

ST MARYS RESOURCE RECOVERY FACILITY

Appendix O: Phase 1 Environmental Site Assessment

27 JULY 2017

Incorporating

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ST MARYS RESOURCE RECOVEREYR FACILITY

Appendix O: PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

21 Dunheved Circuit, St Marys

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Report No	17045RP01	
Date	27/07/2017	
Revision Text	01	

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REVISIONS

Revision	Date	Description	Prepared by	Approved by
0	21/2/2017		NP	DS
1	08/06/2017		BM	TC

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Abbreviations

Abbreviation	Description
ACM	Asbestos-Containing Materials
AHD	Australian Height Datum
AMG	Australian Map Grid
ANZECC	Australian and New Zealand Environment and Conservation Council
ASS	Acid Sulfate Soils
BGS	Below Ground Surface
BTEX	Benzene, Toluene, Ethyl-benzene, Xylenes
COPC	Contaminants of Potential Concern
CSM	Conceptual Site Model
DEC	Department of Environment & Conservation (now EPA)
DECC	Department of Environment & Climate Change (now EPA)
DECCW	Department of Environment, Climate Change and Water (now EPA)
EPA	Environment Protection Authority
ESA	Environmental Site Assessment
Ha	Hectares
m	metre
N/A	Not Applicable
NEPM	National Environment Protection Measure
OCPs	Organochlorine Pesticides
OPPs	Organophosphorus Pesticides
PSH	Phase-Separated Hydrocarbons (same as LNAPL)
PAH	Polycyclic Aromatic Hydrocarbon
TPH	Total Petroleum Hydrocarbons
UST	Underground Storage Tank
VOC	Volatile Organic Compound

EXECUTIVE SUMMARY

Bingo Recycling Pty Ltd engaged Arcadis Pacific Australia Pty Ltd (Arcadis) to complete a Phase 1 Environmental Site Assessment of the Site located 21 Dunheved Circuit, St Marys, NSW (the Site).

St Mary's Recycling Pty Ltd operates an existing Resource Recovery Facility (RRF) at 25 Dunheved Circuit, St Marys, NSW. The RRF operates under development consent (DA01/1034), issued by Penrith City Council (PCC) in July 201, and an Environment Protection Licence (EPL) from the New South Wales Environment Protection Authority (EPA); EPL No. 20621.

It is proposed to extend the RRF onto 21 Dunheved Circuit. The proposed extension would optimise operations and facilitate a throughput of 350,000 tonnes per annum (tpa) of general solid waste (non-putrescible).

The objective of this assessment was to identify the potential for issues, concerns or environmental risks or liabilities associated with the present and historical uses of the Site.

The Site currently consists of a large building in the southern portion of the Site with an area of approximately 6,165m².

The areas of potential environmental concern include:

- Fill materials used during construction
- Subsurface material impacted by stored material identified at surface
- Soils and groundwater around AST location and oil separator
- Soils and groundwater around substation locations
- Cultivated soil on the Site.

As the building was constructed in the 1950s, the presence of asbestos containing material (ACM) at the Site is considered likely.

There is evidence of potentially contaminating activity on the Site based on the review of historical information. Arcadis consider that the overall likelihood of contamination being present on the Site is considered to be low to moderate.

Based on the preliminary results of this assessment, the Site is considered suitable for commercial industrial land use.

In addition, Arcadis understands that the adjoining triangular landscaped parcel of land located on the south-eastern boundary of the Site is also to be included in the development proposal. Arcadis has not assessed this land parcel as part of this assessment. Minor excavation sections (approximately 40m each) have been proposed on the northern and south eastern boundaries of this land parcel for the purposes of curb and pavement redesign and relocation of stormwater drainage utilities. The sections have been demarked on the concept design plans in Appendix A.

Based on the results of this assessment and prior to construction, Arcadis recommend the following:

- Undertaking a Workcover dangerous goods search to assess the presence of historic underground storage tanks on the Site;

- Should the Proposal include subsurface excavation at the areas of potential environmental concern on the Site, a targeted environmental investigation should be undertaken to ascertain whether contamination is present on the Site to determine further material handling requirements in accordance with the NSW EPA 2014 Waste Guidelines.
- Assessment and potential removal of the surface material identified on the Site. Should this material be deemed unsuitable for the proposed land use, it would likely need to be removed and taken to an appropriately licensed waste management facility.
- The minor excavation sections proposed at the northern and south eastern boundary of the adjoining land parcel to the south east of the Site are surficial excavations. Any waste material generated from the proposed minor excavations at the northern and south eastern boundary of the adjoining land to the Site should be managed in accordance with the NSW Waste Guidelines to determine material handling requirements.

1 INTRODUCTION

Arcadis Pacific Australia Pty Ltd (Arcadis) has prepared a Phase 1 Environmental Site Assessment of the Site located 21 Dunheved Circuit, St Marys, herein known as the Site. The location of the subject site is shown in **Appendix A**.

1.1 Proposal overview

St Mary's Recycling Pty Ltd, a subsidiary of Bingo Industries Pty Ltd (Bingo Industries), operates an existing Resource Recovery Facility (RRF) at 25 Dunheved Circuit, St Marys. The RRF operates under development consent (DA15/1042), which was issued by Penrith City Council (PCC) in June 2016, and an Environmental Protection Licence (EPL) from the New South Wales (NSW) Environmental Protection Authority (EPA), EPL No. 20621.

Bingo Recycling Pty Ltd (the Applicant), also a subsidiary of Bingo Industries, is seeking approval to extend the RRF onto the neighbouring lot; 21 Dunheved Circuit (the Proposal). The proposed RRF would extend across 21 Dunheved Circuit and 25 Dunheved Circuit (the Proposal site) in order to optimise operations and facilitate a throughput of 350,000 tonnes per annum (tpa) of general solid waste (non-putrescible)..

Minor excavation sections (approximately 40m each) have been proposed on the northern and south eastern boundaries of the reserve located opposite the Proposal site to the south-east for the purposes of curb and pavement redesign and relocation of stormwater drainage utilities. Arcadis has not assessed this land parcel as part of this assessment. The sections have been demarked on the concept design plans in **Appendix A**.

This Environmental Impact Statement (EIS) is seeking approval, under Part 4, Division 4.1 of the Environmental Planning and Assessment Act 1979 (EP&A Act), for the construction and operation of the Proposal. The key components of the Proposal would include:

- Demolition of all structures, except for electrical substations, at 21 Dunheved Circuit
- Demolition of a section of the eastern wall of the approved processing shed at 25 Dunheved Circuit to provide access between the existing processing shed and the proposed extension to the processing shed
- Extension of the processing shed and external hardstand onto 21 Dunheved Circuit
- Relocation of existing, and provision of additional, on-site car parking spaces
- Extension of the existing site office on 25 Dunheved Circuit
- Widening the existing driveway access to 25 Dunheved to separate vehicle access and egress
- Provision of a second vehicle egress point along Dunheved Circuit
- Installation of a new 20 m long in-ground weighbridge at the second vehicle egress point
- Installation of two in-ground wheel wash bays at the exit weighbridges
- Relocation of four onsite stormwater detention (OSD) tanks and installation of a new rainwater tank
- Relocation of the 30,000 L self-bunded fuel tank
- Extension of a dust suppression and sprinkler system
- Upgrade of two intersections comprising minor widening at the intersections of Dunheved Circuit loop to Dunheved Circuit (both the northern and southern legs)

The key operational components of the Proposal would include:

- Increasing operational (including processing and waste delivery and collection) hours to 24 hours per day, Monday to Saturday (no processing on Sundays or public holidays would be undertaken)
- Processing of up to 350,000 tpa of non-putrescible waste
- Waste storage of up to 20,000 tonnes of non-putrescible waste at any given timeWaste streams to be received, and processed waste streams, include a range of non-putrescible waste types.

The key components of the Proposal are shown in Figure 1.1.

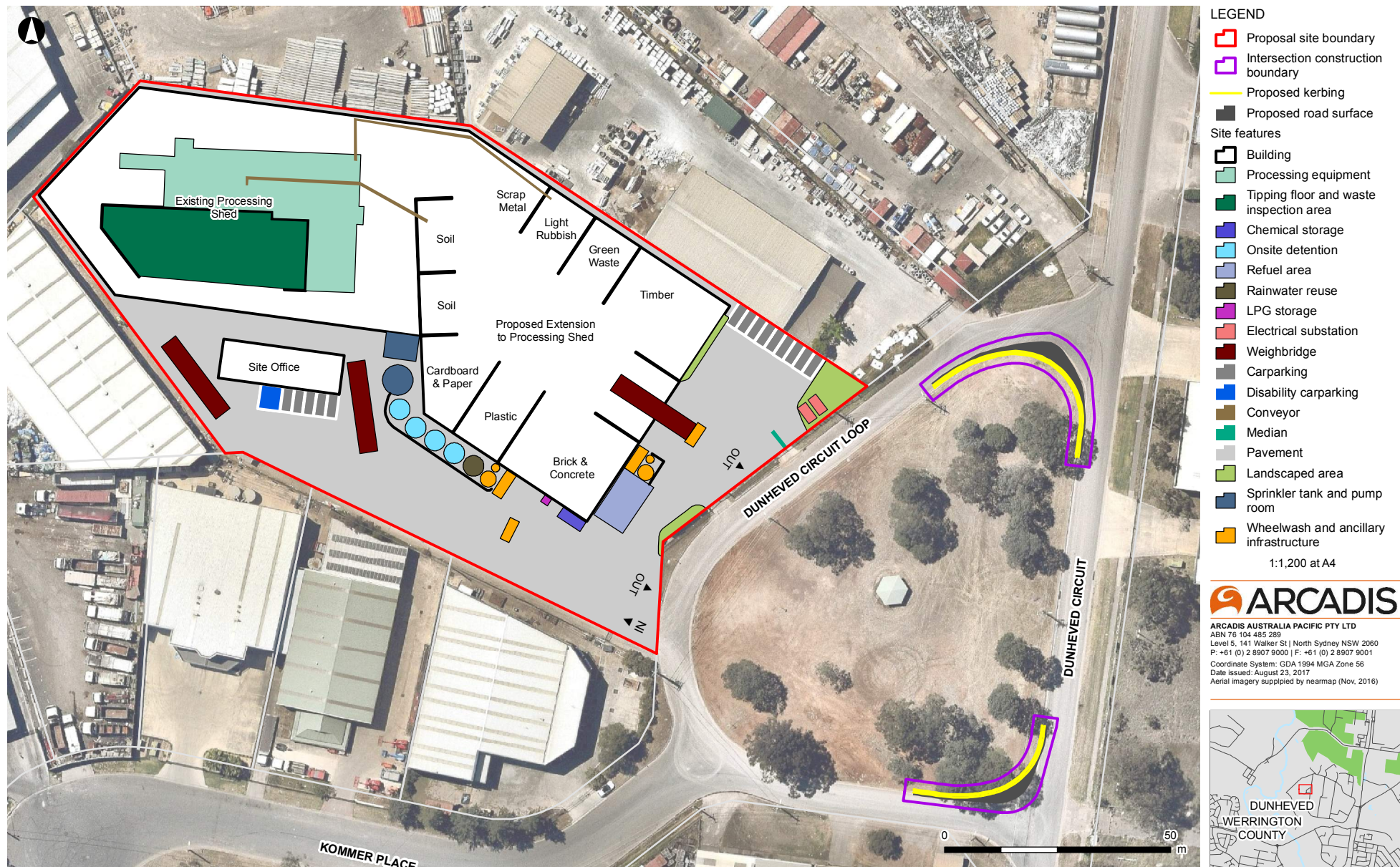


Figure 1-1: The Proposal site layout

1.2 Background

Number 25 Dunheved Circuit has operated as a RRF since 2001. Initially the operations consisted of a temporary above-ground weighbridge, small modular cabin and a workshop / storage shed at the rear of the site. The approval allowed for the processing, however waste materials were not permitted to be stored outside buildings (unless within waste bins). Waste was sorted into light and heavy fractions. The light fraction was sent for further recycling at other facilities, with a portion ending up in landfill. The heavy stream was sent to other Bingo recycling facilities for processing.

A development application (DA 15/1042) was lodged in August 2015 with PCC for the redevelopment of 25 Dunheved Circuit, to construct and operate an enclosed RRF which would substantially improve the resource recovery rate and the environmental performance of the site. Construction of the RRF at 25 Dunheved Circuit commenced in November 2016 and was completed in April 2017. The RRF at 25 Dunheved Circuit (the existing RRF) has been operational since this time.

In May 2017 Bingo Property, a subsidiary of Bingo Industries, acquired 25 Dunheved Circuit from 25 Dunheved Circuit Pty Ltd.

Demolition of existing structures and construction of the RRF at 25 Dunheved Circuit has been completed and consequently there is not considered to be potential to disturb any areas of potential environmental concern on the eastern portion of the Proposal site. This assessment has therefore considered the potential contaminated material on 21 Dunheved Circuit only, hereafter referred to as 'the Site'.

1.3 Objectives and Purpose of the Investigation

The objective of this assessment was to identify the potential for issues, concerns or environmental risks or liabilities associated with the present and historical uses of the Site.

This report supports the EIS for the Proposal to extend the RRF on to the Site and has been prepared as part of a State Significant Development (SSD) Application for which approval is sought under Part 4, Division 4.1 of the EP&A Act.

This report has been prepared to address:

- The Secretary's Environmental Assessment Requirements (SEARs) (SSD 8200) for the Proposal, issued by NSW DP&E on 6 February 2017.
- The SEARs relevant to this study, and the section of this report where they have been addressed are provided in Table 1-1.

Table 1-1: Secretary's Environmental Assessment Requirements relevant to this study

Section	Environmental Assessment Requirement	Where addressed
Soil and water	characterisation of the nature and extent of any contamination on the Site and a description of proposed management measures	This report

1.4 Scope of Work

To meet the Proposal objectives, Arcadis has completed the following scope of works:

- A review of available zoning plans and council documents (S149 Certificate) to determine potentially contaminating activities that may have occurred on the Site

- An evaluation of aerial photographs to assist in assessing historical land uses and conditions on and adjacent to the Site
- A review of the environmental setting with regards to geology, topography, hydrology and hydrogeology
- A review of current and historical titles and deposited plans to identify previous owners that may indicate a potential contaminating activity
- Preparation of a Phase 1 report in accordance with the NSW Office of Environment and Heritage (OEH) (2011) *Guidelines for Consultants Reporting on Contaminated Sites*.

2 LIMITATIONS

The findings of this report are based on the scope of work outlined in **Section 1.4**. Arcadis performed its services in a manner consistent with the normal level of care and expertise exercised by members of the environmental assessment profession. No warranties, expressed or implied are made.

Subject to the scope of work, Arcadis's assessment was limited strictly to identifying the environmental conditions associated with the subject property and does not include evaluation of any other issues. The absence of any identified hazardous or toxic materials should not be interpreted as a guarantee that such materials do not exist on the subject property.

Additionally, unless otherwise stated Arcadis did not conduct soil, air, wastewater or other matrix analyses including asbestos or perform contaminated sampling of any kind. Nor did Arcadis investigate any waste material from the property that may have been disposed of at the Site, or undertake an assessment or review of related site waste management practices.

The results of this assessment are based upon a site inspection conducted by Arcadis personnel and/or information from interviews with people who have knowledge of site conditions and/or information provided by regulatory agencies. All conclusions and recommendations regarding the property are the professional opinions of the Arcadis personnel involved with the project, subject to the qualifications made above.

All conclusions and recommendations regarding the property are the professional opinions of the Arcadis personnel involved with the project, subject to the qualifications made above. While normal assessments of data reliability have been made, Arcadis assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements or sources outside of Arcadis, or developments resulting from situations outside the scope of this project.

Arcadis is not engaged in environmental assessment and reporting for the purpose of advertising sales promoting, or endorsement of any client interests, including raising investment capital, recommending investment decisions, or other publicity purposes. The client acknowledges that this report is for the exclusive use of the client.

3 SITE CHARACTERISTICS

3.1 Site Location

The location of the Site and layout is shown in **Appendix A**. The Site is located on 21 Dunheved Circuit, St Marys and is currently occupied by Bingo Property Pty Ltd. The Site details are provided in Table 3-1 below and described in detail in the following sections.

Table 3-1 - Site Summary

Site Characteristic	Detail
Street Address	21 Dunheved Circuit, St Marys, NSW
Deposited Plan	Lot 9 DP31908
Local Government Area	Penrith City Council
Land Use Information	IN1 – General Industrial
Site Coordinates (UTM)	Easting: 293045.745 Northing: 6264437.625

3.2 Site Description

The Site currently consists of a large building in the southern portion of the Site with an area of approximately 6,165 m².

The existing structures onsite include:

- A steel-clad portal frame shed with a Gross floor area of approximately 3,618 m²
- Concrete hardstand and/or soil material covering the remainder of the Site
- Two electrical substations
- A Combustible Liquid C1 (Diesel) portable Aboveground Storage Tank (AST)
- One standard size shipping container (non-permanent structure)
- A small above ground settling tank connected to an oil water separator in a storage shed (apparently disused)
- Soil material stockpile areas and a constructed separating bay on a concrete slab
- A number of medium sized Liquefied Petroleum Gas (LPG) cylinders are stored within the building.

3.3 Surrounding Land Uses

The land uses which currently surround the Site are as follows:

- **North:** A number of commercial/Industrial properties
- **South:** Commercial Industrial properties including cardboard and metal manufacturing businesses
- **West:** St Marys Recycling
- **East:** Dunheved Circuit beyond which is a park/reserve.

3.4 Sensitive Environments

The nearest sensitive environments are as follows:

- The nearest medium and low density residential properties are located 1.2 kilometres (km) southeast of the Site
- The closest environmental receptors are South Creek located approximately 500m south west of the Site and Ropes Creek located approximately 490m northeast of the Site.

4 SITE HISTORY

4.1 Review Council Records

Planning Certificates under section 149(2) and 149(5) of the *Environmental Planning & Assessment Act 1979* were requested from Penrith City Council and issued for the Site on 20 February 2017. Copies of the certificates are included in **Appendix C**. The council records for the Site are summarised below:

- The land is not subject to sections 38 or 39 of the Coastal Protection Act 1979
- The land is not proclaimed to be in a mine subsidence district
- The land is not affected by any road widening or road realignment
- The land is affected by the Asbestos Policy adopted by Penrith City Council
- The land is not affected by flood related development controls
- The land is not biodiversity certified land
- The land is not subject to bio banking agreements
- The land has not been identified as bushfire prone
- The land has not been identified as contaminated land.

4.2 Zoning

The Site is currently zoned as 'IN1 – General Industrial' under the *Penrith Local Environmental Plan 2010*. The objectives of this zoning 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
- To promote development that makes efficient use of industrial land
- To permit facilities that serve the daily recreation and convenience needs of the people who work in the surrounding industrial area.

