



Douglas Partners
Geotechnics | Environment | Groundwater

Integrated Practical Solutions

Report on
Preliminary Site Investigation (Contamination)

Hurlstone Agricultural High School (Hawkesbury)
Londonderry Road
Richmond

Prepared for
NSW Department of Education

HASH-00-SD-GT-0002

Project 85644.00
November 2016



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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

	Signature	Date
Author		14 November 2016
Reviewer		14 November 2016



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Report on Preliminary Site Investigation (Contamination)

Hurlstone Agricultural High School (Hawkesbury)

Londonderry Road, Richmond

1. Introduction

This report presents the results of a Preliminary Site Investigation (Contamination) undertaken for the proposed Hurlstone Agricultural High School (Hawkesbury) off Londonderry Road, Richmond. The work was commissioned by NSW Department of Education in consultation with Conrad Gargett Pty Ltd, architects.

The project involves the construction of a new agricultural high school campus on a largely undeveloped parcel of land adjoining the Richmond campus of Western Sydney University. The proposed layout and size of the new buildings are currently being confirmed, although the buildings are anticipated to be one and two-storey structures. Similarly, the locations of pavement areas are yet to be confirmed.

The Preliminary Site Investigation was undertaken to:

- assess the previous land uses to determine the potential for soil and groundwater contamination on the site;
- provide a preliminary assessment of the suitability of the site for the proposed development; and
- provide recommendations for additional investigation, if required.

The Preliminary Site Investigation has been prepared to address the requirements of *State Environmental Planning Policy No 55 – Remediation of Land*. The overall approach for the Preliminary Site Investigation included a review of available historical information, an inspection of the site by an engineer, limited soil sampling and laboratory analysis of selected samples. Details of the investigation are given in this report, as well as comments on the issues outlined above.

A geotechnical investigation was also undertaken at the same time as this Preliminary Site Investigation and is reported separately.

2. Site Description

The redevelopment site is located to the south-west of the main Western Sydney University buildings on part of Lot 2 DP 1051798. The site is approximately 18 ha in area. It is bounded by Western Sydney University and an aged-care facility to the north, land used largely for agricultural purposes to the east and south, and Londonderry Road to the west. The ground surface on the site slopes very gently downwards to south-east; surface levels vary between about RL 23.5 m and RL 22.5 m AHD.

At the time of the investigation the site was divided into paddocks with very few improvements. A number of drainage swales were located between the paddocks. The surface was generally well-grassed and some trees were present along the southern boundary as well as scattered sparingly elsewhere on the site.

The location of the site is shown on Drawing 1 in Appendix B.

3. Regional Geology and Hydrogeology

The *Penrith 1:100 000 Geological Series Sheet* indicates that the site is underlain by the Tertiary-aged Londonderry Clay which comprises clay with patches of cemented, consolidated sand. The area to the north is shown as being underlain by the Quaternary-aged Clarendon Formation which comprises clay, clayey sand and silt. An extract from the geological map is shown in Figure 1.

