecessary. Covenants should comply with Section 88 of the Conveyancing Acts, 1919-1943. Here also should be set forth any right-of-way or easement or exception.
g Any provision in addition to or modification of the covenants implied by the Act may also be inserted.
h If the space provided is insufficient a form of annexure of the same size and quality of paper as the instrument should be used.
i A very short note will suffice.

Ref:Revesby /Src:151

No. 663/11

LODGED BY

**CONSENT OF MORTGAGEE**  
(N.B.—Before execution read marginal note.)



release and discharge the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to my rights and remedies as regards the balance of the land comprised in such mortgage.

This consent is appropriate only to a transfer of part of the land in the Certificate of Title or Crown Grant. The mortgagee should execute a formal discharge where the land transferred is the whole or the residue of the land in the Certificate of Title or Crown Grant or is the whole of the land in the mortgage.

Dated at this day of 19

Signed in my presence

who is personally known to me.

Mortgagee.

**MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY.**

(To be signed at the time of executing the within instrument.)

Memorandum whereby the undersigned states that he has no notice of the revocation of the Power of Attorney registered No. Miscellaneous Register under the authority of which he has just executed the within transfer.

Strike out unnecessary words. Add any other matter necessary to show that the power is effective.

Signed at the day of 19

Signed in the presence of—

**CERTIFICATE OF J.P., &c., TAKING DECLARATION OF ATTESTING WITNESS.**

Appeared before me at the day of one thousand nine hundred and the attesting witness to this instrument and declared that he personally knew the person signing the same; and whose signature thereto he has attested; and that the name purporting to be such signature of the said is own handwriting, and that he was of sound mind and freely and voluntarily signed the same.

To be signed by Registrar-General, Deputy Registrar-General, a Notary Public, J.P., Commissioner for Affidavits, or other functionary before whom the attesting witness appears. Not required if the instrument itself be signed or acknowledged before one of these parties.

INDEXED	MEMORANDUM OF TRANSFER	DOCUMENTS LODGED HEREWITH. To be filled in by person lodging dealing.
Checked by	Particulars entered in Register Book' Volume 2873 Folio 194	1 2 3 4 5 6 7
Passed (in S.D.B.) by		Received Docs. Nos. Receiving Clerk.
Signed by	the 27th day of August 1955 at minutes past o'clock in the afternoon J. H. Wells Registrar-General	

LEAVE THESE SPACES FOR DEPARTMENTAL USE.

**PROGRESS RECORD.**

	Initialed.	Date.
Sent to Survey Branch		
Received from Records		
Draft written ...		
Draft examined ...		
Diagram prepared		
Diagram examined		
Draft forwarded		
Supt. of Engrossers		
Cancellation Clerk		
VOL.	FOL.	

K 1146 84437—W

**EXECUTION OUTSIDE NEW SOUTH WALES.**

If the parties be resident without the State, but in any other part of the British Dominions, the instrument must be signed or acknowledged before the Registrar-General or Recorder of Titles of such Possession, or before any Judge, Notary Public, Justice of the Peace for New South Wales or Commissioner for taking affidavits for New South Wales, or the Mayor or Chief Officer of any municipal or local government corporation of such part, or Justice of the Peace for such part, or the Governor, Government Resident, or Chief Secretary of such part or such other person as the Chief Justice of New South Wales may appoint.

If resident in the United Kingdom then before the Mayor or Chief Officer of any corporation or a Notary Public.

If resident at any foreign place, then the parties should sign or acknowledge before a British Minister, Ambassador, Envoy, Minister, Chargé d'Affaires, Secretary of the Embassy or Legation, Consul-General, Consul, Vice-Consul, Acting-Consul, Pro-Consul, or Consular Agent, who should affix his seal of office, or the attesting witness may make a declaration of the due execution thereof before one of such persons (who should sign and affix his seal to such declaration), or such other person as the said Chief Justice may appoint.

The fees are:—Upon lodgment (a) £1, if accompanied by the relevant title or evidence of production thereof, (b) £1-5-0 otherwise. This fee includes endorsement on the first Certificate. In addition the following fees are payable—(a) 5/- for each additional Certificate included in the Transfer, (b) £1-10-0 for each new Certificate of Title issued, (c) 5/- where the Transfer contains covenant purporting to affect the user of any land, (d) 10/- where the Transfer is expressed to be made together with an easement or expressed to reserve an easement or in any way creates an easement, (e) 2/6 where partial discharge of a mortgage is endorsed on the Transfer, (f) 2/6 for each additional folio where the Certificate exceeds ten folios, (g) as approved, in cases involving more than one simple diagram or any diagram other than a simple diagram.

Tenants in common must receive separate Certificates.

If part only of the land is transferred a new Certificate must issue for that part, and the old Certificate will be retained in the Office. A new Certificate may be taken out for the residue if desired.

