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PRELIMINARY SITE INVESTIGATION (PSI)

Property Address

16-20 Old Castle Hill Road, Castle Hill NSW

Prepared for

UPG Castle Corner Pty Ltd

Date



November 2025

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ABBREVIATIONS

AIP	<i>Australian Institute of Petroleum Ltd</i>	QA/QC	<i>Quality Assurance, Quality Control</i>
ANZECC	<i>Australian and New Zealand Environment and Conservation Council</i>	RAC	<i>Remediation Acceptance Criteria</i>
AST	<i>Aboveground Storage Tank</i>	RAP	<i>Remediation Action Plan</i>
BGL	<i>Below Ground Level</i>	RPD	<i>Relative Percentage Difference</i>
BTEX	<i>Benzene, Toluene, Ethyl benzene and Xylene</i>	SAC	<i>Site Assessment Criteria</i>
COC	<i>Chain of Custody</i>	SVC	<i>Site Validation Criteria</i>
DA	<i>Development Approval</i>	SWL	<i>Standing Water Level</i>
DP	<i>Deposited Plan</i>	TCLP	<i>Toxicity Characteristics Leaching Procedure</i>
DQOs	<i>Data Quality Objectives</i>	TPH	<i>Total Petroleum Hydrocarbons</i>
EPA	<i>Environment Protection Authority</i>	UCL	<i>Upper Confidence Limit</i>
ESA	<i>Environmental Site Assessment</i>	UST	<i>Underground Storage Tank</i>
HIL	<i>Health-Based Soil Investigation Level</i>	VHC	<i>Volatile Halogenated Compounds</i>
LGA	<i>Local Government Area</i>	VOC	<i>Volatile Organic Compounds</i>
NEHF	<i>National Environmental Health Forum</i>	DPI	<i>Department of Primary Industries</i>
NEPC	<i>National Environmental Protection Council</i>		
NHMRC	<i>National Health and Medical Research Council</i>		
OCP	<i>Organochlorine Pesticides</i>		
OPP	<i>Organophosphate Pesticides</i>		
PAH	<i>Polycyclic Aromatic Hydrocarbon</i>		
PCB	<i>Polychlorinated Biphenyl</i>		
PID	<i>Photo Ionisation Detector</i>		
PQL	<i>Practical Quantitation Limit</i>		

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EXECUTIVE SUMMARY

This Preliminary Site Investigation (PSI) report supports a State Significant Development Application (SSDA) being lodged with the Department of Planning, Housing and Infrastructure (DPHI) for site establishment works facilitating a residential development including affordable housing at 16-20 Old Castle Hill Road, Castle Hill (the site). The proponent for the SSDA is UPG Castle Corner Pty Ltd (UPG).

This report also supports a State Significant Development Application and Concurrent Rezoning (SSDA) being lodged with the Department of Planning, Housing and Infrastructure (DPHI) for a residential development including affordable housing at 16-20 Old Castle Hill Road, Castle Hill (the site). The proponent for the SSDA is UPG Castle Corner Pty Ltd (UPG).

State Environmental Planning Policy (Planning Systems) 2022 (Planning Systems SEPP) identifies development which is declared to be State Significant. The site was declared SSD pursuant to State Significant Declaration Order 2025 (No 7) (the Order) issued on 13 May 2025.

This 'Early Works' SSDA seeks approval for site establishment, tree removal, bulk excavation, infrastructure services augmentation and ancillary site works. A separate 'Main Works' SSDA and Concurrent Rezoning seeks approval for the built form aspects of the residential flat building.

The proposal development consists of the following:

- Two residential towers, one at forty storeys and the other at thirty storeys, both rising above a shared podium.

- A common podium incorporating mixed-use functions at ground level (potential retail and /or commercial tenancies), residential apartments and shared building services areas.
- Six levels of basement parking.
- A pool and recreation area located at level thirty.

A site visit was undertaken on the 22nd of August 2025. Fieldwork and reporting were conducted in general accordance with the Foundation Earth Sciences proposal and with reference to relevant regulatory criteria and Foundation Earth Sciences fieldwork protocols.

Several potential areas of environmental concerns were identified at the site, particularly:

- Historical and current uses.
- Surrounding land uses (Residential, Vacant).
- Imported fill of unknown quality or origin.
- Driveways where leaks and spills from cars may have occurred.
- Degrading of former building features.

Founded on the investigation including the proposed land use, previous site history, underground services plans, land title information & site inspection, the potential for significant soil and/or groundwater impact is considered a low to moderate risk. In applying the NEPM 2013 Schedule B2 "Guideline on Site Characterisation"; there is sufficient evidence, uncertainty and/ or suspicion of contamination, therefore further investigation is recommended. A hazardous materials assessment is recommended to be completed prior to the demolition of the site.

The following data gaps were identified:

- The soil and groundwater quality at the site have not been investigated.

Based on the results of this investigation it is considered that the risks to human health and the environment associated with any potential soil contamination at the site are low to moderate in the context of the proposed use of the site. The site ***can be made suitable*** for the proposed development, subject to the following recommendations:

- Preparation of a Detailed Site Investigation (Phase 2 Environmental Site assessment) by a suitably qualified Environmental Consultant.
- Any soil requiring removal from the site, as part of future site works, should be classified in accordance with the “Waste Classification Guidelines, Part 1: Classifying Waste” NSW EPA (2014).

If during any potential site works any significant unexpected occurrence is identified, site works should cease in that area, at least temporarily, and the environmental consultant should be notified immediately to set up a response to this unexpected occurrence.

1.0 INTRODUCTION

This Preliminary Site Investigation (PSI) report supports a State Significant Development Application (SSDA) being lodged with the Department of Planning, Housing and Infrastructure (DPHI) for site establishment works facilitating a residential development including affordable housing at 16-20 Old Castle Hill Road, Castle Hill (the site). The proponent for the SSDA is UPG Castle Corner Pty Ltd (UPG).

The proposal aims to:

- Facilitate transport-oriented development within an area of high amenity, promoting increases to both market and affordable housing supply proximate to public transport, open space, and employment.
- Respond to the housing challenges facing NSW through boosting the delivery of housing in an area of growth.
- Align with the NSW Government’s strategic ambitions to deliver 23,300 homes in The Hills by 2029.
- Deliver affordable housing in accordance with the in-fill affordable housing provisions of State Environmental Planning Policy (Housing) 2021.
- Deliver a built form that relates to the surrounding context and respects the character of its environs.

FES confirms the DSI is consistent with the Ministerial Direction 4.4 – Remediation of Contaminated Land under Section 9.1 of the Environmental Planning and Assessment Act 1979 including requirements for considering contamination when rezoning land.

This PSI has been requested to determine the potential for onsite contamination arising from any areas of concern located within the site and its surrounding area. This report

shall provide a preliminary assessment of any site contamination and, if required, provide a basis for a more detailed investigation.

The format of this report closely follows that recommended in the NSW Environment Protection Authority (EPA), "*Consultants Reporting on Contaminated Land*" – 2020.

2.0 OBJECTIVE

The objective of this PSI was to assess the potential for the soils at the site to have been impacted by previous and current activities undertaken at, or adjacent to, the site and to assess the site suitability for the proposed development.

This report may also recommend additional investigations and / or remediation works and possible strategies for the management of the site.

3.0 SCOPE OF WORKS

The scope of works for this PSI included:

- Research and review of the information available, including previous environmental investigations, past and current titles, aerial photographs, EPA records and anecdotal evidence, site survey, site records on waste management practices.
- Site walkover, including research of the location of sewers, drains, holding tanks and pits, spills, patches of discoloured vegetation, etc.
- Quality Assurance/Quality Control (QA/QC): work will be undertaken in accordance with relevant regulations and are consistent with industry standards.

4.0 SITE IDENTIFICATION

The site is situated at 16-20 Old Castle Hill Road, Castle Hill, within The Hills Local Government Area (LGA). It is well located, being approximately 250m from Castle Hill Metro Station which provides services to Rouse Hill, Macquarie Park, Chatswood and the Sydney CBD. It is equally proximate to Castle Towers shopping centre, a major regional retail hub. The site has ready access to public open space being less than 100m from Arthur Whitling Park and Eric Fenton Reserve.

The site is located at the corner of Old Castle Hill Road and McMullen Avenue comprising an area of 3,180.4m². It comprises 4 lots in an irregular configuration, legally described as:

- Lot 10 in DP 881332.
- Lot 11 in DP 881332.
- Lot 20 in DP 222257.
- Lot 1 in DP 204335.

The site currently contains development comprising two detached residential dwellings located on 18 and 20 Castle Hill Road. There is currently no development on 16 Castle Hill Road. The site as a whole is covered in dense vegetation and has a steep slope upwards from the north-west to the south-east.

4.1 Site identification

The site is identified as follows:

Table 1A: Site Identification Review

Site Identifier	Site Details	
Site Location	16-20 Old Castle Hill Road, Castle Hill NSW	
Lot/DP	Lot 11 in DP881332 – 18 Old Castle Hill Road Lot 10 in DP881332 – 16 Old Castle Hill Road Lot 1 in DP204335 – 20 Old Castle Hill Road Lot 20 in DP222257 – 20 Old Castle Hill Road	
Site Coordinates #	NE Corner: Latitude: -33.729965, Longitude: 151.009557	
Parish	Castle Hill	
County	Cumberland	
Site Area	Approximately 3210m ²	
Local Government Area (LGA)#	The Hills Shire Council	
Zoning##	R2 – Low Density Residential	
Surrounding Land Uses	<i>North</i>	Residential – Garthowen Crescent
	<i>South</i>	Commercial/Residential – McMullen Avenue
	<i>East</i>	Commercial/Residential – Contour Clinics Castle Hill
	<i>West</i>	Commercial – Castle Towers

Notes:

Refer to NSW LPI “Six Maps” <https://maps.six.nsw.gov.au/>

<https://www.planningportal.nsw.gov.au/find-a-property>

4.2 Secretary’s Environmental Assessment Requirements

In accordance with section 4.39 of the Environmental Planning & Assessment Act 1979 (EP&A Act), Secretary’s Environmental Assessment Requirements (SEARs) for SSD-86460458 has been issued. This report has been prepared to respond to the issued SEARs, as set out in table below.

Table 1B: SEARS – Early Works

SEARs	SEARs description	Report name and section
Contamination and Remediation	In accordance with Chapter 4 of the <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> , assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development.	Preliminary Site Investigation Report <u>If required:</u> Detailed Site Investigation Remedial Action Plan Preliminary Long-term Environmental Management Plan

In accordance with section 4.39 of the Environmental Planning & Assessment Act 1979 (EP&A Act), Secretary’s Environmental Assessment Requirements (SEARs) for SSD-86460458 has been issued. This report has been prepared to respond to the issued SEARs, as set out in table below.

Table 1C: SEARS – Main Works

SEARs	SEARs description	Report name and section
Contamination and Remediation	In accordance with Chapter 4 of the <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> , assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development.	Preliminary Site Investigation Report <u>If required:</u> Detailed Site Investigation Remedial Action Plan Preliminary Long-term Environmental Management Plan

These requirements apply to applications for concurrent rezonings accompanying SSD Housing applications. This report has been prepared to respond to the issued Guidance for Concurrent Rezoning Report for SSD-85238209, as set out in table below.

Table 1D: Concurrent Rezoning Report

Item	Supporting Information
<u>Relevant Issues</u> Contamination	Completed and signed PSI report

5.0 SITE HISTORY AND PROPOSED DEVELOPMENT

5.1 Underground Services

'Dial Before You Dig' plans were requested and reviewed for the site. Plans were provided by Endeavour Energy, Jemena Gas North, Metro Trains Sydney Pty Ltd, NBN Co NswAct, Nextgen NCC – NSW, Optus and/or Uecomm Nsw, Sydney Metro, Sydney Water, Telstra NSW Central, The Hills Shire Council, TPG Telecom (NSW) & Transport for NSW. The plans did not indicate the presence of any major underground service or utilities easements at the site, apart from NBN Co, Telstra NSW Central & The Hills Shire Council.

The plans provided by NBN Co indicated that a mains line runs through the centre of the site (down the driveway of No. 18) and spreads across to the other properties. The Telstra plans indicated that a mains line running through the centre of the site and then spreading out within property No. 18. The Hills Shire plans indicated a stormwater pipe running through the northern corner of the site. It is noted that the associated underground service is considered as a potential preferential pathway.

Refer to **Appendix A** – DBYD Plans.

5.2 Review of Aerial Photographs

Several aerial photographs obtained from the NSW Department of Lands and/or the Land and Property Information Spatial Information Exchange website "Six maps" were reviewed as part of this PSI. The results of this review are presented in the following table:

Table 2 Review of Aerial Photographs

Year	Site		Surrounding areas
1943	Rural Residential	The site appeared to be part of a larger rural residential property, dominated by vegetation. Along the south-eastern boundary of the site a single-storey structure is present.	<p>N: Road then vacant and rural residential properties</p> <p>S: Rural residential and vacant land, then road and vacant properties</p> <p>E: Vacant lots then rural residential</p> <p>W: Road then rural residential and vacant lots. Some agricultural practices (market gardening) were observed as well</p>
1970	Residential	The site appeared to be subdivided into the current lot boundaries. No. 16 appeared to be occupied by a residential structure, with landscaped areas to the front and rear of the dwelling. No. 18 also appeared to be residential, with an unsealed driveway extending from Old Castle Hill Road to the residential structure along the south-eastern boundary. The rest of the property appeared to be landscaped, with some storage structures in the northern corner. No. 20 appeared to be occupied by a large two-storey residential structure, with an unsealed driveway, pool and landscaped areas, and storage structures.	<p>N: Vacant properties have been subdivided and developed into residential properties. A new road also appeared to be developed</p> <p>S: residential properties have been constructed on the previously vacant lots</p> <p>E: A road and residential properties have been constructed</p> <p>W: Residential properties, then agricultural practices, including the construction of a dam.</p>

1986	Residential	Some additional storage structures have been added to the southern corner of the site, and to the south-western corner of No. 16.	<p>N: No major changes</p> <p>S: Previous residential properties appeared to be cleared. A new road has been established, along with a commercial property. Roads to the south (including Old Northern Rd) appeared to be expanded.</p> <p>E: The previous residential properties have been cleared, and commercial lots have been constructed.</p> <p>W: Some of the residential properties have been cleared to allow the establishment of new roads and a shopping centre.</p>
1998	Residential	No. 16 appeared to be cleared of previous features.	<p>N: No major changes, other than some residential properties being redeveloped</p> <p>S: More commercial properties have been developed</p> <p>E: No major changes</p> <p>W: The remaining residential properties, agricultural land and dam (appeared to be filled in) appeared to be cleared and under construction. Portions of the site also appeared to be used for carparking.</p>
2005	Residential	No major changes	<p>N: a new road (Pennant St) has been established</p> <p>S: A recreational space / park has been established on the previous vacant land</p> <p>E: No major changes</p> <p>W: The shopping centre (Castle Towers) has been expanded, with a few carparking areas and roads being established.</p>
2013	Residential	No major changes	No major changes

Current	As per inspection	The site is as inspected (section 7.1)	As per inspection.
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The aerial photographs from 1943 indicated the site and surrounding areas were dominated by rural residential and vacant lands. The site was comprised of mostly vegetation, with a single-storey structure located along the south-eastern boundary. Agricultural practices (including market gardening) were observed to the east of the site. By the 1970s, the site appeared to be subdivided, and residential properties and associated infrastructure (including storage sheds and a pool in No. 20) was developed across the lots. Residential properties were also established in the surrounding suburbs, as well as a new road to the north, and a dam to the west of the site. By 1986, additional storage structures appeared to have been constructed in the southern corner of the site.

The surrounding areas at this time appeared to be undergoing redevelopments in the south, east and west, with several residential properties being cleared and commercial properties or roads being constructed / expanded. By 1998, more commercial properties appeared to be established to the south of the site, and the remaining residential / agricultural lands (including the dam) to the west were cleared and under construction. No. 16 within the site also appeared to be cleared. The site has remained relatively unchanged from this time to the present. By 2005, new roads to the north, recreational spaces to the south and shopping centre (Castle Towers, to the west) had been established. By 2013, no major changes were seen in the surrounding areas and have remained unchanged to the present time.

Refer to **Appendix B** – Historical Aerial Photographs.

5.3 Title search

A review of historical documents held at the NSW Department of Lands offices was undertaken to characterise the previous land use and occupiers of the site.

Table 3a Historical land title data

Lot 10 in DP 881332 (16 Old Castle Hill Road)		
Year	Proprietor	Company/ Personal occupation/ other
16/06/2025 – Current	PKE Hills Pty Ltd & Mave Castle Hill Pty Ltd	
24/09/2010	QIC Limited	Change of name from Queensland Investment Corporation
20/11/1998	Queensland Investment Corporation	
1/04/1980	The shire of the council of Baulkham Hills	
1/10/1957	Robert Holder & Norma Holder	
22/11/1951	Milo Woodriff	
12/03/1951	Louis Aboud	
8/12/1948	Doreen Dawson	
31/12/1947	John James O'neil	
22/02/1934	Horace Harvey John Hankin	
13/05/1925	John Shang	
13/01/1818	James Duffy	

Table 3b Historical land title data

Lot 11 in DP 881332 (18 Old Castle Hill Road)		
Year	Proprietor	Company/ Personal occupation/ other
10/08/1981 – Current	Ruth Hirsch	
6/09/1963	Eli Bert Hirsch	
1/11/1961	Helda Lyle Woodriff	

Table 3c Historical land title data

Lot 1 in DP 204335 (20 Old Castle Hill Road)		
Year	Proprietor	Company/ Personal occupation/ other
10/08/1981 – Current	Ruth Hirsch	
6/09/1963	Eli Bert Hirsch	
1/11/1961	Helda Lyle Woodriff	

Table 3d Historical land title data

Lot 20 in DP 222257 – (20 Old Castle Hill Rd)		
Year	Proprietor	Company/ Personal occupation/ other
19/08/1999 – Current	Ruth Hirsch	
20/12/1965	Eli Bert Hirsch & Ruth Hirsch	
1/01/1965	The council of the shire of Baulkham	

	Hills	
18/02/1961	Ham Debur & Rita Debur	
22/04/1952	Walter Thomas	
10/10/1950	Hilda Woodfriff & Kathleen Lowe	
2/07/1942	Hilda Woodfriff & Kathleen Lowe	
13/10/1941	John Strang	
3/01/1935	The commissioner for railways	
13/01/1818	James Duff	

The land titles have indicated:

- Lot 10 in DP881332 (16 Old Castle Hill Road) has been owned by private entities from 1925 until 1980. From this time to the current date, the property has been owned by several commercial entities.
- Lot 11 in DP881332 & Lot 1 in DP204335 (18 & 20 Old Castle Hill Road) have been owned by the same private entities from 1961 until the present time.
- Lot 20 in DP222257 (20 Old Castle Hill Road) has been owned by mostly private entities from 1818 to date. From 1935-1941 & 1965, the property has been owned by some commercial entities including the railways and council.

Refer to **Appendix C** – Land Title Information.

5.4 NSW EPA Contaminated Land Records, List of Notified Sites and POEO Records

5.4.1 NSW EPA Records

The NSW EPA published records of contaminated sites under Section 58 of the Contaminated Land Management (CLM) Act 1997. The notices relate to investigation and/or remediation of site contamination considered to pose a significant risk of harm under the definition in the CLM Act.

A search of the database revealed that the subject site was not listed. There were no other properties listed within the suburb of Castle Hill.

It should be noted that the NSW EPA record of Notices for Contaminated Land does not provide a record of all contaminated land in NSW.

Refer to **Appendix D** – NSW EPA Records.

5.4.2 NSW EPA PROTECTION OF THE ENVIRONMENT OPERATION REGISTER

A search of the POEO Register revealed that the site was not listed. Nine (9) other properties were listed with the suburb of Castle Hill, all located over 500m from the site.

Refer to **Appendix D** – NSW EPA Records.

5.4.3 NSW EPA List of Notified Sites

The NSW EPA published a list of notified contaminated sites each month. The list of notified sites contain land that has been notified to the EPA as being potentially contaminated.

A search of the list was completed on the 28th of August 2025. The search indicated the site was not listed. No other properties were listed within the suburb of Castle Hill.

Refer to **Appendix D** – NSW EPA Records.

5.4.4 Preliminary PFAS Screen

NSW EPA requires that PFAS is considered when investigating land contamination. The preliminary screen is based on guidelines from the PFAS National Environmental Management Plan (NEMP 2020). From this screen a decision can, be made as to whether PFAS sampling of soil and groundwater is required.

Preliminary Screen	Risk of Occurrence
Any past or present site activity listed in NEMP 2020 as being activity associated with PFAS contamination? No	L
Any past or present off-site activity up-gradient/adjacent to the site listed in NEMP 2020 as being activity associated with PFAS contamination?	L
Did fire training involving the use of suppressants occur from 1970 to 2010?	L
Have fuel fires ever occurred on site from 1970 to 2010?	L
Have PFAS been used in manufacturing or stored on site?	L

Could PFAS have been imported to the site in fill material from a site activity listed in NEMP 2020?	L
Could PFAS contaminated groundwater or run-off migrated to the site?	No Suspected
Is the site or adjacent site listed in the NSW EPA PFAS Investigation Program?	No
If the risk is medium or high in any of the above, does the inclusion of preliminary sampling/testing of PFAS in soil (including ASLP) and water need to be included?	No

- Note 1
 - Risk: L – low (all necessary documentation has been reviewed and there is no recorded instance or compelling rationale),
 - M – medium/moderate (all necessary documentation has been reviewed and there is potential evidence of a recorded instance with compelling rationale).
 - H – high (all necessary documentation has been reviewed and there is evidence of a recorded instance with compelling rationale), r
 - Risk, N/A – not applicable (or “- “)].
 - No /Yes
- Note 2 Activities listed in Appendix B of the NEMP (2020).
- Note 3 Runoff from up-gradient PFAS use may impact surface water, soil, sediment, and groundwater.
- Note 4 PFAS is used wide range of industrial processes and consumer products, including in the manufacture of non-stick cookware, specialised garments, and textiles, Scotchguard™ and similar products (used to protect fabric, furniture, leather and carpets from oils and stains), metal plating and in some types of fire-fighting foam.
- Note 5 <https://www.epa.nsw.gov.au/your-environment/contaminated-land/pfas-investigation-program>

The potential for PFAS to be present on-site was considered low and subsequently preliminary PFAS sampling / analysis of soil is not recommended during the DSI.

Refer to **Appendix D** – NSW EPA Records.

5.5 Previous Reports

No previous environmental investigation reports could be identified as part of the site works.

5.6 Anecdotal evidence

No Anecdotal evidence was found for this site.

5.7 Integrity Assessment

The information found in the historical sources has been found to be in general concurrence. It is therefore considered that accuracy of this data is acceptable for this investigation.

5.8 Proposed Development

The proposed development includes demolishing current site features and construction of a mixed-use residential apartment building, with a multiple level basement. The ground floor of the dwelling will have parking areas, a retail space, residential apartments and utilities (including a power substation), a mezzanine level and landscaped outdoor areas.

Refer to **Appendix G** – Proposed Development Plan.

6.0 SITE CONDITION AND SURROUNDING ENVIRONMENT

Table 4: Site Condition and Surrounding Environment Review

Site Information	Descriptions
Sensitive Receivers	The nearest sensitive human receptors are the current and future users of the site, construction workers during the site redevelopment and the public. The nearest watercourse is Cattai Creek, located approximately 1.791km west of the site.
Soil Landscape <i>Review of NSW Soil and Land Information website ESPADE.</i>	The Soil Landscape Map viewed on NSW ESPADE indicates that the site is in Glenorie landscape area. Undulating to rolling low hills on Wianamatta Group shales. Local relief 50-80m, slopes 5-20%. Narrow ridges, hillcrests and valleys. Extensively cleared tall open forest (wet sclerophyll forests).
Topography	Low rolling and steep hills. Local relief 50–120 m, slopes 5–20%. Convex narrow (20–300 m) ridges and hillcrests grade into moderately inclined side slopes with narrow concave drainage lines. Moderately inclined slopes of 10–15% are the dominant landform elements.
Geological Profile	The Geological Map of Sydney (Geological Series Sheet 9130, Scale 1:100,000, 1983), published by the Department of Mineral Resources indicates the residual soils within the site to be underlain by Triassic Age Shale of the Wianamatta Group, comprising black to dark grey shale and laminite.
Presence of Acid Sulphate Soils <i>Review of NSW Department of Land & Water Conservation (DLWC) Acid Sulphate Soil Risk Maps (Edition Two, December 1997, Scale 1:250,000).</i>	A review of the “eSPADE” map indicated that the site is in an area of “No Known Occurrence” of acid sulphate soils.

Site Information	Descriptions					
Localised Hydrogeology Review of DPI (Office of Water) Database. Appendix F – DPI (Office of Water) Database Records.	Number	Location from Site	Depth (m BGL)	SWL (m BGL)	Use	Water Bearing Zones
	GW021982	229m W	49.00	-	Waste Disposal	7.00 – 7.30, 42.90 – 47.70
	GW107575	167m SW	40.79	-	Monitoring Bore	-
	GW109572	314m SW	11.00	-	Monitoring Bore	10.00 – 11.00
	GW109570	325m SW	9.50	4.30	Monitoring Bore	7.50 – 9.50
	GW109571	331m SW	9.50	5.00	Monitoring Bore	7.50 – 9.50
Nearest Surface Water Body	The nearest watercourse is Cattai Creek, located approximately 1.791km west of the site.					
Local Meteorology (Bureau of Meteorology BOM website) Appendix E – BOM Data.	The monthly rainfall of the local surrounding area is represented by the data collected from the BOM rainfall gauge located in North Rocks (Muirfield Golf Club), which is approximately 4.2km from Castle Hill. The records indicate that the annual mean rainfall recorded for the month of August was 46.4mm (date of fieldwork).					
Nearest Active Service Station & Dry Cleaner (Google Maps Search)	Service station is 800m south-west of the site. Dry Cleaners is 500m west of the site.					

7.0 SITE INSPECTION

7.1 Site observations

The site was visited on the 22nd of April 2025 to inspect the site for any potential sources of contamination. The following observations were made:

Table 5: Site Inspection Review

Factors Considered	Description of Sites
Buildings & Structures on Site	The site appeared to be occupied by three separate properties. No. 18 & No. 20 were occupied by two-storey residential dwellings with large landscape areas. An unsealed driveway connects No. 18 to Old Castle Hill Road. No.16 was vacant at the time of inspection, dominated by vegetation.
Percentage Hard-standing surface	60-65%
Concrete Condition	Average
Chemical Storage	Chemical storage areas were noted at the time of the site inspection in accessible areas.
Above and Underground Storage Tanks	No above or underground storage tanks areas were noted at the time of the site inspection in accessible areas.
Trade Waste Pits	No trade waste pits were identified at the site.
Nearby Electrical Transformers	There were no electrical transformers noted near the site.
Asbestos	Fibro cement sheeting was identified within the buildings during the inspection.
Site Vegetation	Appeared healthy.
Soil Staining and Odours	No odours were identified within the property. No significant soil staining was noted during the inspection.
Stormwater and Sewer	Stormwater and sewer were connected to the local utilities.

Refer to **Figure 1** - Site Locality and **Figure 2** - Site Features Plan. Refer to **Appendix H** – Site Photographs.

8.0 CONCEPTUAL SITE MODEL (CSM)

Based on the above information, site history and site walkover, the areas of potential concern and associated contaminants for the site CSM were identified. These are summarised in the following table.

Table 6: Areas and Contaminants of Concern

Known and potential contamination source	Associated Contaminants
Historical & Current Site Uses (Residential / Vacant)	Heavy Metals, TRH, BTEX, PAH, OCP, PCB & Asbestos
<i>Surrounding land Uses (Residential, Commercial, Recreational, Metro Station)</i>	Heavy Metals, TRH, BTEX, PAH, OCP, OPP, PCB & Asbestos
Imported Fill	Heavy Metals, TRH, BTEX, PAH, OCP, PCB & Asbestos
Car parking Areas	TRH, BTEX, PAH
Building degradation/ Demolition	Heavy Metals and Asbestos

Table 7: Potentially Contaminated Media

Known and potential contamination source	Associated Contaminants
Fill Material	There is the potential for contamination to be present in the upper fill material.
Groundwater	There is the potential for the leaching of contaminants into groundwater onsite and migration of the contaminants.
<i>Soil Vapour</i>	Given the site history and surrounding land uses, soil vapour is considered a low-risk potential subject to intrusive sampling

Potential for Migration

Contaminants generally migrate from site via a combination of windblown dusts, rainwater infiltration, groundwater migration and surface water runoff. The potential for contaminants to migrate is a combination of:

- The nature of the contaminants (solid/liquid and mobility characteristics).
- The extent of the contaminants (isolated or widespread).
- The location of the contaminants (surface soils or at depth); and
- The site topography, geology, hydrology, and hydrogeology.

The potential contaminants identified as part of the site history review & site inspection are present in solid (e.g. impacted fill, asbestos), liquid (e.g. dissolved in water) and gaseous/vapour forms.

Aerial photography has indicated that there are sealed ground surfaces and therefore there is a low potential for the migration of contaminants via wind blown dust.

Rainfall infiltration at the site is expected to occur in unsealed areas. As the site is mostly unsealed there is a potential that soil contamination could result in impacts to shallow groundwater.

Potential Exposure Pathways

Potential exposure pathways include:

- Dermal.
- Ingestion; and

- Inhalation.

Due to the limited exposure of potentially impacted soil/fill on ground surfaces, dermal exposure is considered low potential exposure pathway.

There is the potential for vapour to be present in the underlying profile within the site. As such, these gases potentially pose a risk to human health via the inhalation pathway.

The potential for ingestion of soil is considered as a potential exposure pathway.

Receptors

Potential receptors of environmental impact present within the site which will be required to be addressed with respect to the suitability of the site for the proposed use include:

- Excavation/construction/maintenance workers conducting activities at the site, who may potentially be exposed to COPCs through direct contact with impacted soils, Vapour Intrusion and/or groundwater present within excavations and/or inhalation of dusts/fibres associated with impacted soils.
- Future occupants/users of the site may potentially be exposed to COPCs through direct contact with impacted soils and/or ingestion of impacted soils and/or inhalation of dusts/fibres associated with impacted soils and/or exposure to vapour; and/or
- Offsite sensitive receptors of groundwater.
- Flora species to be established on vegetated areas of the site; and
- Cattai Creek

Preferential Pathways

For this assessment, preferential pathways have been identified as natural and/or man-made pathways that result in the preferential migration of contaminants of potential concerns as either liquids or gases.

Man-made preferential pathways are present throughout the site, generally associated with fill materials and services present beneath existing ground surface. Fill materials and service lines are anticipated to have a higher permeability than the underlying natural soil and/or bedrock.

9.0 QUALITY ASSURANCE / QUALITY CONTROL

9.1 General QA/QC

The frequency required for each field quality assurance / quality control (QA/QC) sample is presented in the table below.

Table 8: QA/QCs Frequencies

	Intra Lab	Inter Lab	Rinsate	Spikes	Blanks
Sampling Frequency	1 in 20	1 in 20	1/day	1/day	1/day

During the contamination assessment the integrity of data collected is considered vital. With the assessment of the site, several measures were taken to ensure the quality of the data. These are as follows:

9.2 Sample Containers

Soil samples collected during subsequent investigations are to be placed immediately into laboratory prepared glass jars with Teflon lid inserts. Standard identification labels are to be adhered to each individual container and labelled according to depth, date, sampling team and media collected.