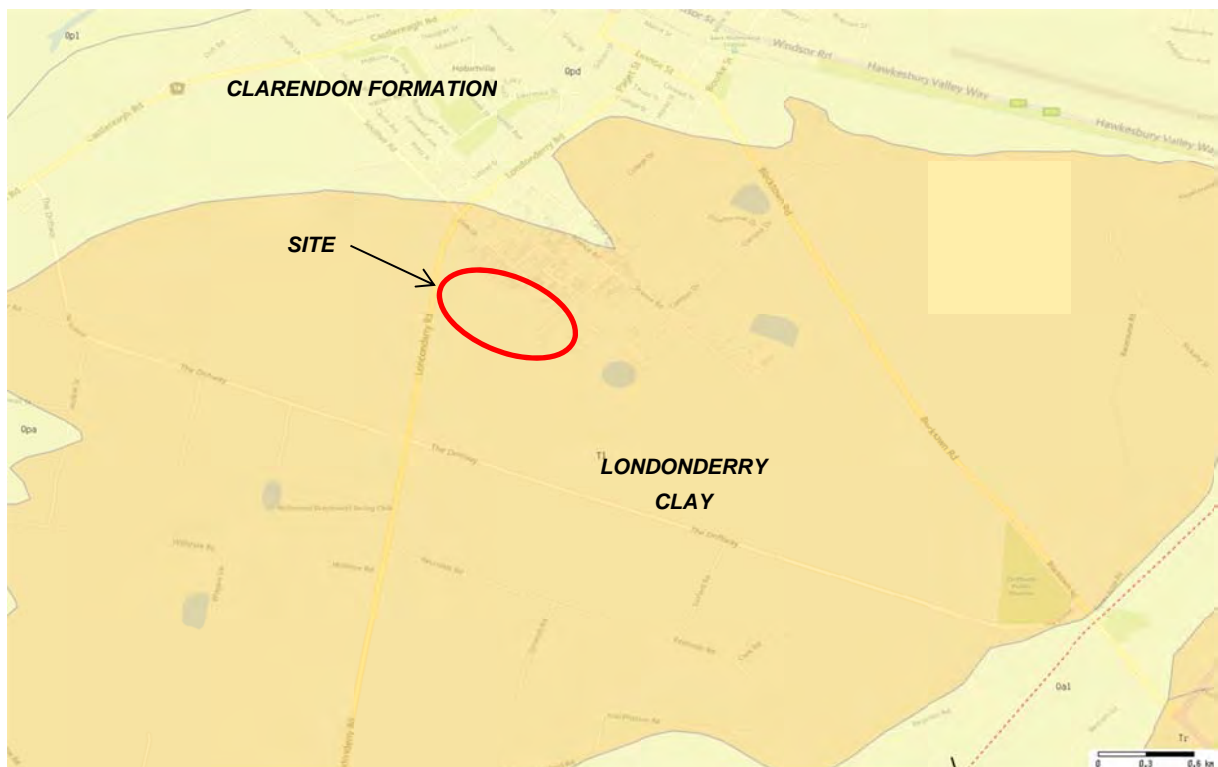


Figure 1: Extract from geological map

The topography of the site suggests that groundwater may be shallow and possibly a beneficial resource in sandy zones of the aquifer.

4. Scope of Works

The scope of the Preliminary Site Investigation was as follows:

- Review various historical documents including aerial photographs, historical title deeds, the Section 149 certificate, the EPA Contaminated Land register and groundwater bore licences to determine the nature of previous activities that may have occurred on the site;
- Undertake a site inspection to determine any obvious contamination risks;
- Collect soil samples during drilling for the geotechnical investigation and analyse the samples for a range of potential contaminants including:
 - Total recoverable hydrocarbons (TRH)
 - Benzene, Toluene, Ethylbenzene, Xylene (BTEX)
 - Polycyclic aromatic hydrocarbons (PAH)
 - Organochlorine pesticides and organophosphorus pesticides (OCP & OPP)
 - Polychlorinated biphenyls (PCB)
 - Phenol
 - Heavy metals (As, Cd, Cr, Cu, Pb, Hg, Ni and Zn)
 - Asbestos
- Provide a Preliminary Site Investigation report which comments on the historical uses of the site, the contaminant status of the samples tested, the potential for soil and groundwater contamination to be present, and provides recommendations for follow up action (if required).

5. Site History

5.1 Historical Land Uses

Historical land title information was obtained for Lot 2 DP 1051798. The site was originally dedicated for use as an agricultural college in 1892. The registered proprietor eventually became Western Sydney University. It appears that the use of the land has not changed since its original dedication.

The historical title deed information is included in Appendix C.

5.2 Aerial Photographs

Aerial photographs from 1947, 1961, 1970, 1982, 1994 and 1998 were used to assess historical land-use patterns on the site. The 1947 photograph shows that the site is vacant and being used for agricultural purposes. A small dam is located in the central-southern area. Buildings associated with the agricultural college are located to the north.

The 1961, 1970 and 1982 photographs show similar conditions to the 1947 view. Some additional college buildings are evident to the north, however the development site remains vacant and in use for agricultural purposes.

The 1994 and 1998 photographs show that the university buildings are now encroaching along the northern boundary of the site, although the site itself is still being used for agricultural purposes.

The aerial photographs are attached in Appendix C.

5.3 Section 149 Certificate

A Section 149 Planning Certificate issued under the *Environmental Planning & Assessment Act 1979* was obtained from Hawkesbury City Council. The certificate states that the land is not significantly contaminated, is not the subject of a management order, is not the subject of an approved voluntary management proposal, is not subject to an ongoing maintenance order and is not subject to a site audit statement.

The planning certificate is included in Appendix C.

5.4 Contaminated Lands Register

The site is not identified as being significantly contaminated under the *Contaminated Lands Management Act 1997* as at 27 October 2016. Further, the site is not on the 30 August 2016 version of the 'List of NSW Contaminated Sites Notified to EPA'.

5.5 Licenced Groundwater Bores

A search of licenced groundwater bores indicates that although there are no licenced bores on the development site, there are numerous bores on adjacent sites. The uses of the bores are listed as domestic, irrigation, industrial and monitoring. The standing water level depths were listed at between about 10 m and 15 m. The locations of nearby bores are shown in Figure 2.