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

---

SEARCH DATE

10/8/2016 2:03PM

FOLIO: 1/734866

First Title(s): OLD SYSTEM

Prior Title(s): VOL 2873 FOL 192 VOL 2928 FOL 163

Recorded	Number	Type of Instrument	C.T. Issue
18/7/1986	DP734866	DEPOSITED PLAN	FOLIO CREATED EDITION 1
12/8/1987	X31148	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 2
8/10/1987	X123144	LEASE	EDITION 3
12/6/1990	Z48558	LEASE	EDITION 4
20/8/1993	I582460	TRANSFER	EDITION 5
23/10/1996	2553932	TRANSFER	
23/10/1996	2553933	MORTGAGE	EDITION 6
24/4/2006	AC249364	LEASE	EDITION 7
23/3/2011	AG126405	CHANGE OF NAME	
23/3/2011	AG80313	LEASE	EDITION 8
2/4/2014	AI479956	SURRENDER OF LEASE	
2/4/2014	AI479957	DISCHARGE OF MORTGAGE	
2/4/2014	AI479958	TRANSFER	
2/4/2014	AI479959	MORTGAGE	EDITION 9
23/7/2015	AJ677665	CAVEAT	
20/6/2016	AK524396	DISCHARGE OF MORTGAGE	
20/6/2016	AK524397	TRANSFER	
20/6/2016	AK524398	MORTGAGE	EDITION 10

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

Ref:Revesby /Src:M  
KPLD

# TRANSFER

Real Property Act, 1900

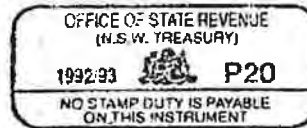


I  
582460 L



Office of Stat

**P**



(A) **LAND TRANSFERRED**

Show no more than 20 References to Title.  
If appropriate, specify the share transferred.

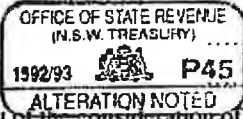
Folio Identifier 1/734866

(B) **LODGED BY**

L.T.O. Box  
27c

Name, Address or DX and Telephone  
Greehill Holmdale  
REFERENCE (max. 15 characters):

(C) **TRANSFEROR**



Property Holdings Pty Ltd (ACN 000 002 246)  
of 403 Pacific Highway, Artarmon, New South Wales

(D) acknowledges receipt of the consideration of

~~1,000,000~~ \$1,723,893 x 2/8

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

(E) subject to the following **ENCUMBRANCES**

1. N479375
2. As set out in the Certificate of Title
- 3.

(F) **TRANSFEEE**

**T**

Petersville Limited (ACN 004 936 154)  
of 19-25 Camberwell Road, Hawthorn East, Victoria  
as joint tenants/tenants in common

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. DATE OF EXECUTION 28 July 1993

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

THE COMMON SEAL of  
PROPERTY HOLDINGS PTY. LIMITED  
was affixed to this document  
in the presence of:



Signature of Witness

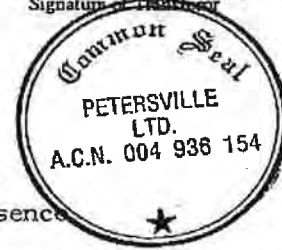
Name of Witness (BLOCK LETTERS)

Address of Witness

*[Signature]*  
Secretary/Director  
*[Signature]*  
Director

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

THE COMMON SEAL of  
PETERSVILLE LIMITED  
was affixed to this  
document in the presence  
of:



Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

*[Signature]*  
Secretary/Director  
*[Signature]*  
Signature of Transferee Director

*[Handwritten Signature]*

Ref:Revesby /Src:M  
97-01T

# TRANSFER

Real Property Act, 1900



## 2553932 J



Office of State Revenue use only

00.2\$      20/182691102 90 9289 960110  
N.S.W. STAMP DUTY

**(A) LAND TRANSFERRED**

Show no more than 20 References to Title.  
If appropriate, specify the share transferred.

FOLIO IDENTIFIER 1/734866

**(B) LODGED BY**

L.T.O. Box

Name, Address or DX and Telephone

374

WBC

REFERENCE (max. 15 characters): 02443853 BC-BH2

**(C) TRANSFEROR**

.....PETERSVILLE LIMITED..... 004 936 154

**(D)** acknowledges receipt of the consideration of .....\$1,225,000.00.....

and as regards the land specified above transfers to the Transferee an estate in fee simple

**(E)** subject to the following ENCUMBRANCES 1. N479375

**(F) TRANSFEREE**

T  
TS  
(s713 LGA)  
TW  
(Sheriff)

RIVERSIDE METAL INDUSTRIES PTY. LTD OF 37 VIOLET STREET, REVESBY  
A.C.N. 002 537 537

TENANCY:

**(H)** We certify this dealing 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 PETERSVILLE LIMITED

A.C.N. 004 936 154 WAS HEREUNTO AFFIXED BY

AUTHORITY OF THE DIRECTORS IN THE PRESENCE

OF:

Address of Witness

SECRETARY



Signature of Transferor

DIRECTOR

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

*Damon Hall*

Signature of Transferee

DAMON HALL, SOLICITOR FOR TRANSFEREE

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

CHECKED BY (office use only)

Ref:Revesby /Src:M

Form: 01T  
Licence: 01-05-025  
Licensee: LEAP Legal Software Pty Limited  
Firm name: Cassab & Associates