4.3 Title Search

A historical title search was performed on 21 February 2017 and is provided in **Appendix B**. The Site was owned by several graziers from 1904 to 1942. The Commonwealth of Australia had ownership from 1942 to 1978. Since 1978 the Site has been owned by various businesses including a trucking company and security company.

The Site is currently owned by Bingo Property Pty Ltd .

4.4 Historical landuse

The Site was historically owned by graziers until 1942 and the land may have been used for cattle to graze.

The land was developed to its current configuration prior to 1955 with a large single building in the southern portion of the Site. During the construction of this building fill of unknown origin may have been imported onto the Site.

The Site has been owned and leased by various businesses since 1978, including a trucking company who transported liquid and solid wastes and a security company.

The Site has remained in its current configuration since 1955.

4.5 Aerial Photograph Review

Aerial photographs for the adjoining RRF at 25 Dunheved Circuit, St Marys, NSW (the adjoining neighbouring site) were sourced from Argus (2016) Baseline Investigation. Photographs from 1955, 1970, 1986, 1994, 2005 and 2016 were reviewed to assess the history of the Site and to determine when changes to the use of the Site may have occurred.

Copies of the aerial photographs are included in **Appendix D**. The relevant information from the aerial photographs review is summarised in Table 4-1 below.

Table 4-1 - Summary of Aerial Photography

Date	Description of the Subject Site	Description of Surrounding Land
1955	There appears to be five building structures along the southern boundary of the Site and one in the centre of the Site.	The land is mostly vacant to the north, south and east of the Site with small residential buildings located along streets. Dunheved Circuit is present running along the western boundary of the Site. A large single building is present to the west of the Site.
1970	Photo not clear enough to discern changes to the Site.	Commercial/Industrial development has occurred to the south west of the Site.
1986	The Site remains largely unchanged. The large building is still present along the western boundary and the building in the centre has been removed.	Further commercial/industrial development has occurred to the north, south, east and west of the Site.
1994	The Site remains relatively unchanged.	The land to the north of the Site has undergone further development with more commercial/industrial buildings present.
2005	The Site remains relatively unchanged.	The surrounding land remains relatively unchanged.
2016	The Site remains relatively unchanged.	The surrounding land remains relatively unchanged.

Based on the review of the aerial photographs, the Site was developed prior to 1955 and has remained in the same configuration since that time. The surrounding area of St Marys expanded between 1970 and 1986 when the area changed from vacant land with small residential buildings to commercial properties.

The review of the aerial photographs suggest that the area has been used predominantly for commercial/industrial land uses. Although specific site uses could not be established from the aerial photographs, the potential remains for contamination to be associated with site activities or construction of the Site.

It is noted that conclusions drawn from the aerial photographs must be treated with caution as the interpretation is subjective and is often limited by the quality of the photo.

4.6 NSW EPA Contaminated Land Search

A search of the Contaminated Land data based for the property was conducted as part of this Limited Environmental Site Assessment; the EPA does not hold records for notification of a contaminated site under Section 60 of the *Contaminated Land Management Act 1997*.

No license or notices have been issued to the Site under the *Protection of the Environment (Operations) Act 1997*. It should be noted, the adjoining site at 25 Dunheved Circuit, St Marys operates under an Environment Protection Licence (EPL) from the New South Wales Environment Protection Authority (EPA); EPL No. 20621.

4.7 WorkCover NSW Dangerous Goods Search

Arcadis did not request the dangerous goods records for the Site held by WorkCover NSW as reporting time restrictions did not allow for completion of this report.

During the Site inspection, Arcadis did not observe any evidence of an underground storage tank (UST), including fill points, bowsers or vents. Arcadis recommend

completing a dangerous goods search before construction begins on the Site to locate any underground storage tanks (UST).

A WorkCover Dangerous Goods search (reference D16/606421) was requested for the operating adjoining RRF Site at 25 Dunheved Circuit St Marys NSW by a third-party consultant (SLR Consulting Australia) on 6 June 2017 and the results of the search subsequently forwarded to Arcadis for additional information purposes on 8 June 2017. The search indicated that no records pertained to the neighbouring Site at 25 Dunheved Circuit St Marys, NSW.

4.8 Past Industrial Processes

The Site has historically been located in an industrial/commercial setting and has been owned by various businesses. The potential remains for past industrial processes to have occurred on site.

4.9 Manufacturing Processes

The historical data review did not indicate that manufacturing processes had occurred at the subject site.

4.10 Hazardous Materials

As the building was constructed in the 1950's, the presence of asbestos containing material (ACM) at the Site is considered possible. Arcadis did not visually observe any asbestos containing materials (ACM) during the Site inspection. However, this does not discount the potential presence of ACM in structural materials.

4.11 Storage Tanks

There are currently four (4) Onsite Detention Tanks (OSD) on the Site. The OSD tanks are used for the detaining stormwater onsite. An aboveground sludge hopper, pump and an aboveground oil water separator tank was observed to be part of this detention and water treatment system. It was unclear as to whether the oil water separator was operational.

A Combustible Liquid C1 (Diesel) portable AST is currently located at the rear of the building for onsite refuelling of equipment.

Several rainwater tanks are currently stored on the Site awaiting placement during the construction phase of the proposed building.

A number of medium sized LPG cylinders are stored within the building.

4.12 Discharges to Land, Water and Air

A now disused truck wash bay and the remains of an aboveground sludge hopper, pump and an aboveground oil separator tank are evident on the Site, located within the north-west corner of the building. Anecdotal evidence suggests that this system, may have been connected and discharged via the Site's drainage system, likely stormwater system, after onsite treatment associate with the interceptor that is likely to have treated truck wash water.

4.13 Previous Investigations

Arcadis was not aware of any previous environmental investigations for the Site however, Aargus completed a Baseline Investigation (BI) (2016) for the adjoining RRF

site at 25 Dunheved Circuit, St Marys, NSW. Aargus (2016) reported that there were no exceedances of adopted assessment criteria (NEPM 1999 Amended 2013) any contaminants of concern in soil laboratory results. Groundwater samples did not exceed the adopted groundwater investigation levels with the exception of heavy metals which marginally exceeded the ecological criteria (ANZECC 2000 95% Level of Protection of species in fresh water) for Cadmium, Copper, Lead, Nickel and Zinc. Arcadis considers that these groundwater exceedance results to be within anticipated regional background concentrations for a highly disturbed commercial industrial urban environment.

An additional groundwater assessment would be required to confirm that the groundwater assessment results reported on the adjoining RRF site by Aargus (2016) are similar for groundwater on the Site. However, given our current understandings of the previous activities on the development site, Arcadis considers that groundwater conditions may be similar to that of the adjoining RRF site.

The subject site is located immediately to the east of 25 Dunheved Circuit, St Marys. Arcadis considers site groundwater is anticipated to be at a similar depth (approximately 2 to 3m BGL) as has been reported by Aargus (2016) on the neighbouring RRF site. Groundwater flow direction is inferred to be in a south westerly direction towards South Creek.

5 SITE CONDITION AND ENVIRONMENTAL SETTING

5.1 Topography

The property boundaries and topographic data indicate that the Site has an elevation of approximately 24m above the Australian Height Datum (AHD).

Based on topographic data, the Site and surrounding landscape is generally flat. Surface water is expected to flow southwest towards South Creek.

5.2 Visible Signs of contamination

A site visit was conducted by Arcadis Environmental Scientist Colin Biggs on 27th February 2017 as part of this investigation. While no visible signs of contamination on the Site surface was observed, cracking of the hardstand surface was evidenced in a number of locations. However, the hardstand was in generally good condition with surface layers of fine soils covering the majority of the Site.

5.3 Presence of Drums and Wastes

No presence of drums was evident during the Site visit however, numerous piles of bulk material building and soil waste material were scattered across the Site. Earthworks (trenching) near the transformer substation and other new construction materials were observed. Other construction/demolition work and equipment was observed at areas across the Site. A shipping container, unused plant and pallet racking were also stored near the former wash bay.

5.4 Fill material

Based on Arcadis understanding of the local topography of the area, there was no visual evidence of fill material on the Site. However, the adjoining, neighbouring site at 25 Dunheved Circuit, St Marys was reported to have up to 0.4m of relatively clean fill (Argus, 2016). Therefore, it is likely, based on the topographic gradient, that limited fill may be present on the subject site beneath the hardstand.

5.5 Odours

No olfactory indicators of possible contamination were noted during the Site inspection.

6 GEOLOGY AND HYDROGEOLOGY

6.1 Geology

The 1:100,000 Penrith geological sheet indicate the Site is made up of fluvial soils underlain by Tertiary Age Londonderry Clay, comprising of clay, patches of ferruginous, consolidated sand.

The soil landscape in which the Site is situated is classified as the Berkshire Park landscape and consists of impermeable fluvial soils.

6.2 Hydrogeology

A search of the Department of Natural Resources (DNR) borehole database information revealed two (2) groundwater bores within a 500m radius of the Site. The groundwater bores were located north and northeast of the Site and are used for monitoring purposes.

Aargus (2016) inferred that groundwater in the area is likely to be flowing towards South Creek in a south-westerly direction. Given that the subject Site is located immediately to the east of 25 Dunheved Circuit, St Marys, Arcadis considers site groundwater is anticipated to be at a similar depth (approximately 2 to 3m BGL) as has been reported by Aargus (2016) on the neighbouring RRF site. Groundwater flow direction on the Site is also likely to be in a south westerly direction towards South Creek.

6.3 Hydrology

The nearest surface water receptor is South Creek located approximately 500m southwest of the Site and Ropes Creek located approximately 490m northeast of the Site.

6.4 Acid Sulfate Soil Risk

Aargus (2016) conducted a review for potential acid sulphate soils and reference was made to the NSW Department of Land & Water Conservation (DLWC) Acid Sulphate Soil Risk Maps (Edition Two, December 1997, Scale 1:250,000). There were no maps available for the area, therefore the presence of acid sulphate soils is considered to be unlikely.

7 POTENTIAL CONTAMINATION ISSUES

7.1 Oil and Chemical Storage

Arcadis has not undertaken a WorkCover Dangerous Goods or NSW EPA record search to ascertain the presence of underground fuel or chemical storage systems on the Site.

However, a large portable diesel storage container, disused oil water separator, a shipping container and a LPG Cylinder storage area are located on the Site. Spillage from refuelling conducted onsite was not evident around the storage vessel. The refuelling area was not bunded and consequently the potential for contamination remains in the instance of a spill or leak given the current condition of the concrete hardstand procedures.

The potential remains for contaminants to leach from the imported stored materials on the surface site into the subsurface where the imported materials have not been sufficiently screened and tested in accordance with the NSW EPA 2014 Waste Guidelines.

7.2 Potentially Contaminated Media

Potentially contaminated media present at the Site may include:

- Fill Material (subsurface and surface)
- Soils around fuel storage areas and substation areas
- Previously cultivated soils from grazing activities
- Groundwater.

Based on historical searches, the following Contaminants of Potential Concern (CoPC) have been identified:

- Total Recoverable Hydrocarbons (TRH) in soils and groundwater;
- Benzene Toluene, Ethyl benzene, Xylene and Naphthalene (BTEXN) in soils and groundwater;
- Polycyclic Aromatic Hydrocarbons (PAHs) in soils and groundwater;
- Metals (As, Cd, Cr, Cu, Pb, Hg, Ni, zn) in soils;
- Pesticides (OC/OPPs) in soils;
- Polychlorinated biphenyl (PCBs) and
- Asbestos in soils.

7.3 Areas of Environmental Concern and the Contaminants of Potential Concern

Based on the history review the following areas of potential environmental concern (APEC) have been identified in Table 7-1 below.

Table 7-1 - Areas of Potential Environmental Concern

Areas of Potential Environmental Concern (APEC)	Contaminants of Potential Concern (COPC)	Sources of potential contamination	Likelihood of Contamination being present on site
Fill Materials used during construction	TRH/TPH, BTEXN, PAH, Metals-8, OC/OPPs, and Asbestos	Imported fill of unknown quality	Low to Moderate
Subsurface material impacted by stored material identified at surface	TRH/TPH, BTEXN, PAH, Metals-8, OC/OPPs, and Asbestos	Non-compliant imported materials that may contain contaminants	Low to Moderate
Soils and groundwater around AST location and Oil Separator.	TRH/TPH, BTEXN, PAH, Metals-8	Temporary fuel storage (AST) and use. Oil water separator.	Low
Soils and groundwater around substation locations	TRH/TPH, BTEXN, PAH, Metals-8, OC/OPPs, PCBs,	Leaks, spills and maintenance of the substation.	Low
Cultivated soils on the Site	PAH, Metals-8, and OC/OPPs,	Pesticide use	Low

8 INTEGRITY ASSESSMENT

Information was collected from a number of sources to determine the risk of site contamination. The sources included a combination of government bodies and private organisations that have knowledge of the current proposed development.

The data obtained from other historical sources reviewed has been found to be in general agreement with onsite findings. It is therefore considered that the information provided in this historical assessment has an acceptable level of accuracy.

No Dangerous Goods search has been conducted as part of this preliminary assessment to confirm the presence of tanks including underground chemical storage systems.

No soil or groundwater assessment has been undertaken as part of this preliminary assessment.

Whilst Arcadis uses professional judgement when evaluating information, Arcadis cannot guarantee all information is neither correct nor complete. Arcadis does not take responsibility for an errors nor incomplete data.

9 CONCLUSIONS AND RECOMMENDATIONS

The Site is located at 21 Dunheved Circuit, St Marys, NSW on Lot 9 DP31908 with a total area of approximately 6,165m². The Site is currently zoned as 'IN1 – General Industrial'. It is proposed to extend the RRF currently operation on 25 Dunheved Circuit onto 21 Dunheved Circuit. The proposed extension would optimise operations and facilitate a throughput of 350,000 tonnes per annum (tpa) of general solid waste (non-putrescible).

The Site currently consists of a large building in the southern portion of the Site with an area of approximately 6,165m².

The areas of potential environmental concern include:

- Fill materials used during construction;
- Subsurface material impacted by stored material identified at surface;
- Soils and groundwater around AST location and oil separator;
- Soils and groundwater around substation locations; and
- Cultivated soil on the Site.

As the building was constructed in the 1950s, the presence of asbestos containing material (ACM) at the Site is considered likely.

9.1 Conclusions

There is evidence of potentially contaminating activity on the Site based on the review of historical information. Arcadis consider that the overall likelihood of contamination being present on the Site is considered to be low to moderate.

Based on the preliminary results of this assessment, the Site is considered suitable for commercial industrial land use.

Superficial excavation sections (approximately 40m long each) have been proposed on the northern and south eastern boundaries of the reserve located opposite the Proposal site, to the east, for the purposes of curb and pavement redesign and relocation of stormwater drainage utilities. Arcadis has not assessed this land parcel as part of this assessment. The sections have been demarked on the concept design plans in Appendix A.

9.2 Recommendations

Based on the results of this assessment and prior to construction, Arcadis recommend the following:

- Undertaking a Workcover dangerous goods search to assess the presence of historic underground storage tanks on the Site;
- Should the Proposal include subsurface excavation at the areas of potential environmental concern on the Site, a targeted environmental investigation should be undertaken to ascertain whether contamination is present to determine further material handling requirements in accordance with the NSW EPA 2014 Waste Guidelines. Assessment and potential removal of the surface material identified on the Site. Should this material be deemed unsuitable for the proposed land use, it would likely need to be removed and taken to an appropriately licensed waste management facility.
- The minor excavation sections proposed at the northern and south eastern boundary of the reserve located opposite the Site are considered to be superficial excavations. Any waste material generated from the proposed minor excavations at the northern

and south eastern boundary of the adjoining land to the Site should be managed in accordance with the NSW Waste Guidelines to determine material handling requirements.

9.3 Extent of Uncertainties in the Results

Arcadis is confident that the results of this investigation give an accurate representation of the historical status of the Site but note that no subsurface investigations and conditions were reported herein.

10 REFERENCES

Aargus (November 2016) Baseline Investigation, 25 Dunheved Circuit, St Mary, NSW.

ANZECC/NHMRC (1992) Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites;

Department of Environment and Climate Change (2009) Guidelines on the Duty to Report Contamination Under the Contaminated Land Management Act 1997;