9.3 Decontamination

All equipment used in the sampling program is to be decontaminated prior to use and between samples to prevent cross contamination. Decontamination of equipment involved the following procedures:

- Cleaning equipment in potable water to remove gross contamination.
- Cleaning in a solution of Decon 90.
- Rinsing in clean demineralised water then wiping with clean lint free cloths.

Foundation Earth Sciences will also adopt a sampling gradient of lowest to highest potential contamination to minimise the impact of cross contamination. This gradient is determined from the historical review and the on-site inspection to be carried out prior to sampling.

Although Foundation Earth Sciences maintains consistent sampling procedures, a rinsate sample is obtained to ensure false positive samples are not generated and that decontamination procedures are effective in preventing cross contamination. The Rinsate water is collected after being in contact generally with the trowel used for sampling. Analytical results that target the contaminants of concern are compared to a blank sample, which is taken directly from the rinsate water container supplied by the laboratory.

9.4 Sample Tracking, Identification and Holding Times

All samples are to be forwarded to SGS Australia & Envirolab under recognised chain of custodies with clear identification outlining the date, location, sampler, and sample ID. All samples are to be recorded by the laboratory as meeting their respective holding times. The sample tracking system is considered adequate for the purposes of sample collection.

9.5 Sample Transport

All samples are to be packed into an esky with ice from the time of collection. A trip blank and trip spike are collected where appropriate. These were transported under chain of custody from the site to Envirolab Pty Ltd, a NATA registered laboratory.

Samples are too kept below 4°C at all times, soil samples submitted for asbestos analysis are not required to be kept below 4°C.

9.6 Trip Spike

Trip Spike samples are to be obtained from the laboratory prior to conducting field sampling where volatile substances are suspected. Foundation Earth Sciences QA/QC procedures for the collection of environmental samples involves the collection of trip blanks, trip spikes and duplicate samples both intra and inter laboratory.

9.7 Trip Blank

A trip blank is to accompany the sampling for the sampling process and is not separated from the sample collection and transportation process. The purpose of the trip blank is to identify whether cross-contamination is occurring during the sample collection and transport process.

9.8 Laboratory QA/QC

The integrity of analytical data provides the second step in the QA/QC process for total data compliance. The data validation techniques adopted by Foundation Earth Sciences are based upon techniques published by the US EPA and in line with methods and guidelines adopted by the NSW EPA and outlined in the NEPM, 2013.

Descriptions are provided of the specific mechanisms used in the assessment of accuracy, precision, and useability of analytical data within the project.

10.0 SITE ASSESSMENT CRITERIA

10.1 SOILS

10.1.1 Health Investigation Levels (HILs)

To assess the contamination status of soils at a site, the NSW EPA refers to the document entitled National Environmental Protection (Assessment of Site Contamination) Measure (NEPM) (Amendment 2013).


During any future soil investigations, the site will be assessed against the NEPM exposure scenario 'Residential B' & Recreational C Health Investigation Levels of the above-mentioned guidelines and specifically refers to the following:

HIL 'B' Residential with minimal opportunities for soil access; includes dwellings with fully and permanently paved yard space such as high-rise buildings and apartments.

HIL 'C' Public Open Space such as parks, playgrounds, playing fields, secondary schools, and footpaths.

The soil regulatory guidelines are presented in the table below.

Table 9: Health Investigation Levels (HIL) Criteria for Soil Contaminants

 FOUNDATION EARTH SCIENCES	Residential HIL B	Recreational HIL C	Reference
Heavy Metals			
Arsenic	500	300	NEPM 2013 - Table 1(A)1 HILs
Beryllium	90	90	NEPM 2013 - Table 1(A)1 HILs
Boron	40000	20000	NEPM 2013 - Table 1(A)1 HILs
Cadmium	150	90	NEPM 2013 - Table 1(A)1 HILs
Chromium (VI)	500	300	NEPM 2013 - Table 1(A)1 HILs
Cobalt	600	300	NEPM 2013 - Table 1(A)1 HILs
Copper	30000	17000	NEPM 2013 - Table 1(A)1 HILs
Lead	1200	600	NEPM 2013 - Table 1(A)1 HILs
Manganese	14000	19000	NEPM 2013 - Table 1(A)1 HILs
Mercury (Inorganic)	120	80	NEPM 2013 - Table 1(A)1 HILs
Methyl Mercury	30	13	NEPM 2013 - Table 1(A)1 HILs
Nickel	1200	1200	NEPM 2013 - Table 1(A)1 HILs
Selenium	1400	700	NEPM 2013 - Table 1(A)1 HILs
Zinc	60000	30000	NEPM 2013 - Table 1(A)1 HILs
Cyanide (Free)	300	240	NEPM 2013 - Table 1(A)1 HILs
Polycyclic Aromatic Hydrocarbons (PAHs)			
Carcinogenic PAHs (as Bap TEQ)	4	3	NEPM 2013 - Table 1(A)1 HILs
Total PAHs	400	300	NEPM 2013 - Table 1(A)1 HILs
Organochlorine Pesticides			
DDT + DDE + DDD	600	400	NEPM 2013 - Table 1(A)1 HILs
Aldrin + Dieldrin	10	10	NEPM 2013 - Table 1(A)1 HILs
Chlordane	90	70	NEPM 2013 - Table 1(A)1 HILs
Endosulfan	400	340	NEPM 2013 - Table 1(A)1 HILs
Endrin	20	20	NEPM 2013 - Table 1(A)1 HILs
Heptachlor	10	10	NEPM 2013 - Table 1(A)1 HILs
HCB	15	10	NEPM 2013 - Table 1(A)1 HILs
Methoxychlor	500	400	NEPM 2013 - Table 1(A)1 HILs
Toxaphene	30	30	NEPM 2013 - Table 1(A)1 HILs
Polychlorinated Biphenyls (PCBs)			
PCBs	1	1	NEPM 2013 - Table 1(A)1 HILs


Note - All values are in mg/kg

10.2 Health Screening Levels (HSLs)

The HSLs are applicable to generic land uses such as residential, commercial/industrial, or recreational/public open space and different soil types between the ground surface and soils >4 metres below ground level. The HILs have been applied to assess human health risks via the inhalation and direct contact pathways of exposure.

It should be noted that HSL D can be used in lieu of HSL B for buildings that comprise car parks or commercial properties on the ground floor. For selection of the health screening criteria an assessment of the in-situ soil profile should be undertaken.

Table 10: Health Screening Levels (HSL) Criteria

	HSL A & HSL B	HSL A & HSL B	HSL A & HSL B	HSL A & HSL B	Soil Saturation Concentration (Csat)	Reference
	0m to <1m	1m to <2m	2m to <4m	4m+		
SAND						
Toluene	160	220	310	540	560	NEPM 2013 - Table 1(A) 3 HSLs
Ethylbenzene	55	NL	NL	NL	64	NEPM 2013 - Table 1(A) 3 HSLs
Xylenes	40	60	95	170	300	NEPM 2013 - Table 1(A) 3 HSLs
Naphthalene	3	NL	NL	NL	9	NEPM 2013 - Table 1(A) 3 HSLs
Benzene	0.5	0.5	0.5	0.5	360	NEPM 2013 - Table 1(A) 3 HSLs
F1	45	70	110	200	950	NEPM 2013 - Table 1(A) 3 HSLs
F2	110	240	440	NL	560	NEPM 2013 - Table 1(A) 3 HSLs
SILT						
Toluene	480	NL	NL	NL	640	NEPM 2013 - Table 1(A) 3 HSLs
Ethylbenzene	NL	NL	NL	NL	69	NEPM 2013 - Table 1(A) 3 HSLs
Xylenes	110	310	NL	NL	330	NEPM 2013 - Table 1(A) 3 HSLs
Naphthalene	5	NL	NL	NL	10	NEPM 2013 - Table 1(A) 3 HSLs
Benzene	0.7	1	2	3	440	NEPM 2013 - Table 1(A) 3 HSLs
F1	50	90	150	290	910	NEPM 2013 - Table 1(A) 3 HSLs
F2	280	NL	NL	NL	570	NEPM 2013 - Table 1(A) 3 HSLs
CLAY						
Toluene	480	NL	NL	NL	630	NEPM 2013 - Table 1(A) 3 HSLs
Ethylbenzene	NL	NL	NL	NL	68	NEPM 2013 - Table 1(A) 3 HSLs
Xylenes	110	310	NL	NL	330	NEPM 2013 - Table 1(A) 3 HSLs
Naphthalene	5	NL	NL	NL	10	NEPM 2013 - Table 1(A) 3 HSLs
Benzene	0.7	1	2	3	430	NEPM 2013 - Table 1(A) 3 HSLs
F1	50	90	150	290	850	NEPM 2013 - Table 1(A) 3 HSLs
F2	280	NL	NL	NL	560	NEPM 2013 - Table 1(A) 3 HSLs

Note - All values are in mg/kg

10.3(EILs) and (ESLs)

Ecological Investigation Levels (EILs) -

The NEPM 2013 states that "Ecological Investigation Levels" (EILs) for the protection of terrestrial ecosystems have been derived for common contaminants in soil based on a

species sensitivity distribution (SSD) model developed for Australian conditions. EILs have been derived for As, Cu, CrIII, DDT, naphthalene, Ni, Pb and Zn.

Insufficient data was available to derive ACLs for arsenic (As), DDT, lead (Pb) and naphthalene. As a result, the derived EILs are generic to all soils and are presented as total soil contaminant concentrations in Tables 1B (4) and 1B (5) within the NEPM 2013.

For the purposes of EIL derivation, a contaminant incorporated in soil for at least two years is considered to be aged for the purpose of EIL derivation. Most contaminated sites are likely to be affected by aged contamination. Fresh contamination is usually associated with current industrial activity and chemical spills.

The following process describes the method for calculation of site specific EILs.

A. EILs for Ni, Cr III, Cu, Zn and Pb aged contamination (>2 years)

Steps 1–4 below describe the process for deriving site-specific EILs for the above elements using Tables 1B (1) – 1B (4), which can be found at the end of the NEPM 2013.

1. Measure or analyse the soil properties relevant to the potential contaminant of concern (pH, CEC, organic carbon, clay content). Sufficient samples need to be taken for these determinations to obtain representative values for each soil type in which the contaminant occurs.
2. Establish the sample ACL for the appropriate land use and with consideration of the soil-specific pH, clay content or CEC. The ACL for Cu may be determined by pH or CEC and the lower of the determined values should be selected for EIL calculation. Note that the ACL for Pb is taken directly from Table 1(B) 4.

3. Calculate the contaminant ABC in soil for the contaminant and location from a suitable reference site measurement or other appropriate method.
4. Calculate the EIL by summing the ACL and ABC:

$$\text{EIL} = \text{ABC} + \text{ACL}$$

B. EILs for As, DDT and naphthalene

EILs for aged contamination for DDT and naphthalene are not available and the adopted EIL is based on fresh contamination taken directly from Table 1B (5). The EILs for As, DDT and naphthalene are generic i.e. they are not dependent on soil type and are taken directly from Table 1B (5). Only EILs for fresh contamination are available for As, DDT and naphthalene due to the absence of suitable data for aged contaminants.

Ecological Screening Levels (ESLs) -

Ecological screening levels (ESLs) are presented based on a review of Canadian guidance for petroleum hydrocarbons in soil and application of the Australian methodology (Schedule B5b) to derive Tier 1 ESLs for BTEX, benzo(a)pyrene and F1 and F2 (Warne 2010a, 2010b).

The Canadian Council of the Ministers of the Environment (CCME) has adopted risk-based TPH standards for human health and ecological aspects for various land uses in the *Canada-wide standard for petroleum hydrocarbons (PHC) in soil* (CCME 2008) (CWS PHC). The standards established soil values including ecologically based criteria for sites affected by TPH contamination for coarse- and fine-grained soil types.

Table 11: Ecological Investigation Levels (EIL) and Ecological Screening Levels (ESL) Criteria

FOUNDATION EARTH SCIENCES		Contaminant Age/Soil Texture	National parks and areas of high conservation value	Urban residential and open public spaces	Commercial and industrial	Reference
Ecological Investigation Levels (EILs)						
Heavy Metals						
Arsenic	Fresh	20	50	80	NEPM 2013 - Table 1(B) 1-5 EILs	
	Aged	40	100	160	NEPM 2013 - Table 1(B) 1-5 EILs	
Chromium (III)	Fresh	Site Specific Calculation Required			NEPM 2013 - Table 1(B) 1-5 EILs	
	Aged	Site Specific Calculation Required			NEPM 2013 - Table 1(B) 1-5 EILs	
Copper	Fresh	Site Specific Calculation Required			NEPM 2013 - Table 1(B) 1-5 EILs	
	Aged	Site Specific Calculation Required			NEPM 2013 - Table 1(B) 1-5 EILs	
Lead	Fresh	110	270	440	NEPM 2013 - Table 1(B) 1-5 EILs	
	Aged	470	1100	1800	NEPM 2013 - Table 1(B) 1-5 EILs	
Nickel	Fresh	Site Specific Calculation Required			NEPM 2013 - Table 1(B) 1-5 EILs	
	Aged	Site Specific Calculation Required			NEPM 2013 - Table 1(B) 1-5 EILs	
Zinc	Fresh	Site Specific Calculation Required			NEPM 2013 - Table 1(B) 1-5 EILs	
	Aged	Site Specific Calculation Required			NEPM 2013 - Table 1(B) 1-5 EILs	
Polycyclic Aromatic Hydrocarbons (PAHs)						
Naphthalene	Fresh	10	170	370	NEPM 2013 - Table 1(B) 1-5 EILs	
	Aged	10	170	370	NEPM 2013 - Table 1(B) 1-5 EILs	
Organochlorine Pesticides						
Ecological Screening Levels (ESLs) and Management Limits						
F1 (C ₇ -C ₁₀)	Coarse				NEPM 2013 - Table 1(B) 6-7 EILs	
	Fine	125*	180*	215*	NEPM 2013 - Table 1(B) 6-7 EILs	
F1 (C ₇ -C ₁₀) (Management Limits)	Coarse		700	700	NEPM 2013 - Table 1(B) 6-7 EILs	
	Fine	-	800	800	NEPM 2013 - Table 1(B) 6-7 EILs	
F2 (>C ₁₀ -C ₁₆)	Coarse				NEPM 2013 - Table 1(B) 6-7 EILs	
	Fine	25*	120*	170*	NEPM 2013 - Table 1(B) 6-7 EILs	
F2 (>C ₁₀ -C ₁₆) (Management Limits)	Coarse		1000	1000	NEPM 2013 - Table 1(B) 6-7 EILs	
	Fine	-	1000	1000	NEPM 2013 - Table 1(B) 6-7 EILs	
F3 (>C ₁₀ -C ₂₄)	Coarse		300	1700	NEPM 2013 - Table 1(B) 6-7 EILs	
	Fine		1300	2500	NEPM 2013 - Table 1(B) 6-7 EILs	
F3 (>C ₁₀ -C ₂₄) (Management Limits)	Coarse		2500	3500	NEPM 2013 - Table 1(B) 6-7 EILs	
	Fine		3500	5000	NEPM 2013 - Table 1(B) 6-7 EILs	
F4 (>C ₂₄ -C ₄₀)	Coarse		2800	3300	NEPM 2013 - Table 1(B) 6-7 EILs	
	Fine		5600	6600	NEPM 2013 - Table 1(B) 6-7 EILs	
F4 (>C ₂₄ -C ₄₀) (Management Limits)	Coarse		10000	10000	NEPM 2013 - Table 1(B) 6-7 EILs	
	Fine		10000	10000	NEPM 2013 - Table 1(B) 6-7 EILs	
Benzene	Coarse	10	50	75	NEPM 2013 - Table 1(B) 6-7 EILs	
	Fine	10	65	95	NEPM 2013 - Table 1(B) 6-7 EILs	
Toluene	Coarse	10	85	135	NEPM 2013 - Table 1(B) 6-7 EILs	
	Fine	65	105	135	NEPM 2013 - Table 1(B) 6-7 EILs	
Ethylbenzene	Coarse	1.5	70	165	NEPM 2013 - Table 1(B) 6-7 EILs	
	Fine	40	125	185	NEPM 2013 - Table 1(B) 6-7 EILs	
Xylenes	Coarse	10	105	180	NEPM 2013 - Table 1(B) 6-7 EILs	
	Fine	1.6	45	95	NEPM 2013 - Table 1(B) 6-7 EILs	
Benzo(a)pyrene	Coarse	0.7	0.7	0.7	NEPM 2013 - Table 1(B) 6-7 EILs	
	Fine	0.7	0.7	0.7	NEPM 2013 - Table 1(B) 6-7 EILs	

Notes

- Urban residential/public open space is broadly equivalent to the HIL-A, HIL-B and HIL-C land use scenarios in Table 1A(1) Footnote 1 and as described in Schedule B7.
- Aged values are applicable to arsenic contamination present in soil for at least two years. For fresh contamination refer to Schedule B5c.
- Insufficient data was available to calculate aged values for DDT and naphthalene, consequently the values for fresh contamination should be used.
- Insufficient data was available to calculate ACIs for As, DDT and naphthalene. The EIL should be taken directly from Table 1B(5).
- ESLs are of low reliability except where indicated by * which indicates that the ESL is of moderate reliability.
- ** indicates that insufficient data was available to derive a value.
- To obtain F1, subtract the sum of BTEX concentrations from C6-C10 fraction and subtract naphthalene from <C10-C16 to obtain F2.
- Management limits are applied after consideration of relevant ESLs and HSLs
- Separate management limits for BTEX and naphthalene are not available hence these should not be subtracted from the relevant fractions to obtain F1 and F2.

10.4 Asbestos

Table 12: Health Screening Levels for Asbestos

Form of Asbestos	Health Screening Levels (w/w)			
	Residential A	Residential B	Recreational C	Commercial/Industrial D
Bonded ACM	0.01%	0.04%	0.02%	0.05%
FA and AF (Friable Asbestos)	0.001%			
All forms of asbestos	No visible asbestos for surface soil			

10.5 Aesthetic Considerations

Schedule B1 in NEPC (2013) requires the consideration of aesthetic issues arising from soils and groundwater within the site. The following assessment criteria are to be adopted when considering aesthetics:

- no persistently malodourous soils or extracted groundwater.
- no persistent hydrocarbon sheen on surface water.
- no staining or discolouration in soils, taking into consideration the natural state of the soil; and
- no large or frequently occurring anthropogenic materials present (to the extent practicable).

11.0 DISCUSSION

11.1 SOILS

Several potential areas of environmental concerns were identified at the site, particularly:

- Historical and current uses.
- Surrounding land uses (Residential, Vacant).
- Imported fill of unknown quality or origin.
- Driveways where leaks and spills from cars may have occurred.
- Degrading of former building features.

Founded on the investigation including the proposed land use, previous site history, underground services plans, land title information & site inspection, the potential for significant soil and/or groundwater impact is considered a low to moderate risk. In applying the NEPM 2013 Schedule B2 "Guideline on Site Characterisation"; there is sufficient evidence, uncertainty and/ or suspicion of contamination, therefore further investigation is recommended. A hazardous materials assessment is recommended to be completed prior to the demolition of the site.

11.2 DATA GAPS

The following data gaps were identified:

- The soil and groundwater quality at the site have not been investigated.

12.0 CONCLUSION AND RECOMMENDATION

Based on the results of this investigation it is considered that the risks to human health and the environment associated with any potential soil and groundwater contamination at the site are low to moderate in the context of the proposed use of the site. The site ***can be made suitable*** for the proposed development, subject to the following recommendations:

- Preparation of a Detailed Site Investigation (Phase 2 Environmental Site assessment) by a suitably qualified Environmental Consultant.
- Any soil requiring removal from the site, as part of future site works, should be classified in accordance with the “Waste Classification Guidelines, Part 1: Classifying Waste” NSW EPA (2014).

If during any potential site works any significant unexpected occurrence is identified, site works should cease in that area, at least temporarily, and the environmental consultant should be notified immediately to set up a response to this unexpected occurrence.

Thank you for the opportunity of undertaking this work. We would be pleased to provide further information on any aspects of this report.

12.1 Limitations

To the best of our knowledge information contained in this report is accurate at the date of issue, however, subsurface conditions, including groundwater levels and contaminant concentrations, can change in a limited time. This should be borne in mind if the report is used after a protracted delay.

There is always some disparity in subsurface conditions across a site that cannot be fully defined by investigation. Hence it is unlikely that measurements and values obtained from sampling and testing during environmental works carried out at a site will characterise the extremes of conditions that exist within the site.

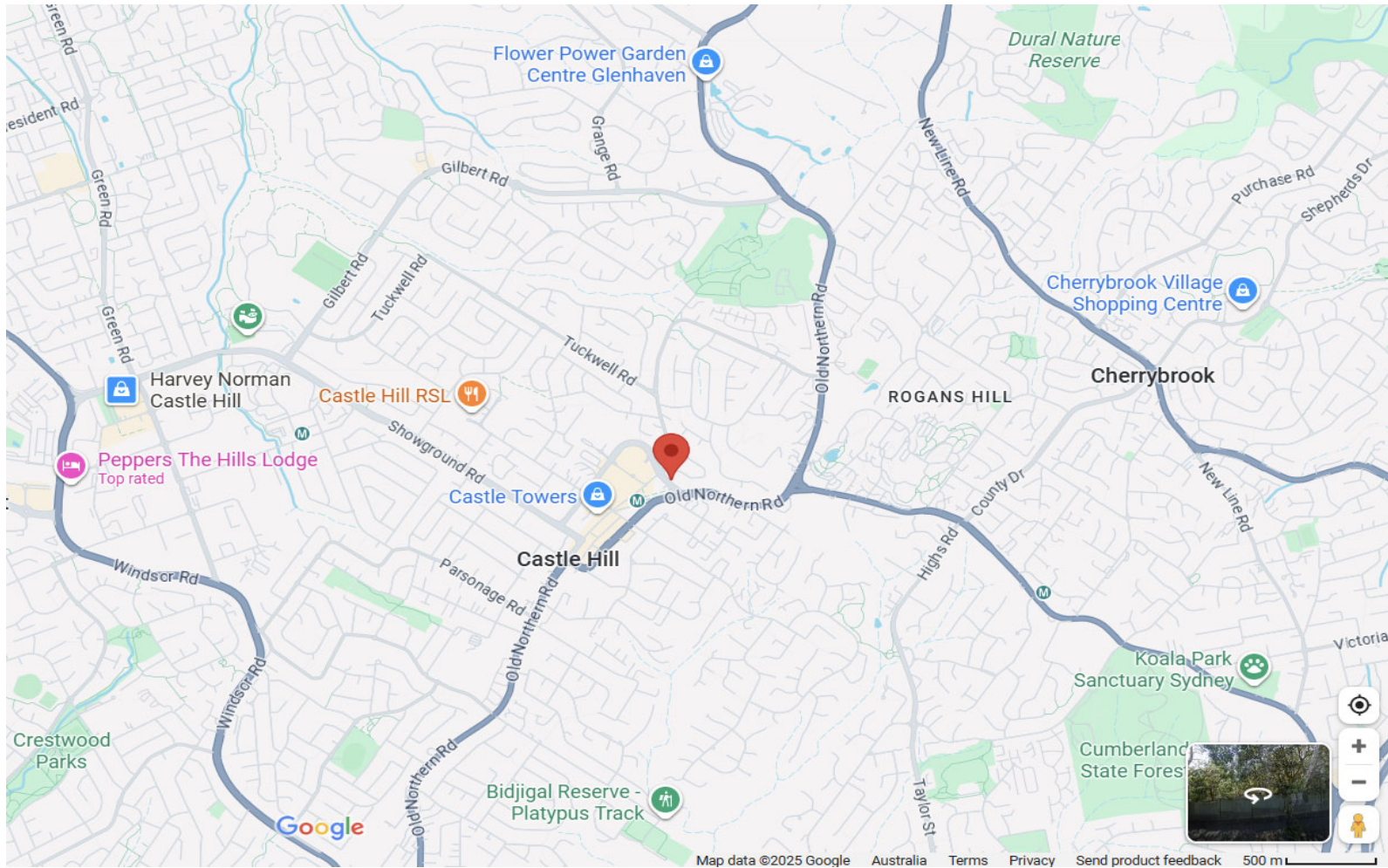
There is no investigation that is thorough enough to preclude the presence of material that presently or in the future, may be considered hazardous at the site. Since regulatory criteria are constantly changing, concentrations of contaminants presently considered low may, in the future, fall under different regulatory standards that require remediation.

Opinions expressed herein are judgements and are based on our understanding and interpretation of current regulatory standards and should not be construed as legal opinions.

REFERENCES

- ANZG Australian and New Zealand Guidelines for Fresh and Marine Water Quality (2018).
- National Environmental Protection Council (NEPC) (1999) – *National Environmental Protection (Assessment of Site Contamination) Measure. Amendment 2013*
- NSW EPA (2014) “*Technical Note: Investigation of Service Station Sites*”.
- NSW EPA (2009) “*Guidelines on Significant Risk of Harm from contaminated land and the duty to report*”.
- NSW EPA “*Consultants Reporting on Contaminated Land*” (2020). NSW Environment Protection Authority, Parramatta, April 2020.
- NSW DEC, “*Guidelines for the Assessment and Management of Groundwater Contamination*” (March 2007).
- NSW DEC “*Guidelines for the NSW Site Auditor Scheme*” (2006, 2nd edition). NSW Environment Protection Authority, Sydney.
- NSW EPA (2014) – “*Waste Classification Guidelines, Part 1: Classifying Waste*”.
- NSW EPA (2014) “*Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997*”.
- NSW EPA “*Sampling Design Guidelines – Part 1: Application*” (2022). NSW Environment Protection Authority, Sydney.
- NSW EPA “*Sampling Design Guidelines – Part 2: Interpretation*” (2022). NSW Environment Protection Authority, Sydney.

FIGURE 1: SITE LOCALITY





Key Site Location	 	DRAWN MT	Site Locality
		Figure 1	UPG Castle Corner Pty Ltd
		E3391	16-20 Old Castle Hill Road, Castle Hill NSW


FIGURE 2: SITE FEATURES PLAN



Site Features

- a - Vacant Lot
- b - Residential Dwelling
- c - Driveway
- d - Vegetation



Key	 FOUNDATION EARTH SCIENCES	DRAWN MT	Site Features Plan
		Figure 1	UPG Castle Corner Pty Ltd
		E3391	16-20 Old Castle Hill Road, Castle Hill NSW

APPENDIX A: BYDA PLANS



[Review responses online](#) ↗

Received 12 of 12 responses
All responses received

20 Old Castle Hill Road, Castle Hill NSW
2154

Job dates
03/09/2025 → 06/09/2025

These plans expire on
1 Oct 2025

Lodged by
Megan Trethewy

Authority	Status	Page
✉ BYDA Confirmation		2
🏠 Endeavour Energy	Received	4
🏠 Jemena Gas North	Received	11
🏠 Metro Trains Sydney Pty Ltd	Received	17
🏠 NBN Co NswAct	Received	31
🏠 Nextgen NCC - NSW	Received	42
🏠 Optus and or Uecomm Nsw	Received	49
🏠 Sydney Metro	Received	63
🏠 Sydney Water	Received	100
🏠 Telstra NSW Central	Received	108
🏠 The Hills Shire Council	Received	117
🏠 TPG Telecom (NSW)	Received	120
🏠 Transport for NSW	Received	125

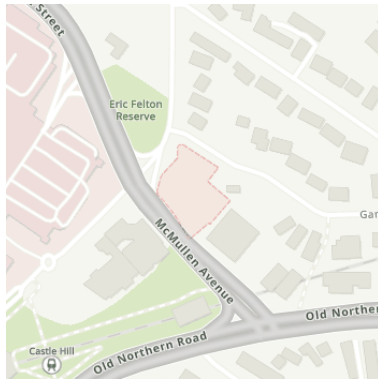
Contact Details

Contact Megan Trethewy Email megan@foundations.com.au	Contact number 0409 620 828	Company Foundation Earth Sciences Address Unit 119 14 Loyalty Road North Rocks NSW 2151	Enquirer ID 3102600
---	---------------------------------------	---	-------------------------------

Job Site and Enquiry Details

WARNING: The map below only displays the location of the proposed job site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.

Enquiry date 03/09/2025	Start date 03/09/2025	End date 06/09/2025	On behalf of Private	Job purpose Excavation	Locations Private	Onsite activities Vertical Boring
-----------------------------------	---------------------------------	-------------------------------	--------------------------------	----------------------------------	-----------------------------	---



Check that the location of the job site is correct. If not, you must submit a new enquiry.

If the scope of works change or plan validity dates expire, you must submit a new enquiry.

Do NOT dig without plans. Safe excavation is your responsibility. If you don't understand the plans or how to proceed safely, please contact the relevant asset owners.

User Reference 20 Old Castle Hill Road	Address 20 Old Castle Hill Road Castle Hill NSW 2154	Notes/description -
--	---	-------------------------------

Your Responsibility and Duty of Care

- **Lodging an enquiry does not authorise project commencement.** Before starting work, you must obtain all necessary information from all affected asset owners.
- If you don't receive plans within 2 business days, contact the asset owner & quote their sequence number.
- Always follow the 5Ps of Safe Excavation (page 2), and locate assets before commencing work.
- Ensure you comply with State legislative requirements for Duty of Care and safe digging.
- If you damage an underground asset, you MUST advise the asset owner immediately.
- By using the BYDA service, you agree to the [Privacy Policy](#) and [Term of Use](#).
- For more information on safe digging practices, visit www.byda.com.au

Asset Owner Details

Below is a list of asset owners with underground infrastructure in and around your job site. It is your responsibility to identify the presence of these assets. Plans issued by Members are indicative only unless specified otherwise. Note: not all asset owners are registered with BYDA. You must contact asset owners not listed here directly.

Referral ID (Seq. no)	Authority Name	Phone	Status
260593757	Endeavour Energy	(02) 9853 4161	NOTIFIED
260593751	Jemena Gas North	1300 880 906	NOTIFIED
260593755	Metro Trains Sydney Pty Ltd	0437 574 675	NOTIFIED
260593746	NBN Co NswAct	1800 687 626	NOTIFIED
260593750	Nextgen NCC - NSW	1800 262 663	NOTIFIED
260593752	Optus and or Uecomm Nsw	1800 505 777	NOTIFIED
260593747	Sydney Metro	(02) 8265 9400	NOTIFIED
260593754	Sydney Water	13 20 92	NOTIFIED
260593753	Telstra NSW Central	1800 653 935	NOTIFIED
260593749	The Hills Shire Council	(02) 9843 0555	NOTIFIED
260593756	TPG Telecom (NSW)	1800 786 306	NOTIFIED
260593748	Transport for NSW	(02) 9983 3030	NOTIFIED

END OF UTILITIES LIST

APPENDIX B: HISTORICAL AERIAL PHOTOGRAPHS

Historical Aerial Photographs

16-20 Old Castle Hill Road,
Castle Hill NSW

E3391

1943:



1970:



1986:



1998:



2005:



2013:



Current (SIX Maps):



APPENDIX C: LAND TITLE INFORMATION



Title Search NSW

27/08/2025 12:08 PM

Client Reference: DI-E3391-2

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 10/881332

SEARCH DATE	TIME	EDITION NO	DATE
27/8/2025	12:08 PM	7	16/6/2025

LAND

LOT 10 IN DEPOSITED PLAN 881332
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP881332

FIRST SCHEDULE

PKE HILLS PTY LTD

IN 20/100 SHARE

MAVE CASTLE HILL PTY LTD

IN 80/100 SHARE

AS TENANTS IN COMMON (T AV148978)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 C221153 COVENANT
- 3 G829460 COVENANT

NOTATIONS

DP1202947 NOTE: PLAN OF PROPOSED ACQUISITION

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



LAND
REGISTRY
SERVICES

Direct Info
Quick and easy online

DI-E3391-2

PRINTED ON 27/8/2025

* 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.