**TRANSFER**  
New South Wales  
Real Property Act 1900



**AI479958B**

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

**STAMP DUTY**

Office of State Revenue use only

Office of State Revenue NSW Treasury		840
Client No: 5703049		
Duty: \$10	Trans No: 7405934-001	
Asst details:		

(A) **TORRENS TITLE**

1/734866

(B) **LODGED BY**

Document Collection Box  45A	Name, Address or DX, Telephone, and Customer Account Number if any  Level 5, Building C 1 Homebush Bay Drive Rhodes NSW 2138	LLPN: 123011G	CODES <b>T</b> <b>TW</b>
	Reference: 14CN9103		

(C) **TRANSFEROR**

Clingcast Metals Pty Limited ACN 002 537 537

(D) **CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$2,800,000.00 and as regards

(E) **ESTATE**

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

(F) **SHARE TRANSFERRED**

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

(H) **TRANSFeree**

AAM Metal Holdings Pty Ltd ACN 165 430 991 /  
  
**TENANCY:**

(I) **DATE**

(J) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Corporation: Clingcast Metals Pty Limited ACN 002 537 537  
Authority: section 127 of the Corporations Act 2001

Signature of authorised person: *[Signature]*  
Name of authorised person: Paul Leonard Clingcast  
Office held: Director/Secretary

Signature of authorised person: *[Signature]*  
Name of authorised person: Kathryn Therese Clingcast  
Office held: Director/Secretary

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

Signature: *[Signature]*  
Signatory's name: Helen Jabbour  
Signatory's capacity: Solicitor for the Transferee

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under

eNOS ID No. 496837 Full name: Helen Jabbour Signature: *[Signature]*

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

---

FOLIO: 1/734866

SEARCH DATE	TIME	EDITION NO	DATE
10/8/2016	2:22 PM	10	20/6/2016

LAND

LOT 1 IN DEPOSITED PLAN 734866  
AT REVESBY  
LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN  
PARISH OF BANKSTOWN COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP734866

FIRST SCHEDULE

BELLS HIRE PTY LIMITED

(T AK524397)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 N479375 LEASE TO THE SYDNEY COUNTY COUNCIL OF SUBSTATION PREMISES NO 3688 SHOWN IN PLAN WITH N479375 TOGETHER WITH RIGHT OF WAY & EASEMENTS FOR ELECTRICITY PURPOSES OVER ANOTHER PART OF LAND ABOVE DESCRIBED. EXPIRES 1.1.2022
- 3 AK524398 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