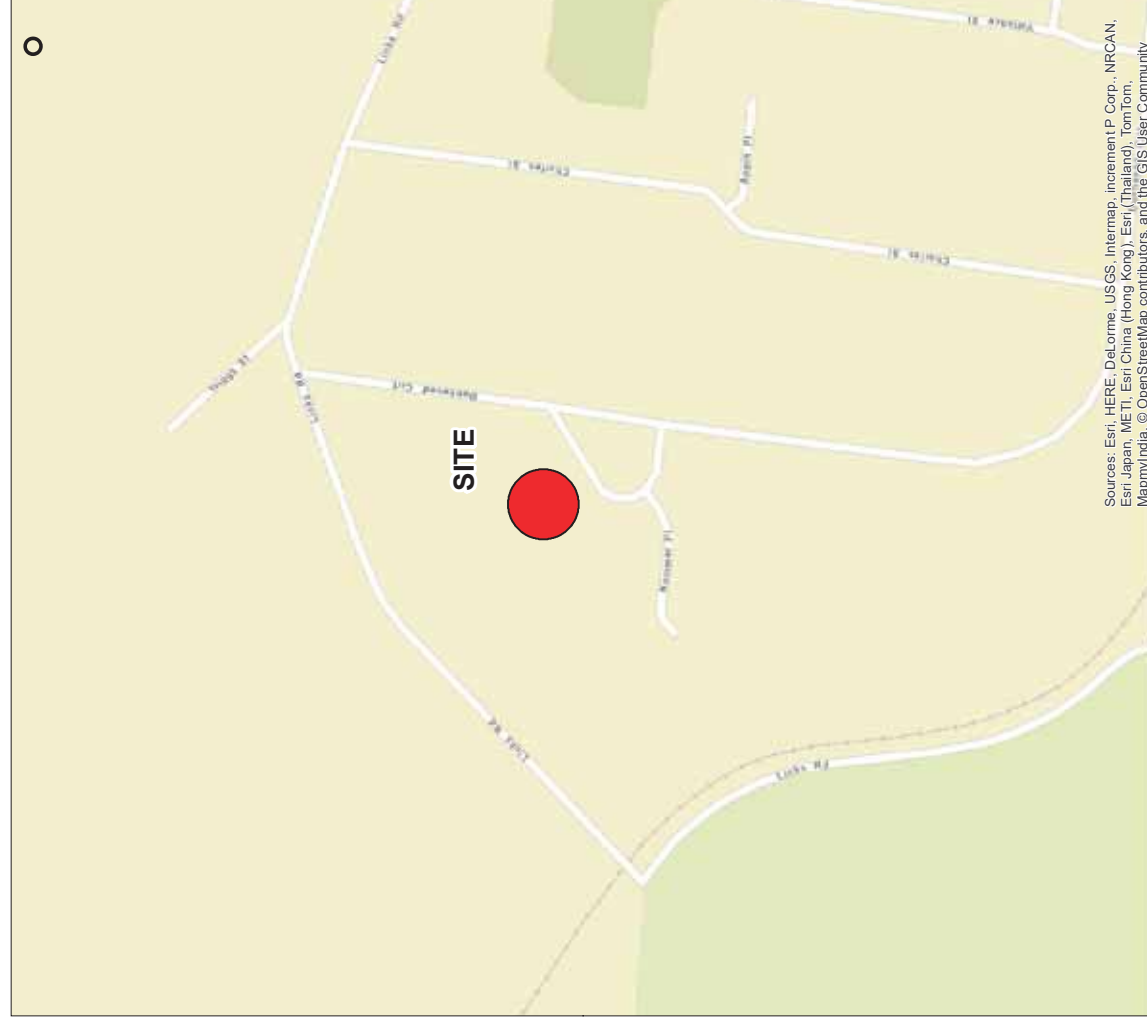
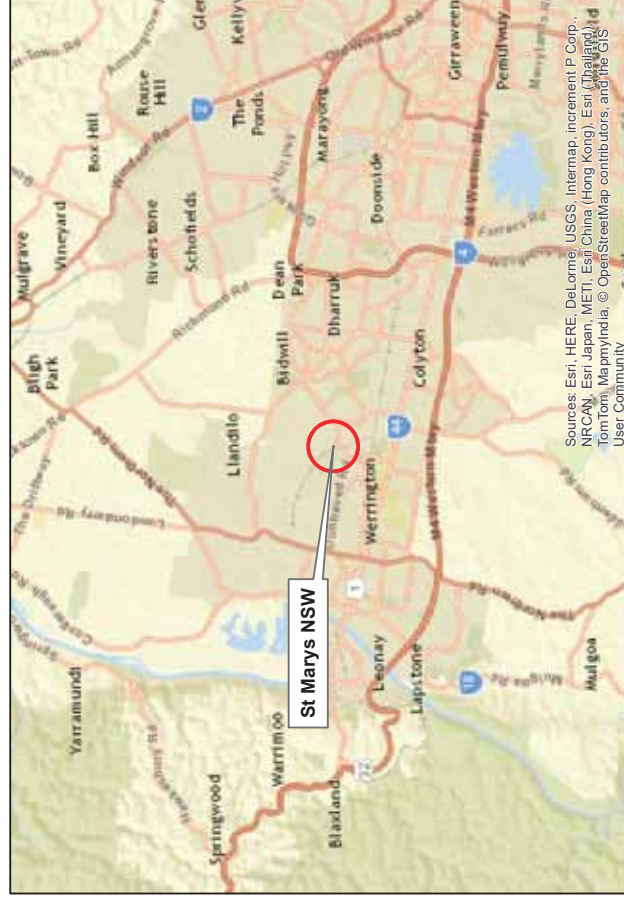
National Environment Protection Council (1999) 'National Environment Protection (Assessment of Site Contamination Measure 1999' as amended 2013.

NSW Environment Protection Authority (2006) Guidelines for the Site Auditor Scheme Environment Protection Authority;

NSW Environment Protection Authority (1995) Sampling Design Guidelines. Environment Protection Authority, Chatswood;

NSW DECC (2009) Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997.

APPENDIX A FIGURES





APPENDIX B TITLE DEED SEARCHES

ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 147 943 842)

ABN 82 147 943 842

18/36 Osborne Road,
Manly NSW 2095

Telephone: +612 9977 6713

Mobile: 0412 169 809

Facsimile: +612 8076 3026

Email: search@alsearchers.com.au

21st February, 2017

LOTSEARCH PTY LTD

**Level 3, 68 Alfred Street,
MILSONS POINT, NSW 2061**

Attention: Howard Waldron,

RE:

**21 Dunheved Circuit,
St Marys
Reference: LS001237**

Current Search

Folio Identifier 9/31908 (title attached)

DP 31908 (plan attached)

Dated 20th February, 2017

Registered Proprietor:

DUNHEVED CCT NO 2 PTY LTD

Title Tree
Lot 9 DP 31908

Folio Identifier 9/31908

Certificate of Title Volume 9031 Folio 240

Certificate of Title Volume 8237 Folio 70

Certificate of Title Volume 5500 Folio 131

Certificate of Title Volume 5221 Folio 233

Certificate of Title Volume 4858 Folio 66

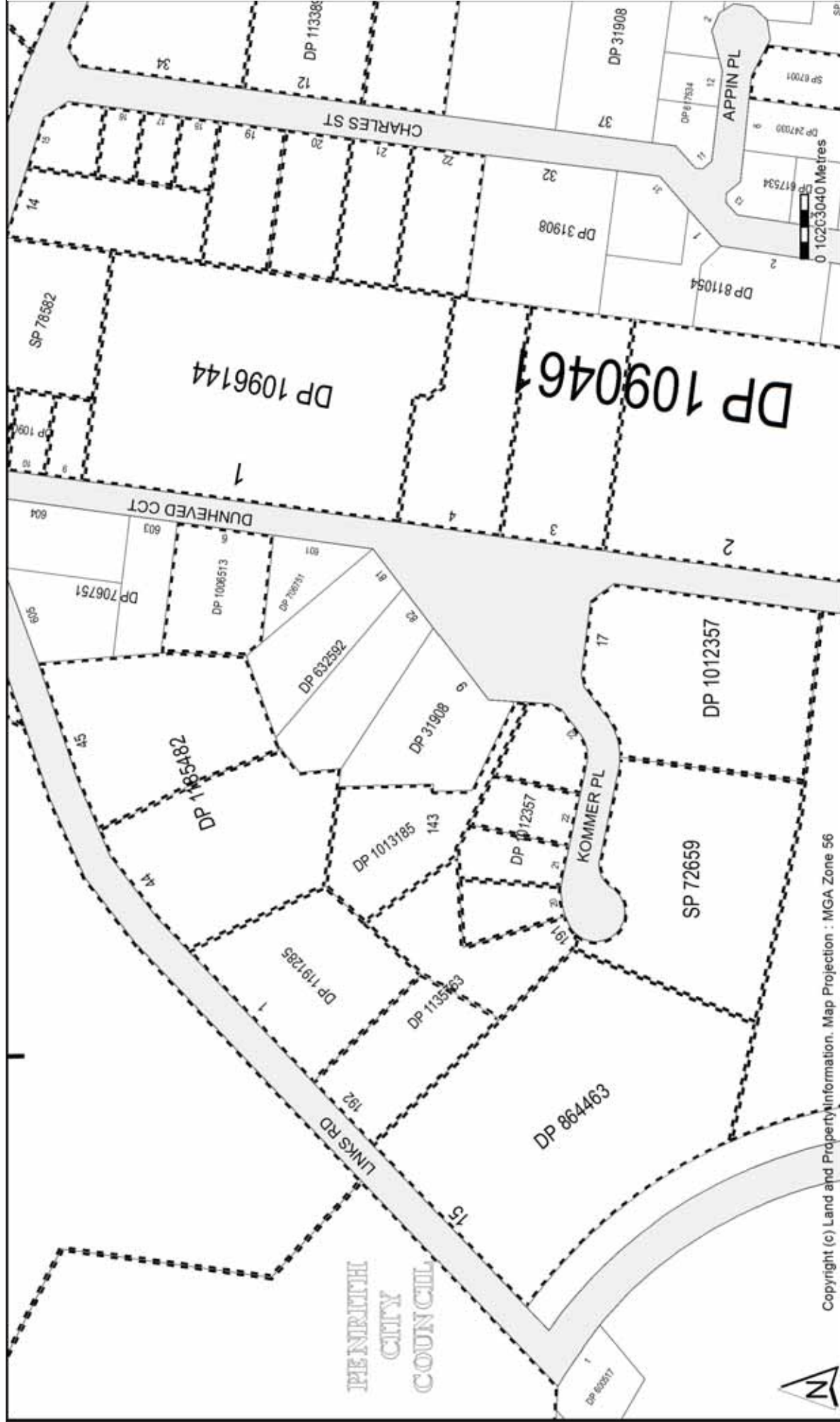
Certificate of Title Volume 4089 Folio 120

P A 26115

Conveyance Book 1346 No. 853

Summary of proprietor(s) Lot 9 DP 31908

Year	Proprietor(s)
	(Lot 9 DP 31908)
2015 – todate	Dunheved CCT No 2 Pty Ltd
(2016 – todate)	<i>(current lease to St Marys Recycling Pty Ltd being 21 Dunheved Circuit, St Marys shown on Folio Identifier 9/31908)</i>
2009 – 2015	I & P Grundy Security Pty Limited
2007 – 2009	Abroclown Pty Limited
1996 – 2007	Christian Herbert Stoermer
1992 – 1996	Hoss Majdalawi
1989 – 1992	Amdara Pty. Limited
(1989 – todate)	<i>(various leases shown on Historical Folio 9/31908)</i>
	(Lot 9 DP 31908 – CTVol 9031 Fol 240)
1986 – 1989	Amdara Pty. Limited
1978 – 1986	Sydney R. Cordin & Sons Pty. Limited
1961 – 1978	The Commonwealth of Australia
(1961 – 1989)	<i>(various leases shown on CTVol 9031 Fol 240)</i>
	(Portion 112 Parish Rooty Hill & other lands - Area 943 acres 2 Roods 0 ½ Perches – CTVol 8237 Fol 70)
1961 – 1961	The Commonwealth of Australia
	(Portion 112 Parish Rooty Hill & other lands - Area 4549 Acres - CTVol 5500 Fol 131)
1945 – 1961	The Commonwealth of Australia
	(Portion 112 Parish Rooty Hill & other land - Area 2574 Acres 2 Roods 33 Perches – CTVol 5221 Fol 233)
1942 – 1945	The Commonwealth of Australia
1941 – 1942	Frederick Charles Pye, grazier
	(Portion 112 Parish Rooty Hill & other lands - Area 2829 Acres 1 Rood 12 Perches – CTVol 4858 Fol 66)
1939 – 1941	Leonard Nourse I'Anson, grazier
1937 – 1939	George Mercer Hall, grazier
	(Portion 112 Parish Rooty Hill & other lands - Area 3029 Acres 2 Roods 18 Perches – CTVol 4089 Fol 120)
1927 – 1937	John William Fisher, grazier
	(Portion 112 Parish Rooty Hill & other lands – Area 3031 Acres 2 Roods – Conv Bk 1346 No. 853)
1924 – 1927	John William Fisher, grazier
1904 – 1924	George McArthur Gidley King, landowner



Requested Parcel : Lot 9 DP 31908

Identified Parcel : Lot 9 DP 31908

Locality : ST MARYS

LGA : PENRITH

Parish : ROOTY HILL

County : CUMBERLAND

	Status	Surv/Comp	Purpose
DP31908			
Lot(s): 34			
 DP1131032	REGISTERED	SURVEY	EASEMENT
Lot(s): 13			
 DP1129708	REGISTERED	COMPILATION	EASEMENT
DP803832			
Lot(s): 1			
 DP1106961	REGISTERED	SURVEY	EASEMENT
DP864463			
Lot(s): 15			
 DP1012357	REGISTERED	SURVEY	SUBDIVISION
 SP72659	REGISTERED	COMPILATION	STRATA PLAN
DP1006513			
Lot(s): 6			
 DP746212	HISTORICAL	SURVEY	SUBDIVISION
DP1011813			
Lot(s): 2			
 DP844904	HISTORICAL	SURVEY	SUBDIVISION
DP1012357			
Lot(s): 20			
 DP1182761	REGISTERED	SURVEY	EASEMENT
Lot(s): 17, 20, 21, 22, 23			
 DP864463	HISTORICAL	SURVEY	SUBDIVISION
DP1013185			
Lot(s): 143			
 DP31908	HISTORICAL	SURVEY	UNRESEARCHED
DP1090461			
Lot(s): 2			
 DP1101213	REGISTERED	SURVEY	EASEMENT
Lot(s): 2, 3, 4, 9, 10, 11, 14, 15, 16, 17, 18, 19, 20, 21, 22			
 DP31908	HISTORICAL	SURVEY	UNRESEARCHED
DP1096144			
Lot(s): 1			
 DP31908	HISTORICAL	SURVEY	UNRESEARCHED
 DP1090461	REGISTERED	SURVEY	SUBDIVISION
DP1132380			
Lot(s): 1			
 DP223888	HISTORICAL	SURVEY	RESUMPTION OR ACQUISITION
 DP598653	HISTORICAL	SURVEY	RESUMPTION OR ACQUISITION
 DP789196	HISTORICAL	SURVEY	SUBDIVISION
 DP803832	HISTORICAL	SURVEY	RESUMPTION OR ACQUISITION
 DP1012831	REJECTED	COMPILATION	LEASE
 DP1038166	REGISTERED	SURVEY	SUBDIVISION
 DP1079444	REGISTERED	SURVEY	SUBDIVISION
 DP1103990	REGISTERED	SURVEY	EASEMENT
 DP1104194	REGISTERED	SURVEY	SUBDIVISION
DP1133893			
Lot(s): 12			
 DP580662	HISTORICAL	SURVEY	SUBDIVISION
DP1135763			
Lot(s): 191, 192			
 DP31908	HISTORICAL	SURVEY	UNRESEARCHED
 DP849683	HISTORICAL	SURVEY	SUBDIVISION
 DP1013185	REGISTERED	SURVEY	SUBDIVISION
Lot(s): 191			
 DP864463	HISTORICAL	SURVEY	SUBDIVISION
 DP1012357	REGISTERED	SURVEY	SUBDIVISION
 DP1182761	REGISTERED	SURVEY	EASEMENT
DP1185482			
Lot(s): 44, 45			
 DP31908	HISTORICAL	SURVEY	UNRESEARCHED
 DP1035663	REGISTERED	SURVEY	LEASE

Caution: For all **ACTIVITY PRIOR to SEPT 2002** you must refer to the RGs Charting and Reference Maps.

Cadastral Records Enquiry Report

Ref : lotsearch - st marys

Requested Parcel : Lot 9 DP 31908

Identified Parcel : Lot 9 DP 31908

Locality : ST MARYS

LGA : PENRITH

Parish : ROOTY HILL

County : CUMBERLAND

	Status	Surv/Comp	Purpose
DP1191285			
Lot(s): 1			
 DP216934	HISTORICAL	SURVEY	SUBDIVISION
 DP1035663	REGISTERED	SURVEY	LEASE
DP1202567			
Lot(s): 100			
 DP1207003	REGISTERED	SURVEY	EASEMENT
Lot(s): 101			
 DP31910	HISTORICAL	SURVEY	UNRESEARCHED
 DP1150724	REGISTERED	SURVEY	EASEMENT
Lot(s): 100, 101			
 DP223888	HISTORICAL	SURVEY	RESUMPTION OR ACQUISITION
DP1203565			
Lot(s): 3			
	NSW GAZ.	12-06-2015	Folio : 1662
RESERVED AS NATIONAL PARK LOTS 1 AND 3 DP1203565			

Caution: For all **ACTIVITY PRIOR to SEPT 2002** you must refer to the RGs Charting and Reference Maps.

	Status	Surv/Comp	Purpose
DP1216994			
Lot(s): 3			
 DP223888	HISTORICAL	SURVEY	RESUMPTION OR ACQUISITION
 DP598653	HISTORICAL	SURVEY	RESUMPTION OR ACQUISITION
 DP789196	HISTORICAL	SURVEY	SUBDIVISION
 DP803832	HISTORICAL	SURVEY	RESUMPTION OR ACQUISITION
 DP1012831	REJECTED	COMPILATION	LEASE
 DP1038166	REGISTERED	SURVEY	SUBDIVISION
 DP1079444	REGISTERED	SURVEY	SUBDIVISION
 DP1103990	REGISTERED	SURVEY	EASEMENT
 DP1104194	REGISTERED	SURVEY	SUBDIVISION
 DP1132380	REGISTERED	SURVEY	SUBDIVISION
 DP1149525	REGISTERED	SURVEY	SUBDIVISION
 DP1154629	REGISTERED	SURVEY	EASEMENT
 DP1189128	REGISTERED	SURVEY	SUBDIVISION
 DP1190610	REGISTERED	SURVEY	EASEMENT
 DP1200053	REGISTERED	SURVEY	SUBDIVISION
 DP1211124	REGISTERED	SURVEY	SUBDIVISION
 DP1211125	REGISTERED	SURVEY	SUBDIVISION
 DP1215087	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
 DP1215088	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
 DP1215090	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
 DP1215092	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
 DP1215093	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
 DP1215094	PRE-ALLOCATED	UNAVAILABLE	ROADS ACT, 1993
 DP1215095	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
 DP1215096	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
 DP1215097	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
 DP1215099	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
 DP1215100	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
 DP1215102	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
 DP1215103	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
 DP1215104	WITHDRAWN	UNAVAILABLE	SUBDIVISION
 DP1215105	WITHDRAWN	UNAVAILABLE	SUBDIVISION
 DP1215106	WITHDRAWN	UNAVAILABLE	SUBDIVISION
 DP1215108	WITHDRAWN	UNAVAILABLE	SUBDIVISION
 DP1215109	WITHDRAWN	UNAVAILABLE	SUBDIVISION
 DP1215110	WITHDRAWN	UNAVAILABLE	SUBDIVISION
 DP1217532	REGISTERED	SURVEY	EASEMENT
 DP1220914	WITHDRAWN	UNAVAILABLE	SUBDIVISION
 DP1220915	WITHDRAWN	UNAVAILABLE	SUBDIVISION
 DP1220916	WITHDRAWN	UNAVAILABLE	SUBDIVISION
 DP1220917	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
 DP1220918	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
 DP1220919	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
 DP1220920	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
 DP1220921	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
 DP1220922	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
 DP1220974	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
SP67001			
 DP247030	HISTORICAL	SURVEY	SUBDIVISION
SP72659			
 DP864463	HISTORICAL	SURVEY	SUBDIVISION
 DP1012357	REGISTERED	SURVEY	SUBDIVISION
SP78582			
 DP31908	HISTORICAL	SURVEY	UNRESEARCHED
 DP1090461	REGISTERED	SURVEY	SUBDIVISION
 DP1103048	REGISTERED	SURVEY	CONSOLIDATION

Caution: For all **ACTIVITY PRIOR to SEPT 2002** you must refer to the RGs Charting and Reference Maps.