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Historical Title Search NSW

27/08/2025 12:10 PM

Client Reference: DI-E3391-2

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

27/8/2025 12:09PM

FOLIO: 10/881332

First Title(s): OLD SYSTEM

Prior Title(s): Y/402716

Recorded	Number	Type of Instrument	C.T. Issue
3/11/1998	DP881332	DEPOSITED PLAN EDITION 1	FOLIO CREATED
20/11/1998	5409991	TRANSFER	EDITION 2
29/9/2010	AF789041	CHANGE OF NAME	EDITION 3
19/12/2014	DP1202947	DEPOSITED PLAN	
21/5/2024	AU86659	CAVEAT	EDITION 4
23/5/2024	AU86862	CAVEAT	EDITION 5
11/6/2025	AV136282	WITHDRAWAL OF CAVEAT	
11/6/2025	AV136283	WITHDRAWAL OF CAVEAT	EDITION 6
16/6/2025	AV148978	TRANSFER	EDITION 7

*** END OF SEARCH ***



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Historical Title Search NSW

27/08/2025 12:18 PM

Client Reference: DI-E3391-2

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

27/8/2025 12:17PM

FOLIO: Y/402716

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

Prior Title(s): VOL 7420 FOL 116

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
29/10/1992		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
14/11/1997	DP135742	DEPOSITED PLAN	
3/11/1998	DP881332	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

*** END OF SEARCH ***



LAND
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DI-E3391-2

PRINTED ON 27/8/2025

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202 Primary Appn. No. 7192
Reference to Last Title
Vol. 6439 Fol. 201
Deposited Plan No. 10761

New South Wales.

[CERTIFICATE OF TITLE.]



REGISTER BOOK.
VOL. 7420 FOL. 116
Issued on Transfer No. G829460

76959 257 K 2006-2 A. H. Pettifer, Government Printer

*S
CAY*

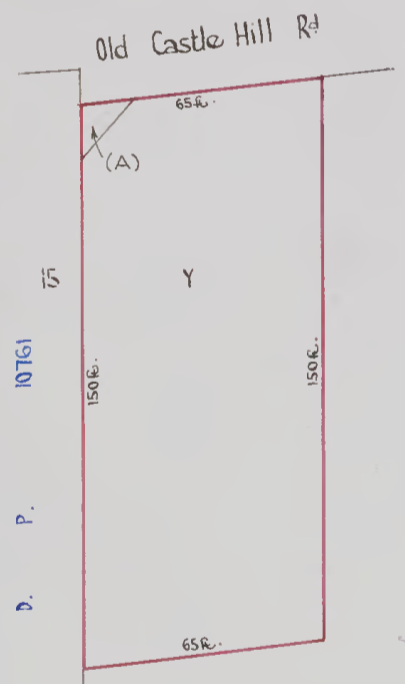
CANCELLED
ON ISSUE OF NEW FOLIO 7/402716 Auto Consol
1420-116.

ROBERT JOHNSTON HOLDER, of Castle Hill, Salesman, and NORMA GRACE HOLDER, his wife, are now the proprietors of an Estate
in Fee Simple, as Joint Tenants,
subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances,
liens, and interests as are notified hereon, in That piece of land
in the Shire of Baulkham Hills Parish of Castle Hill, and County of Cumberland
shown in the plan hereon and therein edged red being Lot Y in plan lodged with Transfer No. G829460 and being part of
Portion 136 granted to James Duff on 13th January 1818. DP 402716

Persons are cautioned against altering or adding to this Certificate or any notification thereon.

In witness whereof I have hereunto signed my name and affixed my Seal, this
Signed in the presence of *J. W. Moss*

Thirty-first day of December, 1957.
J. Wells
Registrar-General



No. G860821 MORTGAGE dated 10th December 1957
from the said Robert Johnston Holder and Norma Grace Holder to Bank of
New South Wales Bank Limited
Entered 21st March 1958
J. Wells
REGISTRAR GENERAL

MORTGAGE No. G 860821 has been discharged.
See M 51019 Entered 6th November 1970
Jawatson
REGISTRAR GENERAL

(A) ROAD (LOT 2 IN DP 41889) 10.1 m² - 558777

Area: 35 1/2 per.
Scale: 40 feet to one inch.

G829460

NOTIFICATION REFERRED TO
Covenants contained in Transfers Nos. G221153 and G829460.

G829460 P *J. Wells*
Registrar General.


TRANSFER NO. R737140 The Council of the
Shire of Baulkham Hills
now the registered proprietor of the land within described
Registered 1-4-1980
Bennett
REGISTRAR GENERAL

*G829460
G860821
R737140*

XP

The land so indicated on the plan hereon being
Lot 2 in D. P. 41889 is now Public Road

by Resumption S 587771.
Registered 2-9-1981.

Blair
REGISTRAR GENERAL. 

COMPUTER FOLIO NO FURTHER
DEALINGS TO BE REGISTERED.

Lots 1 to 3 Resumed and Declared
Public Road. Gaz. 8-5-81
Fol. 2596.
S 587771 d/R
(PT)



27/08/2025 12:50 PM

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Appn. No. 7192
Reference to Last Certificate
Vol. 5770 Fol. 189
Deposited Plan No. 10761

New South Wales.

[CERTIFICATE OF TITLE.]



ORDER NO. F433942

REGISTER BOOK.
Vol. 6439 Fol. 201

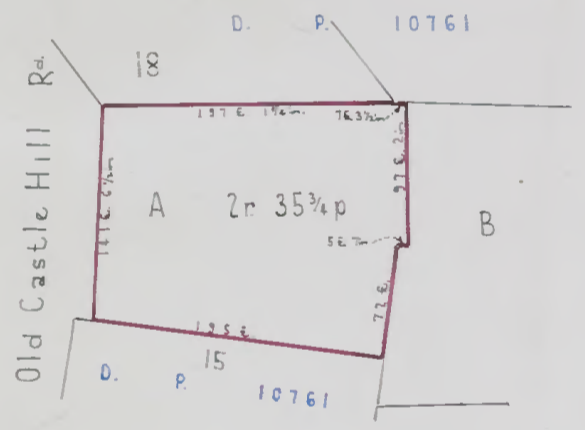
CANCELLED

DOREN MARIE DAVSON wife of James Francis Dawson of Rose Bay, Contractor, by virtue of Certificate of Title Volume 5770 Folio 189 now surrendered is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in That piece of land situated in the Shire of Baulkham Hills Parish of Castle Hill, and County of Cumberland containing Two roods thirty five and three quarters perches or thereabouts as shown in the plan hereon and therein edged red being Lot A in plan annexed to Instrument of Transfer No. F415258 and being part of 60 acres (Portion 136 of Parish) originally granted to James Duff by Crown Grant dated the 13th day of January 1818.

In witness whereof I have hereunto signed my name and affixed my Seal, this Twenty ninth day of January, 1952.

Signed in the presence of *J. Mc Kern*

J. H. Pells
Registrar-General.



No. F575561 MORTGAGE dated 18th November 1951 from the said Hilda Joyce Woodriff to The National Bank of Australia Limited.
Produced 23rd November 1951 and entered 12 February 1952 at 12 o'clock in the noon.
J. H. Pells
REGISTRAR GENERAL

No. F418863 DISCHARGE of withi mortgage No. F075561 dated 18th August 1952 Produced and entered 26th August 1952 at 10 o'clock in the noon.
J. H. Pells
REGISTRAR GENERAL

No. F418864 MORTGAGE dated 19th August 1952 from the said Hilda Joyce Woodriff to South Wales Loan & Discount Co. Pty. Ltd. of Castle Hill, New South Wales.
Produced and entered 26th August 1952 at 10 o'clock in the noon.
J. H. Pells
REGISTRAR GENERAL

No. F575560 TRANSFER dated 22nd November 1951 from the said Doren Marie Dawson to Hilda Joyce Woodriff of Castle Hill, New South Wales.
Produced 23rd November 1951 and entered 12 February 1952 at 12 o'clock in the noon.
J. H. Pells
REGISTRAR GENERAL

MORTGAGE No. F718764 has been discharged. See F599436 Entered 3rd October 1952.
J. H. Pells
REGISTRAR GENERAL

F433942

Scale: 100 feet to one inch
NOTIFICATION REFERRED TO
Covenant contained in Instrument of Transfer No. 2221153.

J. H. Pells
Registrar General.

DM
F718863

117

F575560
TR

No. 65994 MORTGAGE dated 24th October 1956
from the said Hilda Kyle Woodriff to Henry
Ronald Woodriff of Bennetts Bay, agent
and Phyllis Muriel Woodriff of Gable
Hill, Penrith
Entered 29th October 1956
J. Wells
REGISTRAR GENERAL



No. 6829460 TRANSFER dated 1st October 1957
Robert Johnston Holder and Norma Grace
Holder as joint tenants of Lot 4 on plan annexed
to Transfer 6829460
of the land within described:
Subject to Covenant Discharged from
Mortgage 6599437
Entered 27th December 1957
As to Land in this transfer
this deed is cancelled
and new certificate issued
Vol. 115
J. Wells
REGISTRAR GENERAL



As to the residue
this Deed is cancelled and new Certificate of Title Issued
Vol 1420 Fol. 115
Vide CG 816666
J. Wells
Registrar General.



6643790 Chris. Han
CG 816666 D Res (11/10/57)
CG 829460 Roy (11/10/57)
CG 829460 Roy (11/10/57)



27/08/2025 01:30 PM

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Appn. No. 7192
Reference to last certificate
Vol. 4613 Fol. 70

New South Wales.

[CERTIFICATE OF TITLE.]



REGISTER BOOK.
Vol. 5770 Fol. 189

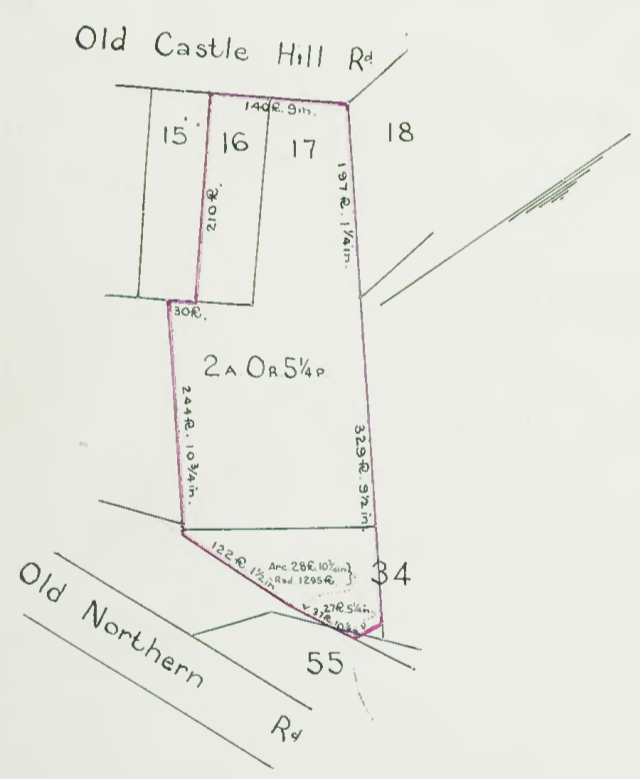
CANCELLED

JOHN JAMES O'NEIL of Sydney, Company Director, transferee under Instrument of Transfer No.D695808 is now the proprietor of an Estate in Fee Simple,
subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in That piece of land situated
in the Shire of Baulkham Hills Parish of Castle Hill, and County of Cumberland
containing Two acres five and one quarter perches or thereabouts as shown in the plan hereon and therein edged red being Lots 16 and 17 and part of lots 34 and 55 in Deposited Plan No.10761 and being part of 60 acres (Portion 136 of Parish) originally granted to James Duff by Crown Grant dated the 13th day of January, 1818.

In witness whereof I have hereunto signed my name and affixed my Seal, this thirty first day of December 1947

Signed in the presence of *J. G. Connelly*

J. H. Pells
Registrar General.



"administrators and assigns that no fence shall be erected on the land hereby conveyed or transferred to divide it from such adjoining land without the consent of the transferee his executors administrators or assigns but such consent shall not be withheld if such fence is erected without expense to the transferee his executors administrators or assigns and in favour of any person dealing with the transferee or his assigns such consent shall be deemed to have been given in respect of every such fence for the time being erected and this restriction may be released varied or modified by the owner or owners for the time being of such adjoining land."

J. H. Pells
Registrar General.

No. D942656 TRANSFER dated 31 December 1948
from the said John James O'Neill to Doreen Marie Dawson
of part of the land within described
Produced and entered 21st December 1948
at 3.30 p.m. o'clock in the fore noon.
J. H. Pells
REGISTRAR GENERAL.

No. F415258 TRANSFER dated 12th March 1951
from the said Doreen Marie Dawson to Louis Dawson
of part of the land within described
Produced 16th March 1951 and entered 18th January 1952
at 12 o'clock in the noon.
As to land in this transfer this certificate is cancelled and new Certificate issued Vol. 4139 Fol. 202
J. H. Pells
REGISTRAR GENERAL.

John J. O'Neil
Scale: 150 ft. to one inch.
NOTIFICATION REFERRED TO
Instrument of Transfer No.C221153 comprising inter alia the land above described contains a covenant in the following words:
"And the transferee for himself and his assigns hereby for the benefit of the adjoining land namely the residue of the lands in Certificate of Title Registered Volume 3727 Folio 140 but only during the ownership thereof by the transferee his executors administrators and assigns other than purchasers on sale covenants with the transferee his executors

*CT. 13.3.51
F415258
F433942 B0
D595560
Te 1/1/51*

The interest of the Council of the Shire of Paulham
Hills in the addition to old ^{CASTLE} Hill Road shown
in the Miscellaneous Plan of Subdivision (R.P.)
Registered No 75128. Dated 18th January 1957

J. Hells
Registrar General.



This Deed is Cancelled and Certificate of Title issued
Vol. 6439 Fol. 201
74 Residue
J. Hells
REGISTRAR GENERAL.





27/08/2025 02:19 PM

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212

Appn. No. 7192

Reference to last certificate,

Vol. 3727 Fol. 140

New South Wales



871

[CERTIFICATE OF TITLE.]

CANCELLED W

REGISTER BOOK.

VOL. 4613 Fol. 70

HORACE HARVEY JOHN HANKIN of Ashfield, Manufacturing Engineer, Transferee under Instrument of Transfer No.C 221153 is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in that piece of land situated in the Shire of Baulkham Hills Parish of Castle Hill, and County of Cumberland containing Two acres one rood eleven and one half perches or thereabouts, as shown in the Plan hereon and therein edged red, being also shown in plan annexed to the said Instrument of Transfer No.C 221153 being lots 15, 16 and 17 and part of lots 34 and 55 in Deposited Plan No. 10761 and being also part of 60 acres (Portion 136 of Parish) originally granted to **James Duff** by Crown Grant dated the 13th day of January 1818.

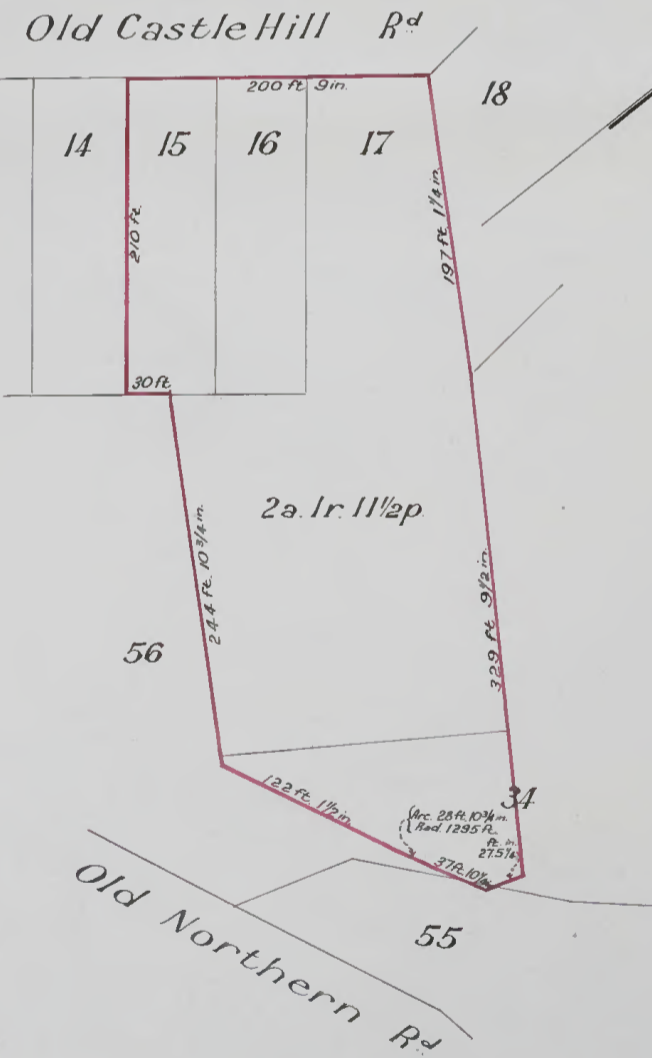
In witness whereof I have hereunto signed my name and affixed my Seal, this Twenty second day of February 1947.

Signed in the presence of *[Signature]*

[Signature: Roy W. Wells]



Registrar General.



"sale covenants with the transferrer his executors administrators and assigns that no fence shall be erected on the land hereby conveyed or transferred to divide it from such adjoining land without the consent of the transferrer his executors administrators or assigns but such consent shall not be withheld if such fence is erected without expense to the transferrer his executors administrators or assigns and in favour of any person dealing with the transferee or his assigns such consent shall be deemed to have been given in respect of every such fence for the time being erected and this restriction may be released varied or modified by the owner or owners for the time being of such adjoining land."

[Signature: Roy W. Wells]

Registrar General.



No. D695808 TRANSFER dated 9th July 1947
 from the said Horace Harvey John Hankin to John Julius Mary Graham Stacey and Lillian Emma Wood
joint tenants of lot 15 D.P. 10761 being residue
 of the land within described
 Produced 17th July 1947 and entered 5th September 1947
 at 12 o'clock in the noon.
 As to land in this transfer this Certificate is cancelled and new Certificate issued No. 5770 Fol. 189
[Signature: J. Wells]
 REGISTRAR GENERAL.

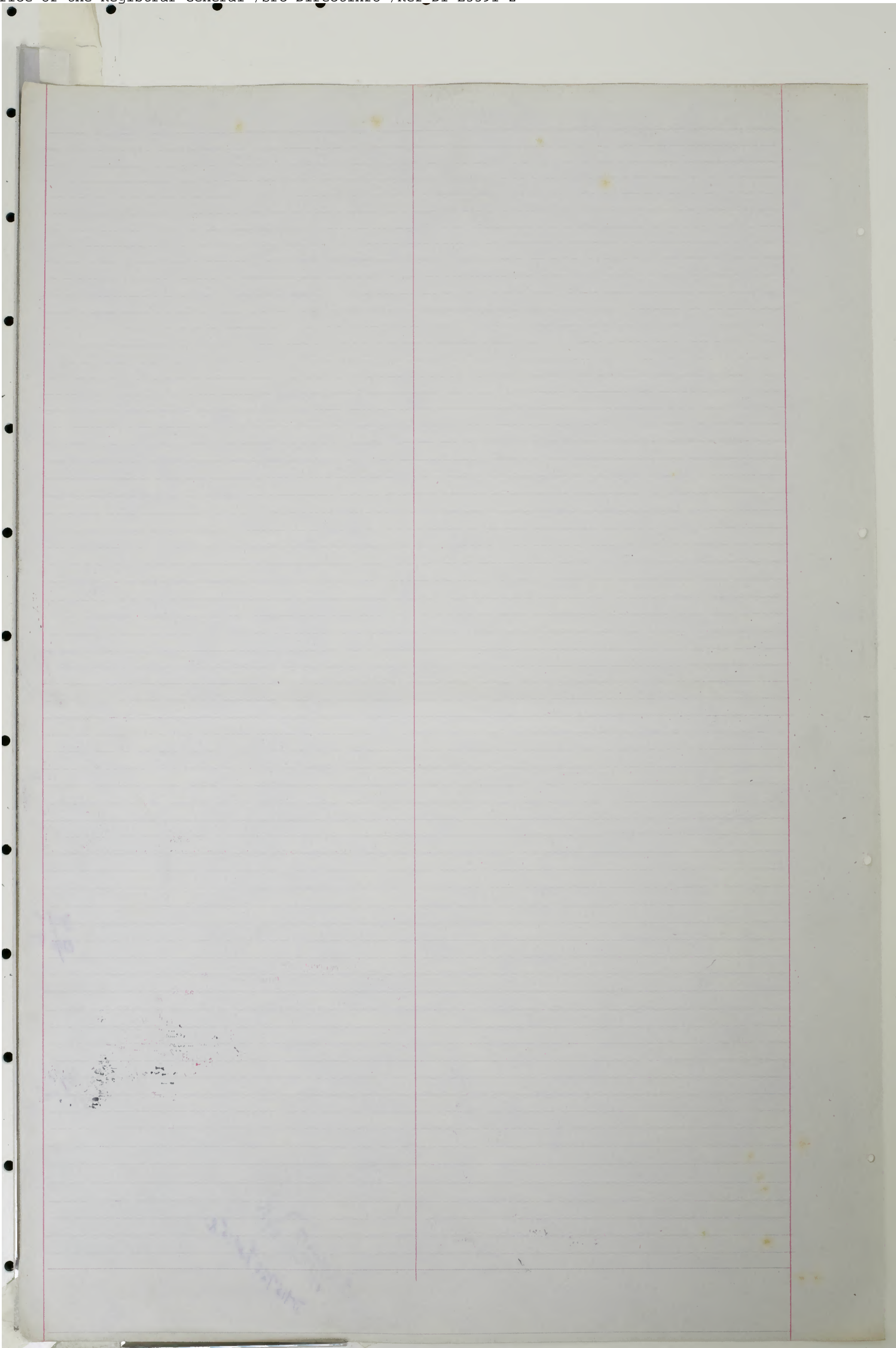
No. D715728 TRANSFER dated 16th July 1947
 from the said Horace Harvey John Hankin to Lady Eva
Julius Mary Graham Stacey and Lillian Emma Wood
joint tenants of lot 15 D.P. 10761 being residue
 of the land within described
 Produced 27th August 1947 and entered 5th September 1947
 at 12 o'clock in the noon.
 As to land in this transfer this Certificate is cancelled and new Certificate issued No. 5770 Fol. 206
[Signature: J. Wells]
 REGISTRAR GENERAL.

c221153

NOTIFICATION REFERRED TO

The abovementioned Instrument of Transfer No.C 221153 contains a covenant in the following words -
 "And the transferee for himself and his assigns hereby for the benefit of the adjoining land namely the residue of the lands in Certificate of Title registered Volume 3727 Folio 140 but only during the ownership thereof by the transferrer his executors administrators and assigns other than purchasers on

[Handwritten notes: D695808 to 16/17 + 18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100]





27/08/2025 03:38 PM

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Appn. No. 7192
Reference to Last Certificate
Vol. 887 Fol. 230

New South Wales.



[CERTIFICATE OF TITLE.]

Order No. B198042
REGISTER BOOK,

Vol. 3727 Fol. 140

CANCELLED R

John Strang of Castle Hill Grazier by virtue of Certificate of Title Volume 887 Folio 230 and surrendered as owner the proprietor of an estate in fee simple

subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens and interests, as are notified hereon, in those pieces of land situated in the Shire of Brunkham Hills Parish of Castle Hill, and County of Lumberland containing Twenty eight acres three roods eighteen perches or thereabouts being Lots 12 to 21 inclusive/ Lots 23 to 24 inclusive/ Lots 29 to 32 inclusive/ Lots 35 and 38. Lots 40 to 44 inclusive/ Lot 49, 50 and 55 and part of Lots 33, 34 and 56 in a plan deposited in the Land Titles Office Sydney, No 10761 and being also part of forty acres (Portion 136 of Parish) delineated in the public map of the said Parish in the Department of Lands originally granted to James Duff by Governor Grant dated the thirteenth day of January, one thousand eight hundred and eighteen

In witness whereof, I have hereunto signed my name and affixed my Seal, this thirteenth day of May 1925

Signed in the presence of R. Murray } D. McKechnie
Registrar General.

Notification referred to

No. B 192845 TRANSFER dated 4th March 1925
from the said John Strang to Cecil Edward Turner of Lots 23 & 26 DP 10761
Produced and entered 20th March 1925 of the land within described at 14 o'clock in the after noon.
Cancelled & Certificate of Title issued D. McKechnie REGISTRAR GENERAL. Vol. 3732 Fol. 278

No. B 203639 TRANSFER dated 16th March 1925
from the said John Strang to Arthur Phillip King of Lot 56 DP 10761 New South Wales of part of Lot 56 DP 10761
Produced and entered 20th April 1925 of the land within described at 14 o'clock in the after noon.
Cancelled & Certificate of Title issued D. McKechnie REGISTRAR GENERAL. Vol. 3732 Fol. 180

No. B 240569 TRANSFER dated 7th July 1925
from the said John Strang to Railway Commissioners for New South Wales
Produced and entered 22nd July 1925 of the land within described at 10 o'clock in the fore noon.
Cancelled & Certificate of Title issued D. McKechnie REGISTRAR GENERAL. Vol. 3777 Fol. 150

No. B 280382 TRANSFER dated 24th October 1925
from the said John Strang to Hilda Lyle Strang of Lot 12 DP 10761
Produced and entered 30th October 1925 of the land within described at 2 30 o'clock in the after noon.
Cancelled & Certificate of Title issued D. McKechnie REGISTRAR GENERAL. Vol. 3797 Fol. 115

No. B 444411 TRANSFER dated 14th January 1927
from the said John Strang to Charles Ernest Woodruff of Lot 24
Produced and entered 14th January 1927 of the land within described at 5 9 o'clock in the after noon.
Cancelled & Certificate of Title issued D. McKechnie REGISTRAR GENERAL. Vol. 3968 Fol. 155

No. B 444412 TRANSFER dated 14th January 1927
from the said John Strang to Henry Alfred Woodruff of Lot 25
Produced and entered 14th January 1927 of the land within described at 5 9 o'clock in the after noon.
Cancelled & Certificate of Title issued D. McKechnie REGISTRAR GENERAL. Vol. 3968 Fol. 156

No. B 449265 TRANSFER dated 14th April 1927
from the said John Strang to Beryl Alice Adams of Lot 24 DP 10761
Produced and entered 9th April 1927 of the land within described at 2 45 o'clock in the fore noon.
Cancelled & Certificate of Title issued D. McKechnie REGISTRAR GENERAL. Vol. 3995 Fol. 108

B192845
203639

No. B 541433 TRANSFER dated 27 July 1927
 from the said John Strong to Arthur Edward
 Hopkins of Lot 32 r part of Lot 33 S.P. 10761

of the land within described
 Produced 3rd August 1927 and entered 12th August 1927
 at 4 o'clock in the afternoon.

Cancelled & Certificate
 of Title issued
 Vol. 4039 Fol. 218
 R. W. Wills
 REGISTRAR GENERAL.

This Deed is Cancelled and Certificate of Title issued
 Vol. 4644 Fol. 3 for Lot
 14071061
 Roy W. Wills
 REGISTRAR GENERAL.

No. B 620224 TRANSFER dated 23rd January 1928.
 from the said John Strong to Eliza M. Buller of
 Lot 12 S.P. 10761 (Subject to Covenant)

of the land within described
 Produced and entered 8th February 1928
 at 12 o'clock in the afternoon.

Cancelled & Certificate
 of Title issued
 Vol. 4111 Fol. 86
 R. W. Wills
 ACTING REGISTRAR GENERAL.

This Deed is Cancelled and Certificate of Title issued
 Vol. 4644 Fol. 69 for
 part
 Roy W. Wills
 REGISTRAR GENERAL.

No. B 660158 TRANSFER dated 7th May 1928
 from the said John Strong to Alfred James Luckwell
 of Lots 19 and 20 and D.P. 10761

of the land within described
 Produced 10th May 1928 and entered 24th May 1928
 at 2 o'clock in the afternoon.

Cancelled & Certificate
 of Title issued
 Vol. 4117 Fol. 206
 R. W. Wills
 ACTING REGISTRAR GENERAL.

No. C 324095 TRANSFER dated 4th April 1935.
 from the said John Strong to Allan
 William Bartlett of Lot 30 S.P. 10761.

of the Land within described
 Produced 9th April 1935 and
 entered 23rd April 1935
 at 4 o'clock in the afternoon.

As to land in this transfer
 this Certificate is cancelled
 and new Certificate issued
 Vol. 4687 Fol. 75
 R. W. Wills
 REGISTRAR GENERAL.

No. B 888599 TRANSFER dated 1st October 1929
 from the said John Strong to Martha Caroline
 Thomas of Lot 21 S.P. 10761 (Subject to Covenant)

of the land within described
 Produced 1st October 1929 and entered 23rd October 1929
 at 10 o'clock in the forenoon.

As to land in this transfer
 this Certificate is cancelled
 and new Certificate issued
 Vol. 4303 Fol. 1
 R. W. Wills
 REGISTRAR GENERAL.

No. C 360819 TRANSFER dated 8th August 1935.
 from the said John Strong to Allan
 William Bartlett of Lot 31 S.P. 10761

of the land within described
 Produced 9th August 1935 and
 entered 19th August 1935
 at 3 o'clock in the afternoon.

As to land in this transfer
 this Certificate is cancelled
 and new Certificate issued
 Vol. 4708 Fol. 240
 R. W. Wills
 REGISTRAR GENERAL.

No. B 476916 TRANSFER dated 6th February 1930
 from the said John Strong to Frank Challers of Lot 29
 S.P. 10761

of the land within described
 Produced 10th February 1930 and
 entered 23rd March 1930
 at 4 o'clock in the afternoon.

As to land in this transfer
 this Certificate is cancelled
 and new Certificate issued
 Vol. 4111 Fol. 186
 R. W. Wills
 REGISTRAR GENERAL.

No. B 998701 TRANSFER dated 8th April 1930
 from the said John Strong to Margaret Goring
 Taylor of part of Lot 32 (together with
 right of way)

of the land within described
 Produced 5th April 1930 and entered 1st September 1930
 at 3 o'clock in the afternoon.

As to land in this transfer
 this Certificate is cancelled
 and new Certificate issued
 Vol. 4434 Fol. 23
 R. W. Wills
 REGISTRAR GENERAL.

No. C 221153 TRANSFER dated 9th November 1933
 from the said John Strong to Horace Harvey John
 Markin of part (Subject to Covenant)

of the Land within described
 Produced 12th December 1933 and
 entered 15th February 1934
 at 4 o'clock in the afternoon.

As to land in this transfer
 this Certificate is cancelled
 and new Certificate issued
 Vol. 4613 Fol. 70
 R. W. Wills
 REGISTRAR GENERAL.