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

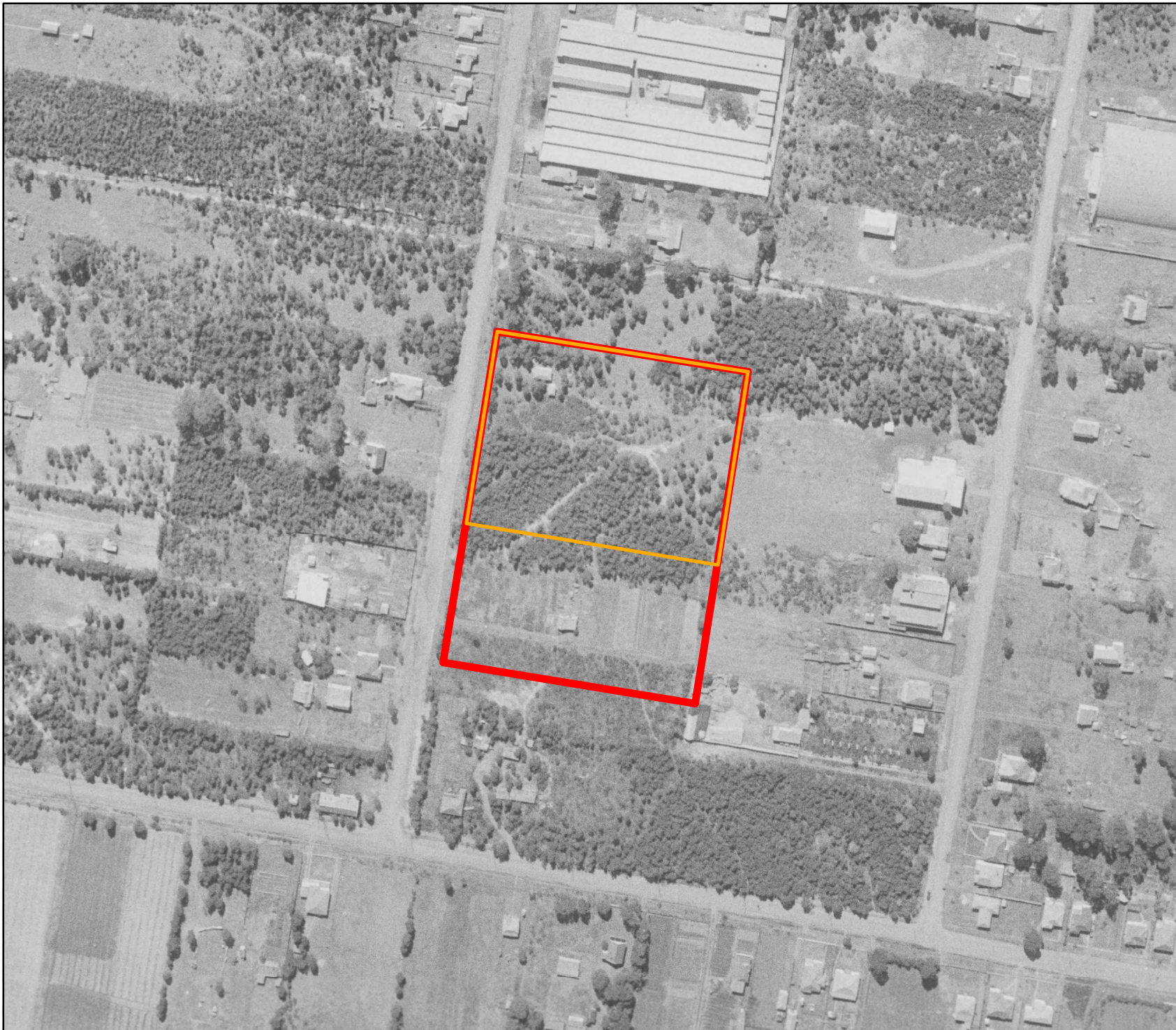
Revesby

PRINTED ON 10/8/2016

# Appendix D

Historical Aerial Photographs





## Historical Aerial 1956

VIOLET STREET  
WASTE FACILITY PSI

### Legend



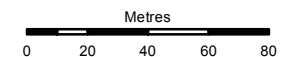
-  Existing Operations
-  Project Site



FIGURE D1

1:2,500 Scale at A4



Map Produced by Cardno NSW/ACT Pty Ltd (2812)  
Date: 2016-08-15  
Coordinate System: GDA 1994 MGA Zone 56  
Project: 59915106\_PSI  
Map: 59915106\_GS\_010\_1956Aerial.mxd 01  
Aerial imagery supplied by LPI (1956)



## Historical Aerial 1970

VIOLET STREET  
WASTE FACILITY PSI

### Legend



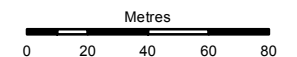
-  Existing Operations
-  Project Site



FIGURE D2

1:2,500 Scale at A4



Map Produced by Cardno NSW/ACT Pty Ltd (2812)  
Date: 2016-08-15  
Coordinate System: GDA 1994 MGA Zone 56  
Project: 59915106\_PSI  
Map: 59915106\_GS\_009\_1970Aerial.mxd 01  
Aerial imagery supplied by LPI (July, 1970)



## Historical Aerial 1986

VIOLET STREET  
WASTE FACILITY PSI

### Legend



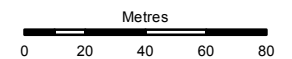
-  Existing Operations
-  Project Site



FIGURE D3

1:2,500 Scale at A4



Map Produced by Cardno NSW/ACT Pty Ltd (2812)  
Date: 2016-08-15  
Coordinate System: GDA 1994 MGA Zone 56  
Project: 59915106\_PSI  
Map: 59915106\_GS\_008\_1986Aerial.mxd 01  
Aerial imagery supplied by LPI (August, 1986)