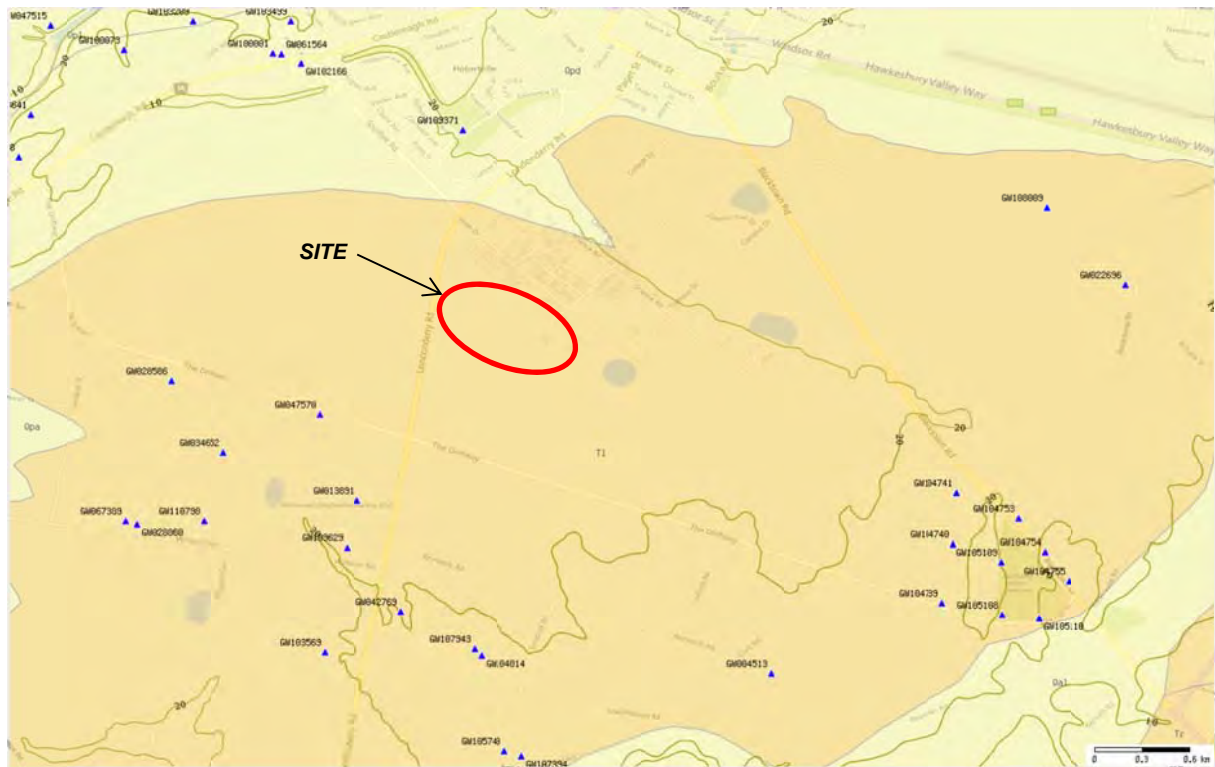


Figure 2: Locations of licenced groundwater bores

6. Preliminary Conceptual Site Model

The site history information indicates that the site has been used for agricultural teaching purposes since the late 19th Century. Activities of a rural nature have therefore been undertaken on the site for at least the last 120 years.

Potentially contaminating activities that may have occurred on the site include:

- The placement of filling on the site;
- Contaminants associated with farming/grazing (e.g. pesticides);
- The placement of waste and/or incinerator ash which was prevalent in rural areas throughout the 20th Century; and
- Naturally occurring elements in the soils and rock underlying the site (e.g. heavy metals).

The regional groundwater table is likely to be relatively shallow. Significant excavation is not proposed and the use of groundwater within the development will only be undertaken (if at all) following approvals for groundwater extraction. The quality of the groundwater from a land-use perspective will therefore only be of significance if volatile contaminants are present.

Soil vapour intrusion and/or ground gas will only need to be considered if significant concentrations of volatile organic compounds are encountered on the site.

The human receptors to soil contamination are likely to be the teachers, students, support staff and visitors to the redeveloped site. Construction personnel, nearby workers/students/residents and the general public may also be receptors during the construction phase of the redevelopment project.

The ecological receptors are likely to be limited to the flora and fauna that grow/live on the adjacent sites as well as farmed animals. The area is not known to be ecologically significant.