Handwritten notes and stamps at the bottom of the page, including:
 - 13964204
 - 1599701
 - C 221153
 - C 324095
 - C 360819
 - Lot 31 R



27/08/2025 03:56 PM

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Form: 97-01T
Licence: 10V/0096/96
Edition: 9804

TRANSFER
New South Wales
Real Property Act 1900

5409991Y



OFFICE
1308/97
NO STAMP DUTY IS PAYABLE
ON THIS INSTRUMENT

STAMP DUTY

Office of State Revenue use only

(A) TORRENS TITLE

If appropriate, specify the part or share transferred
Folio Identifier 10/881332

(B) LODGED BY

LTO Box 74S	Name, Address or DX and Telephone ALLEN ALLEN & HEMSLEY DX 105 SYDNEY 9230 4000	CODES T TS (\$713) TW (Sheriff)
	Reference (optional): NJC1208852BXP	

(C) TRANSFEROR

THE COUNCIL OF THE SHIRE OF BAULKHAM HILLS

(D)

The transferor acknowledges receipt of the consideration of \$ 275,000 and as regards the land specified above transfers to the transferee an estate in fee simple.

(E)

Encumbrances (if applicable): 1. 2. 3.

(F) TRANSFEE

QUEENSLAND INVESTMENT CORPORATION

(G)

TENANCY:

(H) We certify this dealing correct for the purposes of the Real Property Act 1900.

DATE: DO NOT DATE

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

THE COMMON SEAL of THE COUNCIL OF THE SHIRE OF BAULKHAM HILLS was hereunto affixed on the 13TH

Signature of witness: day of NOVEMBER 1998 Signature of transferor:

1998 pursuant to a resolution passed on the Name of witness: day of AUGUST 1998

Address of witness:

Mayor *[Signature]*

[Signature]
General Manager

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

Signature of witness:

Signature of transferee:

Name of witness:

Nicholas Cowie

Address of witness:

If signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name and capacity below:

Nicholas Cowie, Transferee's solicitor



27/08/2025 03:52 PM

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Form: 10CN
Release: 3.0
www.lpma.nsw.gov.au

CHANGE OF NAME



New South Wales
Real Property Act 1900

AF789041E

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

(A) **TORRENS TITLE**

101/774379, 1/135699, 1/573243, 10/881332

(B) **REGISTERED DEALING**

Number	Torrens Title
--------	---------------

(C) **LODGED BY**

Document Collection Box 745	Name, Address or DX, Telephone, and Customer Account Number if any LLPN: 123024W Allens Arthur Robinson, DX105 Sydney, Tel 9230 4000 Reference: 120091879	CODE CN
--------------------------------	--	-------------------

(D) **REGISTERED PROPRIETOR**

Whose name is to be changed; show the name as it currently appears on the folio of the Register
Queensland Investment Corporation

(E) **NEW NAME**

Of the above registered proprietor in full
QIC Limited (ACN 130 539 123)

(F) The registered proprietor(s) of the above land applies to have its new name recorded in the Register in respect of that land

(G) **STATUTORY DECLARATION BY THE APPLICANT***

I, Grant Richard Higgins of 58A Finney Road, Indooroopilly, QLD, solicitor solemnly and sincerely declare that—

- I am the solicitor for the registered proprietor.
- See Annexure A.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act 1867, and

I certify this application to be correct for the purposes of the Real Property Act 1900.

Made and subscribed at Brisbane in the State of Queensland
on 24 September 2010 in the presence of—

Signature of witness: [Signature]

Signature of applicant: [Signature]

Name of witness: SARA JANE IRONSIDE
Address of witness: 1/125 BRUNSWICK ST
NEW FARM QLD 4005

Qualification of witness: Justice of the Peace Practising Solicitor Other qualified witness [specify] _____

* As the Land and Property Management Authority may not be able to provide the services of a justice of the peace or other qualified witness, the statutory declaration should be signed and witnessed prior to lodgment.

(H) *This section is to be completed where a notice of sale is required and the relevant data has been forwarded to LPMA through eNOS.*
The applicant _____ certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. _____ Full name: _____ Signature: _____

Evidence: EV 57545

Dr Nes

Annexure A to CHANGE OF NAME

Parties:

QIC Limited (ACN 130 539 123)

Dated 24/9/10

QIC Limited (ACN 130 539 123) is a Government Owned Corporation under the Government Owned Corporations Act 1993 (Qld).

Until 30 September 2008 QIC Limited was a statutory Government Owned Corporation, existing as a body corporate established under the Queensland Investment Corporation Act 1991 (Qld) and named Queensland Investment Corporation.

On 30 September 2008 the Government Owned Corporations Amendment Regulation (No. 2) 2008 commenced and provided for Queensland Investment Corporation to continue in existence under the name QIC (section 4) and for QIC to be listed as a company Government Owned Corporation (schedule 2) known as QIC Limited. Attached and marked "A1" is a copy of the Government Owned Corporations Amendment Regulation (No. 2) 2008.

On 30 September 2008 QIC was registered under Part 5B.1 of the Corporations Act 2001 (Cth) as a public company limited by shares. QIC remains a company Government Owned Corporation (wholly owned by the State of Queensland) under the Government Owned Corporations Act 1993 (Qld).

Upon its registration under Part 5B.1 of the Corporations Act 2001 (Cth) on 30 September 2008 as a public company, QIC became known as QIC Limited. In accordance with section 601BM of the Corporations Act 2001, registration of QIC Limited under Part 5B.1 did not create a new legal entity, affect QIC Limited's existing property, rights or obligations (except as against the members of the body in their capacity as members) or render defective any legal proceedings by or against the body or its members. Attached and marked "A2" is a copy of the Certificate of Registration of a company for QIC Limited (ACN 130 539 123).

QIC Limited (ACN 130 539 123) is the same entity as Queensland Investment Corporation.



27/08/2025 03:54 PM

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System Document Identification

Form Number:01T-e
Template Number:t_nsw18
ELN Document ID:3164896073
ELN NOS ID:3164896075

TRANSFER

New South Wales
Real Property Act 1900

Land Registry Document Identification

AV148978

Stamp Duty: 11191334-001

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

LODGED BY:

Responsible Subscriber: UPG CONSULTING PTY LTD ABN 42666106716
Address: L 10, 11 Deane ST
Burwood 2134
Email: j.gillard@urbanpropertygroup.com.au
ELNO Subscriber Number: 2666892
Customer Account Number: 508060X
Document Collection Box: 1W
Client Reference: 16 Old Castle H

LAND TITLE REFERENCE

10/881332

TRANSFEROR

QIC LIMITED ACN 130539123
Registered company

TRANSFeree

PKE HILLS PTY LTD ACN 675588600
Registered company

Share of whole of land/interest: 20/ 100

MAVE CASTLE HILL PTY LTD ACN 686187557
Registered company

Share of whole of land/interest: 80/ 100

Tenancy: Tenants in Common

CONSIDERATION

The transferor acknowledges receipt of the consideration of \$2,799,500.00

ESTATE TRANSFERRED

FEE SIMPLE

The Transferor transfers to the Transferee the Estate specified in this Instrument and acknowledges receipt of any Consideration shown.

SIGNING FOR TRANSFEROR

I certify that:

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

QIC LIMITED

Signed By: Andrew Graeme Steele
ELNO Signer Number: 68453

Signer Capacity: Practitioner Certifier
Digital Signing Certificate Number:

Signed for
Subscriber: PARTNERS OF CLAYTON UTZ ABN 35740217343
CLAYTON UTZ

Subscriber Capacity: Representative Subscriber
ELNO Subscriber Number: 8398 **Customer Account Number:** 501328
Date: 16/06/2025

SIGNING FOR TRANSFEREE

I certify that:

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

PKE HILLS PTY LTD
MAVE CASTLE HILL PTY LTD

Signed By: Jayde Gillard **Signer Capacity:** Practitioner Certifier
ELNO Signer Number: 8421994 **Digital Signing Certificate Number:**

Signed for
Subscriber: UPG CONSULTING PTY LTD ABN 42666106716
UPG CONSULTING PTY LTD

Subscriber Capacity: Representative Subscriber
ELNO Subscriber Number: 2666892 **Customer Account Number:** 508060
Date: 16/06/2025

Title Search NSW

27/08/2025 12:11 PM

Client Reference: DI-E3391-2

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 11/881332

SEARCH DATE	TIME	EDITION NO	DATE
27/8/2025	12:10 PM	2	22/7/2024

LAND

LOT 11 IN DEPOSITED PLAN 881332
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP881332

FIRST SCHEDULE

RUTH HIRSCH

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 C221153 COVENANT
- * 3 AK612646 CAVEAT BY RUTH HIRSCH
- * 4 AU87109 CAVEAT BY PKE HILLS PTY LTD & MAVE CASTLE PTY LTD

NOTATIONS

DP1202947 NOTE: PLAN OF PROPOSED ACQUISITION

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



LAND
REGISTRY
SERVICES

Direct Info
Quick and easy online

DI-E3391-2

PRINTED ON 27/8/2025

* 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.

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Historical Title Search NSW

27/08/2025 12:11 PM

Client Reference: DI-E3391-2

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

27/8/2025 12:10PM

FOLIO: 11/881332

First Title(s): OLD SYSTEM

Prior Title(s): 2/204335

Recorded	Number	Type of Instrument	C.T. Issue
3/11/1998	DP881332	DEPOSITED PLAN EDITION 1	FOLIO CREATED
19/12/2014	DP1202947	DEPOSITED PLAN	
21/7/2016	AK612646	CAVEAT	
22/7/2024	AU87109	CAVEAT	EDITION 2

*** END OF SEARCH ***



LAND
REGISTRY
SERVICES

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Historical Title Search NSW

27/08/2025 04:11 PM

Client Reference: DI-E3391-2

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

27/8/2025 4:11PM

FOLIO: 2/204335

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

Prior Title(s): VOL 9047 FOL 33

Recorded	Number	Type of Instrument	C.T. Issue
4/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
6/6/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
3/11/1998	DP881332	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

*** END OF SEARCH ***



LAND
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27/08/2025 04:16 PM

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09047033

G. 1
NEW SOUTH WALES

CERTIFICATE OF TITLE
REGISTRY ACT, 1900, as amended.

Vol. **9047** Fol. **33**

1st Edition issued 1-11-1961.



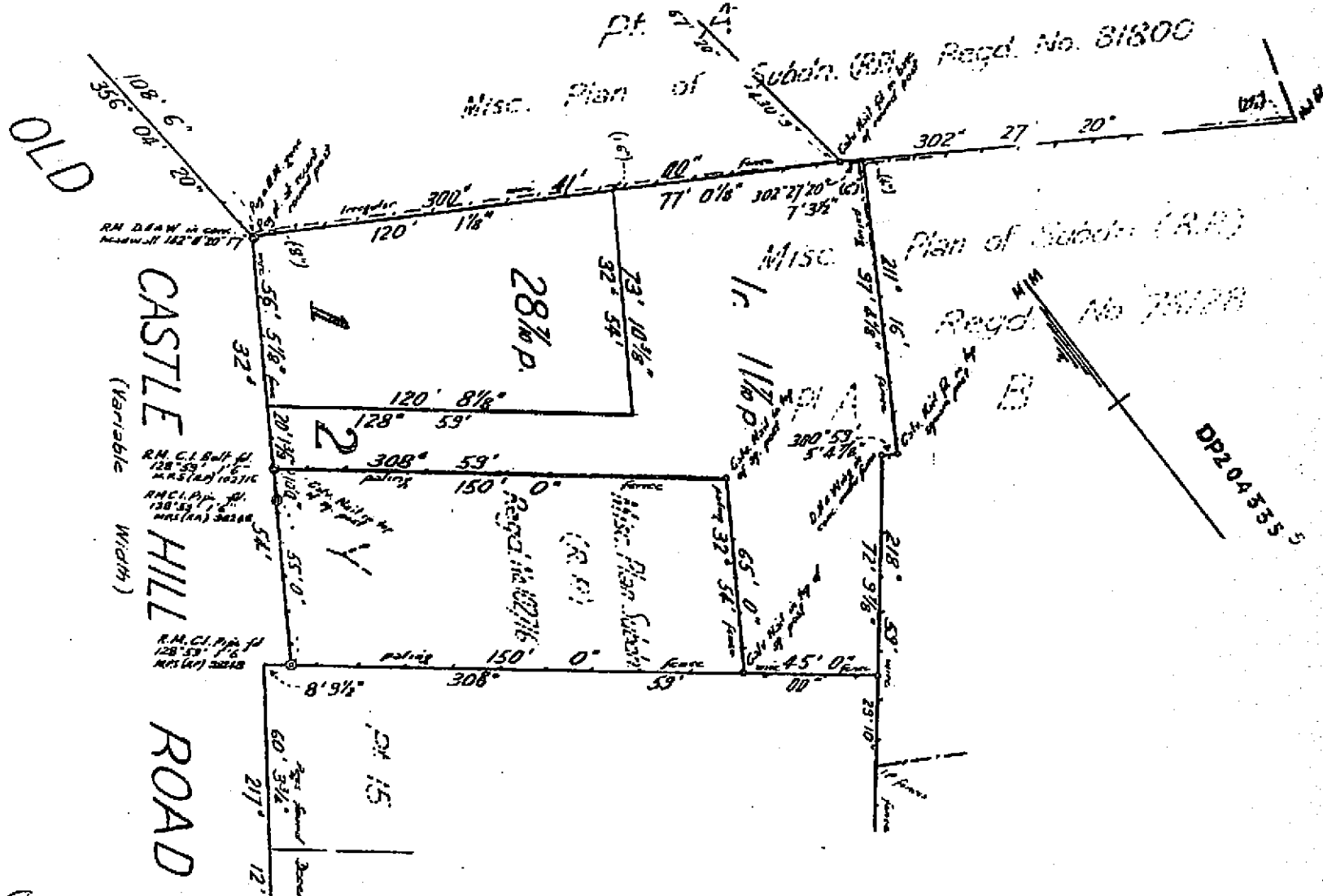
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness
J Josa

CANCELLED
Jawatson
Registrar-General.
SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND.



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 2 in Deposited Plan 204335s in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland.

FIRST SCHEDULE (Continued overleaf)

~~HEIDA LYLE WOODRUFF~~, of Castle Hill, Widow.

Jawatson
Registrar-General.

SECOND SCHEDULE (Continued overleaf)

- 1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.
- 2. Covenant created by Transfer No. C221153^P
- 3. Mortgage No. C599437 to ~~Henry Oswald Woodruff~~ of Penrith Estate Agent and ~~Phyllis Muriel Woodruff~~ of Castle Hill Spinster. Entered 29-10-1956. Discharged J440923

Jawatson
Registrar General.

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

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

33

9047

(Page 1) Vol.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

NATURE	INSTRUMENT		ENTERED	Signature of Registrar-General
	NUMBER	DATE		
<i>Transfer</i>	<i>J440924</i>	<i>4-9-1965</i>	<i>17-9-1965</i>	<i>Jawaton</i>

Eli Ben Hirsch of Castle Hill, Shopkeeper and Ruth Hirsch his wife, as joint tenants
 Ruth Hirsch by Transfer S622513. Registered 10-8-1981.

CANCELLED

SEE AUTO FOLIO

M133402
C.T. 67.8
S622513
R

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	
	NUMBER	DATE					
<i>Mortgage</i>	<i>K96125</i>	<i>25-8-1965</i>	<i>to Ernst Hirsch, Clerk and Gertha Hirsch Saleswomen both of Bondi</i>	<i>7-9-1965</i>	<i>Jawaton</i>	<i>Discharged</i>	<i>M133402</i>

33 Fol. 9047 Vol.

(Page 2 of 2 pages)



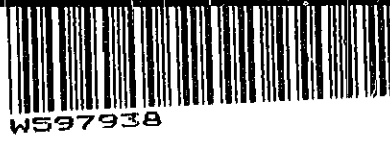
13/11/2025 12:32 PM

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RP 13



STAMP DUTY



TRANSFER
 REAL PROPERTY ACT, 1900

T A 1 of 1 X
 \$ 35

DESCRIPTION OF LAND Note (a)	Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
	Volume 12496 Folio 116.	Part being WHOLE Lot 21 in Deposited Plan 718237	Five Dock
	Volume 7125 Folio 169 ✓	Part being Lot 22 in Deposited Plan 718237	
	Volume 5298 Folio 186 X	Part being Lot 23 in Deposited Plan 718237	
	Volume 6121 Folio 100 ✓	Part being Lot 24 in Deposited Plan 718237	
TRANSFEROR Note (b)	<p>PASLIBA PTY LIMITED</p>		

ESTATE Note (c) (the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 193,500.00 and transfers an estate in fee simple In the land above described to the TRANSFEREE

TRANSFEREE Note (d)	<p>THE COMMISSIONER FOR MAIN ROADS 309 Castlereagh Street, Sydney.</p>	OFFICE USE ONLY
TENANCY Note (e)	<p>as joint tenants/tenants in common</p>	<p>OVER.</p>

PRIOR ENCUMBRANCES Note (f) subject to the following PRIOR ENCUMBRANCES 1. 2. 3.

DATE **7 October 1986**

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

EXECUTION Note (g) Signed in my presence by the transferor who is personally known to me
THE COMMON SEAL OF PASLIBA PTY LIMITED
 was hereto affixed pursuant to a resolution of its Board of Directors and in the presence of:

R. Jones
 Director

 Signature of Transferor

Signed by: *Authorized Person*
 Signed in my presence by the transferor who is personally known to me
 Legal Officer,
 Department of Main Roads in the presence of:

Name of Witness (BLOCK LETTERS)
 Address and occupation of Witness
A. D. Keble
 STEPHEN DOUGLAS WICKHAM
 309 CASTLEREAGH STREET
 SYDNEY - CLERK
John
 Signature of Transferor

TO BE COMPLETED BY LODGING PARTY Notes (h) and (i)	LODGED BY DEPARTMENT OF MAIN ROADS 309 Castlereagh Street SYDNEY NSW 2000 DX 13 SYDNEY L 5/124.1309 ER:JP Phone: 218 6694		LOCATION OF DOCUMENTS	
	Delivery Box Number 556X		CT	OTHER
OFFICE USE ONLY	Checked <i>EBB</i>	Passed <i>EFH</i>	REGISTERED <i>10/1-19 86</i>	Herewith.
	Signed <i>PAR</i>	Extra Fee		In L.T.D. with
				Produced by
			Secondary Directions	
			Delivery Directions	

RP 13
1985

INSTRUCTIONS FOR COMPLETION

This dealing should be marked by the Commissioner of Stamp Duties before lodgment by hand at the Land Titles Office.
 Typewriting and handwriting should be clear, legible and in permanent dense black or dark blue non-copying ink.
 Alterations are not to be made by erasure; the words rejected are to be ruled through and initialed by the parties to the dealing in the left-hand margin.
 If the space provided is insufficient, additional sheets of the same size and quality of paper and having the same margins as this form should be used. Each additional sheet must be identified as an annexure and signed by the parties and the attesting witnesses.
 If it is intended to create easements, covenants, &c., use forms RP13A, RP13B, RP13C as appropriate.
 Rule up all blanks.
 The following instructions relate to the SICE NOTES on the form.

- (a) Description of land:
- (i) TORRENS TITLE REFERENCE — For a manual reference insert the Volume and Folio (e.g., Vol. 8514 Fol. 126) — For a computer folio insert the folio identifier (e.g., 12/701924)
 - (ii) PART/WHOLE — If part only of the land in the folio of the Register is being transferred, delete the word "WHOLE" and insert the lot and plan number, portion, &c. See also sections 227 and 327AA of the Local Government Act, 1916.
 - (iii) LOCATION — Insert the locality shown on the Certificate of Title/Crown Grant, e.g., at Chalfont. If the locality is not shown, insert the Parish and County, e.g., Ph. Lismore Co. Rous.
- (b) Show the full name of the transferor(s).
 (c) If the estate being transferred is a lesser estate than an estate in fee simple, delete "fee simple" and insert appropriate estate.
 (d) Show the full name, address and occupation or description of the transferee(s).
 (e) Delete if only one transferee. If more than one transferee, delete either "joint tenants" or "tenants in common", and, if the transferees hold as tenants in common, state the shares in which they hold.
 (f) In the memorandum of prior encumbrances, state only the registered number of any mortgage, lease, charge or writ to which this dealing is subject.
- (g) Execution:
- GENERALLY (i) Should there be insufficient space for the execution of this dealing, use an annexure sheet.
 - (ii) The certificate of execution under the Real Property Act, 1900, must be signed by all parties to the transfer, each party to execute the dealing in the presence of an adult witness not being a party to the dealing, to whom he/she is personally known.
 - (iii) The solicitor for the transferee may sign the certificate on behalf of the transferee, the solicitor's name (not that of his/her firm), to be type written or printed adjacent to the signature. Any person falsely or negligently certifying is liable to the penalties provided by section 117 of the Real Property Act, 1900.
 - ATTORNEY (iii) If the transfer is executed by an attorney for the transferor, then the power of attorney must be registered pursuant to a registered power of attorney, the form of attestation must set out the full name of the attorney, and the form of execution must indicate the source of his/her authority, e.g., by the attorney or receiver or delegate, as the case may be (s) XV pursuant to power of attorney registered Book No.
 - AUTHORITY (iv) If the transfer is executed pursuant to an authority (other than specified in (iii)) the form of execution must indicate the statutory, judicial or other authority pursuant to which the transfer has been executed.
 - CORPORATION (v) If the transfer is executed by a corporation under seal, the form of execution should include a statement that the seal has been properly affixed, e.g., in accordance with the Articles of Association of the corporation. Each person attesting the affixing of the seal must state his/her position (e.g., Director, Secretary) in the corporation.
- (h) Insert the name, postal address, Document Exchange reference, telephone number and delivery box number of the lodging party.
 (i) The lodging party is to complete the LOCATION OF DOCUMENTS panel. Place a tick in the appropriate box to indicate the whereabouts of the Certificate of Title. List, in an abbreviated form, other documents lodged, e.g., stat. doc. for statutory declaration, photo for probate, L/A. for letters of administration, &c.

OFFICE USE ONLY

FIRST SCHEDULE DIRECTIONS				
(A) FOLIO IDENTIFIER	(B) DIRECTION	(C) NAME		
12470-110	Prop	The Commissioner for Main Roads as to part being lot 21 in DP 718237 and Parkside Pty. Limited as to the residue being lot 13 in DP 718237. by Jsgf W597938.		
17025-169	S	The Commissioner for Main Roads as to part being lot 22 in DP 718237		
15298-136 176	S	The Commissioner for Main Roads as to part being lot 23 in DP 718237.		
16121-100	S	The Commissioner for Main Roads as to part being lot 24 in DP 718237.		
SECOND SCHEDULE AND OTHER DIRECTIONS				
(D) FOLIO IDENTIFIER	(E) DIRECTION	(F) NOTFN TYPE	(G) DEALING NUMBER	(H) DETAILS
				In schedule

RP 88A

OFFICE USE ONLY

REGISTRATION DIRECTION ANNEXURE

Use this side only for Second Schedule directions.
 DO NOT USE BOTH SIDES OF THE FORM
 SECOND SCHEDULE AND OTHER DIRECTIONS

B



(D) FOLIO IDENTIFIER	(E) DIRECTION	(F) NOTEN TYPE	(G) DEALING NUMBER	(H) DETAILS
12496-116	CN	AA		LOT 211 1M DISTRICT 237 115 RESERVE FOR ROAD AND SERVICES
12496-116	CN	AB		THIS FOLIO IS CANCELLED AND COMPUTER FOLIO IS MADE AVAILABLE FOR LOT 5 13 8 21 1M DISTRICT 237
7125-169	CN	AA	✓	LOT 212 1M DISTRICT 237 115 RESERVE FOR ROAD AND SERVICES
7125-169	CN	AB	✓	THIS FOLIO IS CANCELLED AND COMPUTER FOLIO IS MADE AVAILABLE FOR LOT 5 14 8 22 1M DISTRICT 237
5298- 176 ¹⁸⁶	CN	AA	✓	LOT 213 1M DISTRICT 237 115 RESERVE FOR ROAD AND SERVICES
5298- 176 ¹⁸⁶	CN	AB	✓	THIS FOLIO IS CANCELLED AND COMPUTER FOLIO IS MADE AVAILABLE FOR LOT 5 15 8 23 1M DISTRICT 237
6121-100	CN	BB	✓	LOT 214 1M DISTRICT 237 115 RESERVE FOR ROAD AND SERVICES
6121-100	CN	AB	✓	THIS FOLIO IS CANCELLED AND COMPUTER FOLIO IS MADE AVAILABLE FOR LOT 5 16 8 24 1M DISTRICT 237
Registered <u>11/11/27</u>				



13/11/2025 12:34 PM

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Form: 97-01T
Licence: 026CN/0526/96

TRANSFER
New South Wales
Real Property Act 1900

5598836B



Instructions for filling out this form are available from the Land Titles Office

Office of State Revenue use only

(A) **LAND TRANSFERRED**
Show no more than 20 titles.
If appropriate, specify the share or part transferred.

20/895055106 70 5272 88011	
FOLIO IDENTIFIED:	13/718237 - M
	14/718237
	15/718237
	16/718237
	A/360990
	B/366113
	1/90833

(B) **LODGED BY**

LTO Box	Name, Address or DX and Telephone
605m	LEGALITIA PTY. LIMITED DX 725 SYDNEY REFERENCE (character maximum): SLADE/PJS/25025

(C) **TRANSFEROR** PASLIBA PTY. LIMITED A.C.N.002 323 560

- (D) acknowledges receipt of the consideration of \$3,700,000.00
- (E) and as regards the land specified above transfers to the transferee an estate in fee simple.
- (E) Encumbrances (if applicable)

(F) **TRANSFEEE**

T TS (s713 LGA) TW (Sheriff)	<u>INDUSTRIAL PTY. LTD A.C.N.085 100 009</u> of 65 Spencer Street, Fairfield NSW 2165.
---	---

(H) We certify this dealing correct for the purposes of the Real Property Act 1900.

DATE 11.2.99

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

THE COMMON SEAL OF PASLIBA PTY

Signature of Witness

LTD WAS AFFIXED HERETO IN THE

Name of Witness (BLOCK LETTERS)

PRESENCE OF:

Address of Witness

Proser
Dwenta
Ghorer
Seneta



Signature of Transferor

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's Solicitor **PATRICK AGOSTINO**

NB: if signed on the tranferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name in block letters.



13/11/2025 12:36 PM

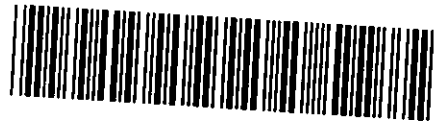
© Office of the Registrar-General 2025

Form: 01T
 Edition: 1111
 Licence: 04-08-425
 Licensee: Corrs Chambers Westgarth

7

TRANSFER

New South Wales
 Real Property Act 1900



AJ128330M

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

STAMP DUTY

Office of State Revenue use only	Office of State Revenue (NSW) Client No: 1411509 4173 Duty: \$10 Trans No: 7925388001
----------------------------------	---

(A) TORRENS TITLE

If appropriate, specify the part transferred

1/90833, A/360990, B/366113, 13/718237, 14/718237, 15/718237 and 16/718237

RELODGED
 (B) LODGED BY
 12 JAN 2015
 TIME: 11:02

Document Collection Box 8985	Name, Address or DX, Telephone and Customer Account Number if any Customer Account Number: 123648F CORRS CHAMBERS WESTGARTH LEVEL 9 8 CHIPLEY, 8-12 CHIPLEY SQUARE SYDNEY NSW 2000 (02)9210 6500 Reference (optional): SD: 9101566	CODES T TW
---------------------------------	--	------------------

(C) TRANSFEROR

INDUSTRIAL PTY LIMITED ACN 085 100 009

(D) CONSIDERATION The transferor acknowledges receipt of the consideration as stated in the contract for sale between the Transferor as Vendor and the Transferee as Purchaser dated 6 November 2014 and as regards

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

(F) SHARE TRANSFERRED

(G) Encumbrances (if applicable:) 1. 2. 3.

(H) TRANSFEREE

TOGA FIVE DOCK NO. 2 PTY LTD ACN 168 406 237

TENANCY:

OFFX AJ37622

DATE

dd mm yyyy

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

Company: INDUSTRIAL PTY LIMITED ACN 085 100 009
 Authority: Section 127(1) of the Corporations Act 2001

Signature of authorised person: *[Signature]*

Name of authorised person: FRANK CAPUCCI
 Office held: DIRECTOR

Signature of authorised person: *[Signature]*

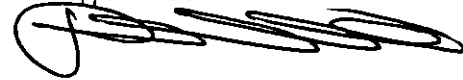
Name of authorised person: GEORGE GAITANOS
 Office held: DIRECTOR

(K) The transferee / transferee's solicitor / transferee's agent certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. Full name: Signature:

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

THIS IS PAGE 2 OF THE TRANSFER BETWEEN INDUSTRIAL PTY LIMITED (TRANSFEROR) AND TOGA FIVE DOCK NO. 2 PTY LTD (TRANSFEREE) COMPRISING THE EXECUTION BY THE TRANSFEREE IN RESPECT OF THE LAND IN FOLIO IDENTIFIERS 1/90833, A/360990, B/366113, 13/718237, 14/718237, 15/718237 and 16/718237 AND DATED

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



Signature:

Signatory's name: Peter Charles Calov

Signatory's capacity: Solicitor for the Transferee

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



Title Search NSW

27/08/2025 12:12 PM

Client Reference: DI-E3391-2

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/204335

SEARCH DATE	TIME	EDITION NO	DATE
27/8/2025	12:12 PM	1	22/7/2024

LAND

LOT 1 IN DEPOSITED PLAN 204335
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP204335

FIRST SCHEDULE

RUTH HIRSCH (T S622512)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 C221153 COVENANT
- * 3 AK612646 CAVEAT BY RUTH HIRSCH
- * 4 AU87010 CAVEAT BY MAVE CASTLE PTY LTD & PKE HILLS PTY LTD
- * 5 AU87109 CAVEAT BY PKE HILLS PTY LTD & MAVE CASTLE PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



LAND
REGISTRY
SERVICES

Direct Info
Quick and easy online

DI-E3391-2

PRINTED ON 27/8/2025

* 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.

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Historical Title Search NSW

27/08/2025 12:13 PM

Client Reference: DI-E3391-2

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

27/8/2025 12:12PM

FOLIO: 1/204335

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

Prior Title(s): VOL 9047 FOL 32

Recorded	Number	Type of Instrument	C.T. Issue
4/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED
		FOLIO NOT CREATED	
6/6/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED
		CT NOT ISSUED	
21/7/2016	AK612646	CAVEAT	
22/7/2024	AU87010	CAVEAT	
22/7/2024	AU87109	CAVEAT	EDITION 1

*** END OF SEARCH ***



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27/08/2025 04:32 PM

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G. 1
NEW SOUTH WALES

CERTIFICATE OF TITLE
REALTY ACT, 1900, as amended.



09047032

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

Vol. 9047 Fol. 32

1st Edition issued 1-11-1961.



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.