## Historical Aerial 1998

VIOLET STREET  
WASTE FACILITY PSI

### Legend



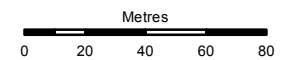
-  Existing Operations
-  Project Site

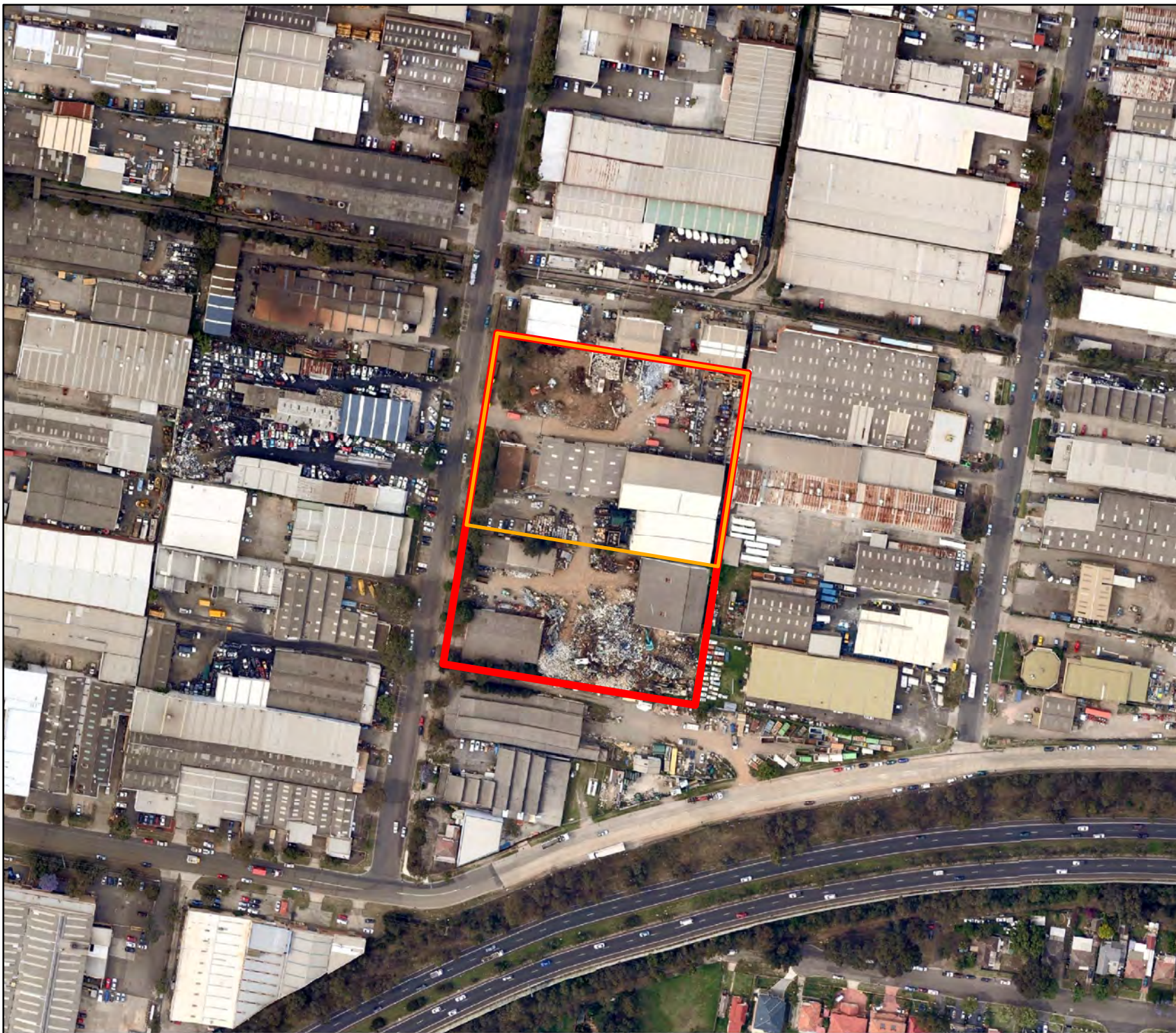


FIGURE D4

1:2,500 Scale at A4





Map Produced by Cardno NSW/ACT Pty Ltd (2812)  
Date: 2016-08-15  
Coordinate System: GDA 1994 MGA Zone 56  
Project: 59915106\_PSI  
Map: 59915106\_GS\_007\_1998Aerial.mxd 01  
Aerial imagery supplied by LPI (September, 1998)



# Historical Aerial 2009

VIOLET STREET  
WASTE FACILITY PSI

### Legend

-  Existing Operations
-  Project Site

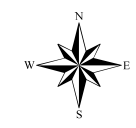
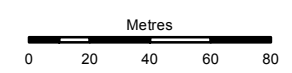


FIGURE D5

1:2,500 Scale at A4



Map Produced by Cardno NSW/ACT Pty Ltd (2812)  
Date: 2016-08-15  
Coordinate System: GDA 1994 MGA Zone 56  
Project: 59915106\_PSI  
Map: 59915106\_GS\_011\_2009Aerial.mxd 01  
Aerial imagery supplied by nearmap (November, 2009)



# Historical Aerial 2016

VIOLET STREET  
WASTE FACILITY PSI

### Legend



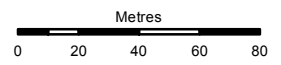
-  Existing Operations
-  Project Site



FIGURE D5

1:2,500 Scale at A4



Map Produced by Cardno NSW/ACT Pty Ltd (2812)  
Date: 2016-08-15  
Coordinate System: GDA 1994 MGA Zone 56  
Project: 59915106\_PSI  
Map: 59915106\_GS\_012\_2016Aerial.mxd 01  
Aerial imagery supplied by nearmap (June, 2016)

# Appendix E

EPA Record Searches





Healthy Environment, Healthy Community, Healthy Business

[Home](#) [Contaminated land](#) [Record of notices](#)

## Search results

Your search for: LGA: Bankstown City Council

Matched 28 notices  
relating to 8 sites.

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
CHESTER HILL	127 Orchard ROAD	<a href="#">Former Orica, Chester Hill</a>	3 former
PADSTOW	55 Bryant STREET	<a href="#">Exide</a>	2 current
REVESBY	33-35 Violet STREET	<a href="#">Bituminous Products</a>	2 current and 1 former
REVESBY	21 Marigold STREET	<a href="#">Mirotone Pty Ltd</a>	2 current
VILLAWOOD	66 Christina ROAD	<a href="#">Former Electrical Component Manufacturer</a>	1 current and 4 former
VILLAWOOD	2 Christina ROAD	<a href="#">Former Orica Crop Care</a>	2 current and 1 former
VILLAWOOD	49 Miowera ROAD	<a href="#">Former Siemens/Westinghouse</a>	9 former
YAGOONA	117-153 Rookwood ROAD	<a href="#">Galvanising Services</a>	1 current

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10 August 2016

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[Report pollution](#)

### Government

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[jobs.nsw](#)

### About

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Healthy Environment, Healthy Community, Healthy Business

[Home](#) [Contaminated land](#) [Record of notices](#)

## Search results

Your search for: Suburb: REVESBY

Matched 5 notices  
relating to 2 sites.