Cadastral Records Enquiry Report

Ref : lotsearch - st marys

Requested Parcel : Lot 9 DP 31908

Identified Parcel : Lot 9 DP 31908

Locality : ST MARYS

LGA : PENRITH

Parish : ROOTY HILL

County : CUMBERLAND

Plan	Surv/Comp	Purpose
DP31908	SURVEY	UNRESEARCHED
DP247030	SURVEY	SUBDIVISION
DP600517	SURVEY	RESUMPTION OR ACQUISITION
DP617534	COMPILATION	SUBDIVISION
DP632592	COMPILATION	SUBDIVISION
DP706751	SURVEY	SUBDIVISION
DP773781	SURVEY	SUBDIVISION
DP803832	SURVEY	RESUMPTION OR ACQUISITION
DP811054	SURVEY	SUBDIVISION
DP844904	SURVEY	SUBDIVISION
DP864463	SURVEY	SUBDIVISION
DP1006513	COMPILATION	CONSOLIDATION
DP1011813	SURVEY	SUBDIVISION
DP1012357	SURVEY	SUBDIVISION
DP1013185	SURVEY	SUBDIVISION
DP1090461	SURVEY	SUBDIVISION
DP1096144	SURVEY	CONSOLIDATION
DP1132380	SURVEY	SUBDIVISION
DP1133893	COMPILATION	CONSOLIDATION
DP1135763	SURVEY	SUBDIVISION
DP1185482	SURVEY	SUBDIVISION
DP1185482	UNRESEARCHED	SUBDIVISION
DP1191285	SURVEY	REDEFINITION
DP1202567	SURVEY	SUBDIVISION
DP1216994	SURVEY	SUBDIVISION
DP1216994	UNRESEARCHED	SUBDIVISION
SP30684	COMPILATION	STRATA PLAN
SP67001	COMPILATION	STRATA PLAN
SP72659	COMPILATION	STRATA PLAN
SP78582	COMPILATION	STRATA PLAN

NEW SOUTH WALES

CERTIFICATE OF TITLE

PROPERTY ACT, 1900, as amended.



09031240

(For Grant and title reference prior to first edition see Deposited Plan.)

Vol. _____

1st Edition issued 23-10-1961.



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.

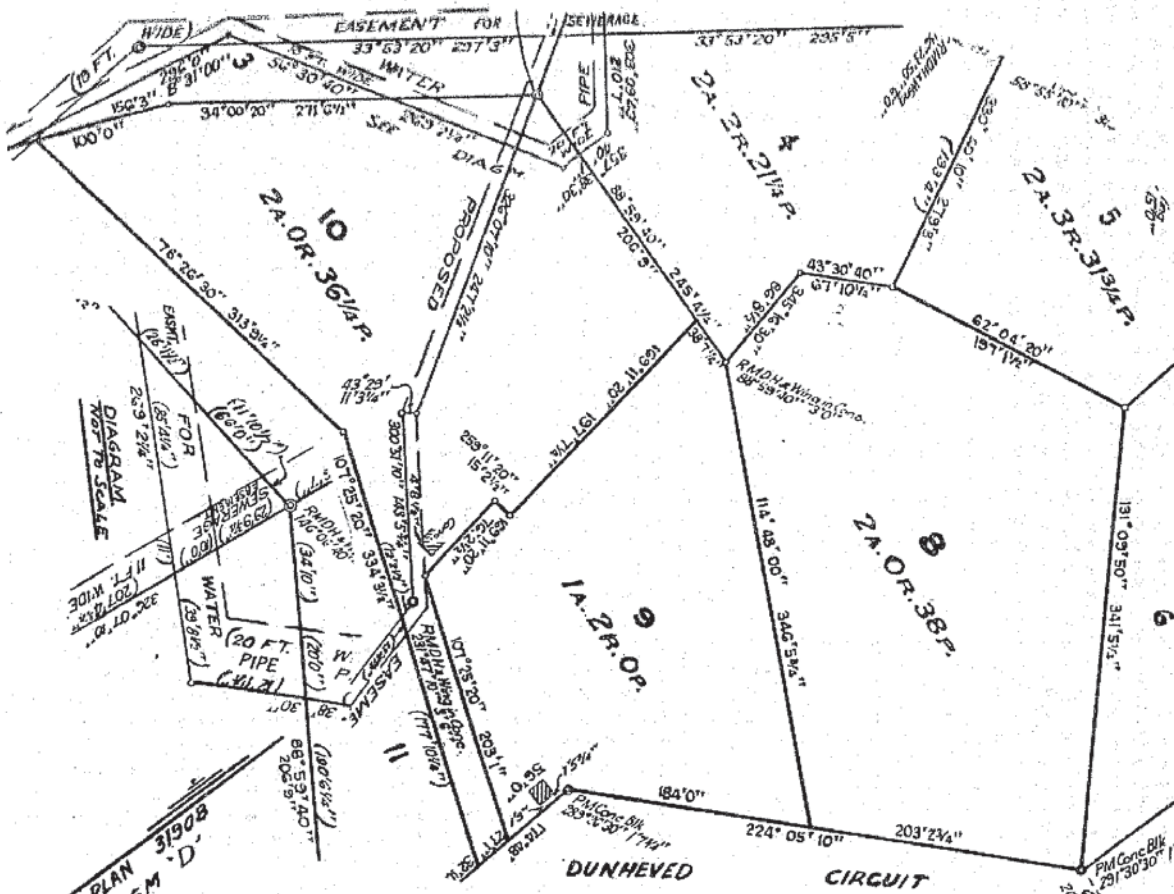
Witness

J. J. J.

J. J. J.
Registrar-General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple, in Lot 9 in Deposited Plan 31908 in the City of Penrith Parish of Rooty Hill and County of Cumberland.

FIRST SCHEDULE (Continued overleaf)

THE COMMONWEALTH OF AUSTRALIA.

J. J. J.
Registrar General.

CANCELLED

SECOND SCHEDULE (Continued overleaf)

1. Easement No. D431274 appurtenant to the land above described affecting the site of proposed drainage easement 33 feet wide shown in plan in Acquisition No. D431274.

SEE AUTO FOLIO

J. J. J.
Registrar General.

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

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

2031 11.40 St 1429 V. G. N. Eight Government Printer

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT		ENTERED	Signature of Registrar-General
NATURE	NUMBER	NATURE	NUMBER		
Transfer	Q853755	DATE	11-9-1978		
SEE AUTO FOLIO					

SECOND SCHEDULE (continued)

INSTRUMENT		PARTICULARS		ENTERED	Signature of Registrar-General	CANCELLATION
NATURE	NUMBER	NATURE	NUMBER			
Lease	674719	to Gordin & Norman Engineering & Fabrications Pty. Limited		1-10-1980		T442834 W669224
Expires 30-6-1985						
W669225 Mortgage to Beneficial Finance Corporation Limited		Registered 18-4-1986				
W669225 Mortgage to Pembroke Securities Limited		Registered 29-12-1986				
W669225 Mortgage to Pyramid Building Society		Registered 29-12-1986				
W669225 Mortgage X188139 Variation		Registered 10.11.1987				
X818369 Transfer		Easement for electricity purposes affecting the part of the land above described shown so burdened in plan with X818369. Registered 16-9-1988				
W669225 Mortgage		Transfer of mortgage to Farron Mortgage Services Pty. Limited. Registered 13-2-1989.				
W669225 Mortgage		Variation. Registered 13-2-1989.				

FORM No. 184

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

CANCELLED
SEE AUTO FOLIO

Q853755
570786
190786
T442834
W669225
W669225
W669225
X188139
X818369
W669225
W669225

Form: 01T
Release: 3.6
www.lands.nsw.gov.au

TRANSFER
New South Wales
Real Property Act 1900



AF95759W

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises 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

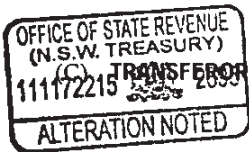
Office of State Revenue	
NSW Treasury	
Client No: 111172215	2895
Duty: \$92760	Trans No: 516564308
Asst details:	

(A) TORRENS TITLE

9/31908

(B) LODGED BY

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any National Australia Bank Limited 197 Prospect Highway Seven Hills NSW 2147 Tel: (02) 8825 0898	CODES T JT TJ TW
45A	Reference: 09K18302	



ABROCLOWN PTY LIMITED ACN 003 676 319
LIMITED

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 1,950,000.00 and as regards

(E) ESTATE the above land transfers to the transferee an estate in fee simple

(F) SHARE TRANSFERRED

(G) Encumbrances (if applicable):

(H) TRANSFEREE

I & P GRUNDY SECURITY PTY LIMITED ACN 139 129 721

(I) **TENANCY:**

DATE

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

Signature of witness:

Name of witness:
Address of witness:

John Freeman
19 Lansdowne Street
Perth

Certified correct for the purposes of the Real Property Act 1900 by the person(s) named below who signed this instrument pursuant to the power of attorney specified.

Signature of attorney:

Attorney's name: Albert Joseph Hunt
Signing on behalf of: Abrocrown Pty Limited
Power of attorney-Book: 4494
-No.: 690

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

Signature:

Signatory's name: *RENALDO FOLD*
Signatory's capacity: transferee's solicitor

1978

62



E
197083 M

TRANSFER

REAL PROPERTY ACT, 1900
 (See Instructions for Completion on back of form)

T	2 of 3
\$	4850

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Folio identifier 9/21908 9/31908	WHOLE	DUNHEVED
TRANSFEROR Note (b) AMDARA PTY LTD		OFFICE USE ONLY N

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 685,000.00
 and transfers an estate in fee simple
 in the land above described to the TRANSFEE

TRANSFEE
Note (b)

HOSS MAJDALAWI	OFFICE USE ONLY
as joint tenants/tenants in common	

TENANCY
Note (d)

PRIOR
ENCUMBRANCES
Note (e)

subject to the following PRIOR ENCUMBRANCES 1. Reservations and conditions if any contained in the Crown Grant
 2. _____ 3. _____

DATE OF TRANSFER

2/1/92

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

EXECUTION
Note (f)

Signed in my presence by the transferor who is personally known to me
 THE COMMON SEAL OF AMDARA PTY LTD was hereunto affixed by authority of the Board of Directors in the presence of:

THE COMMON SEAL OF AMDARA PTY LTD
 Signature of Witness

WAS HEREUNTO AFFIXED IN THE PRESENCE
 Name of Witness (BLOCK LETTERS)

OF:

Address and occupation of Witness



.....
 Director

.....
 Secretary

XXXXXX

Note (f)

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Signature of Transferee's Solicitor
 S. SCARFONE

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

LODGED BY		LOCATION OF DOCUMENTS	
NATIONAL AUSTRALIA BANK LIMITED National Australia Bank House 255 George Street, Sydney 237-1111 FAX 237-1284 45A		CT	OTHER
Delivery Box Number		1	
Extra Fee			Herewith.
Checked by Reg 19 CP			In R.G.O. with
REGISTERED - 19			Produced by
Registrar General			

OFFICE USE ONLY

97-01TP

TRANSFER UNDER POWER OF SALE

Section 58 Real Property Act 1900



0
890736 B



①

Office of State Revenue use only

00.00

STAMP DUTY

20/02/2010 09:29:02

(A) LAND TRANSFERRED

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

IDENTIFIER 9/31908

(B) LODGED BY

L.T.O. Box 208	Name, Address or DX and Telephone LANDERS O'REILLY & CO LEVEL 8, 50 PITT STREET, SYDNEY DX 440 SYDNEY REFERENCE (max. 15 characters): O'REILLY STOERMER NWZ
-----------------------	--

(C) TRANSFEROR METWAY BANK LIMITED

being the mortgagee in MORTGAGE I 229853 dated from
the registered proprietor of the above Land, acknowledges receipt of the consideration of \$ 585,000
and in exercise of power of sale under that Mortgage transfers an estate in fee simple in the above Land to the Transferee

(D) subject to the following ENCUMBRANCES 1. 2. 3.

(E) TRANSFEE

TP	CHRISTIAN HERBERT STOERMER TENANCY: OFF NJ I229853 NJ229854 MX US48362
----	--

(G) We certify this dealing correct for the purposes of the Real Property Act, 1900. DATE 22-1-96

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

LEE RAYNOR
Name of Witness (BLOCK LETTERS)
1 BLIGH STREET, SYDNEY
Address of Witness

KAREN STEWART
Metway Bank Limited (ACN 010 831 722) by its
Attorneys DAVID AYLMER and CHRISTINE WAINRIGHT
who certify that they are Level II Attorneys
pursuant to Power of Attorney Book 3859 Register
No. 372 of which they have no notice of revocation.
DATED AT SYDNEY this 17th day of January 1996.

Signature of Witness
LEE RAYNOR
Name of Witness (BLOCK LETTERS)
1 BLIGH STREET, SYDNEY
Address of Witness

K Stewart
DAVID AYLMER
KAREN STEWART

Signature of Transferor
CHRISTINE WAINRIGHT

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

Signature of Witness
Name of Witness (BLOCK LETTERS)
Address of Witness

Signature of Transferee

CHECKED BY (office use only)

20

Sheet 3 adjoins

City of
Municipality of Penrith

H237492 19:6:59

DP 31908 1/3 (E)

Commonwealth

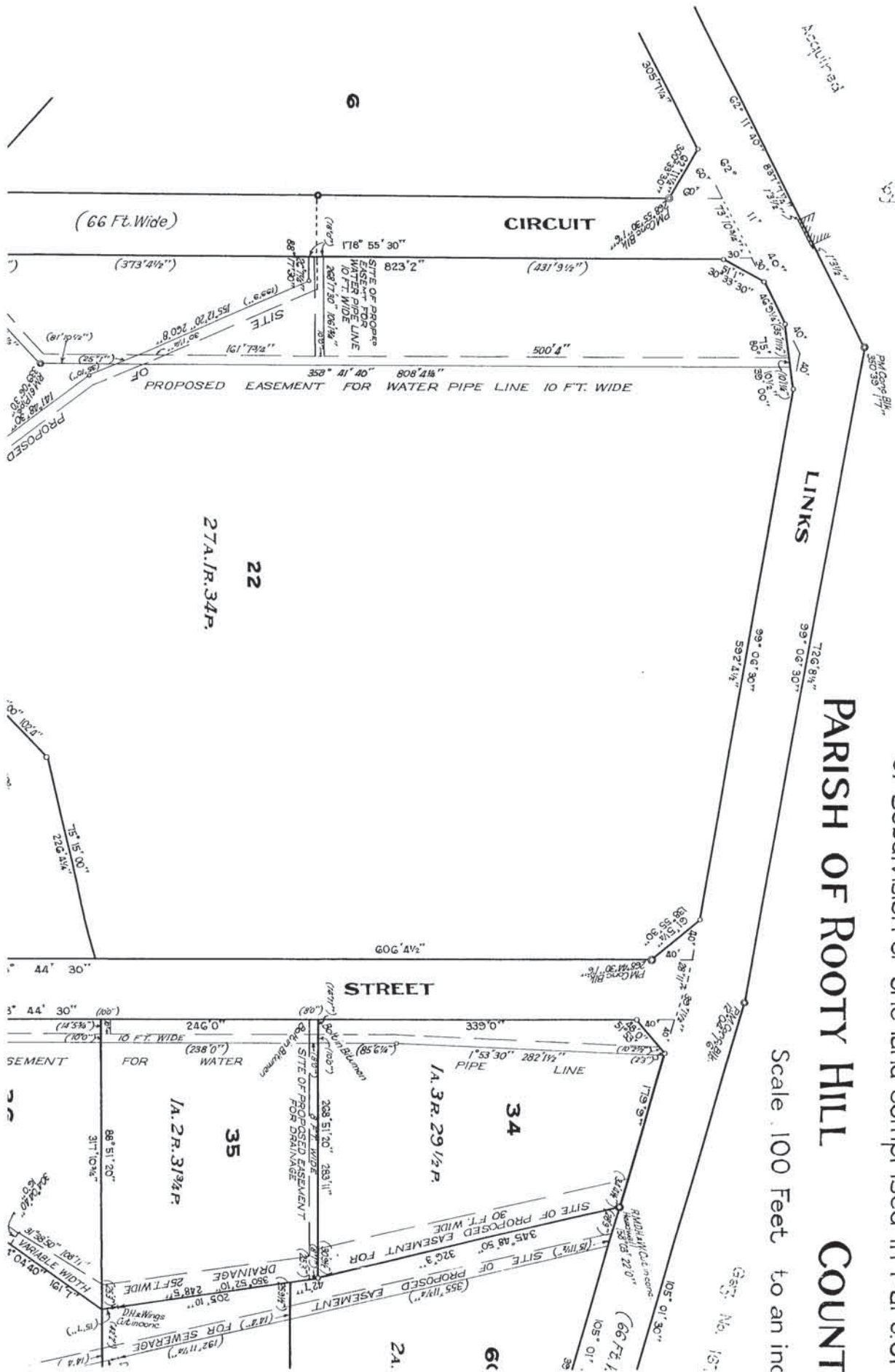
31908 51 1/3

PLAN

PARISH OF ROOTY HILL
COUNT

of subdivision of the land comprised in Part. of

Scale 100 Feet to an inc



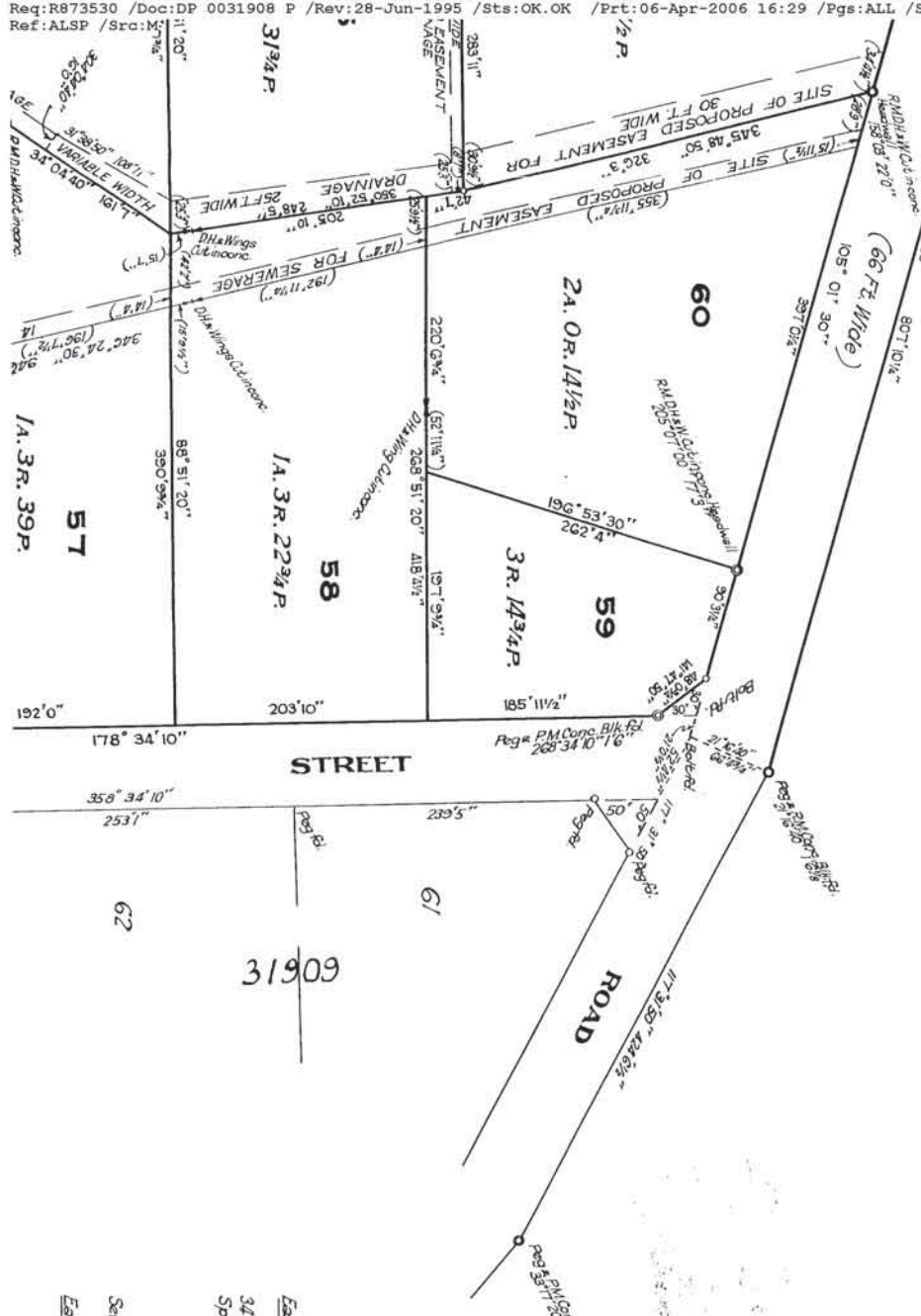
prised in Part. of C.T. Vol. ~~5500~~ Fol. ~~13~~

8237 70

COUNTY OF CUMBERLAND

00 Feet to an inch

21-8-1941
157
No. 157
105.01'



D. P. 31908 (E)

Registered:  18/59 *2/21/61* 24.759

C.A. _____

Title System: _____ Torrens

Purpose: _____ Subdivision

Ref. Map _____ Ph

Last Map Appn 26115 & 61747(A)

SHEET 1
(of 3 Sheets)

Received by the City Engineer of the
 City of New York, New York, on the 18th day of
 February 1959.
 Mayor
 City Clerk

Notes.