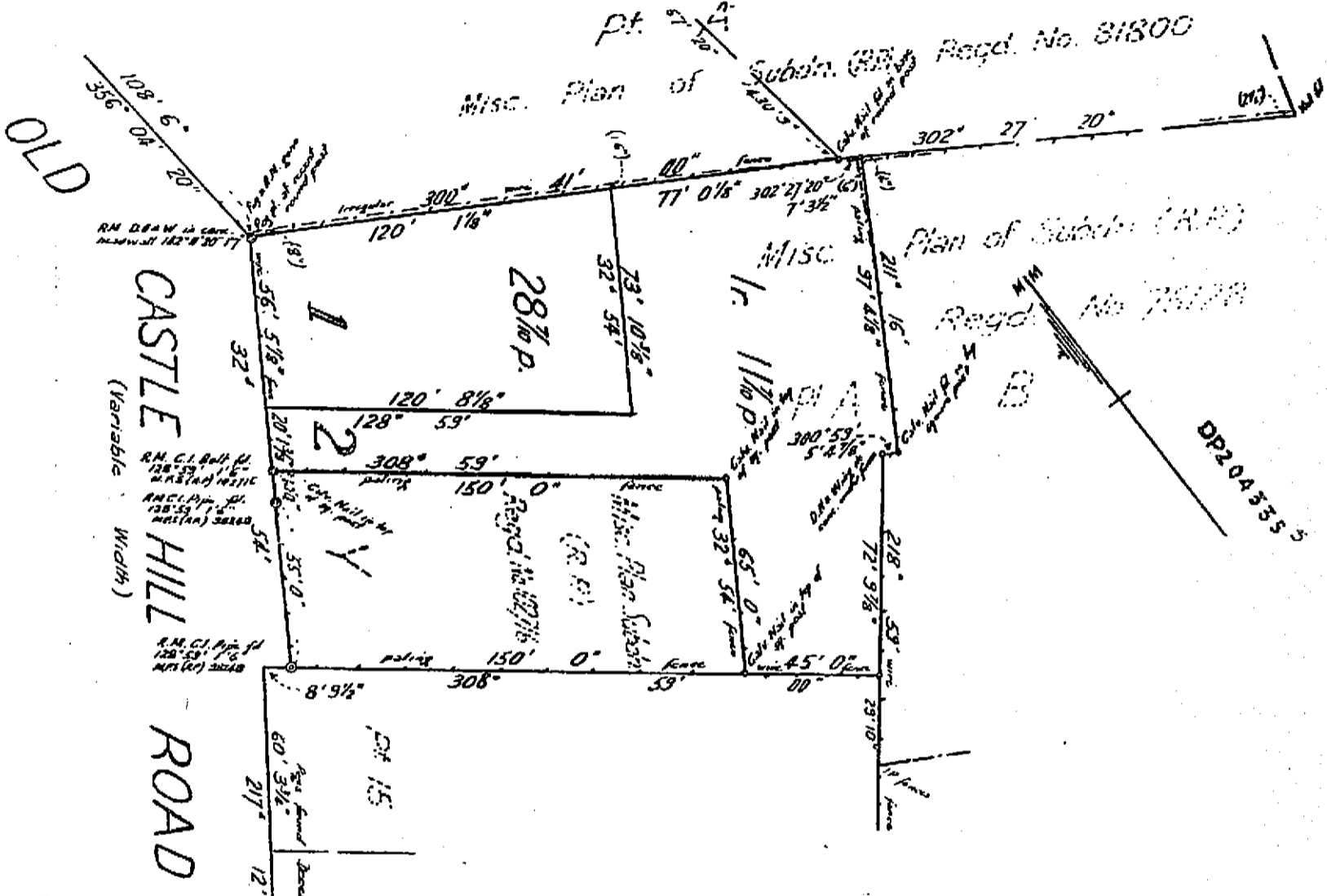
Witness
9047

J Jona

CANCELLED
Jawatson
Registrar-General.
SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND.



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 1 in Deposited Plan 204335s in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland.

FIRST SCHEDULE (Continued overleaf)

~~HILDA LYNE WOODRUFF, of Castle Hill, Widow.~~

Jawatson
Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.
2. Covenant created by Transfer No. C221153^p
3. Mortgage No. G599437 to ~~Phyllis Oswald Woodriff~~ of Penrith Estate Agent and ~~Phyllis Muriel Woodriff~~ of Castle Hill Spinster. Entered 29-10-1956.

Discharged H939602

Jawatson
Registrar General.

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

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NUMBER		ENTERED	Signature of Registrar-General
	NATURE	DATE		
<p><i>The First Trust of Wintonville, Highgate and Ruth Street</i></p> <p>Ruth Hirsch by Transfer S622512. Registered 10-8-1981.</p>	<i>Transfer</i>	<i>10-11-1981</i>	<i>8-12-1981</i>	<i>[Signature]</i>

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

INSTRUMENT NUMBER	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
<i>J66360</i>	<i>The Commercial Bank of Australia Limited</i>	<i>14-6-1962</i>	<i>[Signature]</i>	<i>J451819</i>
<i>J95820</i>	<i>to Commonwealth Bank of Australia</i>	<i>2-4-1965</i>	<i>[Signature]</i>	<i>1778006</i>

FIRST SCHEDULE (continued)

SECOND SCHEDULE (continued)

25031 11-60 St 1699 V. C. N. Blight, Government Printer

1778006
C.T. 6-7-8
S622512
R



Title Search NSW

08/09/2025 04:21 PM

Client Reference: DI-E3391-2

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 20/222257

SEARCH DATE	TIME	EDITION NO	DATE
8/9/2025	4:20 PM	2	22/7/2024

LAND

LOT 20 IN DEPOSITED PLAN 222257
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP222257

FIRST SCHEDULE

RUTH HIRSCH (ND 6083562)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 J716262 COVENANT
- * 3 AK612646 CAVEAT BY RUTH HIRSCH
- * 4 AU87109 CAVEAT BY PKE HILLS PTY LTD & MAVE CASTLE PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



LAND
REGISTRY
SERVICES

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* 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.

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Historical Title Search NSW

08/09/2025 04:21 PM

Client Reference: DI-E3391-2

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

8/9/2025 4:21PM

FOLIO: 20/222257

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

Prior Title(s): VOL 9896 FOL 123

Recorded	Number	Type of Instrument	C.T. Issue
4/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
29/4/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
19/8/1999	6083562	NOTICE OF DEATH	EDITION 1
21/7/2016	AK612646	CAVEAT	
22/7/2024	AU87109	CAVEAT	EDITION 2

*** END OF SEARCH ***



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08/09/2025 04:27 PM

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09896123

CERTIFICATE OF TITLE

PROPERTY ACT, 1900, as amended.



Vol. **9896** Fol. **123**

1st Edition issued 17-12-1964.

NEW SOUTH WALES

Appln. No. 7192

Prior Title Vol. 6662 Fol. 63

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

Abchen

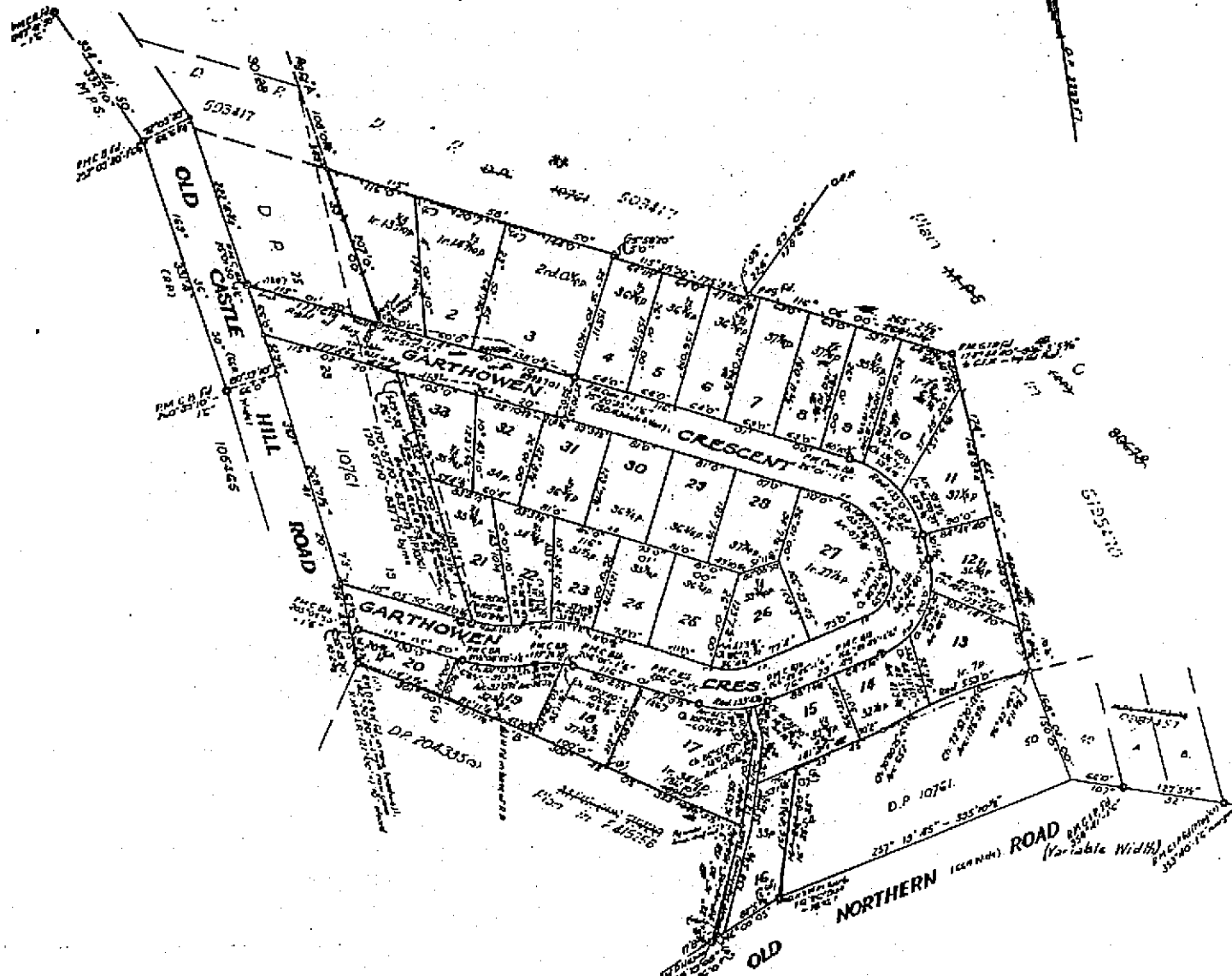
CANCELLED

Registrar General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 20 in Deposited Plan 222257 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland being part of Portion 136 granted to James Duff on 13-1-1818.

FIRST SCHEDULE (Continued overleaf)

~~JAMES DOUGLAS HAWKINS, Builder and THOMAS GORDON GEOFFREY HAWKINS, Accountant, both of Epping, as Tenants in Common.~~

Jawatson
Registrar General.

SECOND SCHEDULE (Continued overleaf)

- 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
- 2. Covenant created by Transfer No. J716262.

Jawatson
Registrar General.

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

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

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

(Page 1) Vol. 9896 Fol. 123



08/09/2025 04:40 PM

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202

Appn. No. 7192
Reference to last Certificate
Vol. 5272 Fol. 44
Deposited Plan No. 10761

New South Wales.

[CERTIFICATE OF TITLE.]



CANCELLED

REGISTER BOOK. 63
Vol. 6662 Fol. 63

CANCELLED

WALTER ROBILLIARD THOMAS, of North Sydney, Grazier, Transferee under Instrument of Transfer No. F816011 is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in that piece of land situated in the Shire of Baulkham Hills Parish of Castle Hill, and County of Cumberland containing Two acres one rood or thereabouts as shown in the plan hereon and therein edged red being Lot A in plan annexed to the said Instrument of Transfer No. F816011 and being part of 60 acres (Portion 136 of Parish) originally granted to **James Duff** by Crown Grant dated the 13th day of January 1818.

In witness whereof I have hereunto signed my name and affixed my Seal, this Fourth day of May, 1953

Signed in the presence of *P.R. Fitzgerald*

J. Wells
Registrar-General



NOTIFICATION REFERRED TO

No. F816011 Grant of Right of carriage way and right of footway as appurtenant to the land above described over the piece of land coloured brown in plan hereon.

J. Wells
Registrar-General



No. F816011 Grant of Easement as appurtenant to the land above described affecting the piece of land coloured brown in plan hereon.

J. Wells
Registrar-General



Plan Robert Debus of Castle Hill
Supply Superintendent and Rita
Anne Debus, his wife, are
now the registered proprietors of the land within described.
As joint tenants
See TRANSFER No. H 728 780 dated 18th February 1944
Entered 28 February 1944
J. Wells
REGISTRAR GENERAL

No. H 956391 NOTICE OF RESUMPTION
THE COUNCIL OF THE SHIRE OF BAULKHAM HILLS is the proprietor of part of the land within described (including mines and deposits as provided by by Section 536 AA of the Local Government Act 1919 freed from all other interests
Entered 12th February 1963

J. Wells
REGISTRAR GENERAL



F816011

Scale: 100 feet to one inch

*H956391 N/A Pt 2
J 155348 Mr
J 256226 DMK
J 271140 Pt 1
Lot 2 Plan*



08/09/2025 04:48 PM

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Application No. 7192

New South Wales.

[CERTIFICATE OF TITLE.]

Reference to last certificates

Vol. 4644 Fol. 69

" 4665 " 203



REGISTER BOOK.

Vol. 5272 Fol. 44

JOHN STRANG, of Castle Hill, Retired Grazier, Transferee as to part under Instrument of Transfer No. D56677 and as to the other part by virtue of Certificate of Title Volume 4644 Folio 69, now surrendered for consolidation is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions if any contained in the Grant hereinafter referred to and also subject to such encumbrances liens and interests as are notified hereon in That piece of land situated in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland containing Fourteen acres thirty one perches or thereabouts as shown in the plan hereon and therein edged red and also shown as to part in plan endorsed on Order No. C271155 and as to the other part in plan annexed to the said Instrument of Transfer No. D56677 being Lot 18 and part of Lots 34, 35 and 55 in Deposited Plan No. 10761 and being also part of 60 acres (Portion 136 of Parish) originally granted to James Duff by Crown Grant dated the 13th day of January 1818.

IN WITNESS whereof I have hereunto signed my name and affixed my Seal, this 10th day of October, 1941.

Signed in the presence of J. Hedgcock

R. W. Wells

Registrar General.



NOTIFICATION REFERRED TO

No. B998701 Grant of Right of Way over the piece of land 66 feet wide and variable width coloured brown in plan hereon.

R. W. Wells

Registrar General.



No. D 12884-1 APPLICATION BY TRANSMISSION

Hilda Lyle Woodriff of Palmwoods Queensland, Kathleen Grace Lowe of Penrith Married Woman and Margaret Georgina Taylor of Araluen Widows, are now the registered Proprietors of the land within described in pursuance of the above

Application Produced 12th May 1942 and entered 2nd July 1942 at 12 o'clock in the noon

R. W. Wells

REGISTRAR GENERAL



No. D 12884-2 CAVEAT dated 12th May 1942

by the Registrar General.

Produced 12th May 1942 and entered 2nd July 1942 at 12 o'clock in the noon

R. W. Wells

REGISTRAR GENERAL



No. D 844582 MORTGAGE dated 28th April 1948

from the said Hilda Lyle Woodriff, Kathleen Grace Lowe and Margaret Georgina Taylor to The National Bank of Australasia Limited

Produced with Cure 1948 and entered 28th June 1948 at 27th April 1948 at 12 o'clock in the afternoon

J. Wells

REGISTRAR GENERAL



No. 353055 TRANSFER dated 10th October 1950

from the said Hilda Lyle Woodriff, Kathleen Grace Lowe and Margaret Georgina Taylor to said Hilda Lyle Woodriff, Kathleen Grace Lowe, Kenneth George Taylor, Georgina Taylor, Araluen Widows of the land within described

Produced 28th November 1950 and entered 20th March 1951 at 12 o'clock in the noon

J. Wells

REGISTRAR GENERAL



No. F659194 DISCHARGE of within mortgage

No. D 844582 dated 1st May 1952 Produced and entered 5th May 1952 at 4 o'clock in the afternoon

J. Wells

REGISTRAR GENERAL



No. F816011 TRANSFER dated 2nd April 1952

from the said Hilda Lyle Woodriff, Kathleen Grace Lowe, Margaret Georgina Taylor and Mary Strang to Walter Stabilliard Thomas of North Sydney, Francis Joseph together with right of carriage way and foot way, and together with easement of the land within described

Produced 2nd May 1952 and entered 1st May 1952 at 12 o'clock in the noon

J. Wells

REGISTRAR GENERAL



This Deed is Cancelled and Certificate of Title Issued

Vol. 6662 Fol. 65

J. Wells

REGISTRAR GENERAL



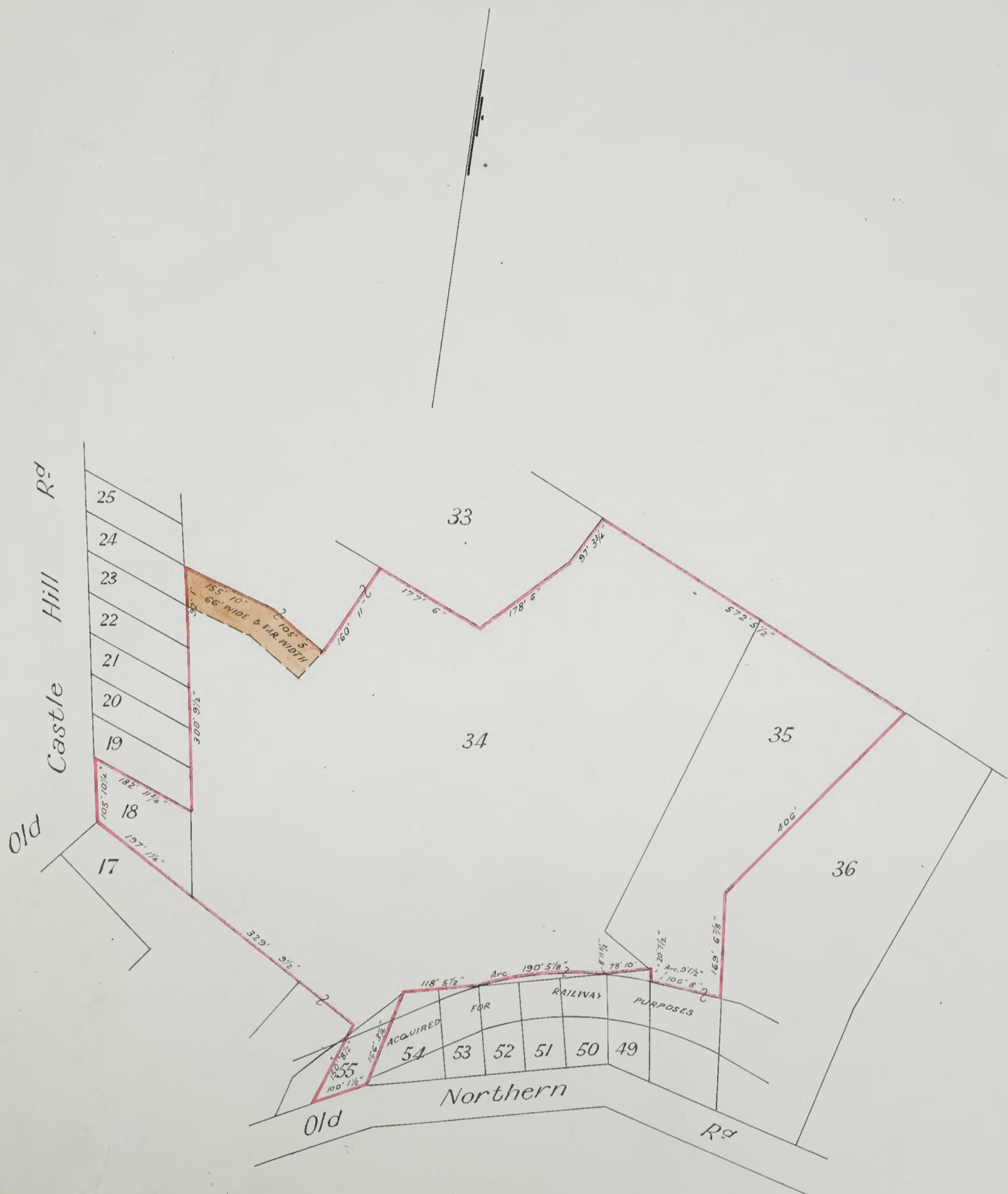
M
844582

D 12884-1
D 844582 MR.
C.T. 7.11.50

F353055 R
F659195 B/O Withdrawal
F660335 (let a plan) Receipt
F816011 (let a plan) Receipt
F821682 (let a plan) Receipt



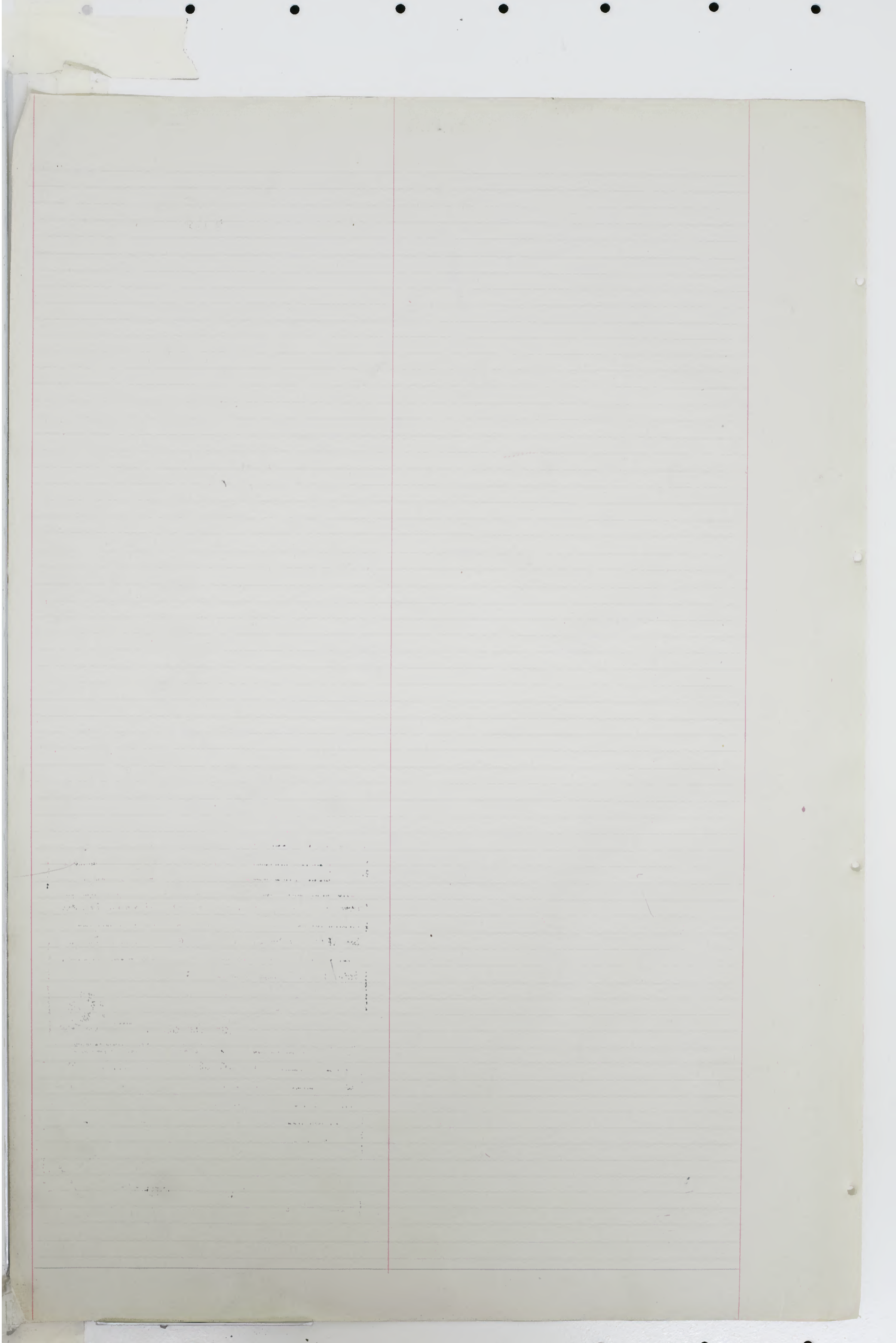
5272-44



056677-2
 [Handwritten signatures]

Total Area included in Certificate
 14a Or 31p

All lengths shown hereon are in feet & inches
 scale : 150 feet to one inch.





08/09/2025 05:38 PM

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103.

New South Wales.

18793 11.35

No. of Application 7192
Reference to last Certificate }
Volume 3727 Folio 140 }



[CERTIFICATE OF TITLE.]

Order No C 271155

REGISTER BOOK.
VOL. 4644 FOL. 69

CANCELLED W

John Strang of Castle Hill, Retired Grazier by virtue of Certificate of Title Volume 3727 Folio 140 now surrendered is now the proprietor of an estate in fee simple subject nevertheless to the reservations and conditions if any contained in the Grant hereinafter referred to and also subject to such encumbrances, liens and interests as are indicated hereon in that piece of land situated in the State of Baulkham Hills Parish of Castle Hill and County of Cumberland containing Fourteen acres two perches or thereabouts as shown in the plan hereon and therein edged red, and also shown in plan endorsed on Order No C 271155 being Lot 18 and part of Lots 34, 35 and 55 in Deposited Plan No 10761 and being also part of 60 acres (Portion 136 of Parish) originally granted to James Duff by Crown Grant dated the 13th day of January 1818

In Witness whereof I have hereunto signed my name and affixed my Seal the Twenty eighth day of August 1934

Signed in the presence of Margaret

Roy W. Willis
Registrar General



Notification referred to

No B998701 Grant of Right of Way over the piece of land 66 feet wide and variable width colored brown in plan hereon

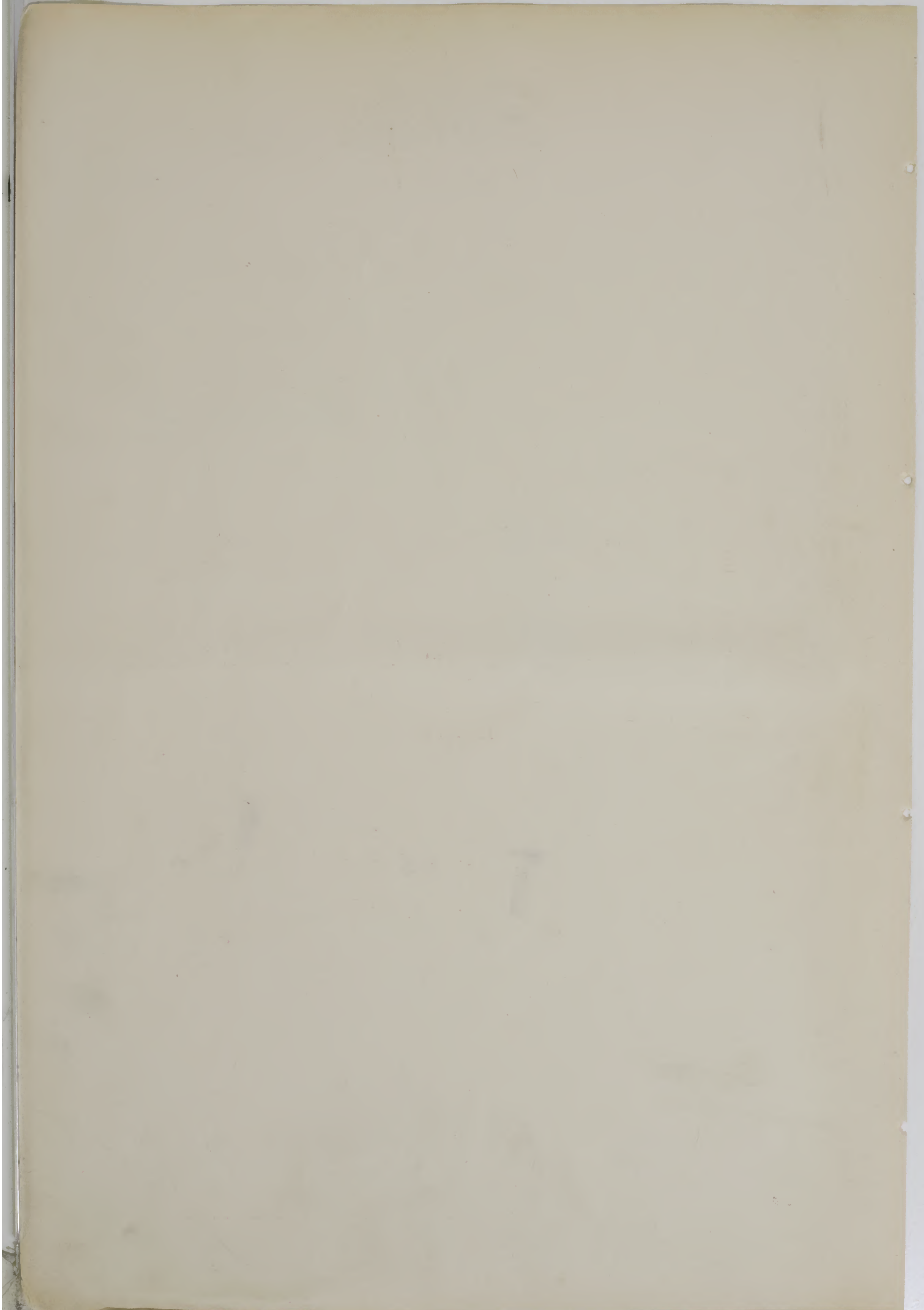
Roy W. Willis
Registrar General



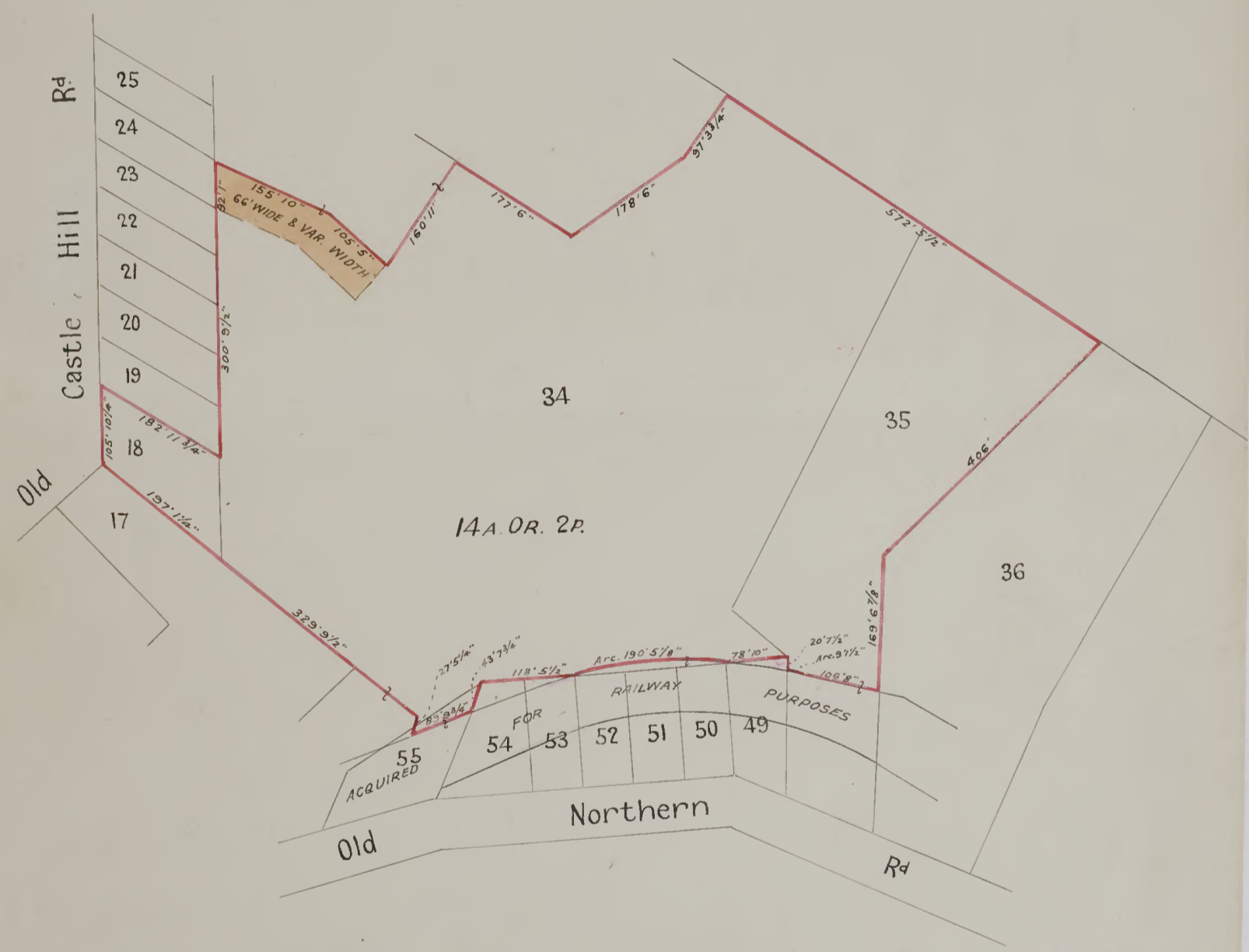
This Deed is Cancelled and Certificate of Title issued
Vol. 5272 Fol 44
Roy W. Willis
Registrar General.
T. D 56677



D56677 Cancelled.