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
REVESBY	33-35 Violet STREET	<a href="#">Bituminous Products</a>	2 current and 1 former
REVESBY	21 Marigold STREET	<a href="#">Mirotone Pty Ltd</a>	2 current

Page 1 of 1

10 August 2016

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Healthy Environment, Healthy Community, Healthy Business

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## Site and notice details

Your search for: Suburb: REVESBY 5 notices on 2 sites were matched.

[Return to list of search results](#)

[Search Again](#)

[Refine Search](#)

Area No: 3143

The information below was correct at the time the notices were issued.

Site: Bituminous Products  
Address: 33-35 Violet STREET, REVESBY  
LGA: Bankstown City Council

Occupier: Transpacific Bituminous Products  
Owner: Bituminous Products

### Notices relating to this site (2 current and 1 former)

(Map) where available, maps show the part of the site affected by the notice

\*notice matched search criteria

Notice recipient	Notice type & number	Status	Date
John M Bradley Pty Ltd	Agreed Voluntary Remediation Proposal <a href="#">26074</a>	Current	Issued 26 Sep 2007
Not Applicable	Declaration of Remediation Site <a href="#">21103</a> <a href="#">Map</a>	Current	Issued 23 Jan 2007
Bituminous Products Pty Ltd	Section 35 EHC Act Order <a href="#">493</a>	Not in force	Issued 11 May 1998 Invalid 16 Aug 2007

10 August 2016

Connect

Fee

Wet

Pub



Healthy Environment, Healthy Community, Healthy Business

[Home](#) [Contaminated land](#) [Record of notices](#)

## Site and notice details

Your search for: Suburb: REVESBY 5 notices on 2 sites were matched.  
[Return to list of search results](#)

Area No: 3137

The information below was correct at the time the notices were issued.

Site: Mirotone Pty Ltd  
 Address: 21 Marigold STREET, REVESBY  
 LGA: Bankstown City Council

Occupier: Mirotone Pty Ltd  
 Owner: Mirotone Pty Ltd

**Notices relating to this site (2 current and 0 former)**

(Map) where available, maps show the part of the site affected by the notice  
\*notice matched search criteria

Notice recipient	Notice type & number	Status	Date
Mirotone Pty Ltd	Agreed Voluntary Remediation Proposal <a href="#">26090</a>	Current	Issued 30 Aug 2006
Mirotone Pty Ltd	Agreed Voluntary Remediation Proposal <a href="#">26053</a> <a href="#">Map</a>	Current	Issued 25 Oct 2004