It is intended to dedicate the new Roads to the Public

It is intended to Create :-
Easements for Water Pipe Lines:

10th Wide through lots 2, 3, 11, 12, 13, 14, 15, 17, 20, 22, 23, 26, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44 and Public Garden and Recreation Spaces fronting Charles and Station Streets, 10 and 20th Wide through lots 4, 10 and 55 10, 18 and 26th Wide through lot 53 10 and 18th Wide through lot 54 12th Wide through lots 41, 42, 43, 44 and 45 in favour of the Metropolitan Water-Sewerage and Drainage Board.

Easements for Drainage:

8 ft. Wide through lot 1 flowing Northwesterly & south-westerly
20 ft. Wide through lots 4 and 6 flowing westerly

Sheet 3 adjoins

22

27A.1R.34P.

PERIODICITY

1A.2R.3¹/₄P.

OR. 9 1/2 P

37

A.3R.2/P.

409

3R. 36 1/4 P.

66

Sheet 2 adjoins

Datum Line of Azimuth A-B (Sheets 1 & 2)

Field Books
F645 new F648 new.
F650 new, F652 new. } incl

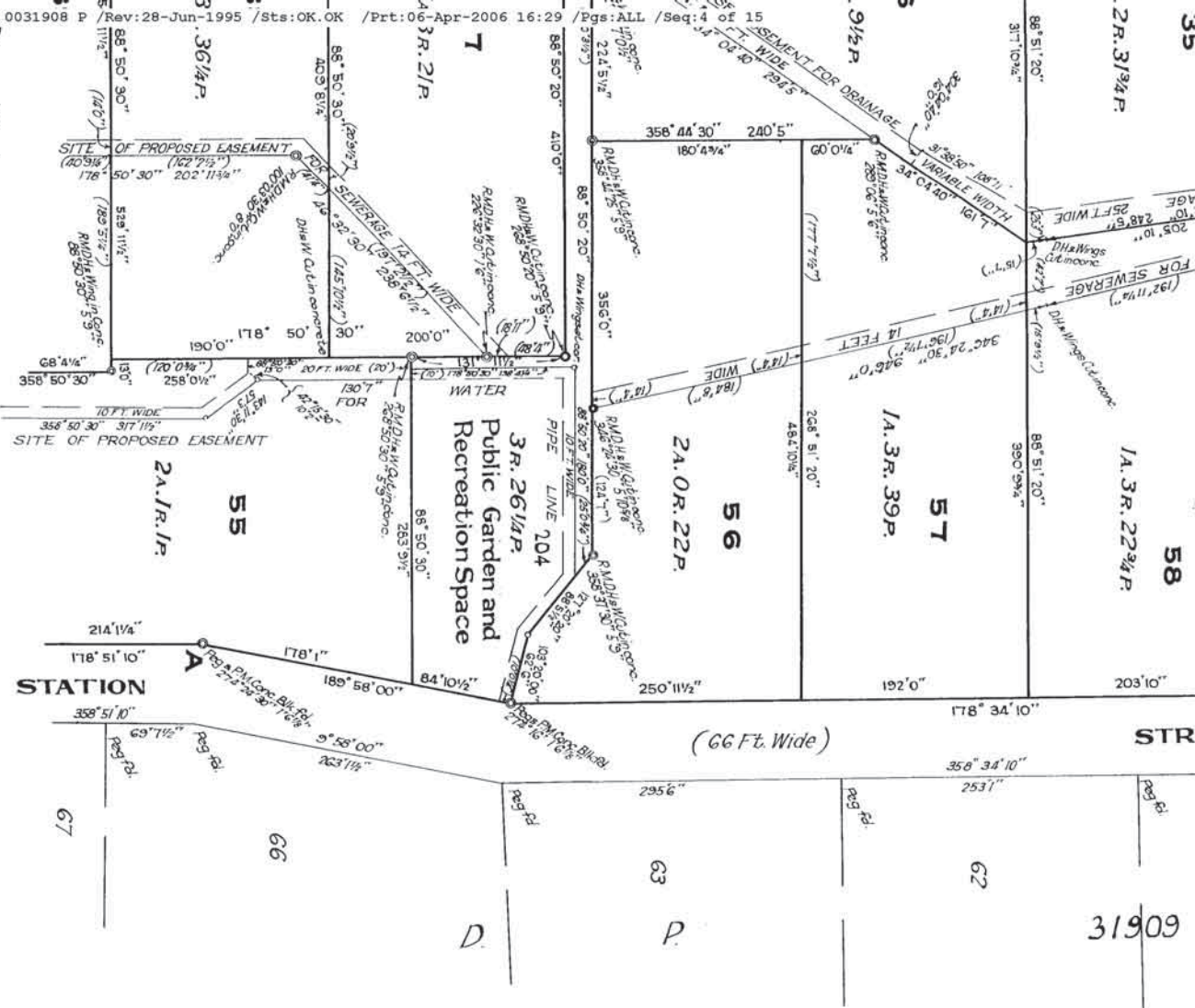
Council Clerk

D.P. 31908 Sh 1/3

31

31

adjoins



Survey by me dated 30th October, 1958

It is intended to Create:
Easements for Water Pipe Lines:
10 ft. wide through lots 2, 3, 11, 12, 13, 14, 15, 17, 20, 22, 25, 26, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44 and Public Garden and Recreation Spaces fronting Charles and Station Streets,
10 and 20 ft. wide through lots 4, 10 and 55
10 and 18 ft. wide through lot 53
22 ft. wide through lot 54
In favour of the Metropolitan Water Sewerage and Drainage Board.

Easements for Drainage:

8 ft. wide through lot 1 flowing north-westerly a south-westerly 20 ft. wide through lots 4 and 6 flowing westerly
6 and 20 ft. wide through lot 5 flowing southerly a westerly
Variable width through lot 7 flowing south-easterly
10 ft. wide through lot 19 flowing southerly
6 ft. wide through lot 21 " south-westerly
30 ft. wide through lot 34 " north-westerly
8 and 25 ft. wide through lot 35 flowing easterly north-westerly
10 ft., 16 ft. and variable width through lot 36 flowing E & W
In favour of the Council of the Municipality of Penrith, as appurtenant to Dunheved Circuit, Links Rd. and Charles St.

Easement for Transmission Line
It is intended to create a Right of Way 33 ft. wide through lot 15 as appurtenant to lot 207
It is intended to create a Right of Way 12 ft. wide through lot 22 as appurtenant to lot 208
It is intended to create Easements for Transmission of the Municipality of Penrith.
It is not intended to create easements over the sites of proposed easements for sewerage.

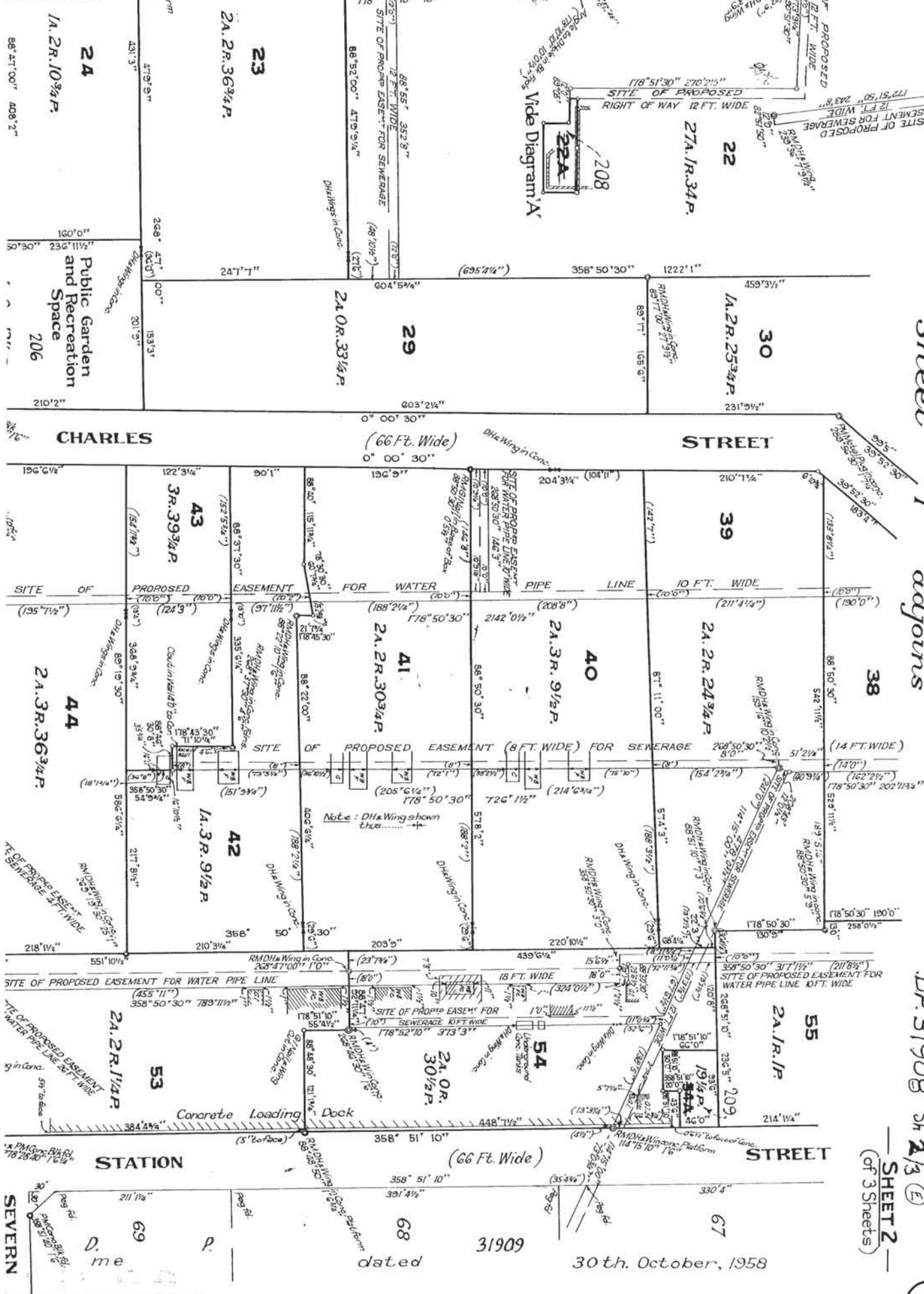
It is intended to create an easement for Drainage 8 ft. wide running south westerly and 33 ft. wide running north westerly through lot 109 D.P.31913 in favour of the Council of the City of Penrith appurtenant to Dunheved Circuit ~~and South Creek Road~~

I, John Philip Dynes of the Dept. of The Interior, Sydney, a surveyor registered under the Surveyors Act, 1923-1946, hereby certify that the survey represented in this plan is accurate and has been made by me, lander, or immediate subordination in accordance with the Survey Practice Regulations, 1933, and was completed on 12th December, 1958

I, hereby solemnly and sincerely declare that the Permanent Marks have been placed as shown on the plan.
And I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act, 1900.
(Signature) *John Philip Dynes*
Surveyor registered under the Surveyors Act, 1923-1946.

D.P. 31908 Sh 1/3

DEPT. OF THE INTERIOR
REC. NO. 11112 NEW



Sheet 1 adjoins

DP.31908 Sh 2/3 (E)

SHEET 2 (of 3 Sheets)

DP 31908 2/3 (E)

Acquired by the Commonwealth

DP 31908 2/3 (E)

Acquired by the Commonwealth

Acquired by the Commonwealth

Acquired by the Commonwealth

Acquired by the Commonwealth

Acquired by the Commonwealth

Acquired by the Commonwealth

Acquired by the Commonwealth

Acquired by the Commonwealth

DIAGRAM 'B'
Scale: as Plan

7

Commonwealth

ROAD

12A/R.32 3/4 P.

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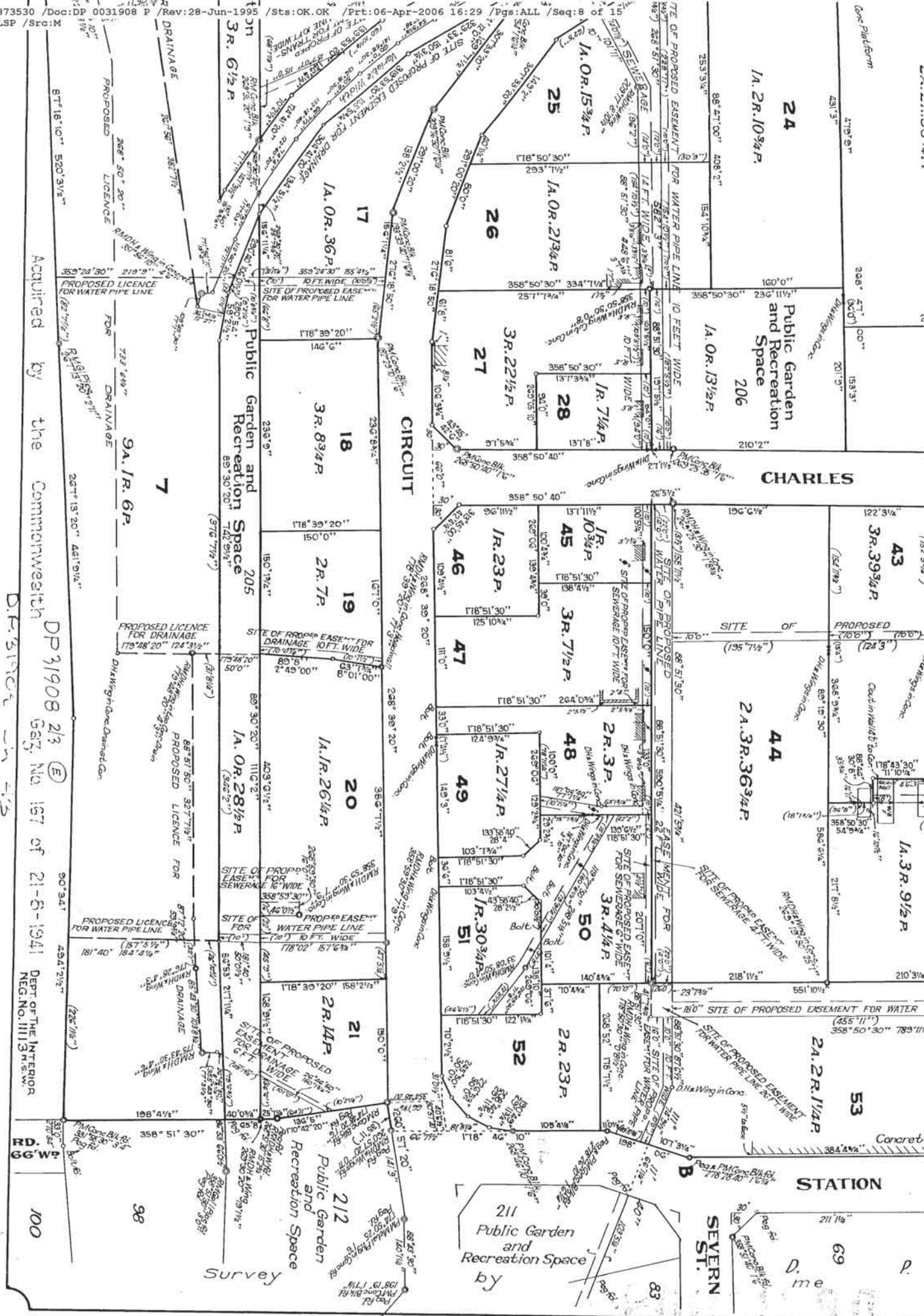
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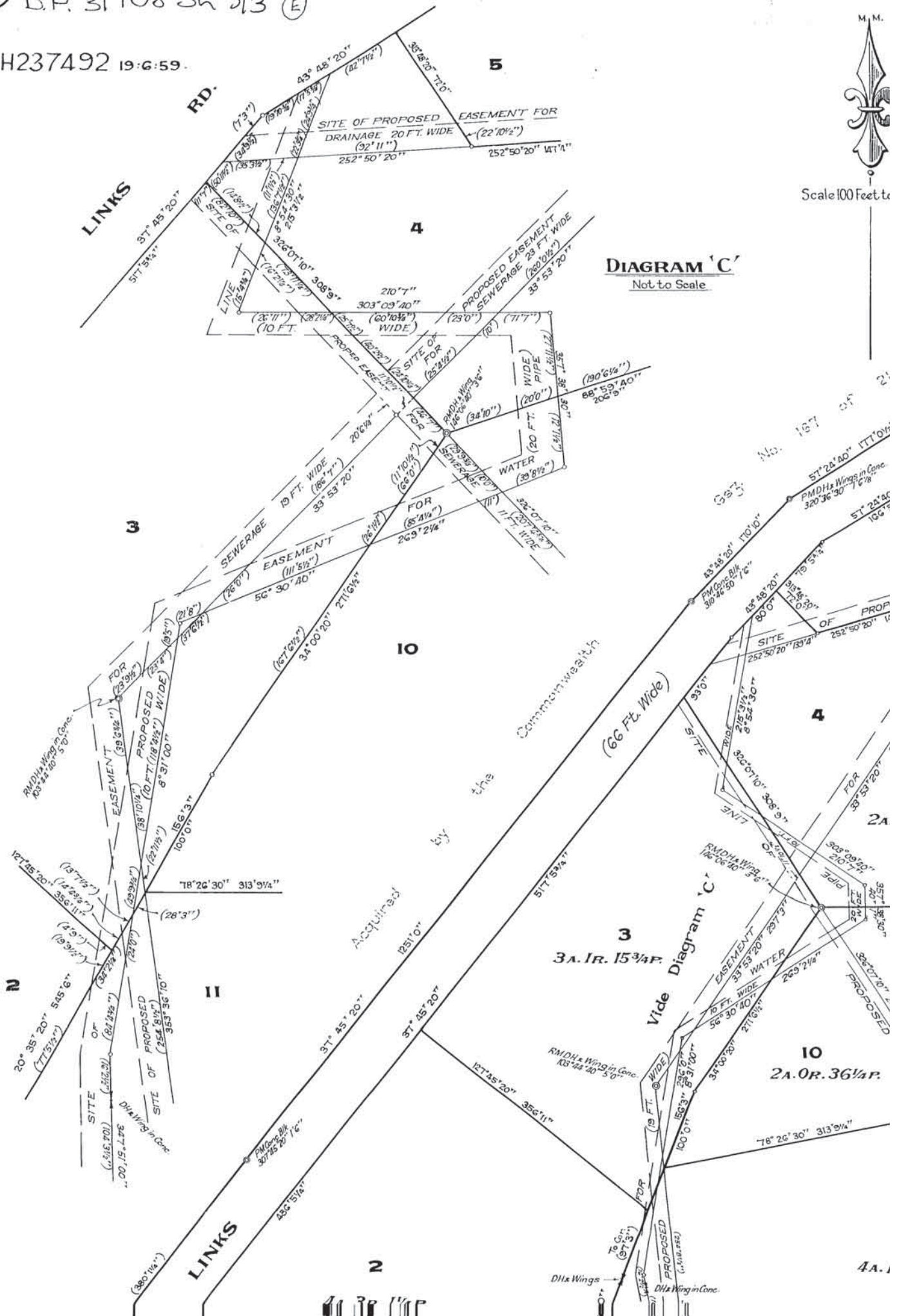
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H237492 19:6:59.