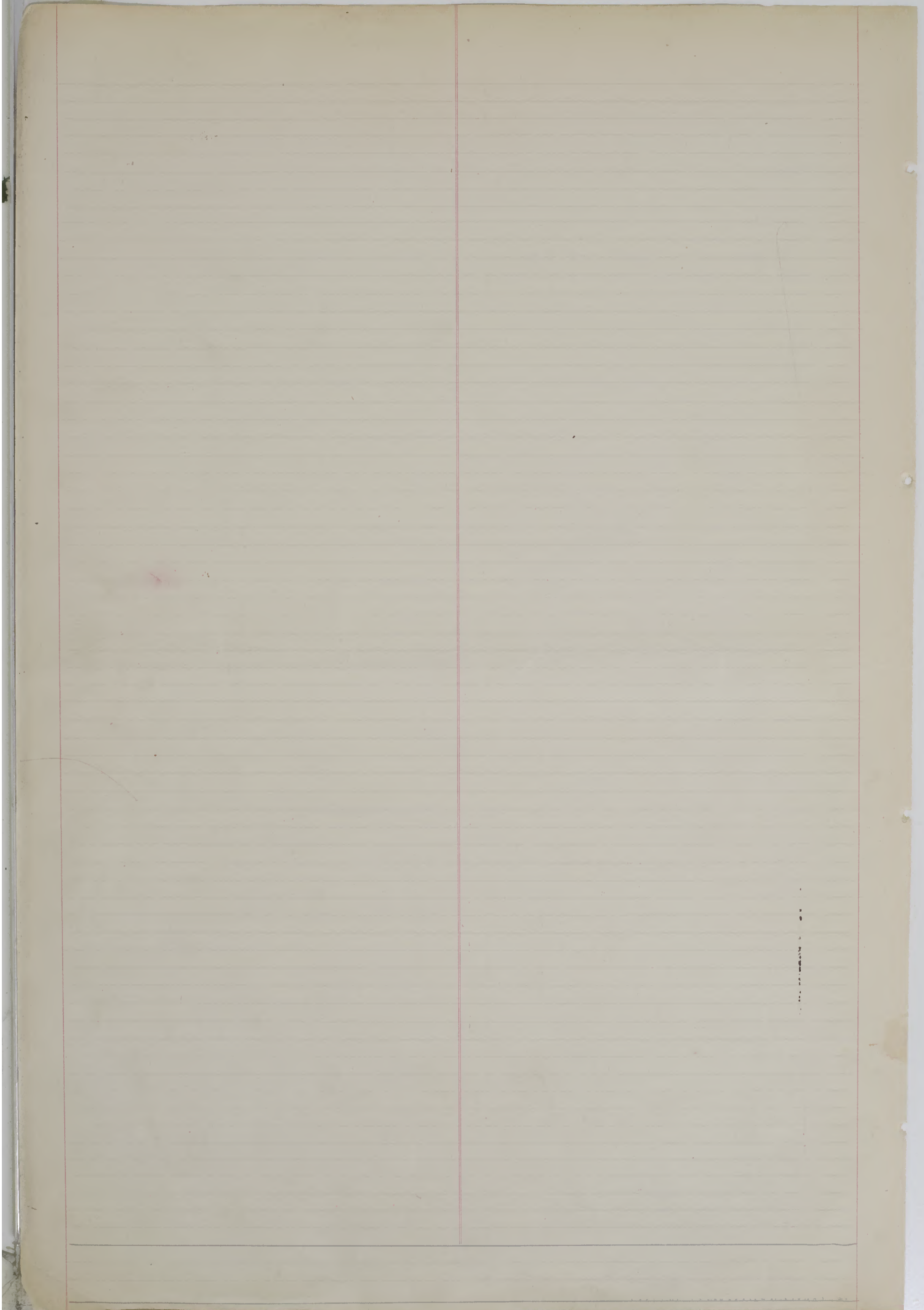
4644-69



C 271158
[Handwritten signatures and initials]

~~Total Area included in Certificate~~

All lengths shown hereon are in feet and inches
Scale 150 ft. to one inch.





08/09/2025 05:40 PM

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3.

Application No. 7192
Reference to last certificate
Volume 3777 Folio 150.

New South Wales.



Partially Cancelled 20803-630
[CERTIFICATE OF TITLE.]

ORDER No. C289142
RESIDUE AFTER SURRENDER No. C289845.

REGISTER BOOK.
VOL. 4665 FOL. 203

CANCELLED *W*

THE COMMISSIONER FOR RAILWAYS by virtue of Certificate of Title Volume 3777 Folio 150 now surrendered as to residue after Surrender No. C289845 is now the proprietor of an Estate in Fee Simple subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens and interests as are notified hereon, in those pieces of land situated in the Shire of Baulkham Hills, Parish of Castle Hill, and County of Cumberland, containing Seven acres six perches or thereabouts as shown in the plan hereon and therein edged red, being Lot 38, Lots 40 to 47 inclusive, Lots 49 and 50, part of Lots 35 and 55 and parts of Lot 34 in Deposited Plan No. 10761, and being also parts of 60 acres (Portion 136 of Parish) originally granted to **James Duff by Crown Grant dated the 13th day of January 1818.**

In witness whereof I have hereunto signed my name and affixed my Seal, this third day of January 1935.

Signed in the presence of *[Signature]*

[Signature]
Registrar General.



Notification referred to

No. 0445084 TRANSFER dated 3rd June 1936
from the said The Commissioner for Railways to George Alexander Munn of Lot 38 and 40 to 47 inclusive of 10761
of the land within described
Produced 12th June 1936 and entered 26th June 1936
at 12 o'clock in the noon.
As to land in this transfer this certificate is cancelled and new Certificate issued Vol. 4771 Fol. 93
[Signature]
REGISTRAR GENERAL.

No. 2265721 TRANSFER dated 8th September 1941
from the said The Commissioner for Railways to Harvey John Mackinnon of part
of the land within described
Produced 24th February 1941 and entered 6th April 1941
at 10 o'clock in the fore noon.
As to land in this transfer this certificate is cancelled and new Certificate issued Vol. 5217 Fol. 46
[Signature]
REGISTRAR GENERAL.

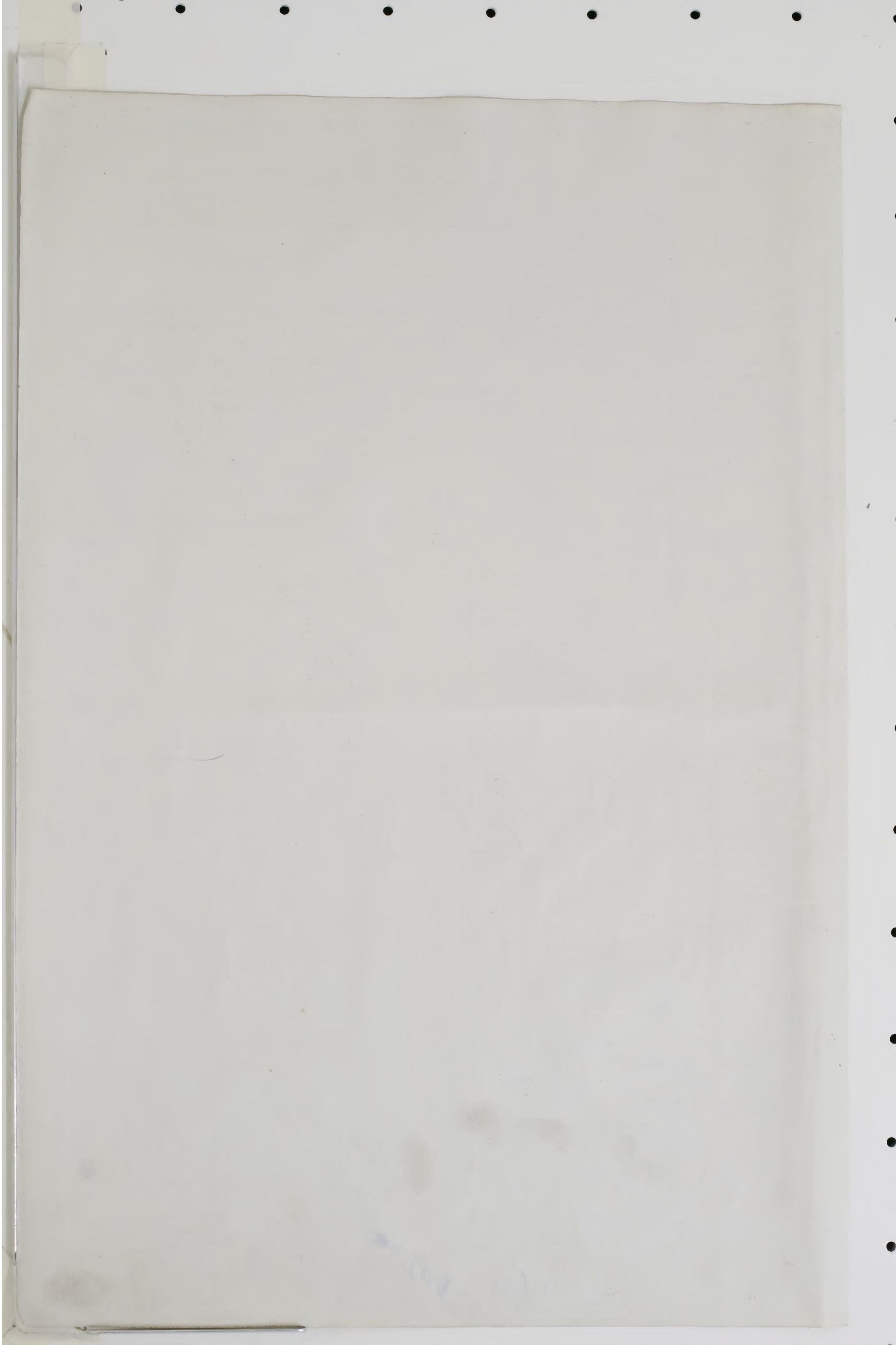
PARTIALLY CANCELLED Certificate of Title delivered pursuant to Section 50 of the Real Property Act 1900.
Vide 1936 M4286
[Signature]
REGISTRAR GENERAL.

No. D56677 TRANSFER dated 2nd September 1941
from the said The Commissioner for Railways to John Young of part Lot 55 of 10761
of the land within described
Produced 10th September 1941 and entered 9th October 1941
at 11 o'clock in the fore noon.
As to land in this transfer this certificate is cancelled and new Certificate issued Vol. 5217 Fol. 44
[Signature]
REGISTRAR GENERAL.

No. D28770 TRANSFER dated 18th June 1941
from the said The Commissioner for Railways to Joseph Alexander Jackson of part
of the land within described
Produced 20th June 1941 and entered 28th November 1941
at 12 o'clock in the noon.
As to land in this transfer this certificate is cancelled and new Certificate issued Vol. 5217 Fol. 23
[Signature]
REGISTRAR GENERAL.

CANCELLED

C 445084 sub 38 29/4/35 R
6/19/6/41
D28770
D56677
2265721



V 4665 F 203

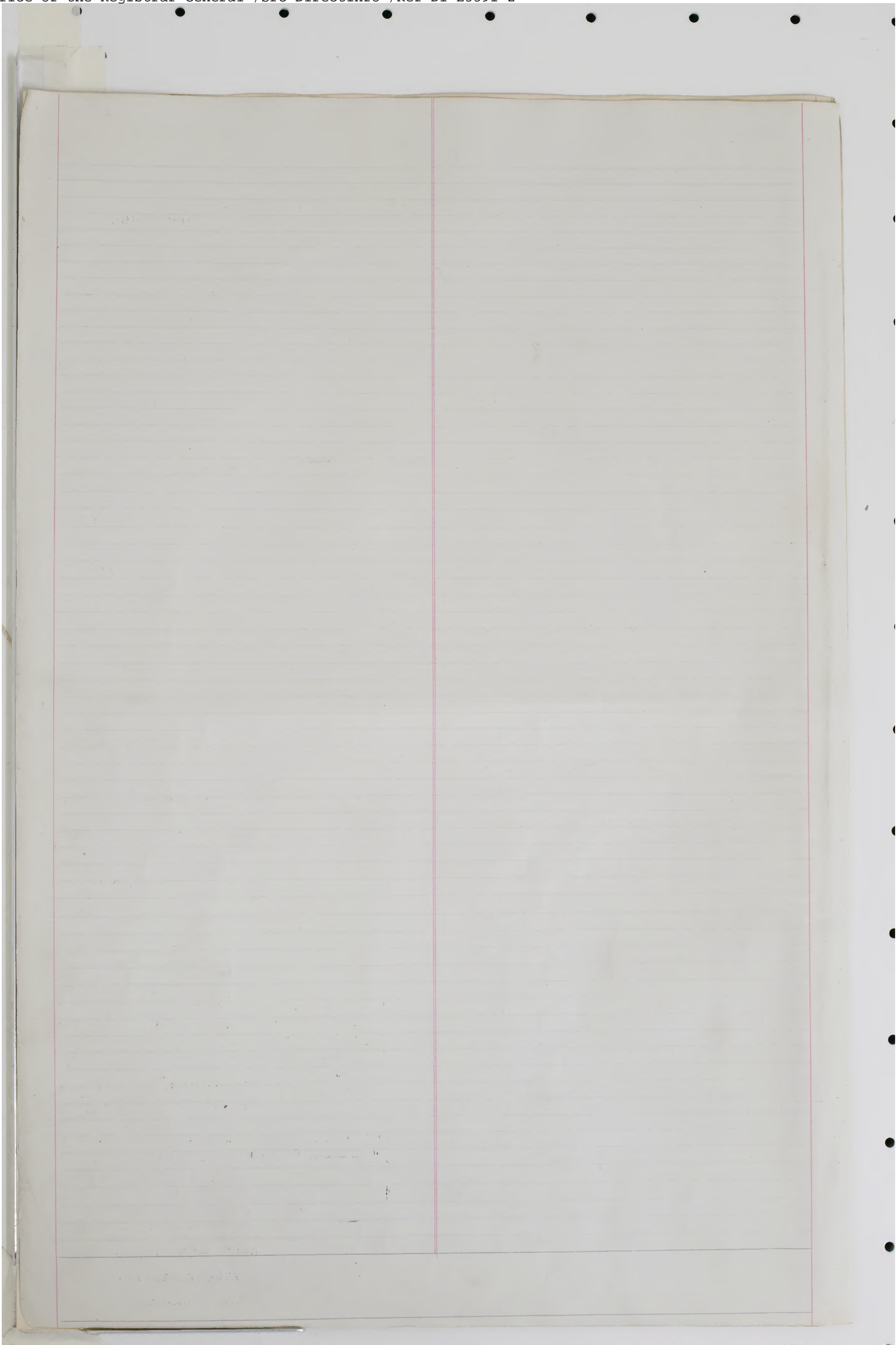


Total Area included in Certificate. 7a. Or 6p.

All lengths shown hereon are in feet & inches.

Scale: 150ft. to one inch.

c289142
SAS
Ref
da
BTW



APPENDIX D: NSW EPA RECORDS

Search results

Your search for: Suburb: CASTLE HILL

Search Again

Refine Search

did not find any records in our database.

If a site does not appear on the record it may still be affected by contamination. For example:

- Contamination may be present but the site has not been regulated by the EPA under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985.
- The EPA may be regulating contamination at the site through a licence or notice under the Protection of the Environment Operations Act 1997 (POEO Act).
- Contamination at the site may be being managed under the [planning process](#).

More information about particular sites may be available from:

- The [POEO public register](#)
- The appropriate planning authority: for example, on a planning certificate issued by the local council under [section 149 of the Environmental Planning and Assessment Act](#).

Search TIP

To search for a specific site, search by LGA (local government area) and carefully review all sites listed.

... [more search tips](#)

CASINO	Casino Roadhouse	86 Johnston STREET	Service Station	Contamination formerly regulated under the CLM Act	-28.85960698	153.0562429
CASINO	Casino Roundhouse	5A Bent STREET	Other Industry	Under assessment	-28.853905	153.044083
CASULA	Caltex Casula Service Station	646 Hume HIGHWAY	Service Station	Regulation under CLM Act not required	-33.95641262	150.8934783
CATHERINE HILL BAY	Catherine Hill Bay Coal Handling and Preparation Plant	1A Keene STREET	Other Industry	Regulation under CLM Act not required	-33.16120556	151.6302456
CESSNOCK	Caltex Cessnock Service Station	103-105 Wollombi (Cnr James Street) ROAD	Service Station	Regulation under CLM Act not required	-32.83936243	151.3430078
CESSNOCK	Former Mobil Service Station	102 Wollombi ROAD	Service Station	Regulation under CLM Act not required	-32.83844074	151.3436022
CESSNOCK	Former Service Station	2-4 Allandale ROAD	Service Station	Regulation under CLM Act not required	-32.83118911	151.3560677
CESSNOCK	Lot 340 DP 755215	Old Maitland ROAD	Gasworks	Regulation under CLM Act not required	-32.822025	151.379859
CESSNOCK	Cessnock Former Landfill	Quarry St and Maitland Sts STREET	Landfill	Under assessment	-32.822275	151.379365
CHARBON	Charbon Colliery	Clarence ROAD	Other Industry	Regulation under CLM Act not required	-32.92390131	149.9839098

The NSW Government PFAS Investigation Program

View a map of the sites in NSW that may be contaminated with PFAS, learn how to reduce your exposure to these chemicals, and read about our investigation of the issue.

The EPA is leading an investigation program to assess the legacy of PFAS use across NSW. With the assistance of the NSW PFAS Technical Advisory Group, which includes NSW Health, Department of Primary Industries and the Office of Environment and Heritage, we provide impacted residents with tailored, precautionary dietary advice to help them reduce any exposure to PFAS.

Current investigations are focused on sites where it is likely that large quantities of PFAS have been used. The EPA is currently investigating PFAS at these sites:

Search by Postcode

Organisation



Suburb - Castle Hill

returned 58 results

[Export to excel](#)

3 of 3 Pages

[Search Again](#)

Number	Name	Location	Type	Status	Issued date
1521774	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	09 May 2014
1522873	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	20 Jun 2014
1523337	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	14 Jul 2014
1523570	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	21 Jul 2014
1525214	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	30 Sep 2014
1525680	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	17 Oct 2014
1526354	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	17 Nov 2014
1529472	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	27 Mar 2015
1530676	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	15 May 2015
1531229	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	10 Jun 2015
1531910	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	06 Jul 2015
1532871	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	13 Aug 2015
1533757	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	07 Sep 2015
1534633	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	16 Oct 2015
1535892	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	23 Nov 2015
1541770	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.80 Surrender of a Licence	Issued	12 Jul 2016
11782	WALTER SCHELLANDER	40/5 ANELLA AVENUE, CASTLE HILL, NSW 2154	POEO licence	No longer in force	04 Nov 2002
1048341	WALTER SCHELLANDER	40/5 ANELLA AVENUE, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	31 May 2005

123

Suburb - Castle Hill

returned 58 results

[Export to excel](#)

2 of 3 Pages

[Search Again](#)

Number	Name	Location	Type	Status	Issued date
1044239	PARKER HANNIFIN (AUSTRALIA) PTY. LIMITED	9 CARRINGTON ROAD, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	06 Feb 2005
1073465	PARKER HANNIFIN (AUSTRALIA) PTY. LIMITED	9 CARRINGTON ROAD, CASTLE HILL, NSW 2154	s.80 Surrender of a Licence	Issued	23 May 2007
12202	SIGMA-ALDRICH PTY. LIMITED	12 ANELLA AVENUE, CASTLE HILL, NSW 1765	POEO licence	Surrendered	23 Nov 2004
1074288	SIGMA-ALDRICH PTY. LIMITED	12 ANELLA AVENUE, CASTLE HILL, NSW 1765	s.58 Licence Variation	Issued	06 Nov 2007
1121925	SIGMA-ALDRICH PTY. LIMITED	12 ANELLA AVENUE, CASTLE HILL, NSW 1765	s.80 Surrender of a Licence	Issued	03 Dec 2010
6701	SMC CORPORATION (AUSTRALIA) PTY LTD	14-18 HUDSON AVENUE, CASTLE HILL, NSW 2154	POEO licence	Issued	19 May 2000
1046359	SMC CORPORATION (AUSTRALIA) PTY LTD	14-18 HUDSON AVENUE, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	11 Apr 2005
1096759	SMC CORPORATION (AUSTRALIA) PTY LTD	14-18 HUDSON AVENUE, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	22 Jan 2009
1097956	SMC CORPORATION (AUSTRALIA) PTY LTD	14-18 HUDSON AVENUE, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	14 May 2009
1109342	SMC CORPORATION (AUSTRALIA) PTY LTD	14-18 HUDSON AVENUE, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	16 Dec 2009
1529568	SMC CORPORATION (AUSTRALIA) PTY LTD	14-18 HUDSON AVENUE, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	01 Jun 2015
1576491	SMC CORPORATION (AUSTRALIA) PTY LTD	14-18 HUDSON AVENUE, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	11 Mar 2019
1648769	SMC CORPORATION (AUSTRALIA) PTY LTD	14-18 HUDSON AVENUE, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	15 May 2025
20319	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	POEO licence	Surrendered	30 Sep 2013
1517520	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	11 Nov 2013
1518596	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	29 Nov 2013
1519019	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	19 Dec 2013
1519320	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	09 Jan 2014
1521159	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	31 Mar 2014
1521476	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	14 Apr 2014

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

Suburb - Castle Hill

returned 58 results

[Export to excel](#)

1 of 3 Pages

[Search Again](#)

Number	Name	Location	Type	Status	Issued date
11895	CRC INDUSTRIES (AUST) PTY LIMITED	9 GLADSTONE ROAD, CASTLE HILL, NSW 2154	POEO licence	Issued	23 May 2003
1050943	CRC INDUSTRIES (AUST) PTY LIMITED	9 GLADSTONE ROAD, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	02 Sep 2005
1095155	CRC INDUSTRIES (AUST) PTY LIMITED	9 GLADSTONE ROAD, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	23 Jun 2009
1526962	CRC INDUSTRIES (AUST) PTY LIMITED	9 GLADSTONE ROAD, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	28 Apr 2015
1534373	CRC INDUSTRIES (AUST) PTY LIMITED	9 GLADSTONE ROAD, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	06 Oct 2015
6735	ECOLAB PTY LTD	6 HUDSON AVENUE, CASTLE HILL, NSW 2154	POEO licence	No longer in force	09 Aug 2000
1002798	ECOLAB PTY LTD	6 HUDSON AVENUE, CASTLE HILL, NSW 2154	s.91 Clean Up Notice	Issued	17 Nov 2000
1002799	ECOLAB PTY LTD	6 HUDSON AVENUE, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	20 Nov 2000
1002832	ECOLAB PTY LTD	6 HUDSON AVENUE, CASTLE HILL, NSW 2154	s.91 Clean Up Notice	Issued	20 Nov 2000
1018151	ECOLAB PTY LTD	6 HUDSON AVENUE, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	19 Jun 2002
1027226	ECOLAB PTY LTD	6 HUDSON AVENUE, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	19 May 2003
1034230	ECOLAB PTY LTD	6 HUDSON AVENUE, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	29 Jan 2004
1049632	ECOLAB PTY LTD	6 HUDSON AVENUE, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	28 Jul 2005
1051833	ECOLAB PTY LTD	6 HUDSON AVENUE, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	12 Sep 2005
1076458	ECOLAB PTY LTD	6 HUDSON AVENUE, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	08 Nov 2007
5968	HOBSON ENGINEERING CO PTY LTD	14 VICTORIA AVE, CASTLE HILL, NSW 2154	POEO licence	No longer in force	04 Feb 2000
1044241	HOBSON ENGINEERING CO PTY LTD	14 VICTORIA AVE, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	03 Feb 2005
2872	HOLT LLOYD AUSTRALASIA PTY LTD	15 HUDSON AVE, CASTLE HILL, NSW 2154	POEO licence	Surrendered	24 May 2000
1024463	HOLT LLOYD AUSTRALASIA PTY LTD	15 HUDSON AVE, CASTLE HILL, NSW 2154	s.80 Surrender of a Licence	Issued	24 Jan 2003
2847	PARKER HANNIFIN (AUSTRALIA) PTY LIMITED	9 CARRINGTON ROAD, CASTLE HILL, NSW 2154	POEO licence	Surrendered	01 May 2000

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28 August 2025

APPENDIX E: BUREAU OF METEOROLOGY

Monthly Rainfall (millimetres)

NORTH ROCKS (MUIRFIELD GOLF CLUB)

Station Number: 067112 · State: NSW · Opened: 1992 · Status: Open · Latitude: 33.77°S · Longitude: 151.02°E · Elevation: 40 m

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2000												78.0	
2001	145.0	161.5	33.5	56.5	112.5	19.0	69.5	0.0	8.0	43.0	53.5	30.0	732.0
2002	70.0	306.5	124.5	24.5	52.0	17.0	8.5	23.5	10.0	6.5	31.5	85.1	759.6
2003	11.5	90.5	106.5	103.5	241.5	32.5	29.0	35.5	4.0	73.5	83.0	79.0	890.0
2004	27.0	95.5	52.0	34.0	7.5	6.5	25.5	38.0	34.0	230.0	57.5	60.5	668.0
2005	73.5	115.5	60.5	175.0	32.5	62.0	28.5	12.5	47.0	114.0	122.0	26.5	869.5
2006	100.5	73.5	23.5	3.5	8.5	104.5	49.5	42.0	166.0	4.0	46.5	58.0	680.0
2007	39.0	202.5	33.5	296.5			32.0	18.5	25.5	7.5	146.5	174.0	
2008	36.5	14.5								26.5	30.0	45.0	
2009	32.0	145.0	69.0	76.5	119.0	71.5	42.5	7.0	29.0	221.5	14.5	95.5	923.0
2010	42.5	315.5	72.5	39.5	76.5	134.0	49.5	27.5	47.5	92.0	147.0	88.0	1132.0
2011	70.5	24.0	132.5	149.0	135.5	86.0	151.0	55.5	133.0	43.5	172.5	186.5	1339.5
2012	186.5	204.5	255.5	35.0	16.0	151.5	28.5	7.5	23.5	24.0	35.0	36.0	1003.5
2013	112.0	156.0	78.5	65.5	45.0	183.5	17.5	7.0	15.0	12.0	192.5	30.5	915.0
2014	23.0	69.0	135.5	46.5	6.0	30.0	13.0	186.0	48.5	71.5	36.5	216.5	882.0
2015	138.5	39.0	35.0	415.5	67.5	55.0	41.0	33.5	26.0	41.5	100.0	61.5	1054.0
2016	343.5	17.0	52.0	20.0	10.0	298.0	72.5	91.0	49.0	19.0	28.5	71.0	1071.5
2017	19.0	106.0	318.5	41.5	9.5	165.5	0.0	20.5	0.0	37.0	26.5	34.0	778.0
2018	23.0	97.5	79.0	22.0	6.5	66.5	3.0	10.0	38.0	213.0	97.0	96.0	751.5
2019	45.0	68.5	263.0	15.5	9.5	84.0	27.5	63.0	124.5	39.0	18.5	1.5	759.5
2020	61.0	371.5	99.5	31.0	81.0	28.5	132.0	67.0	21.5	96.0	66.0		
2021	63.0	104.5	313.5	3.5	55.5	39.5	18.0	57.5	16.5	53.5	172.5	71.0	968.5
2022	138.5	269.5	458.5		81.0	5.0	343.5	25.0	84.5	163.5	48.5	15.5	
2023	177.0	96.5	45.0	108.5	13.5	20.5	11.5	44.5	40.5	21.0	107.5	77.5	763.5
2024	232.5	76.0	20.5	182.0	109.0	179.0	47.0	10.0	45.0	26.5	54.5	37.5	1019.5
2025	135.5	58.5	117.5	65.0	194.0	7.5	99.5	231.5					

Quality control: 12.3 Done & acceptable, 12.3 Not completed or unknown



Monthly Rainfall (millimetres)

NORTH ROCKS (MUIRFIELD GOLF CLUB)

Station Number: 067112 · State: NSW · Opened: 1992 · Status: Open · Latitude: 33.77°S · Longitude: 151.02°E · Elevation: 40 m

Statistics for this station calculated over all years of data

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean	93.8	131.1	124.1	87.4	64.8	80.3	55.8	46.4	45.1	70.0	78.7	73.1	898.0
Lowest	11.5	14.5	20.5	3.5	6.0	5.0	0.0	0.0	0.0	4.0	14.5	1.5	668.0
5th percentile	19.8	18.4	25.0	4.7	6.6	6.6	3.8	7.0	4.4	6.7	19.7	17.1	679.4
10th percentile	23.0	30.0	33.5	16.4	7.7	9.4	9.4	7.2	8.4	8.9	27.1	27.5	726.8
Median	70.0	97.5	78.8	46.5	52.0	62.0	30.5	30.5	34.0	42.2	56.0	66.2	886.0
90th percentile	182.7	291.7	298.4	180.6	132.2	176.3	122.2	83.8	116.5	198.1	164.9	150.6	1077.6
95th percentile	223.3	313.7	317.8	285.0	188.1	183.1	148.1	171.8	132.1	220.2	172.5	184.6	1142.4
Highest	343.5	371.5	458.5	415.5	241.5	298.0	343.5	231.5	166.0	230.0	192.5	216.5	1339.5

1) Calculation of statistics

Summary statistics, other than the Highest and Lowest values, are only calculated if there are at least 20 years of data available.

2) Gaps and missing data

Gaps may be caused by a damaged instrument, a temporary change to the site operation, or due to the absence or illness of an observer.

3) Further information

<http://www.bom.gov.au/climate/cdo/about/about-rain-data.shtml>.

Product code: IDCJAC0001 reference: 0122047041 Created on Fri 05 Sep 2025 10:57:50 AM AEST

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Contact us using details on <http://www.bom.gov.au/climate/how/contacts.shtml>.

We have taken all due care but cannot provide any warranty nor accept any liability for this information.