10 August 2016

Connect

Fee

Wet

Pub

POEO Public Register

Number	Name	Location	Type	Status	Issued date
6850	AUSTRALIAN SPRINGS PTY LTD	44 FITZPATRICK ST, REVESBY, NSW 2212	POEO licence	No longer in force	26-Jun-00
1048391	AUSTRALIAN SPRINGS PTY LTD	44 FITZPATRICK ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	1-Jun-05
744	BANKSTOWN CITY COUNCIL	MARCO AVENUE, REVESBY, NSW 2212	POEO licence	Surrendered	27-Apr-00
1011338	BANKSTOWN CITY COUNCIL	MARCO AVENUE, REVESBY, NSW 2212	s.58 Licence Variation	Issued	19-Oct-01
1046090	BANKSTOWN CITY COUNCIL	MARCO AVENUE, REVESBY, NSW 2212	s.58 Licence Variation	Issued	21-Apr-05
5267	BITUMINOUS PRODUCTS PTY LTD	29-33 VIOLET ST, REVESBY, NSW 2212	POEO licence	Issued	4-Aug-00
1034122	BITUMINOUS PRODUCTS PTY LTD	29-33 VIOLET ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	11-Mar-04
1041166	BITUMINOUS PRODUCTS PTY LTD	29-33 VIOLET ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	10-Nov-04
1052992	BITUMINOUS PRODUCTS PTY LTD	29-33 VIOLET ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	22-Feb-06
1059013	BITUMINOUS PRODUCTS PTY LTD	29-33 VIOLET ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	10-May-06
1068825	BITUMINOUS PRODUCTS PTY LTD	29-33 VIOLET ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	30-Jan-07
1073819	BITUMINOUS PRODUCTS PTY LTD	29-33 VIOLET ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	3-Jul-07
1078262	BITUMINOUS PRODUCTS PTY LTD	29-33 VIOLET ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	19-Sep-07
1081695	BITUMINOUS PRODUCTS PTY LTD	29-33 VIOLET ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	8-Dec-08
1095767	BITUMINOUS PRODUCTS PTY LTD	29-33 VIOLET ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	10-Dec-08
11607	BORAL INVESTMENTS PTY LIMITED	2A Mavis Street, REVESBY, NSW 2212	POEO licence	Surrendered	5-Jun-02
1043668	BORAL INVESTMENTS PTY LIMITED	2A Mavis Street, REVESBY, NSW 2212	s.58 Licence Variation	Issued	10-Jan-05
20387	BSV TYRE RECYCLING AUSTRALIA PTY LTD	30 Daisy Street, REVESBY, NSW 2212	POEO licence	Issued	29-Apr-15
1532301	BSV TYRE RECYCLING AUSTRALIA PTY LTD	30 Daisy Street, REVESBY, NSW 2212	s.58 Licence Variation	Issued	7-Sep-15
3085779602	BSV TYRE RECYCLING AUSTRALIA PTY LTD	30 Daisy Street, REVESBY, NSW 2212	Penalty Notice	Issued	1-Jun-16
13211	CLEANAWAY INDUSTRIAL SOLUTIONS PTY LTD	112 Milperra Road, REVESBY, NSW 2212	POEO licence	Surrendered	3-Nov-09
11950	CMA RECYCLING AUSTRALIA PTY LIMITED C/PPB ADVISORY	37-51 VIOLET STREET, REVESBY, NSW 2212	POEO licence	Surrendered	21-Aug-03
1042513	CMA RECYCLING AUSTRALIA PTY LIMITED C/PPB ADVISORY	37-51 VIOLET STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	9-Feb-05
1054656	CMA RECYCLING AUSTRALIA PTY LIMITED C/PPB ADVISORY	37-51 VIOLET STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	4-Apr-06
1090907	CMA RECYCLING AUSTRALIA PTY LIMITED C/PPB ADVISORY	37-51 VIOLET STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	4-Nov-08
1093894	CMA RECYCLING AUSTRALIA PTY LIMITED C/PPB ADVISORY	37-51 VIOLET STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	1-Dec-08
1103756	CMA RECYCLING AUSTRALIA PTY LIMITED C/PPB ADVISORY	37-51 VIOLET STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	18-May-10
1117889	CMA RECYCLING AUSTRALIA PTY LIMITED C/PPB ADVISORY	37-51 VIOLET STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	27-Aug-10
1124438	CMA RECYCLING AUSTRALIA PTY LIMITED C/PPB ADVISORY	37-51 VIOLET STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	2-Feb-11
10994	E.P.C. ENGINEERING PTY LTD	39-41 FITZPATRICK STREET, REVESBY, NSW 2212	POEO licence	No longer in force	12-Jul-00
1036205	E.P.C. ENGINEERING PTY LTD	39-41 FITZPATRICK STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	17-May-04
1041129	E.P.C. ENGINEERING PTY LTD	39-41 FITZPATRICK STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	7-Apr-05
512	ECOLAB PTY LTD	30-32 MARIGOLD STREET, REVESBY, NSW 2212	POEO licence	Issued	16-May-00
1019265	ECOLAB PTY LTD	30-32 MARIGOLD STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	26-Jul-02
1063245	ECOLAB PTY LTD	30-32 MARIGOLD STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	11-Sep-06
1072203	ECOLAB PTY LTD	30-32 MARIGOLD STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	28-Aug-07
1103884	ECOLAB PTY LTD	30-32 MARIGOLD STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	28-Sep-09
1524023	ECOLAB PTY LTD	30-32 MARIGOLD STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	27-Aug-14
20607	Enviro Recycling Pty Ltd	37-51 VIOLET STREET, REVESBY, NSW 2212	POEO licence	Issued	13-Aug-15
1540623	Enviro Recycling Pty Ltd	37-51 VIOLET STREET, REVESBY, NSW 2212	s.91 Clean Up Notice	Issued	30-May-16
2846	LOCKER GROUP PTY LTD	36-42 FITZPATRICK STREET, REVESBY, NSW 2212	POEO licence	Surrendered	22-Aug-00
1044223	LOCKER GROUP PTY LTD	36-42 FITZPATRICK STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	6-Feb-05
11664	MACDERMID OVERSEAS ASIA LTD	299 CANTERBURY ROAD, REVESBY, NSW 2212	POEO licence	Surrendered	31-May-02