M.M.

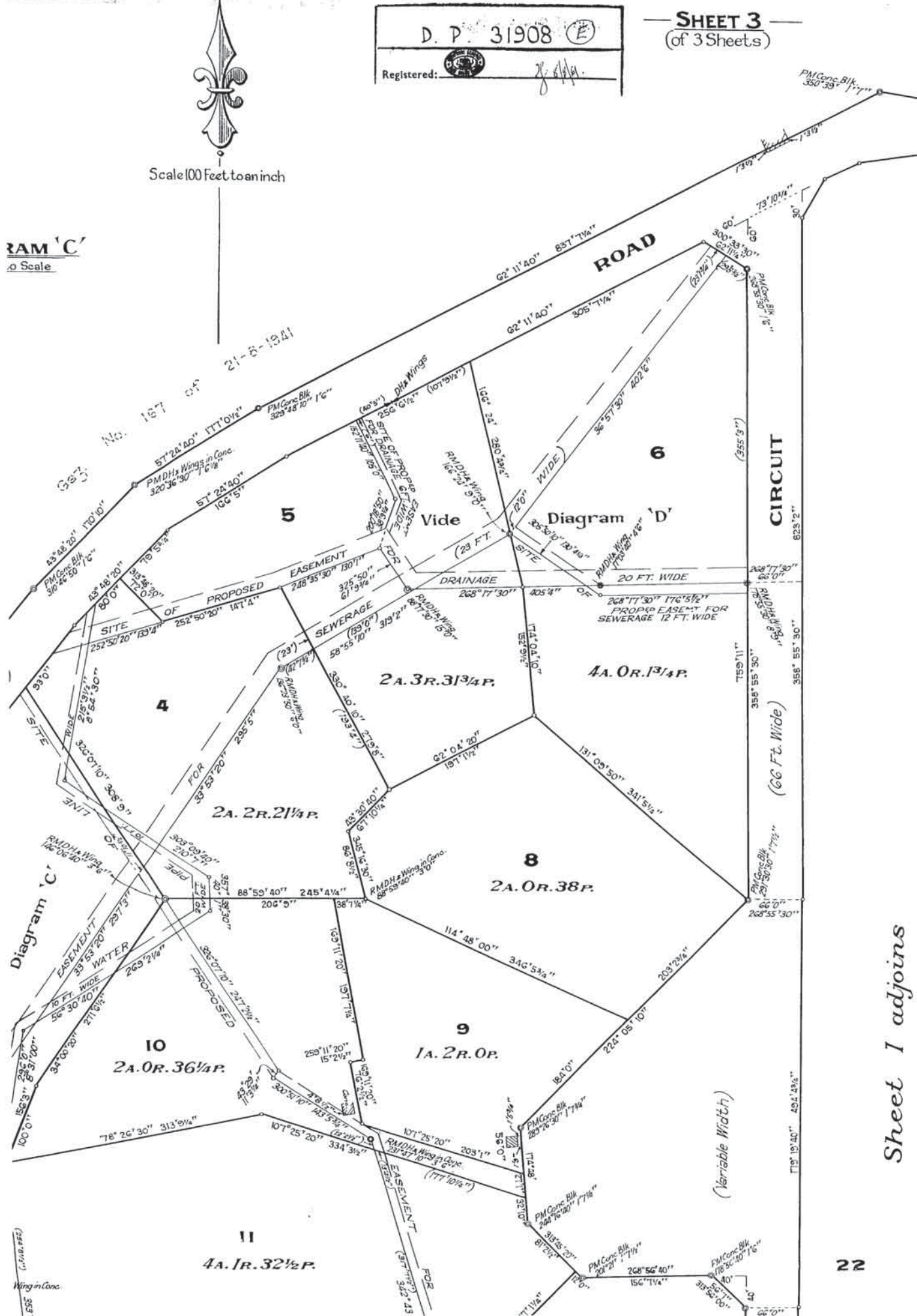
D. P. 31908

Registered:

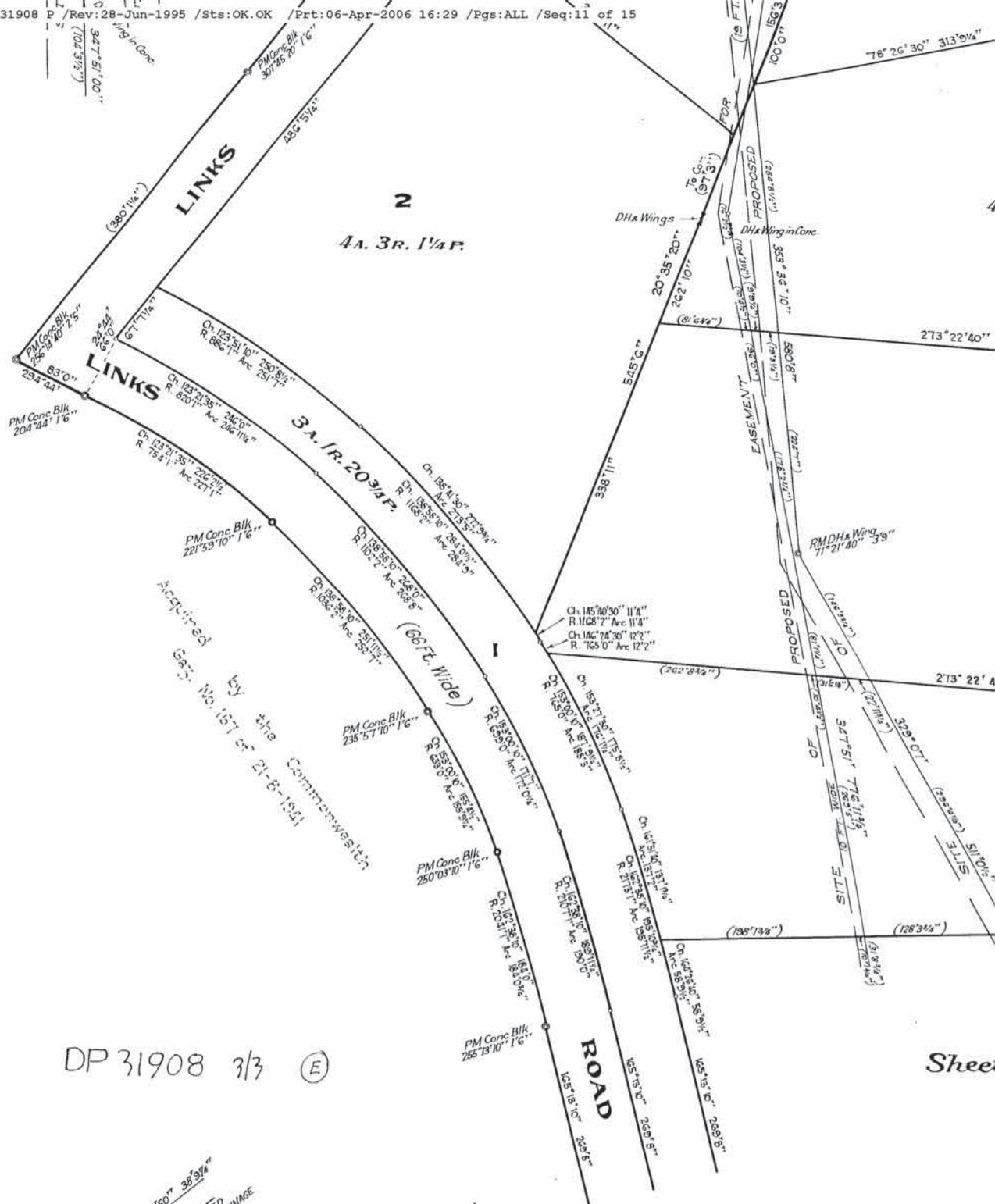
SHEET 3
(of 3 Sheets)

Scale 100 Feet to an inch

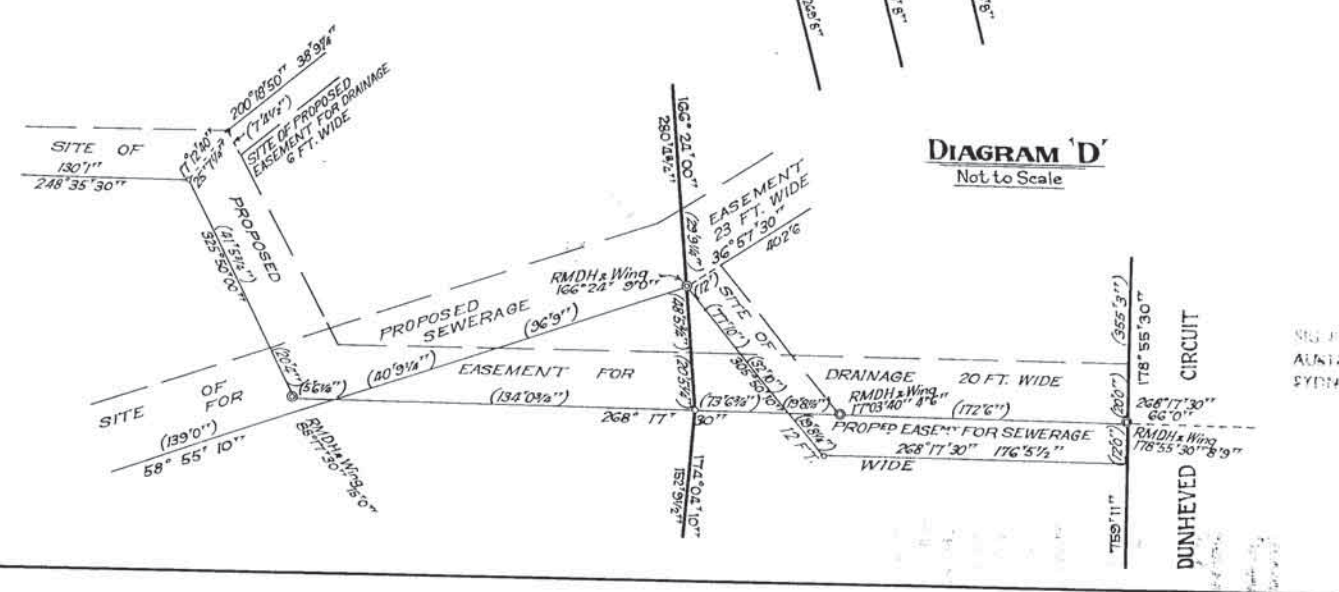
RAM 'C'
o Scale

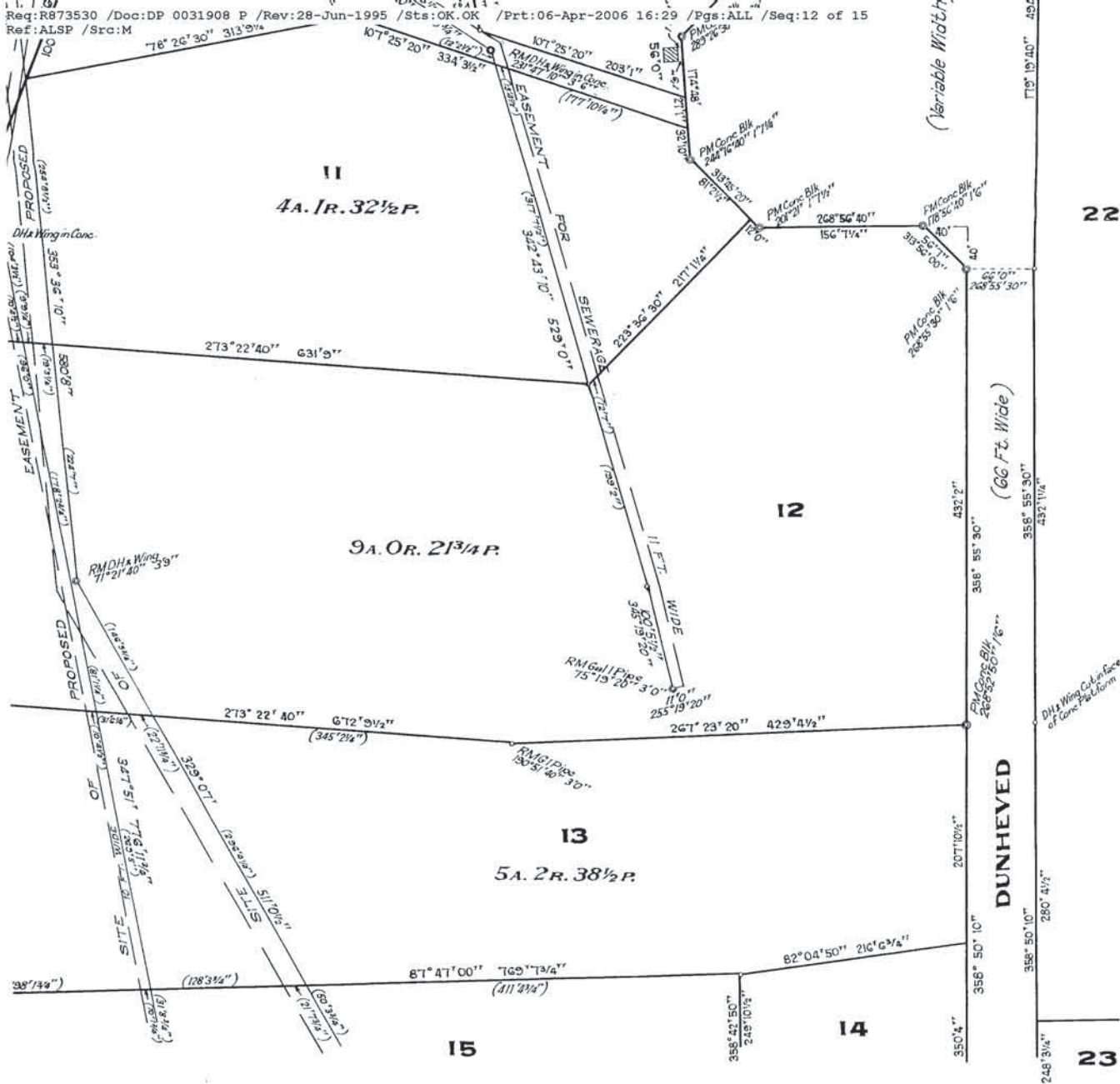


Sheet 1 adjoins



DP 31908 3/3 (E)





Sheet 2 adjoins

RAM 'D'
 Scale



Certificate 20/59
 I hereby certify that the requirements of the Land
 Government Act 1917, in relation to the registration of
 the applicant in relation to the proposed Subdivision
 of New Road, and hereby
 Approved by Council and the Council of the
 Municipality of Perth with effect from the
 resolution of
 February 1959
 24th day of

John P. Jones
 Surveyor

(Signature) *John P. Jones*
 Surveyor registered under the Surveyors Act, 1929-1946

DP 31908 Sh 3/3

DEPT. OF THE INTERIOR
 NEG. No. 11114 N.S.W.