Exposure pathways are expected to be limited to dermal contact with soils on the site by humans, ingestion of soils and vegetation by fauna, and phytotoxic exposure to flora.

7. Results of Inspection

A site inspection was undertaken by an engineer during the field work. Photographs of the development area are shown in Figures 3 and 4. The site was largely grassed, fenced and serviced by a number of drainage swales. There were no obvious signs of contamination observed at the time of the inspection.



Figure 3: Typical view of undeveloped site



Figure 4: Photograph of typical drainage swale

8. Field Work

8.1 Methods

The field work for the combined geotechnical and contamination investigation included the drilling of 11 boreholes to depths of 7.5 m at the locations shown on Drawing 1 in Appendix B. All boreholes were drilled using solid flight augers. Standard penetration tests (SPTs) were undertaken at regular depth intervals and all field work was supervised on site by a geotechnical engineer.

Sampling for contamination testing purposes was performed in general accordance with the sampling procedures outlined in the *DP Field Procedures Manual*. All sampling data was recorded on chain of custody information sheets. The sampling activities generally included:

- Soil sampling using decontaminated and/or disposable equipment;
- Placement of samples into laboratory prepared jars and immediate capping;
- Labelling of sample containers with individual and unique markings including project number, sample location, sample depth and date of sampling; and
- Storage of sample containers in a cooled, insulated and sealed container for transport to the laboratory.

The ground surface levels at the bores (to AHD) were interpolated from a survey plan using coordinates measured using a differential global positioning system (dGPS) receiver.

8.2 Results

The subsurface conditions encountered in the boreholes are presented in the borehole logs in Appendix D. Notes defining descriptive terms and classification methods are included in Appendix A.

The boreholes encountered the following materials:

- Topsoil (typically silty sand with rootlets, gravel) to depths of between 0.1 m and 0.9 m; underlain by
- Filling in BH6 only (silty sand with gravel, plastic bags, rags, plastic bottles) to a depth of 2.5 m; underlain by
- Sands (medium dense to very dense silty sand, clayey sand, clayey silty sand) to depths of between 3.9 m and 4.8 m; underlain by
- Clays (stiff to very stiff silty clay, sandy silty clay, sandy silt) to the base of the bores at 7.5 m depth.

Free groundwater was observed at depths of between 0.3 m and 2.5 m in all bores except BH2 and BH3 which were dry at the completion of drilling.

9. Laboratory Testing

Envirolab Services Pty Ltd (Envirolab) was commissioned to undertake the analysis of five soil samples. A summary of the results is provided in Table E1 in Appendix E. The detailed report sheets and chain-of-custody documentation are also included.

10. Selected Comparative Criteria

The *National Environment Protection (Assessment of Site Contamination) Measure, Schedule B1 – Guideline on Investigation Levels for Soil and Groundwater* (NEPC, 2013) provides assessment levels for various soil, groundwater and vapour contaminants. The site is assumed to be a category 'A' site (i.e. HIL A) which uses include primary schools. This is more conservative than category 'C' sites (i.e. HIL C) which uses include secondary schools, however soil contact is likely to be more prevalent at an agricultural school and therefore the more stringent criteria are likely to be more representative.

Ecological-based assessment is based on the relevant screening levels/added concentrations for coarse-grained sites due to the sandy nature of the upper soil profile.

The preliminary quantitative site assessment criteria adopted are shown in Table E2 in Appendix E.

11. Conclusions and Recommendations

On the basis of the results of this Preliminary Site Investigation, the main contamination risks are considered to be associated with filling and the use of the site for agricultural purposes. However, the testing undertaken as part of this preliminary investigation indicates that filling is unlikely to be widespread as it was only encountered in one borehole. This may have been an old dam or other excavation that was backfilled with rubbish at some stage (refer to 1947 aerial photograph).

The laboratory testing results indicate that the carcinogenic PAHs (i.e. B.TEQ) in the filling samples were above the adopted comparative criteria. This is likely to be due to the presence of ash within the filling. All other contaminants were within the adopted comparative criteria for both the filling and natural soil samples.

The groundwater bore records from adjacent sites suggest that the regional groundwater table may be deeper than the depths at which groundwater was encountered during the investigation. The groundwater encountered may be perched above clayey or cemented layers of sand. The fact that Western Sydney University and an aged-care facility are located in close proximity to the site would suggest that groundwater quality has not affected the land use in the area to date.

It is noted that the current sampling frequency is lower than recommended by NSW EPA for full site characterisation purposes. A Detailed Site Investigation should be undertaken to fully characterise the contamination status of the site, if such characterisation is required. However, on the basis of the investigation undertaken to date it is considered that the risk of significant contamination being present, that prevents the redevelopment of the site without significant remediation, is low.