1022905	MACDERMID OVERSEAS ASIA LTD	299 CANTERBURY ROAD, REVESBY, NSW 2212	s.58 Licence Variation	Issued	8-Jan-03
1039631	MACDERMID OVERSEAS ASIA LTD	299 CANTERBURY ROAD, REVESBY, NSW 2212	s.58 Licence Variation	Issued	22-Sep-04
1081021	MACDERMID OVERSEAS ASIA LTD	299 CANTERBURY ROAD, REVESBY, NSW 2212	s.58 Licence Variation	Issued	20-Dec-07
6747	MCILWRAITH-DAVEY PTY. LTD.	194 MILPERRA RD, REVESBY, NSW 2212	POEO licence	No longer in force	26-Jun-00
1044572	MCILWRAITH-DAVEY PTY. LTD.	194 MILPERRA RD, REVESBY, NSW 2212	s.58 Licence Variation	Issued	22-Feb-05
2586	MIROTONE PTY LTD	21 MARIGOLD STREET, REVESBY, NSW 2212	POEO licence	Issued	29-Jun-00
1030784	MIROTONE PTY LTD	21 MARIGOLD STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	13-Oct-03
1072494	MIROTONE PTY LTD	21 MARIGOLD STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	3-Dec-07
1081045	MIROTONE PTY LTD	21 MARIGOLD STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	13-Dec-07
1106903	MIROTONE PTY LTD	21 MARIGOLD STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	10-Nov-09
643	ORORA PACKAGING AUSTRALIA PTY LTD	146 CARRINGTON STREET, REVESBY, NSW 2212	POEO licence	Issued	21-Jun-00
1044290	ORORA PACKAGING AUSTRALIA PTY LTD	146 CARRINGTON STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	8-Feb-05
1093362	ORORA PACKAGING AUSTRALIA PTY LTD	146 CARRINGTON STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	16-Dec-08
1520010	ORORA PACKAGING AUSTRALIA PTY LTD	146 CARRINGTON STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	11-Feb-14
1527920	ORORA PACKAGING AUSTRALIA PTY LTD	146 CARRINGTON STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	29-Jan-15
7518	SUEZ RECYCLING & RECOVERY PTY LTD	76 VIOLET ST, REVESBY, NSW 2212	POEO licence	Issued	2-May-00
1027329	SUEZ RECYCLING & RECOVERY PTY LTD	76 VIOLET ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	21-May-03
1059685	SUEZ RECYCLING & RECOVERY PTY LTD	76 VIOLET ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	28-Sep-06
1087613	SUEZ RECYCLING & RECOVERY PTY LTD	76 VIOLET ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	24-Aug-08
1093339	SUEZ RECYCLING & RECOVERY PTY LTD	76 VIOLET ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	3-Mar-10
20026	SUEZ RECYCLING & RECOVERY PTY LTD	78 Violet Street, REVESBY, NSW 2212	POEO licence	Issued	8-Feb-12
1520006	SUEZ RECYCLING & RECOVERY PTY LTD	76 VIOLET ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	11-Feb-14
6661	SURFACE COATING TECHNOLOGIES PTY. LIMITED	31-33 MARIGOLD STREET, REVESBY, NSW 2212	POEO licence	Surrendered	3-Mar-00
1014097	SURFACE COATING TECHNOLOGIES PTY. LIMITED	31-33 MARIGOLD STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	21-Jan-02
6192	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	36A MAVIS STREET, REVESBY, NSW 2212	POEO licence	Surrendered	15-May-00

# List of NSW contaminated sites notified to EPA

List current as of 21 June 2016.

Suburb/City	Site description and address	Activity that caused contamination	EPA site management class <a href="#">see explanations</a>
REVESBY	Caltex Service Station 181 The River ROAD	Service Station	Under assessment
REVESBY	Dorf Clark Industries 184-194 Milperra ROAD	Metal Industry	Regulation under CLM Act not required
REVESBY	Mirotone Pty Ltd 21 Marigold STREET	Chemical Industry	Contamination currently regulated under POEO Act
REVESBY	Bituminous Products 33-35 Violet STREET	Chemical Industry	Contamination currently regulated under CLM Act

# Appendix F

Groundwater Records



# NSW Office of Water

## Work Summary

GW111967

Licence: 10BL605233

Licence Status: ACTIVE

Authorised Purpose MONITORING BORE  
(s):

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Equipped

Construct.Method: Auger - Solid Flight

Owner Type: Other Govt

Commenced Date:

Completion Date: 08/08/2012

Final Depth: 12.00 m

Drilled Depth: 12.00 m

Contractor Name:

Driller: Simon James Hamilton

Assistant Driller:

Property: M5 SOUTH WESTERN  
MOTORWAY QUEEN STREET  
BRIDGE REVESBY 2212 NSW

Standing Water Level:

GWMA:  
GW Zone:

Salinity:  
Yield:

### Site Details

Site Chosen By:

County  
Form A: CUMBE  
Licensed:

Parish  
CUMBE.3

Cadastre  
31/827142

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown  
Area/District:

Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)  
Elevation Unknown  
Source:

Northing: 6242518.0  
Easting: 315405.0

Latitude: 33°56'29.9"S  
Longitude: 151°00'09.4"E

GS Map: -

MGA Zone: 0

Coordinate Unknown  
Source:

### Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	1.50	110			Auger - Solid Flight
1		Hole	Hole	1.50	12.00	110			Rotary - Coring
1		Annulus	Bentonite/Grout	0.00	7.50				Q:0.500m3
1		Annulus	Waterworn/Rounded	7.50	12.00				Graded, Q:0.300m3
1	1	Casing	Pvc Class 9	0.00	8.00	60	55		Seated on Bottom, Screwed, S: 11.00-12.00m
1	1	Opening	Slots - Horizontal	8.00	11.00	60		1	Casing - Machine Slotted, PVC Class 9, Screwed, SL: 25.0mm, A: 2.00mm
1	1	Casing	Pvc Class 9	11.00	12.00	60	55		Seated on Bottom, Screwed

**Water Bearing Zones**

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)

**Geologists Log****Drillers Log**

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.50	1.50	CLAY	Clay	
1.50	12.00	10.50	ROCK / SHALE	Shale	

**Remarks**


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17/07/2014: Nat Carling, 17-July-2014; Corrected owner type & driller's log errors, added status & work name.

\*\*\* End of GW111967 \*\*\*

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