Sheet

[illegible]

[illegible]



GOVERNMENT OF INDIA

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CONVERSION TABLE ADDED BY NESTLÉ'S MILK PROCESSING DEPARTMENT		
FEET INCHES	SH	3/3 CM TO
23	9 1/2	7.252
24	10	7.315
24	9 3/4	7.263
24	10 1/4	7.576
25	10 1/2	7.734
25	7 1/2	7.204
25	7 1/2	7.211
26	1 1/2	7.225
26	1 1/2	7.263
26	11	8.004
27	11 1/2	8.025
27	11 1/2	8.582
28	1 1/4	8.511
29	8 3/4	9.061
29	8 1/4	9.074
29	9 3/4	9.107
30	9	9.144
31	6 3/4	9.608
31	6 3/4	9.671
32	10	10.006
32	2 1/4	10.400
33	9 1/2	10.605
34	10	10.617
34	10	10.757
35	3 1/2	11.082
36	3 1/2	11.172
37	9 1/4	11.817
38	10 1/4	11.863
39	6 1/4	12.059
39	6 1/2	12.103
40	1	12.192
40	1	12.217
40	2 1/2	12.256
40	3 1/4	12.268
40	9 1/4	12.427
41	9 3/4	12.653
42	7 1/2	12.992
42	7 3/4	12.999
46	7	14.298
48	5 3/4	14.714
48	5 3/4	15.142
50	3 3/4	15.529
50	11 1/2	15.659
56	7	17.244
58	9 1/2	17.924
60	10 1/2	18.561
60	10 3/4	18.568
61	9 1/4	18.682
61	9 3/4	18.840
62	10 1/4	19.177
62	11 1/4	19.168
66	11 1/4	20.111
67	7 1/4	20.600
67	7 1/4	20.600
71	10 1/4	21.611
72	10 1/4	21.611
72	10 1/4	21.611
72	3 3/4	22.029
73	10 3/4	22.523
73	11 1/4	23.222
76	2 1/2	23.603
76	5 1/2	23.622
77	10	24.320
79	5 3/4	24.320
80	1	24.320
80	1 1/4	24.321
81	2 1/2	24.751
81	6 3/4	24.766
82	10	25.000
83	3 3/4	25.000
84	4 3/4	25.000
85	1 1/4	25.000
86	6 1/2	25.000
92	11	25.000

CONVERSION TABLE ADDED IN REGISTER GENERAL'S DEPARTMENT			
DP-3198S	SH	3/3	CONTO
FEET	INCHES	METERS	
93	-	28.346	
96	-	29.261	
96	9	29.461	
97	3	29.642	
98	10 1/4	30.131	
100	-	30.480	
100	5 1/2	30.620	
104	-	31.708	
104	3 1/2	31.908	
105	9 1/2	32.255	
110	1 1/2	33.527	
112	1 1/4	33.971	
116	4 1/2	35.081	
128	5 3/4	39.110	
130	1	39.649	
130	4 1/4	39.932	
134	0 3/4	40.462	
136	7 1/2	41.443	
137	1 3/4	41.602	
137	2	41.908	
139	-	42.667	
139	4	42.667	
139	3 3/4	43.032	
143	5 3/4	43.407	
145	3	44.017	
152	9 1/2	46.571	
152	4	47.556	
153	1 1/4	47.799	
155	3	47.825	
156	7 1/4	47.733	
156	5	50.724	
166	5 1/2	51.067	
167	10 1/2	52.007	
170	7	52.299	
171	0 1/4	52.439	
172	6	52.578	
175	8 1/2	53.566	
176	5 1/2	53.677	
176	1 1/2	53.785	
177	0 1/2	53.942	
177	10 1/4	54.534	
183	3 3/4	55.986	
183	-	56.003	
184	0 3/4	56.102	
186	0 3/5	57.007	
187	9 1/4	57.223	
188	3	57.379	
189	1 1/4	57.693	
190	6 1/4	57.912	
190	6 1/4	58.071	
193	4	58.928	
195	10 3/4	59.769	
195	1 1/2	59.780	
197	7 1/2	60.280	
198	1 1/2	60.325	
199	3 3/4	60.395	
200	706	60.706	
203	1	61.900	
203	2 3/4	61.904	
206	9	63.017	
207	4 3/4	63.214	
207	10 1/2	63.524	
210	7	64.162	
215	3 1/2	65.821	
216	6 3/4	66.000	
217	1 1/4	66.107	
224	7	68.445	
225	2 1/2	68.945	
227	1 1/4	69.211	
232	-	71.903	
236	1 1/2	73.244	
248	3 1/4	75.677	

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT			
NP 31908	SM	3/3 CONT	
FEET INCHES		METERS	
249	10 1/2	76.162	
250	9 1/2	76.15	
251	7	76.17	
252	11 1/2	76.177	
253	8 1/2	76.173	
254	8 1/2	76.174	
255	10 1/2	79.261	
256	9 3/4	80.080	
257	10	80.112	
258	-	81.986	
259	2 1/4	82.046	
260	2 1/4	82.116	
261	3 1/4	82.194	
262	4 1/2	82.166	
263	3 3/4	83.153	
264	3 3/4	83.157	
265	4 1/2	83.442	
266	5 1/2	83.425	
267	6 1/2	86.176	
268	7 1/2	86.179	
269	8 1/2	86.172	
270	9 1/2	89.221	
271	10 1/2	90.229	
272	11 1/2	90.221	
273	12 1/2	90.229	
274	13 1/2	93.148	
275	14 1/2	94.107	
276	15 1/2	95.637	
277	16 1/2	96.612	
278	17 1/2	98.612	
279	18 1/2	99.282	
280	19 1/2	100.272	
281	20 1/2	100.272	
282	21 1/2	100.273	
283	22 1/2	105.617	
284	23 1/2	106.782	
285	24 1/2	106.782	
286	25 1/2	106.788	
287	26 1/2	108.778	
288	27 1/2	108.778	
289	28 1/2	115.956	
290	29 1/2	122.562	
291	30 1/2	122.562	
292	31 1/2	125.915	
293	32 1/2	125.915	
294	33 1/2	130.874	
295	34 1/2	131.785	
296	35 1/2	131.784	
297	36 1/2	134.918	
298	37 1/2	137.103	
299	38 1/2	140.265	
300	39 1/2	140.265	
301	40 1/2	145.716	
302	41 1/2	150.767	
303	42 1/2	150.767	
304	43 1/2	151.729	
305	44 1/2	151.729	
306	45 1/2	156.266	
307	46 1/2	166.266	
308	47 1/2	176.987	
309	48 1/2	192.557	
310	49 1/2	192.557	
311	50 1/2	195.948	
312	51 1/2	205.067	
313	52 1/2	210.051	
314	53 1/2	221.644	
315	54 1/2	221.644	
316	55 1/2	233.117	
317	56 1/2	233.117	
318	57 1/2	236.562	
319	58 1/2	236.562	
320	59 1/2	250.911	
321	60 1/2	250.911	
322	61 1/2	255.076	
323	62 1/2	255.076	
324	63 1/2	255.076	
325	64 1/2	255.076	
326	65 1/2	255.076	
327	66 1/2	255.076	
328	67 1/2	255.076	
329	68 1/2	255.076	
330	69 1/2	255.076	
331	70 1/2	255.076	
332	71 1/2	255.076	
333	72 1/2	255.076	
334	73 1/2	255.076	
335	74 1/2	255.076	
336	75 1/2	255.076	
337	76 1/2	255.076	
338	77 1/2	255.076	
339	78 1/2	255.076	
340	79 1/2	255.076	
341	80 1/2	255.076	
342	81 1/2	255.076	
343	82 1/2	255.076	
344	83 1/2	255.076	
345	84 1/2	255.076	

CONVERSION TABLE ADDED IN 1971 REGISTER GENERAL'S DEPARTMENT			
FEET INCHES	SM	M/3	CONTO
2107 1		642.239	
2173 1		652.335	
2206 9		672.617	
AC RD P		SM M	
1 2 -		6070	
2 - 36 1/4		9031	
2 - 36		9035	
AC RD P		HA	
2 2 21 1/4		1.065	
2 3 31 3/4		1.193	
3 1 15 3/4		1.355	
3 1 20 3/4		1.466	
4 1 32 1/2		1.823	
4 1 32 1/2		1.823	
4 3 39 1/2		2.057	
5 2 39 1/2		2.057	
5 - 21 1/4		2.057	

Advance Legal Searchers

Advance Legal Searchers Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker

◀ RECENT ACTIVITY

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Advance Legal Searchers

LPI ONLINE

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

20/2/2017 8:25AM

FOLIO: 9/31908

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
12/10/2015	AJ894052	TRANSFER	
12/10/2015	AJ894053	MORTGAGE	EDITION 11
16/9/2016	AK759582	LEASE	EDITION 12
8/10/2016	AK822938	MORTGAGE OF LEASE	
4/2/2017	AM133334	MORTGAGE OF LEASE	

*** END OF SEARCH ***

Advance Legal Searchers

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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 9/31908

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
20/2/2017	8:21 AM	12	16/9/2016

LAND

LOT 9 IN DEPOSITED PLAN 31908
LOCAL GOVERNMENT AREA PENRITH
PARISH OF ROOTY HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP31908

FIRST SCHEDULE

DUNHEVED CCT NO 2 PTY LTD (T AJ894052)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 D431274 EASEMENT APPURTENANT TO THE LAND ABOVE DESCRIBED
AFFECTING THE DRAINAGE EASEMENT 33 FEET WIDE SHOWN IN
PLAN WITH D431274
- 2 X818369 EASEMENT FOR ELECTRICITY PURPOSES AFFECTING THE
PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN
PLAN WITH X818369
- 3 AJ894053 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- 4 AK759582 LEASE TO ST MARYS RECYCLING PTY LTD BEING 21
DUNHEVED CIRCUIT, ST MARYS. EXPIRES: 30/6/2026. OPTION
OF RENEWAL: 10 YEARS.
- * AK822938 MORTGAGE OF LEASE AK759582 TO COMMONWEALTH BANK
OF AUSTRALIA
- * AM133334 MORTGAGE OF LEASE AK759582 TO COMMONWEALTH BANK
OF AUSTRALIA

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

lotsearch - st ma

PRINTED ON 20/2/2017

*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

APPENDIX C COUNCIL RECORDS

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

Property No: 245620
Your Reference: PCC LS00237
Contact No:

Issue Date: 20 February 2017
Certificate No: 17/00786

Issued to: Lotsearch Pty Ltd
Level 3 68 Alfred Street
MILSONS POINT NSW 2061

PRECINCT 2010

DESCRIPTION OF LAND

County: CUMBERLAND

Parish: ROOTY HILL

Location: 21 Dunheved Circuit ST MARYS NSW 2760

Land Description: Lot 9 DP 31908

- PART 1 PRESCRIBED MATTERS -

In accordance with the provisions of Section 149(2) of the Act the following information is furnished in respect of the abovementioned land:

1 NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPs

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

Penrith Local Environmental Plan 2010, published 22nd September 2010, as amended, applies to the land.

Sydney Regional Environmental Plan No.9 - Extractive Industry (No.2), gazetted 15 September 1995, as amended, applies to the local government area of Penrith.

Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No. 2 - 1997), gazetted 7 November 1997, as amended, applies to the local government area of Penrith (except land to which State Environmental Planning Policy (Penrith Lakes Scheme) 1989 applies).

The following State environmental planning policies apply to the land (subject to the exclusions noted below):

State Environmental Planning Policy No.1 - Development Standards. (Note: This policy does not apply to the land to which Penrith Local Environmental Plan 2010 or State Environmental Planning Policy (Western Sydney Employment Area) 2009 apply.)

State Environmental Planning Policy No.19 - Bushland in Urban Areas. (Note: This policy does not apply to certain land referred to in the National Parks and Wildlife Act 1974 and the Forestry Act 1916.)

State Environmental Planning Policy No.21 - Caravan Parks.

State Environmental Planning Policy No.30 - Intensive Agriculture.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

State Environmental Planning Policy No.32 - Urban Consolidation (Redevelopment of Urban Land).
(Note: This policy does not apply to land identified as coastal protection, environmental protection, escarpment, floodway, natural hazard, non-urban, rural, rural residential, water catchment or wetland.)

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

State Environmental Planning Policy No.50 - Canal Estate Development. (Note: This policy does not apply to the land to which State Environmental Planning Policy (Penrith Lakes Scheme) 1989 applies.

State Environmental Planning Policy No.55 - Remediation of Land.

State Environmental Planning Policy No.62 - Sustainable Aquaculture.

State Environmental Planning Policy No.64 - Advertising and Signage.

State Environmental Planning Policy No.65 - Design Quality of Residential Apartment Development.

State Environmental Planning Policy No.70 - Affordable Housing (Revised Schemes).

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Note: This policy applies to land within New South Wales that is land zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purposes, but only as detailed in clause 4 of the policy.)

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.

State Environmental Planning Policy (Major Development) 2005.

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007.

State Environmental Planning Policy (Infrastructure) 2007.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

State Environmental Planning Policy (Affordable Rental Housing) 2009.

State Environmental Planning Policy (State and Regional Development) 2011.

1(2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act:

(Information is provided in this section only if a proposed environmental planning instrument that is or has been the subject of community consultation or on public exhibition under the Act will apply to the carrying out of development on the land.)

Draft State Environmental Planning Policy (Infrastructure) Amendment (Shooting Ranges) 2013 applies to the land.

Draft State Environmental Planning Policy (Education Establishments and Child Care Facilities) 2017 applies to the land.

State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016 applies to the land

1(3) The name of each development control plan that applies to the carrying out of development on the land:

Penrith Development Control Plan 2014 applies to the land.

2 ZONING AND LAND USE UNDER RELEVANT LEPs

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

2(a)-(d) the identity of the zone; the purposes that may be carried out without development consent; the purposes that may not be carried out except with development consent; and the purposes that are prohibited within the zone. Any zone(s) applying to the land is/are listed below and/or in annexures.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

(Note: If no zoning appears in this section see section 1(1) for zoning and land use details (under the Sydney Regional Environmental Plan or State Environmental Planning Policy that zones this property).)

Zone IN1 General Industrial

(Penrith Local Environmental Plan 2010)

1 Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To promote development that makes efficient use of industrial land.
- To permit facilities that serve the daily recreation and convenience needs of the people who work in the surrounding industrial area.

2 Permitted without consent

Nil

3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Car parks; Depots; Environmental facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Industries; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Places of public worship; Plant nurseries; Recreation areas; Roads; Rural industries; Self-storage units; Signage; Storage premises; Take away food and drink premises; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres

4 Prohibited

Hazardous industries; Offensive industries; Any other development not specified in item 2 or 3

Additional information relating to Penrith Local Environmental Plan 2010

Note 1: Under the terms of Clause 2.4 of Penrith Local Environmental Plan 2010 development may be carried out on unzoned land only with development consent.

Note 2: Under the terms of Clause 2.6 of Penrith Local Environmental Plan 2010 land may be subdivided but only with development consent, except for the exclusions detailed in the clause.

Note 3: Under the terms of Clause 2.7 of Penrith Local Environmental Plan 2010 the demolition of a building or work may be carried out only with development consent.

Note 4: A temporary use may be permitted with development consent subject to the requirements of Clause 2.8 of Penrith Local Environmental Plan 2010.

PLANNING CERTIFICATE UNDER SECTION 149

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Note 5: Under the terms of Clause 4.1A of Penrith Local Environmental Plan 2010, despite any other provision of this plan, development consent must not be granted for dual occupancy on an internal lot in Zone R2 Low Density Residential.

Note 6: Under the terms of Clause 5.1 of Penrith Local Environmental Plan 2010 development on land acquired by an authority of the State under the owner-initiated acquisition provisions may, before it is used for the purpose for which it is reserved, be carried out, with development consent, for any purpose.

Note 7: Under the terms of Clause 5.3 of Penrith Local Environmental Plan 2010 development consent may be granted to development of certain land for any purpose that may be carried out in an adjoining zone.

Note 8: Under the terms of Clause 5.9 of Penrith Local Environmental Plan 2010 trees or other vegetation subject to relevant sections of Penrith Development Control Plan 2014 must not be ringbarked, cut down, topped, lopped, removed, injured or wilfully destroyed without the authority conferred by a development consent or a Council permit.

Note 9: Under the terms of Clause 5.9AA of Penrith Local Environmental Plan 2010 (PLEP 2010) any tree or other vegetation that is not of a species or kind prescribed for the purposes of Clause 5.9 of PLEP 2010 by Penrith Development Control Plan 2014 may be ringbarked, cut down, topped, lopped, removed, injured or destroyed without development consent.

Note 10: Clause 5.10 of Penrith Local Environmental Plan 2010 details when development consent is required/not required in relation to heritage conservation.

Note 11: Under the terms of Clause 5.11 of Penrith Local Environmental Plan 2010 bush fire hazard reduction work authorised by the *Rural Fires Act 1997* may be carried out on any land without development consent.

Note 12: Under the terms of Clause 7.1 of Penrith Local Environmental Plan 2010 (PLEP 2010) development consent is required for earthworks unless the work is exempt development under PLEP 2010 or another applicable environmental planning instrument, or the work is ancillary to other development for which development consent has been given.

Note 13: Sex services premises and restricted premises may only be permitted subject to the requirements of Clause 7.23 of Penrith Local Environmental Plan 2010.

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

(Information is provided in this section only if any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed.)

2(f) whether the land includes or comprises critical habitat:

(Information is provided in this section only if the land includes or comprises critical habitat.)

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

2(g) whether the land is in a conservation area (however described):

(Information is provided in this section only if the land is in a conservation area (however described).)

2(h) whether an item of environmental heritage (however described) is situated on the land:

(Information is provided in this section only if an item of environmental heritage (however described) is situated on the land.)

2A ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

(Information is provided in this section only if the land is within any zone under State Environmental Planning Policy (Sydney Region Growth Centres) 2006.)

3 COMPLYING DEVELOPMENT

GENERAL HOUSING CODE

(The General Housing Code only applies if the land is within Zones R1, R2, R3, R4 or RU5 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument.)

Complying development under the General Housing Code **may** be carried out on the land if the land is within one of the abovementioned zones.

RURAL HOUSING CODE

(The Rural Housing Code only applies if the land is within Zones RU1, RU2, RU3, RU4, RU6 or R5 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument.)

Complying development under the Rural Housing Code **may** be carried out on the land if the land is within one of the abovementioned zones.

HOUSING ALTERATIONS CODE

Complying development under the Housing Alterations Code **may** be carried out on the land.

GENERAL DEVELOPMENT CODE

Complying development under the General Development Code **may** be carried out on the land.

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

Complying development under the Commercial and Industrial Alterations Code **may** be carried out on the land.

SUBDIVISIONS CODE

Complying development under the Subdivisions Code **may** be carried out on the land.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

DEMOLITION CODE

Complying development under the Demolition Code **may** be carried out on the land.

COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

(The Commercial and Industrial (New Buildings and Additions) Code only applies if the land is within Zones B1, B2, B3, B4, B5, B6, B7, B8, IN1, IN2, IN3, IN4 or SP3 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument.)

Complying development under the Commercial and Industrial (New Buildings and Alterations) Code **may** be carried out on the land if the land is within one of the abovementioned zones.

FIRE SAFETY CODE

Complying development under the Fire Safety Code **may** be carried out on the land.

(NOTE: (1) Council has relied on Planning and Infrastructure Circulars and Fact Sheets in the preparation of this information. Applicants should seek their own legal advice in relation to this matter with particular reference to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(2) Penrith Local Environmental Plan 2010 (if it applies to the land) contains additional complying development not specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.)

4 COASTAL PROTECTION

The land is not affected by the operation of sections 38 or 39 of the Coastal Protection Act 1979, to the extent that council has been so notified by the Department of Public Works.

5 MINE SUBSIDENCE

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

6 ROAD WIDENING AND ROAD REALIGNMENT

The land is not affected by any road widening or road realignment under:

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

7 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

(a) Council Policies

The land is affected by the Asbestos Policy adopted by Council.

PLANNING CERTIFICATE UNDER SECTION 149**Environmental Planning and Assessment Act, 1979**

The land is not affected by any other policy adopted by the council that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

(b) Other Public Authority Policies

The Bush Fire Co-ordinating Committee has adopted a Bush Fire Risk Management Plan that covers the local government area of Penrith City Council, and includes public, private and Commonwealth lands.

The land is not affected by a policy adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of land slip, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

(1) This land has not been identified as being below the adopted flood planning level (ie. the 1% Annual Exceedance Probability flood level plus 0.5 metre) and as such flood related development controls generally do not apply for dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) if such uses are permissible on the land. Council reserves the right, however, to apply flood related development controls depending on the merits of any particular application. Should future studies change this situation this position may be reviewed.