<http://www.bom.gov.au/other/copyright.shtml>



APPENDIX F: DPI (OFFICE OF WATER) DATABASE RECORDS

WaterNSW

Work Summary

GW021982

Licence: 10BL014141

Licence Status: CONVERTED

Authorised Purpose(s): WASTE DISPOSAL
Intended Purpose(s): WASTE DISPOSAL

Work Type: Bore open thru rock

Work Status: Supply Obtained

Construct.Method: Cable Tool

Owner Type: Local Govt

Commenced Date:
Completion Date: 01/09/1964

Final Depth: 49.00 m
Drilled Depth: 49.10 m

Contractor Name: (None)

Driller:

Assistant Driller:

Property: N/A NSW

GWMA: 603
GW Zone:

Standing Water Level (m):

Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

County: CUMBERLAND
Form A: CUMBERLAND
Licensed: CUMBERLA

Parish: CASTLE HI
CASTLEHI

Cadastre: SEC 2
Whole Lot 8//752020

Region: 10 - Sydney South Coast

River Basin: 213 - SYDNEY COAST - GEORGES RIVER

Area/District:

CMA Map:

Grid Zone:

Scale:

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

Northing: 6265926.000
Easting: 315382.000

Latitude: 33°43'50.3"S
Longitude: 151°00'26.2"E

GS Map: -

MGA Zone: 56

Coordinate Source: GD.,PR. MAP

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	Threaded Steel	-0.30	9.10	152			Suspended in Clamps

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
7.00	7.30	0.30	Fractured	7.00					
42.90	47.70	4.80	Consolidated	33.50					

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	7.01	7.01	Clay Grey	Clay	
7.01	15.84	8.83	Shale Grey	Shale	
15.84	28.34	12.50	Shale	Shale	
28.34	39.31	10.97	Sandstone Yellow	Sandstone	
39.31	41.45	2.14	Sandstone Grey Hard	Sandstone	

41.45	47.85	6.40	Sandstone Cream Water Supply	Sandstone	
47.85	49.07	1.22	Shale	Shale	

Remarks

10/03/1981: LOT 8 SECTION 2 RSL CLUB CASTLEHILL

*** End of GW021982 ***

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

WaterNSW

Work Summary

GW107575

Licence: 10BL160930

Licence Status: ACTIVE

Authorised Purpose(s): MONITORING BORE
Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status:

Construct.Method:

Owner Type:

Commenced Date:
Completion Date: 30/10/2002

Final Depth: 40.79 m
Drilled Depth: 40.79 m

Contractor Name: JEFFERY & KATAUSKAS PTY LTD

Driller: Yoon Fook Chin

Assistant Driller:

Property: N/A NSW,N/A 2842 Old Northern Rd
CASTLE HILL 2154 NSW

GWMA:
GW Zone:

Standing Water Level
(m):

Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

County
Form A: CUMBERLAND
Licensed: CUMBERLA

Parish
CASTLE HI
CASTLEHI

Cadastre
7006 93757
Whole Lot
112//1180955

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

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

Northing: 6265837.000
Easting: 315436.000

Latitude: 33°43'53.2"S
Longitude: 151°00'28.2"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	40.79	70			Unknown
1	1	Casing	P.V.C.	0.00	40.79	50			Glued
1	1	Opening	Slots - Horizontal	0.00	40.79	50		0	PVC, SL: 0.5mm

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	3.00	3.00	CLAY	Clay	
3.00	25.50	22.50	SHALE	Shale	
25.50	40.79	15.29	SANDSTONE	Sandstone	

***** End of GW107575 *****

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

WaterNSW

Work Summary

GW109570
Licence: 10BL163618

Licence Status: CANCELLED

Authorised Purpose(s): MONITORING BORE
Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status:
Construct.Method:
Owner Type: Private

Commenced Date:
Completion Date: 02/03/2004

Final Depth: 9.50 m
Drilled Depth: 9.50 m

Contractor Name: Macquarie Drilling
Driller: Unkown Unknown
Assistant Driller:
Property: MOBIL 307 Old Northern Rd
 CASTLE HILL 2154 NSW
GWMA:
GW Zone:
Standing Water Level 4.300
 (m):
Salinity Description:
 Yield (L/s):

Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: CUMBERLAND	CASTLE HI	18//821398
Licensed: CUMBERLA	CASTLEHI	Whole Lot 1//1226863

Region: 10 - Sydney South Coast

CMA Map:
River Basin: - Unknown
Area/District:
Grid Zone:
Scale:
Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown

Northing: 6265742.000
Easting: 315384.000

Latitude: 33°43'56.3"S
Longitude: 151°00'26.1"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	9.50	0			Unknown
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Casing	P.V.C.	0.00	3.50	50			Screwed
1	1	Opening	Screen	3.50	9.50	50		0	PVC, Screwed, A: 4.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
7.50	9.50	2.00	Unknown	4.30					

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.20	0.20	CONCRETE	Conglomerate	
0.20	0.50	0.30	FILL	Fill	
0.50	1.00	0.50	CLAY,MED.BROWN	Clay	
1.00	9.50	8.50	SHALE,WEATHERED, MED.BROWN,DRY	Shale	

***** End of GW109570 *****

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

WaterNSW

Work Summary

GW109571

Licence: 10BL163618

Licence Status: CANCELLED

Authorised Purpose(s): MONITORING BORE
Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status:

Construct.Method:

Owner Type: Private

Commenced Date:
Completion Date: 02/03/2004

Final Depth: 9.50 m
Drilled Depth: 9.50 m

Contractor Name: Macquarie Drilling

Driller: Unkown Unknown

Assistant Driller:

Property: MOBIL 307 Old Northern Rd
CASTLE HILL 2154 NSW

Standing Water Level 5.000
(m):

GWMA:
GW Zone:

Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: CUMBERLAND	CASTLE HI	18//821398
Licensed: CUMBERLA	CASTLEHI	Whole Lot 1//1226863

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

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

Northing: 6265738.000
Easting: 315380.000

Latitude: 33°43'56.4"S
Longitude: 151°00'25.9"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	9.50	0			Unknown
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Casing	P.V.C.	0.00	3.50	50			Screwed
1	1	Opening	Screen	3.50	9.50	50		0	PVC, Screwed, A: 4.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
7.50	9.50	2.00	Unknown	5.00					

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.20	0.20	CONCRETE	Conglomerate	
0.20	0.50	0.30	SAND	Sand	
0.50	0.80	0.30	FILL,CLAYEY BROWN WITH GRAVEL	Fill	
0.80	2.00	1.20	CLAY MED.BROWN,STIFF	Clay Loam	

2.00	9.50	7.50	SILTY CLAY,ORANGE,GREY,BROWN,SOFT	Silty Clay	
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*** End of GW109571 ***

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

WaterNSW

Work Summary

GW109572
Licence: 10BL163618

Licence Status: CANCELLED

Authorised Purpose(s): MONITORING BORE
Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status:
Construct.Method:
Owner Type: Private

Commenced Date:
Completion Date: 03/03/2004

Final Depth: 11.00 m
Drilled Depth: 11.00 m

Contractor Name: Macquarie Drilling
Driller: Unkown Unknown
Assistant Driller:
Property: MOBIL 307 Old Northern Rd
 CASTLE HILL 2154 NSW
GWMA:
GW Zone:
Standing Water Level
 (m):
Salinity Description:
 Yield (L/s):

Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: CUMBERLAND	CASTLE HI	18/821398
Licensed: CUMBERLA	CASTLEHI	Whole Lot 1//1226863

Region: 10 - Sydney South Coast

CMA Map:
River Basin: - Unknown
Area/District:
Grid Zone:
Scale:
Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown

Northing: 6265764.000
Easting: 315373.000

Latitude: 33°43'55.6"S
Longitude: 151°00'25.7"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	11.00	0			Unknown
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Casing	P.V.C.	0.00	5.00	50			Screwed
1	1	Opening	Screen	5.00	11.00	50		0	PVC, Screwed, A: 4.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
10.00	11.00	1.00	Unknown						

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.20	0.20	CONCRETE	Conglomerate	
0.20	1.00	0.80	SILT,CLAY BROWN,LOOSE,MOIST	Silt	
1.00	2.00	1.00		Silt	
2.00	11.00	9.00	WEATHERED SHALE,BROWN,LOOSE.	Unknown	

***** End of GW109572 *****

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

APPENDIX G: PROPOSED DEVELOPMENT PLANS

[Status] PRELIMINARY

[Nom. Architect] Nicholas Bandounas /8499

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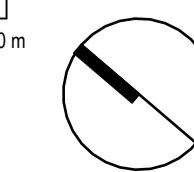
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A	PRELIMINARY	14.10.2025
B	FOR COORDINATION	04.11.2025

PARKING SCHEDULE

Level	Type			Total
	Standard	DDA	Tandem	
BASEMENT 1	49	7	6	62
BASEMENT 2	49	7	6	62
BASEMENT 3	49	7	6	62
BASEMENT 4	49	7	6	62
BASEMENT 5	49	7	6	62
BASEMENT 6	51	7	6	64
	296	42	36	374



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[Status] PRELIMINARY

[Nom. Architect] Nicholas Bandounas /8499

[File] 20240027-AB-SK001-R24

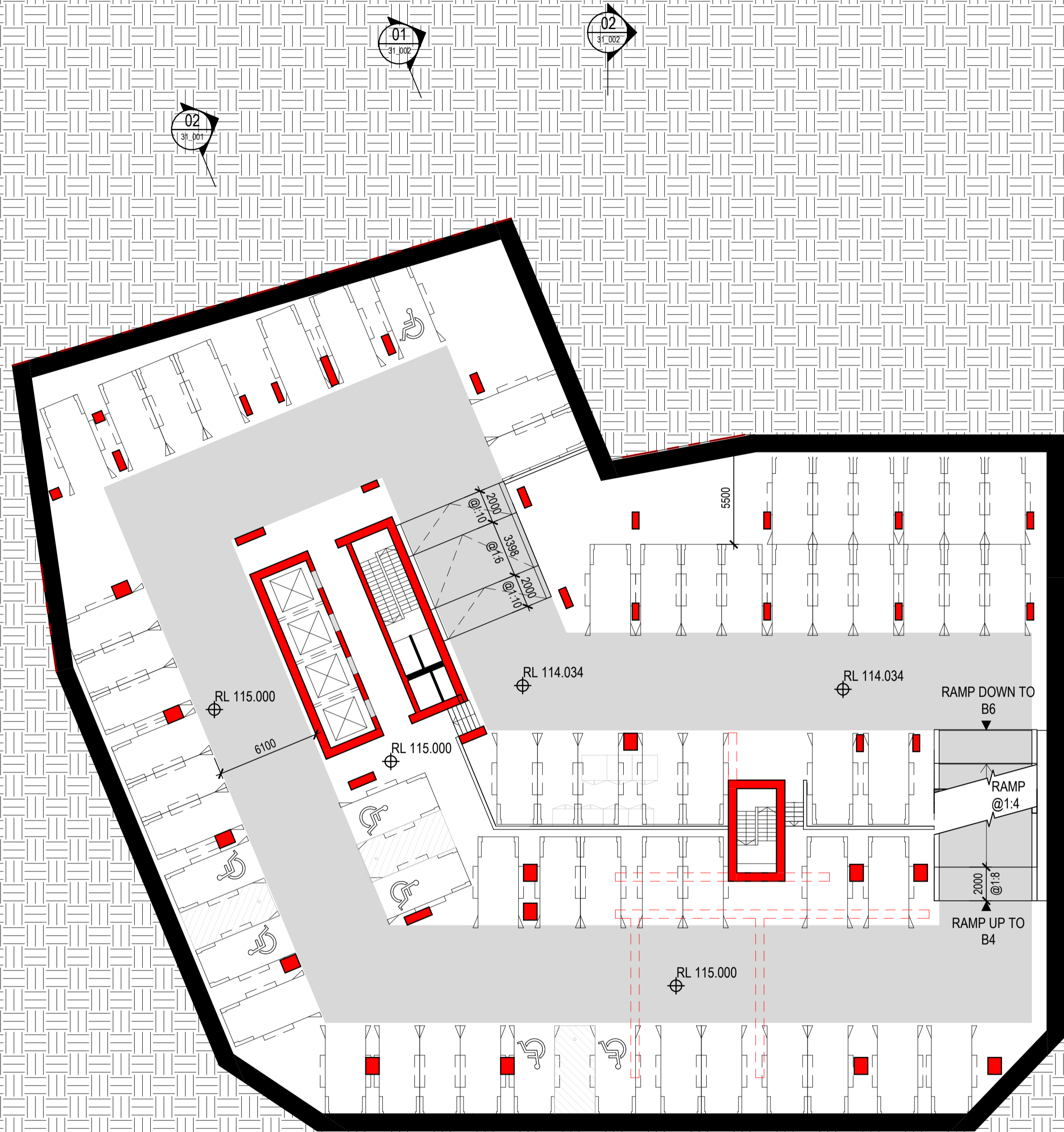
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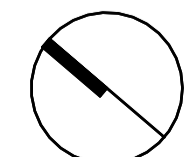
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A	PRELIMINARY	14.10.2025
B	FOR COORDINATION	04.11.2025

PARKING SCHEDULE

Level	Type			Total
	Standard	DDA	Tandem	
BASEMENT 1	49	7	6	62
BASEMENT 2	49	7	6	62
BASEMENT 3	49	7	6	62
BASEMENT 4	49	7	6	62
BASEMENT 5	49	7	6	62
BASEMENT 6	51	7	6	64
	296	42	36	374



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[Status] PRELIMINARY

[Nom. Architect] Nicholas Bandounas /8499

[File] 20240027-AB-SK001-R24

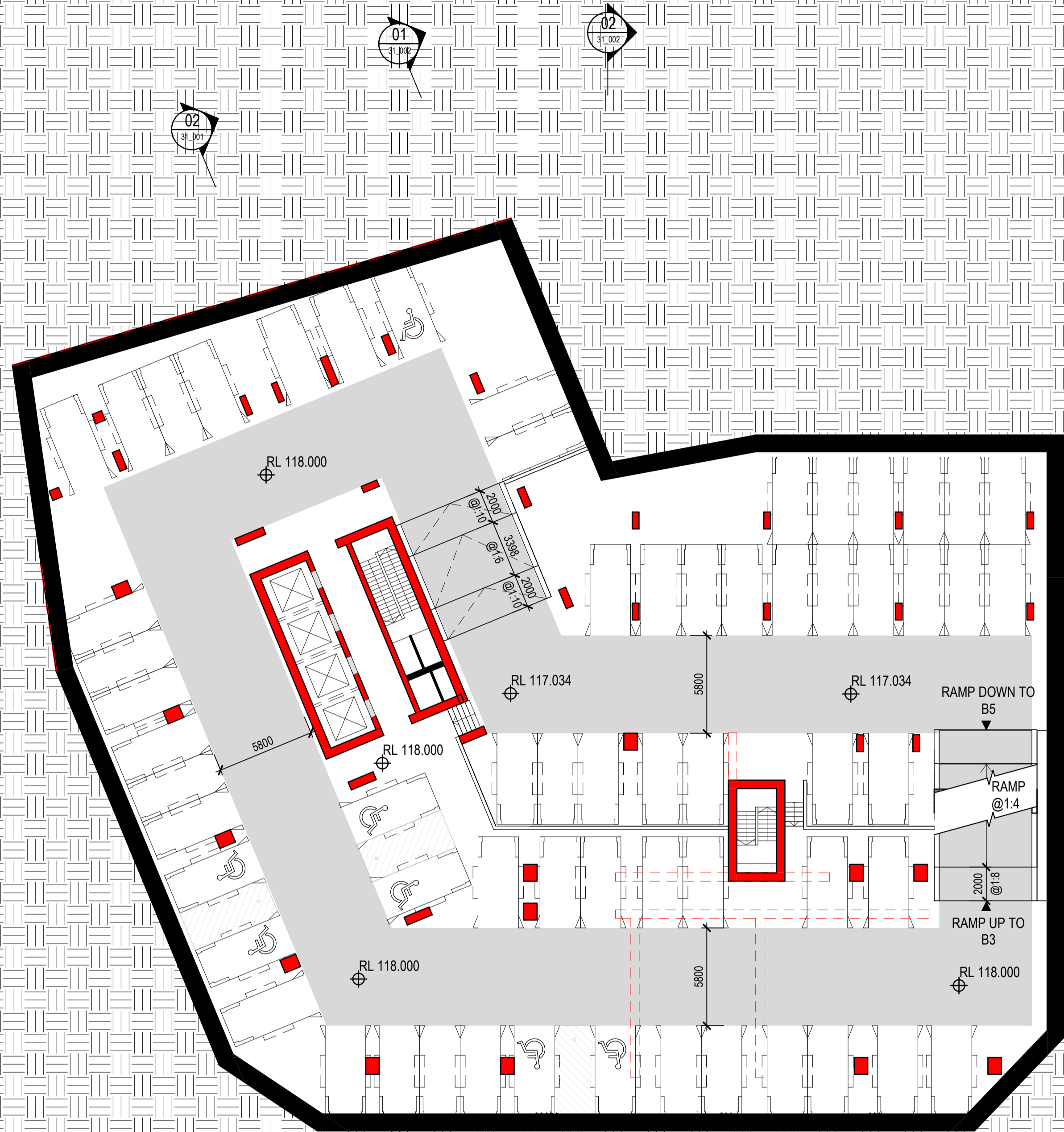
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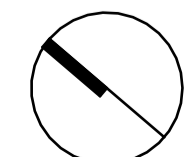
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A	PRELIMINARY	14.10.2025
B	FOR COORDINATION	04.11.2025

PARKING SCHEDULE

Level	Type			Total
	Standard	DDA	Tandem	
BASEMENT 1	49	7	6	62
BASEMENT 2	49	7	6	62
BASEMENT 3	49	7	6	62
BASEMENT 4	49	7	6	62
BASEMENT 5	49	7	6	62
BASEMENT 6	51	7	6	64
	296	42	36	374



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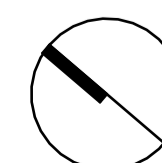


PARKING SCHEDULE

Level	Type			Total
	Standard	DDA	Tandem	
BASEMENT 1	49	7	6	62
BASEMENT 2	49	7	6	62
BASEMENT 3	49	7	6	62
BASEMENT 4	49	7	6	62
BASEMENT 5	49	7	6	62
BASEMENT 6	51	7	6	64
	296	42	36	374



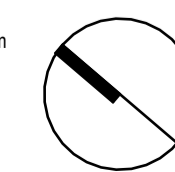
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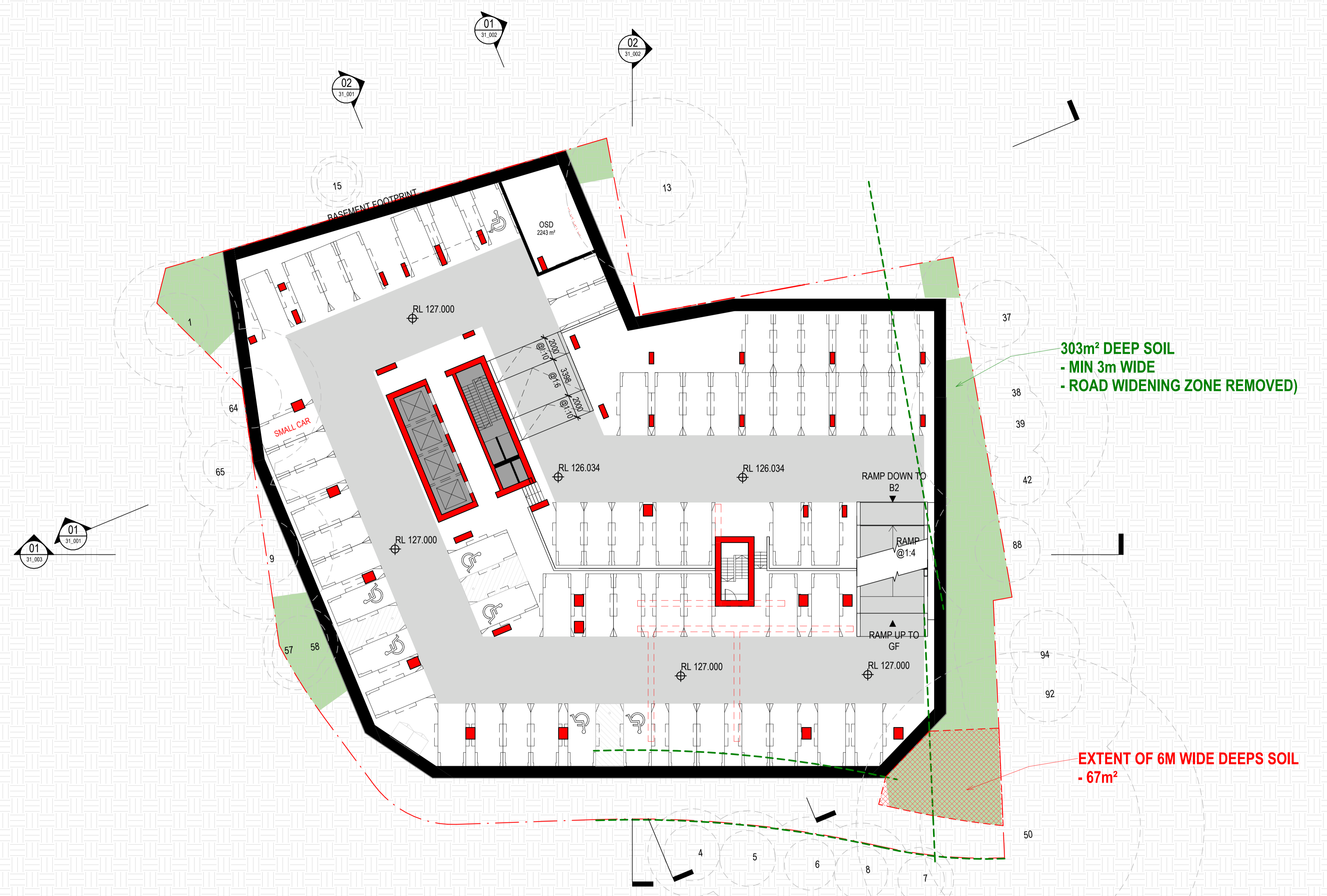
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Level	Type			Total
	Standard	DDA	Tandem	
BASEMENT 1	49	7	6	62
BASEMENT 2	49	7	6	62
BASEMENT 3	49	7	6	62
BASEMENT 4	49	7	6	62
BASEMENT 5	49	7	6	62
BASEMENT 6	51	7	6	64
	296	42	36	374



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PARKING SCHEDULE				
Level	Type			Total
	Standard	DDA	Tandem	
BASEMENT 1	49	7	6	62
BASEMENT 2	49	7	6	62
BASEMENT 3	49	7	6	62
BASEMENT 4	49	7	6	62
BASEMENT 5	49	7	6	62
BASEMENT 6	51	7	6	64
	296	42	36	374



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APARTMENT SCHEDULE - UNIT MIX

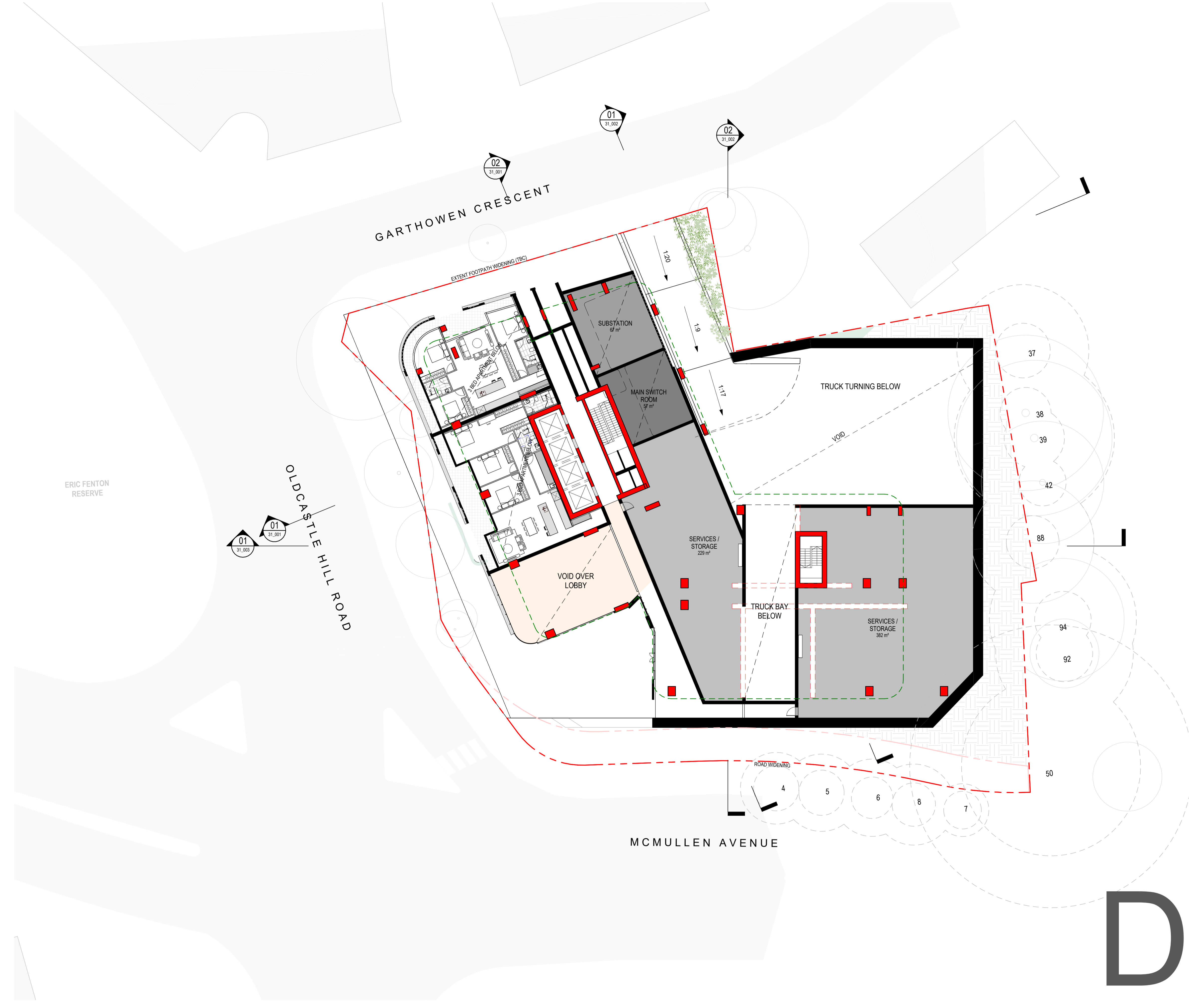
Unit Type	Count	Unit Mix
1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
371		



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APARTMENT SCHEDULE - UNIT MIX

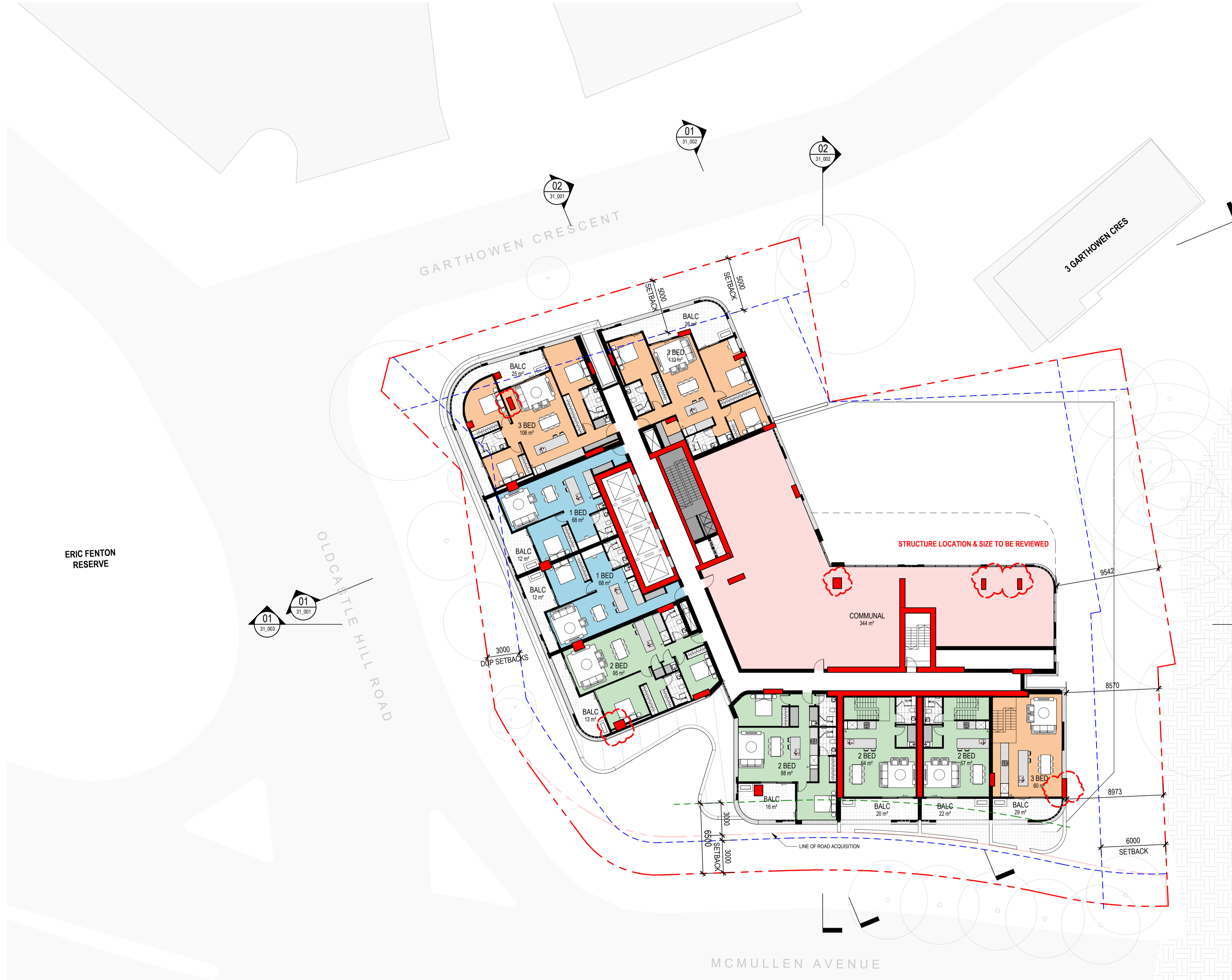
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1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
371		



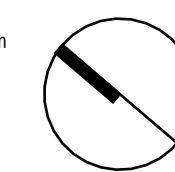
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APARTMENT SCHEDULE - UNIT MIX

Unit Type	Count	Unit Mix
1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
371		



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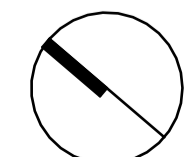
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A	PRELIMINARY	14.10.2025
B	FOR COORDINATION	04.11.2025

APARTMENT SCHEDULE - UNIT MIX

Unit Type	Count	Unit Mix
1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
371		



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[Status] PRELIMINARY

[Nom. Architect] Nicholas Bandounas /8499

[File] 20240027-AB-SK001-R24

[Print Date] 4/11/2025 3:58:37 PM

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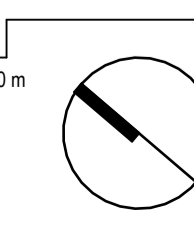
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A	PRELIMINARY	14.10.2025
B	FOR COORDINATION	04.11.2025

APARTMENT SCHEDULE - UNIT MIX

Unit Type	Count	Unit Mix
1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
		371



DRAFT

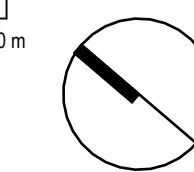


APARTMENT SCHEDULE - UNIT MIX

Unit Type	Count	Unit Mix
1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
371		



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History

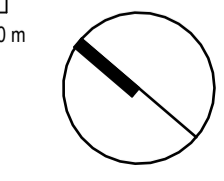
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B	FOR COORDINATION	04.11.2025