(2) This land has not been identified as being below the adopted flood planning level (ie. the 1% Annual Exceedance Probability flood level plus 0.5 metre) and as such flood related development controls generally do not apply for any other purpose not referred to in (1) above. Council reserves the right, however, to apply flood related development controls depending on the merits of any particular application. Should future studies change this situation this position may be reviewed.

8 LAND RESERVED FOR ACQUISITION

No environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

9 CONTRIBUTIONS PLANS

The Cultural Facilities Development Contributions Plan applies anywhere residential development is permitted within the City of Penrith.

The Penrith City Local Open Space Development Contributions Plan 2007 applies anywhere residential development is permitted within the City of Penrith, excluding industrial areas and the release areas identified in Appendix B of the Plan (Penrith Lakes, Cranebrook, Sydney Regional Environmental Plan No. 30 - St Marys, Waterside, Thornton, the WELL Precinct, Glenmore Park and Erskine Park). See

[http://www.penrithcity.nsw.gov.au/uploadedFiles/Content/Website/Our_Services/Planning_and_Development/Planning_Zoning_Information/Local_Planning_Documents/LocalOpenSpaceDCP\(1\).pdf](http://www.penrithcity.nsw.gov.au/uploadedFiles/Content/Website/Our_Services/Planning_and_Development/Planning_Zoning_Information/Local_Planning_Documents/LocalOpenSpaceDCP(1).pdf)

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

The Penrith City District Open Space Facilities Development Contributions Plan applies anywhere residential development is permitted within the City of Penrith, with the exclusion of industrial lands and the Penrith Lakes development site.

9A BIODIVERSITY CERTIFIED LAND

(Information is provided in this section only if the land is biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*).)

10 BIOBANKING AGREEMENTS

(Information is provided in this section only if Council has been notified by the Director-General of the Department of Environment, Climate Change and Water that the land is land to which a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates.)

11 BUSH FIRE PRONE LAND

The land is not identified as bush fire prone land according to Council records.

12 PROPERTY VEGETATION PLANS

(Information is provided in this section only if Council has been notified that the land is land to which a property vegetation plan under the Native Vegetation Act 2003 applies.)

13 ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

(Information is provided in this section only if Council has been notified that an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.)

14 DIRECTIONS UNDER PART 3A

(Information is provided in this section only if there is a direction by the Minister in force under section 75P(2)(c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect.)

15 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING

(Information is provided in this section only if:

- (a) there is a current site compatibility certificate (seniors housing), of which the council is aware, issued under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land; and/or
- (b) any terms of a kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.)

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

16 SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

(Information is provided in this section only if there is a valid site compatibility certificate (infrastructure), of which council is aware, in respect of proposed development on the land.)

17 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

(Information is provided in this section only if:

- (a) there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land; and/or
- (b) any terms of a kind referred to in clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 have been imposed as a condition of consent to a development application in respect of the land.)

18 PAPER SUBDIVISION INFORMATION

(Information is provided in this section only if a development plan adopted by a relevant authority applies to the land or is proposed to be subject to a consent ballot, or a subdivision order applies to the land.)

19 SITE VERIFICATION CERTIFICATES

(Information is provided in this section only if there is a current site verification certificate, of which council is aware, in respect of the land.)

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

- (a) (Information is provided in this section only if, as at the date of this certificate, the land (or part of the land) is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.)
- (b) (Information is provided in this section only if, as at the date of this certificate, the land is subject to a management order within the meaning of the Contaminated Land Management Act 1997.)
- (c) (Information is provided in this section only if, as at the date of this certificate, the land is the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.)
- (d) (Information is provided in this section only if, at the date of this certificate, the land subject to an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997.)
- (e) (Information is provided in this section only if the land is the subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997 – a copy of which has been provided to Council.)

PLANNING CERTIFICATE UNDER SECTION 149**Environmental Planning and Assessment Act, 1979**

Note: Section 149(5) information for this property may contain additional information regarding contamination issues.

Note: The Environmental Planning and Assessment Amendment Act 1997 commenced operation on the 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional) Regulation 1998 and Environmental Planning and Assessment Regulation 2000.

Information is provided only to the extent that Council has been notified by relevant government departments.

149(5) Certificate**This Certificate is directed to the following
relevant matters affecting the land**

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

Note:

- Council's 149(5) information does not include development consent or easement information. Details of development consents may be obtained by making enquiries with Council's Development Services Department pursuant to section 12 of the Local Government Act 1993 or (for development applications lodged after January 2007) by viewing the Online Services area at www.penrithcity.nsw.gov.au. Details of any easements may be obtained from a Title Search at Land and Property Information New South Wales.
- This certificate does not contain information relating to Complying Development Certificates.
- This certificate may not provide full details of development rights over the land.
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*** Threatened Species Conservation Act 1995**

When considering any development application Council must have regard to the Threatened Species Conservation Act 1995. Please note that this legislation may have application to any land throughout the city. Interested persons should make their own enquiries in regard to the impact that this legislation could have on this land.

*** Preservation of Trees and Vegetation**

See Clauses 5.9 and 5.9AA of Penrith Local Environmental Plan 2010 and Chapter C2 of Penrith Development Control Plan 2014 for specific controls relating to the preservation of trees and vegetation.

*** Development Control Plan General Information**

Penrith Development Control Plan 2014 which applies to the land, sets out requirements for a range of issues that apply across the Penrith Local Government Area, including:

- Site Planning and Design Principles
- Vegetation Management
- Water Management
- Land Management
- Waste Management

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

- Landscape Design
- Culture and Heritage
- Public Domain
- Advertising and Signage
- Transport, Access and Parking
- Subdivision
- Noise and Vibration, and
- Infrastructure and Services.

The Development Control Plan also specifies requirements relating to various types of land uses including:

- Rural Land Uses
- Residential Development
- Commercial and Retail Development, and
- Industrial Development

as well as for a number of specific activities, including child care centres; health consulting rooms; educational establishments; parent friendly amenities; places of public worship; vehicle repair stations; cemeteries, crematoria and funeral homes; extractive industries; and telecommunication facilities.

The Development Control Plan also details requirements relating to key precincts within the Penrith Local Government Area, including:

- Caddens
- Claremont Meadows Stage 2
- Cranebrook
- Emu Heights
- Emu Plains
- Erskine Business Park
- Glenmore Park
- Kingswood
- Mulgoa Valley
- Orchard Hills
- Penrith
- Penrith Health and Education Precinct
- Riverlink Precinct
- St Clair,
- St Marys / St Marys North, and
- Sydney Science Park.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

Penrith Development Control Plan 2014 may be accessed at
<https://www.penrithcity.nsw.gov.au/Building-and-Development/Planning-and-Zoning/Planning-Controls/Development-Control-Plans/>

Alan Stoneham
General Manager

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APPENDIX D **PHOTOBOARD**

Client Name c/-	Site Location 21 Dunheved Circuit St Marys NSW	Project No. 17045
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Photo No.	Date	
1	27 February 2017	
Description: Diesel portable AST is currently located at the rear of the building for onsite refuelling of the sites equipment.		

Photo No.	Date	
2	27 February 2017	
Description: Cracking in sealed concrete surface at weigh bridge.		

Client Name c/-	Site Location 21 Dunheved Circuit St Marys NSW	Project No. 17045
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Photo No.	Date	
3	27 February 2017	
Description: Sludge Hopper		

Photo No.	Date	
4	27 February 2017	
Description: View of site from the front.		

Client Name c/-	Site Location 21 Dunheved Circuit St Marys NSW	Project No. 17045
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Photo No.	Date	
5	27 February 2017	
Description: Weigh bridge at front of the site.		 Location: 27 Feb 2017 3:48:23 PM Lat: 33.740187, 150.766147 Alt: 57m MSL WGS84 CEP: 3m

Photo No.	Date	
6	27 February 2017	
Description: Ponded storm water onsite.		 Location: 27 Feb 2017 3:50:11 PM Lat: 33.740187, 150.766147 Alt: 62m MSL WGS84 CEP: 3m

Client Name c/-	Site Location 21 Dunheved Circuit St Marys NSW	Project No. 17045
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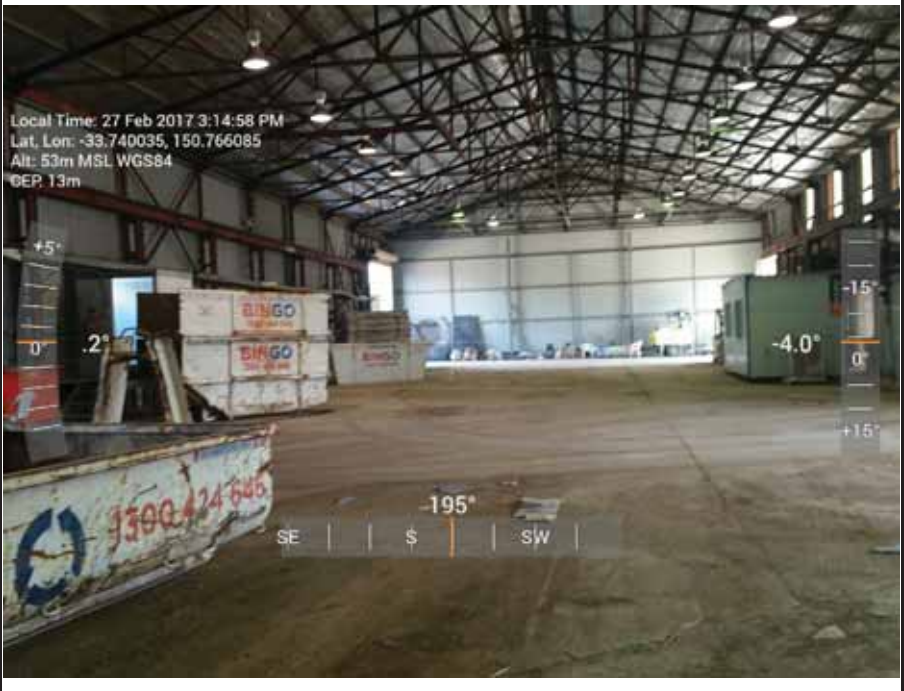
Photo No.	Date	
7	27 February 2017	
Description: Inside factory building with empty skip bins.		

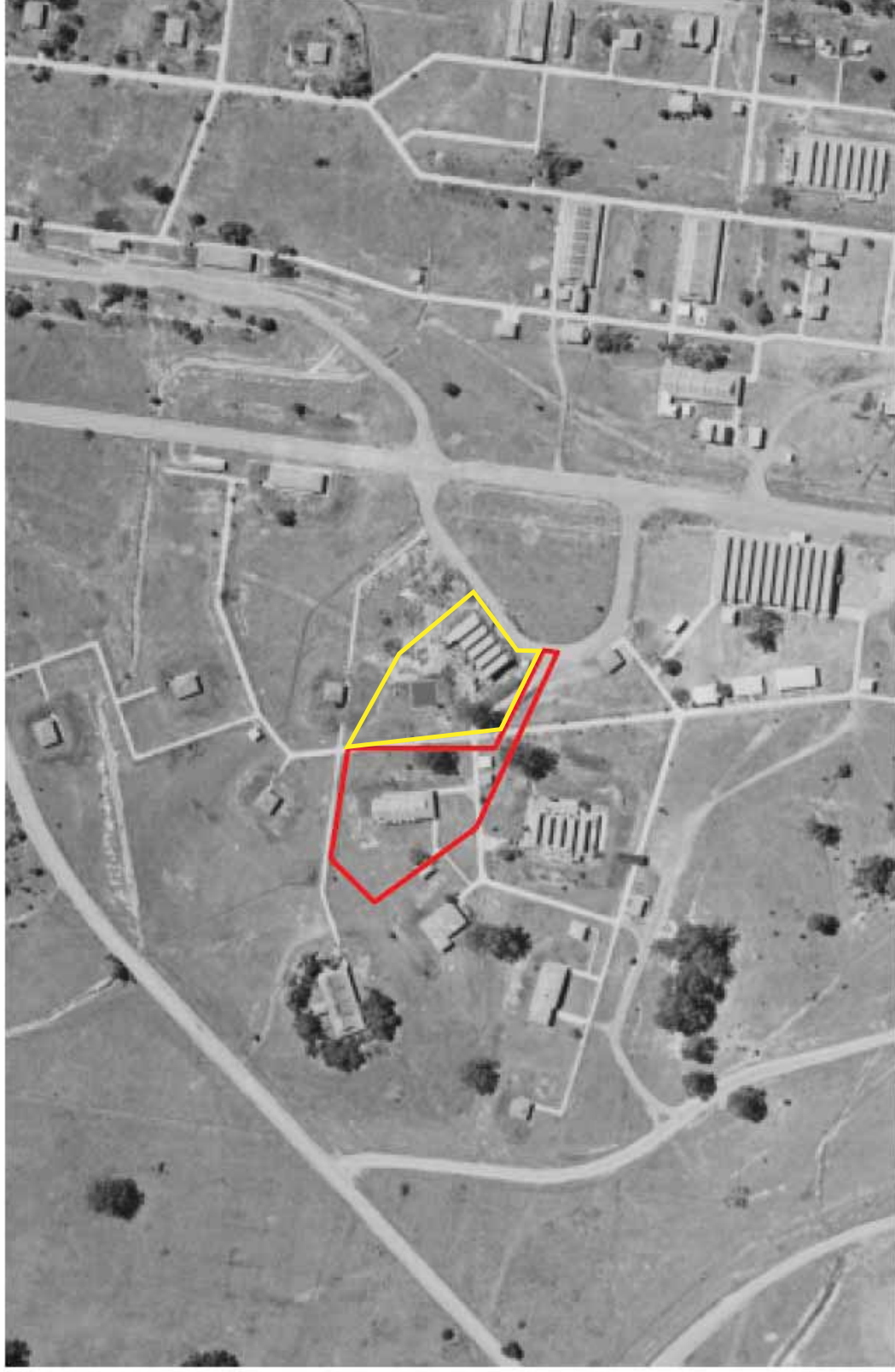
Photo No.	Date	
8	27 February 2017	
Description: Concrete hardstand covered with soil.		

Client Name c/-	Site Location 21 Dunheved Circuit St Marys NSW	Project No. 17045
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Photo No.	Date	
9	27 February 2017	
Description: Storage tank located at the rear of the factory.		

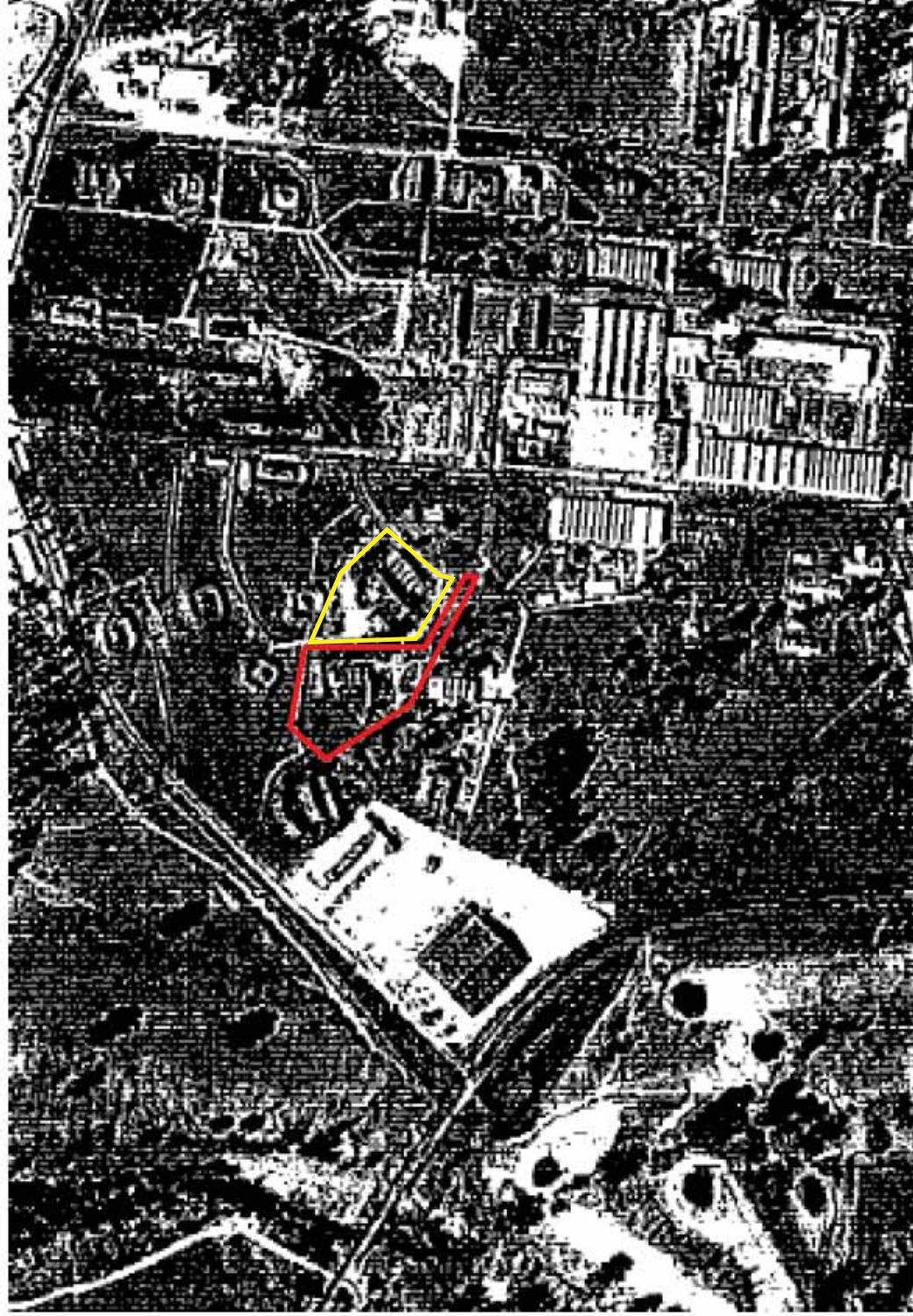
Photo No.	Date	
10	27 February 2017	
Description: Waste scattered along boundary of the site.		

APPENDIX E AERIAL PHTOGRAPHS



Key

- 25 Dunheved Circuit, St Marys
- 21 Dunheved Circuit, St Marys



Key

- 25 Dunheved Circuit, St Marys
- 21 Dunheved Circuit, St Marys



Key

- 25 Dunheved Circuit, St Marys
- 21 Dunheved Circuit, St Marys



Key

- 25 Dunheved Circuit, St Marys
- 21 Dunheved Circuit, St Marys



Key

- 25 Dunheved Circuit, St Marys
- 21 Dunheved Circuit, St Marys



Key

- 25 Dunheved Circuit, St Marys
- 21 Dunheved Circuit, St Marys