APARTMENT SCHEDULE - UNIT MIX

Unit Type	Count	Unit Mix
1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
371		



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[Status] PRELIMINARY

[Nom. Architect] Nicholas Bandounas /8499

[File] 20240027-AB-SK001-R24

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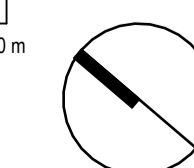
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A	PRELIMINARY	14.10.2025
B	FOR COORDINATION	04.11.2025

APARTMENT SCHEDULE - UNIT MIX

Unit Type	Count	Unit Mix
1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
371		

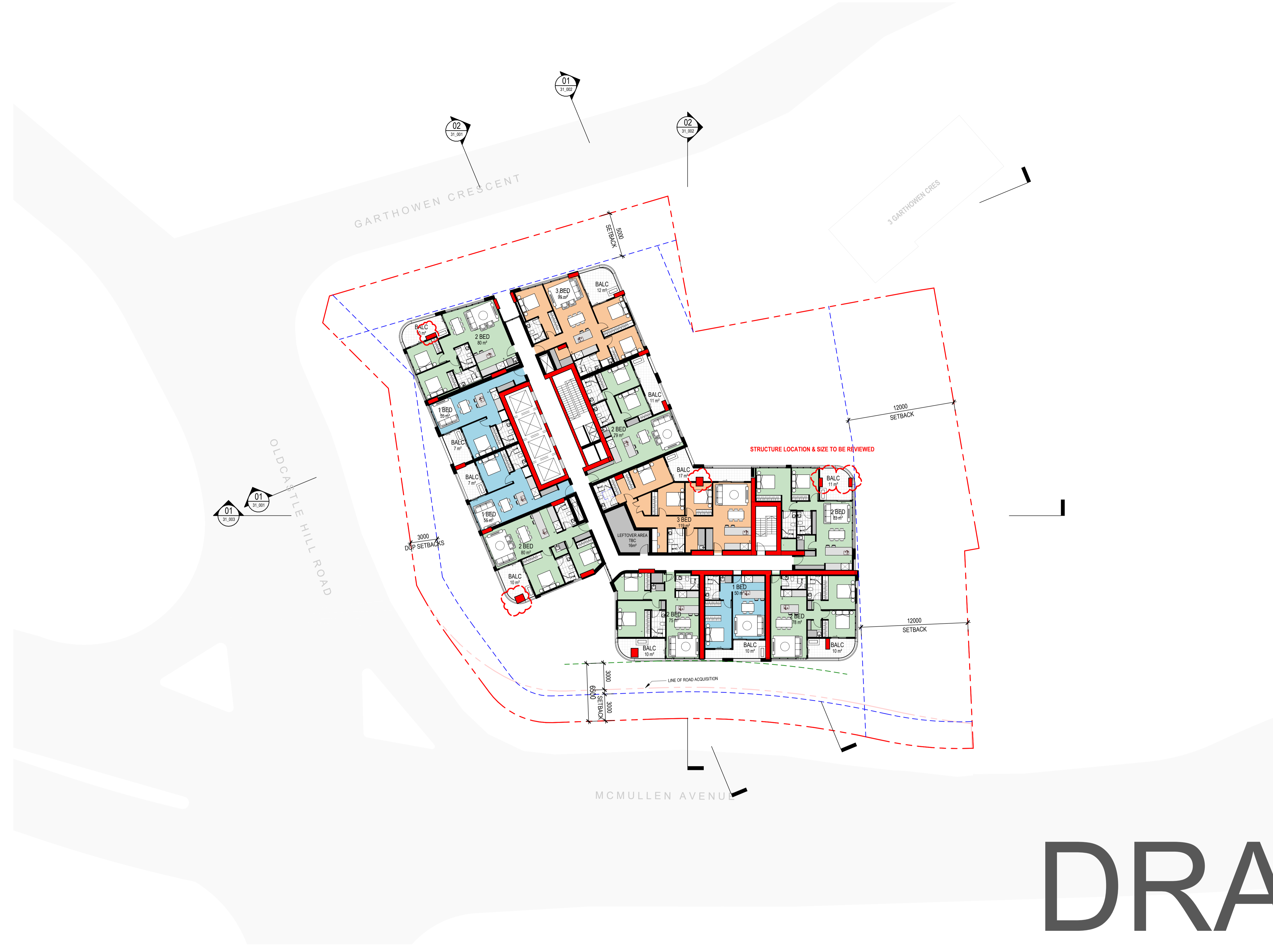


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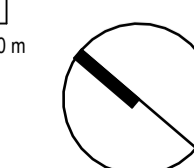


APARTMENT SCHEDULE - UNIT MIX

Unit Type	Count	Unit Mix
1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
371		



DRAFT

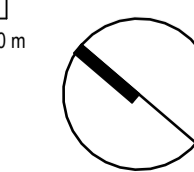


APARTMENT SCHEDULE - UNIT MIX

Unit Type	Count	Unit Mix
1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
371		



DRAFT



History

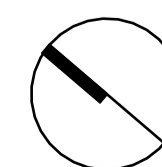
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B	FOR COORDINATION	04.11.2025

APARTMENT SCHEDULE - UNIT MIX

Unit Type	Count	Unit Mix
1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
371		



DRAFT



[Status] PRELIMINARY

[Nom. Architect] Nicholas Bandounas /8499

[File] 20240027-AB-SK001-R24

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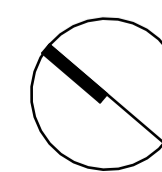
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A	PRELIMINARY	14.10.2025
B	FOR COORDINATION	04.11.2025

APARTMENT SCHEDULE - UNIT MIX

Unit Type	Count	Unit Mix
1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
371		



DRAFT



[Status] PRELIMINARY

[Nom. Architect] Nicholas Bandounas /8499

[File] 20240027-AB-SK001-R24

[Print Date] 4/11/2025 4:04:54 PM

History

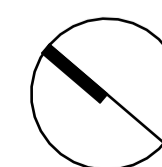
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-	PRELIMINARY	TBC
A	PRELIMINARY	14.10.2025
B	FOR COORDINATION	04.11.2025

APARTMENT SCHEDULE - UNIT MIX

Unit Type	Count	Unit Mix
1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
371		



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[Status] PRELIMINARY

[Nom. Architect] Nicholas Bandounas /8499

[File] 20240027-AB-SK001-R24

[Print Date] 4/11/2025 4:05:07 PM

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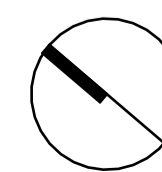
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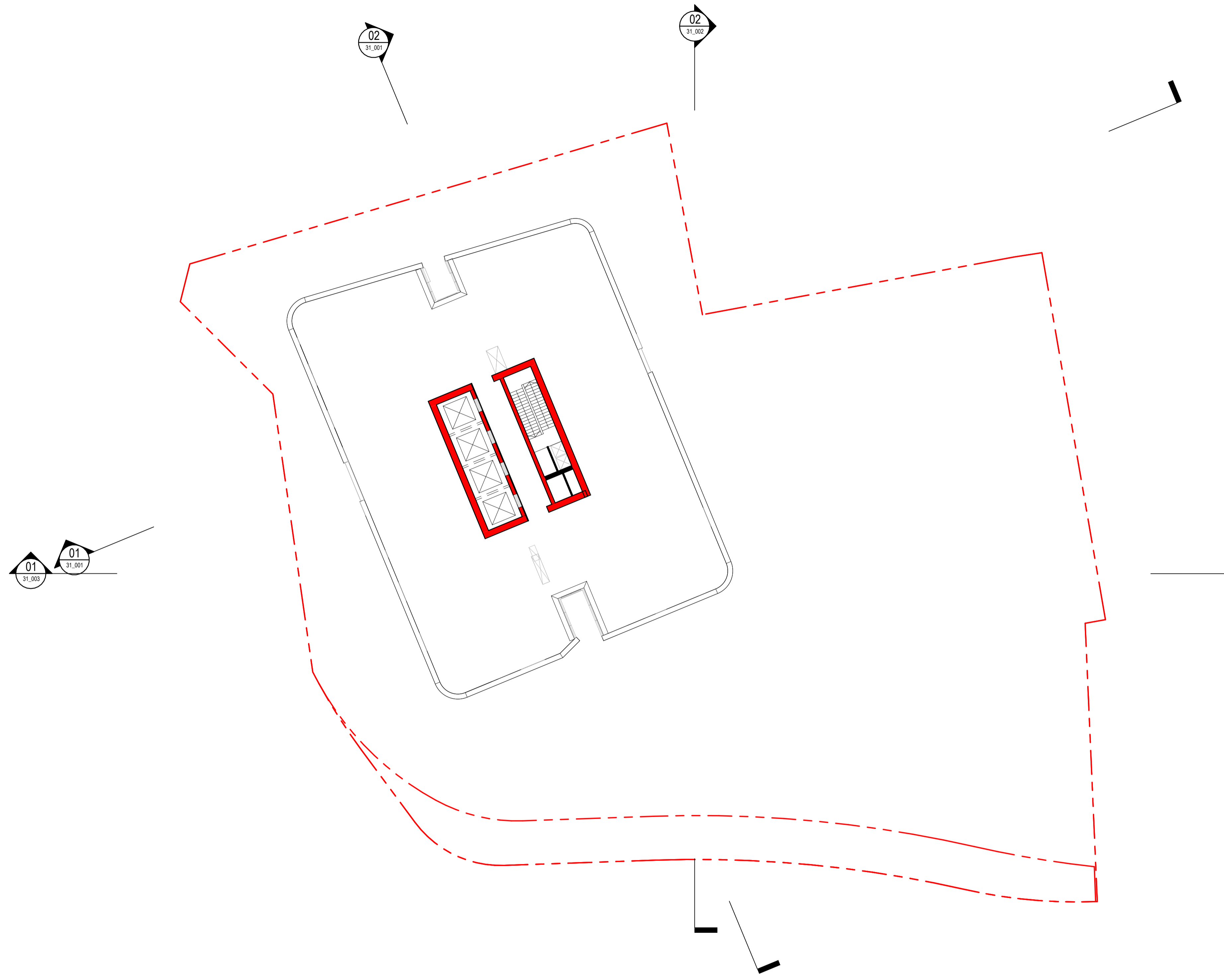


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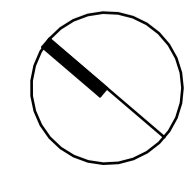


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-	PRELIMINARY	TBC
A	FOR COORDINATION	04.11.2025



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1 NORTHERN ELEVATION - DA
 1: 400

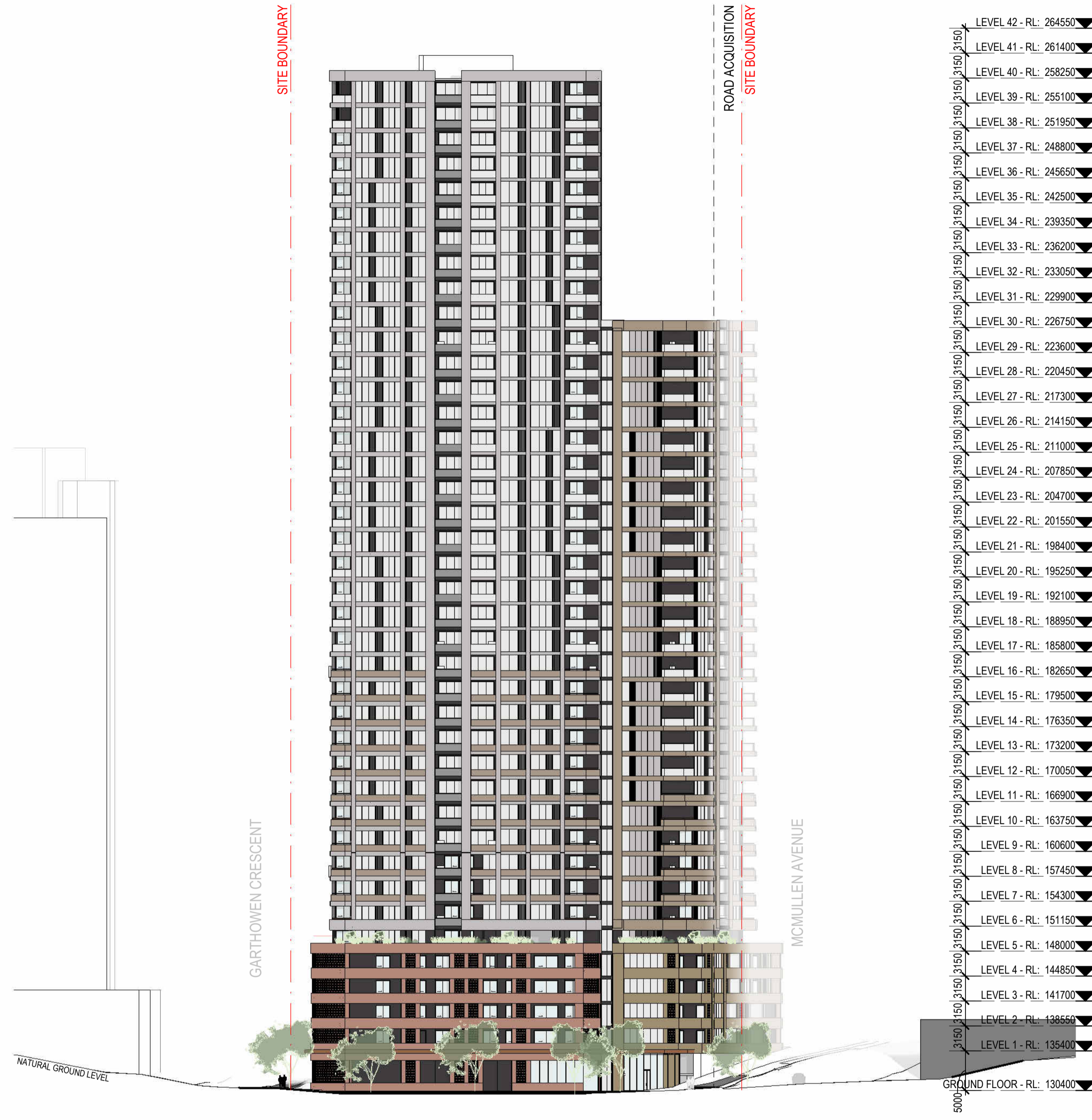


2 SOUTHERN ELEVATION - DA
 1: 400

DRAFT



1 EASTERN ELEVATION - DA
1 : 400

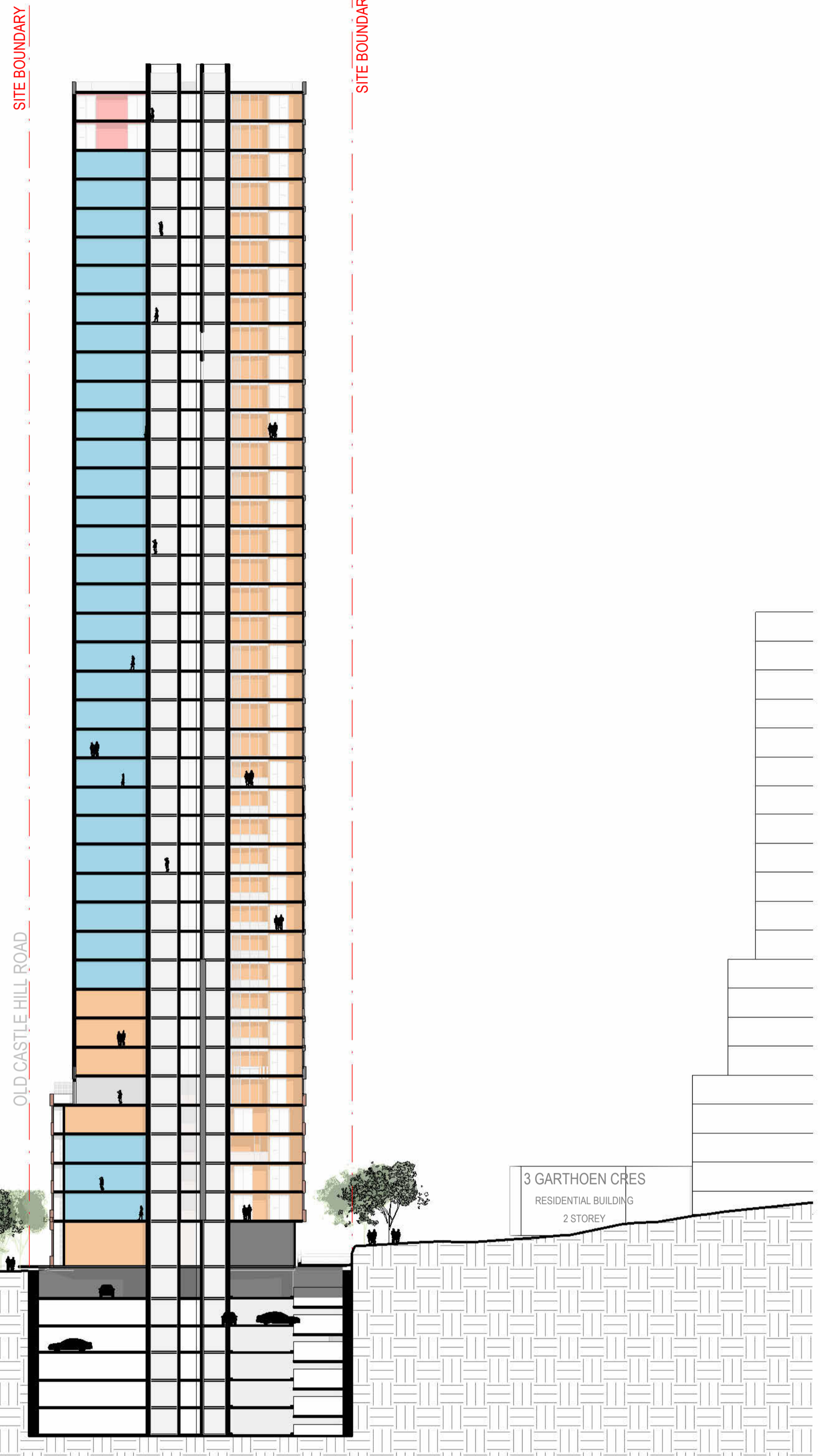


2 WESTERN ELEVATION - DA
1 : 400

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LEVEL 47 - RL: 280300
 LEVEL 46 - RL: 277150

- LEVEL 42 - RL: 264550
- LEVEL 41 - RL: 261400
- LEVEL 40 - RL: 258250
- LEVEL 39 - RL: 255100
- LEVEL 38 - RL: 251950
- LEVEL 37 - RL: 248800
- LEVEL 36 - RL: 245650
- LEVEL 35 - RL: 242500
- LEVEL 34 - RL: 239350
- LEVEL 33 - RL: 236200
- LEVEL 32 - RL: 233050
- LEVEL 31 - RL: 229900
- LEVEL 30 - RL: 226750
- LEVEL 29 - RL: 223600
- LEVEL 28 - RL: 220450
- LEVEL 27 - RL: 217300
- LEVEL 26 - RL: 214150
- LEVEL 25 - RL: 211000
- LEVEL 24 - RL: 207850
- LEVEL 23 - RL: 204700
- LEVEL 22 - RL: 201550
- LEVEL 21 - RL: 198400
- LEVEL 20 - RL: 195250
- LEVEL 19 - RL: 192100
- LEVEL 18 - RL: 188950
- LEVEL 17 - RL: 185800
- LEVEL 16 - RL: 182650
- LEVEL 15 - RL: 179500
- LEVEL 14 - RL: 176350
- LEVEL 13 - RL: 173200
- LEVEL 12 - RL: 170050
- LEVEL 11 - RL: 166900
- LEVEL 10 - RL: 163750
- LEVEL 9 - RL: 160600
- LEVEL 8 - RL: 157450
- LEVEL 7 - RL: 154300
- LEVEL 6 - RL: 151150
- LEVEL 5 - RL: 148000
- LEVEL 4 - RL: 144850
- LEVEL 3 - RL: 141700
- LEVEL 2 - RL: 138550
- LEVEL 1 - RL: 135400
- GROUND FLOOR - RL: 130400
- BASEMENT 1 - RL: 127000
- BASEMENT 2 - RL: 124000
- BASEMENT 3 - RL: 121000
- BASEMENT 4 - RL: 118000
- BASEMENT 5 - RL: 115000
- BASEMENT 6 - RL: 112000



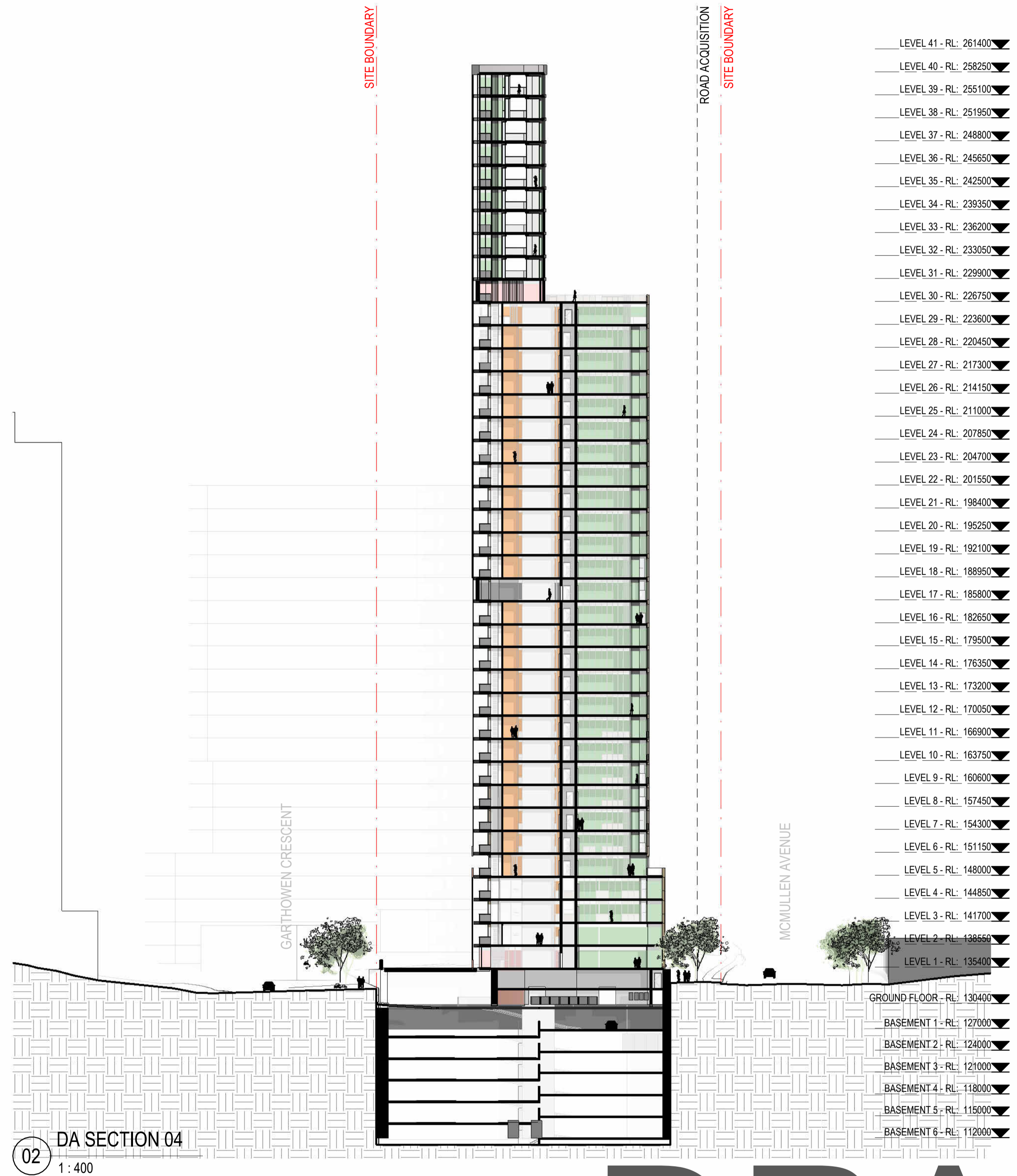
01 DA SECTION 01
1 : 400



02 DA SECTION 02
1 : 400

- LEVEL 41 - RL: 261400
- LEVEL 40 - RL: 258250
- LEVEL 39 - RL: 255100
- LEVEL 38 - RL: 251950
- LEVEL 37 - RL: 248800
- LEVEL 36 - RL: 245650
- LEVEL 35 - RL: 242500
- LEVEL 34 - RL: 239350
- LEVEL 33 - RL: 236200
- LEVEL 32 - RL: 233050
- LEVEL 31 - RL: 229900
- LEVEL 30 - RL: 226750
- LEVEL 29 - RL: 223600
- LEVEL 28 - RL: 220450
- LEVEL 27 - RL: 217300
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- LEVEL 25 - RL: 211000
- LEVEL 24 - RL: 207850
- LEVEL 23 - RL: 204700
- LEVEL 22 - RL: 201550
- LEVEL 21 - RL: 198400
- LEVEL 20 - RL: 195250
- LEVEL 19 - RL: 192100
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- LEVEL 9 - RL: 160600
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- LEVEL 7 - RL: 154300
- LEVEL 6 - RL: 151150
- LEVEL 5 - RL: 148000
- LEVEL 4 - RL: 144850
- LEVEL 3 - RL: 141700
- LEVEL 2 - RL: 138550
- LEVEL 1 - RL: 135400
- GROUND FLOOR - RL: 130400
- BASEMENT 1 - RL: 127000
- BASEMENT 2 - RL: 124000
- BASEMENT 3 - RL: 121000
- BASEMENT 4 - RL: 118000
- BASEMENT 5 - RL: 115000
- BASEMENT 6 - RL: 112000

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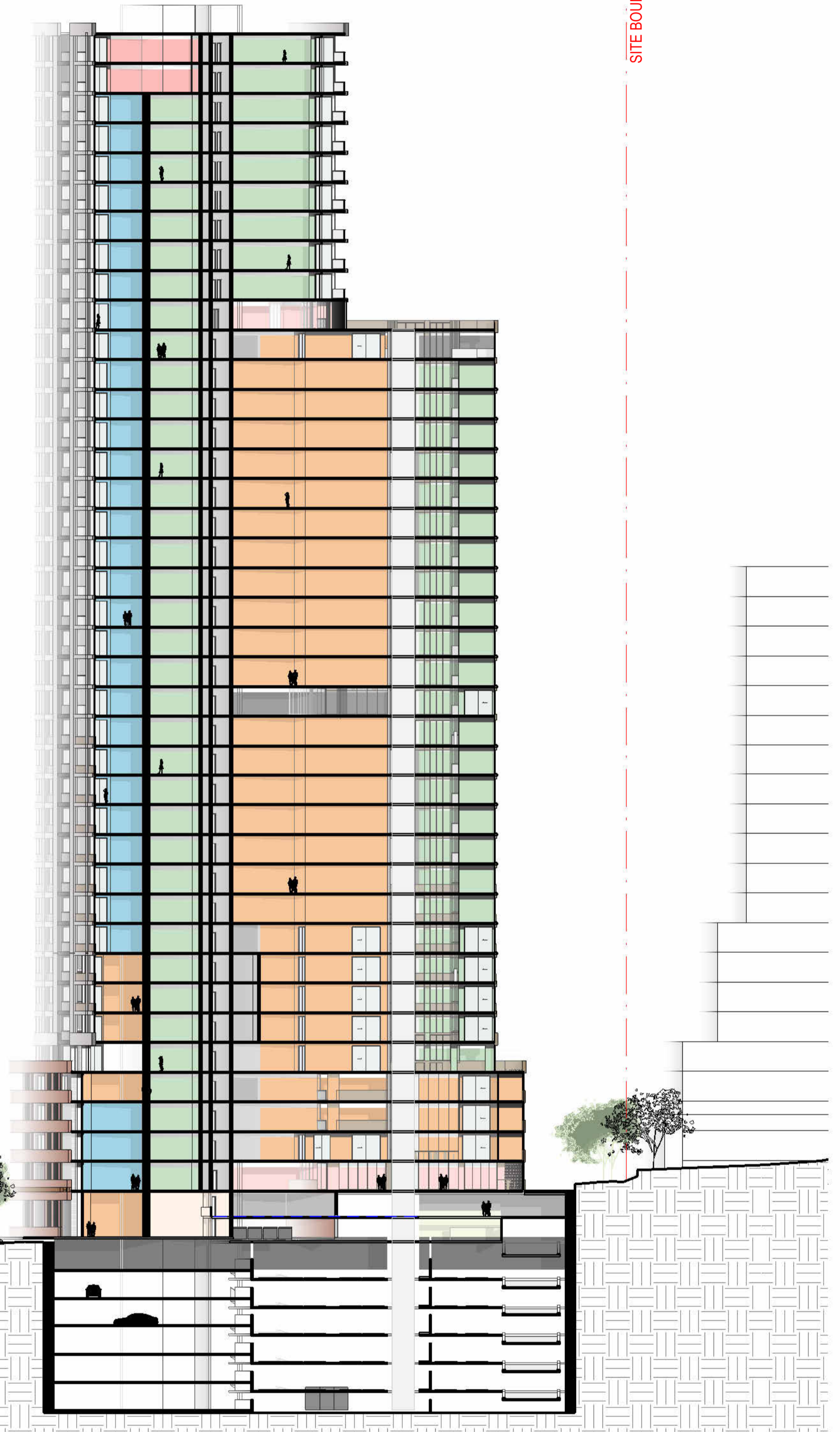
[Rev#]	[Description]	[Date]dd.mm.yy
-	PRELIMINARY	TBC
A	FOR COORDINATION	04.11.2025

- ▼ LEVEL 41 - RL: 261400
- ▼ LEVEL 40 - RL: 258250
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- ▼ BASEMENT 6 - RL: 112000

SITE BOUNDARY

SITE BOUNDARY

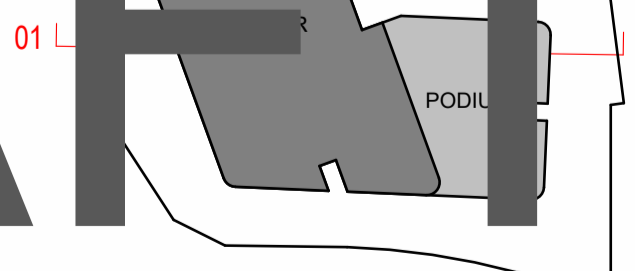
OLDCASTLE HILL RD



01 1 : 400

DA SECTION 05

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APPENDIX H: SITE PHOTOGRAPHS

SITE PHOTOGRAPHS

Client:	UPG Castle Corner Pty Ltd
Project:	PSI
Site Location:	16-20 Old Castle Hill Road, Castle Hill NSW
Job No.:	E3391



Photo 1



View of western corner of the site,
within No. 16
Inspected 22.08.2025

Photo 2



View of driveway and residential dwelling within No.
20. Looking north
Inspected 22.08.2025

Photo 3



View of driveway into No. 20
Looking north
Inspected 22.08.2025

Photo 4



View of vegetation and driveway
to No. 18.
Inspected 22.08.2025

Photo 5



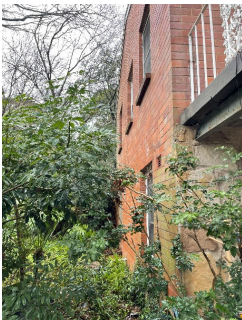
View of garden area within No. 20
Looking north-west
Inspected 22.08.2025

Photo 6



View driveway to No. 20 & Old Castle Hill
Road, looking west
Inspected 22.08.2025

Photo 7



View of residential dwelling on No. 20
Looking east
Inspected 22.08.2025