If any contamination is identified during construction (e.g. the waste filling encountered in BH6) then an appropriate response will need to be developed by an environmental consultant and actioned on site to ensure site suitability. This includes the filling identified in the current investigation.

Any materials required to be removed from the site will need to be classified in accordance with the current *Waste Classification Guidelines* (NSW EPA, 2014). It is noted that the samples tested fall, or with additional leachability testing are likely to fall, within the General Solid Waste (non-putrescible) category. It is also noted, however, that location-specific classification will be required during construction and this advice should not be used for disposal purposes without further assessment.

12. Limitations

Douglas Partners Pty Ltd (DP) has prepared this report for the proposed Hurlstone Hawkesbury STEMAg High School campus, Londonderry Road, Richmond, in accordance with DP's proposal dated 27 July 2016 and subsequent acceptance received from NSW Department of Education. The report is provided for the use of NSW Department of Education for this project only and for the purpose(s) described in the report. It should not be used for other projects or by a third party.

The results provided in the report are indicative of the sub-surface conditions only at the specific sampling or testing locations, and then only to the depths investigated and at the time the work was carried out. Subsurface conditions can change abruptly due to variable geological processes and also as a result of anthropogenic influences. Such changes may occur after DP's field testing has been completed. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

This report must be read in conjunction with all of the attached notes and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion given in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by DP. This is because this report has been written as advice and opinion rather than instructions for construction.

Douglas Partners Pty Ltd

Appendix A

About this Report

About this Report

Douglas Partners



Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

Copyright

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;

- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.



Sampling

Sampling is carried out during drilling or test pitting to allow engineering examination (and laboratory testing where required) of the soil or rock.

Disturbed samples taken during drilling provide information on colour, type, inclusions and, depending upon the degree of disturbance, some information on strength and structure.

Undisturbed samples are taken by pushing a thin-walled sample tube into the soil and withdrawing it to obtain a sample of the soil in a relatively undisturbed state. Such samples yield information on structure and strength, and are necessary for laboratory determination of shear strength and compressibility. Undisturbed sampling is generally effective only in cohesive soils.

Test Pits

Test pits are usually excavated with a backhoe or an excavator, allowing close examination of the in-situ soil if it is safe to enter into the pit. The depth of excavation is limited to about 3 m for a backhoe and up to 6 m for a large excavator. A potential disadvantage of this investigation method is the larger area of disturbance to the site.

Large Diameter Augers

Boreholes can be drilled using a rotating plate or short spiral auger, generally 300 mm or larger in diameter commonly mounted on a standard piling rig. The cuttings are returned to the surface at intervals (generally not more than 0.5 m) and are disturbed but usually unchanged in moisture content. Identification of soil strata is generally much more reliable than with continuous spiral flight augers, and is usually supplemented by occasional undisturbed tube samples.

Continuous Spiral Flight Augers

The borehole is advanced using 90-115 mm diameter continuous spiral flight augers which are withdrawn at intervals to allow sampling or in-situ testing. This is a relatively economical means of drilling in clays and sands above the water table. Samples are returned to the surface, or may be collected after withdrawal of the auger flights, but they are disturbed and may be mixed with soils from the sides of the hole. Information from the drilling (as distinct from specific sampling by SPTs or undisturbed samples) is of relatively low

reliability, due to the remoulding, possible mixing or softening of samples by groundwater.

Non-core Rotary Drilling

The borehole is advanced using a rotary bit, with water or drilling mud being pumped down the drill rods and returned up the annulus, carrying the drill cuttings. Only major changes in stratification can be determined from the cuttings, together with some information from the rate of penetration. Where drilling mud is used this can mask the cuttings and reliable identification is only possible from separate sampling such as SPTs.

Continuous Core Drilling

A continuous core sample can be obtained using a diamond tipped core barrel, usually with a 50 mm internal diameter. Provided full core recovery is achieved (which is not always possible in weak rocks and granular soils), this technique provides a very reliable method of investigation.

Standard Penetration Tests

Standard penetration tests (SPT) are used as a means of estimating the density or strength of soils and also of obtaining a relatively undisturbed sample. The test procedure is described in Australian Standard 1289, Methods of Testing Soils for Engineering Purposes - Test 6.3.1.

The test is carried out in a borehole by driving a 50 mm diameter split sample tube under the impact of a 63 kg hammer with a free fall of 760 mm. It is normal for the tube to be driven in three successive 150 mm increments and the 'N' value is taken as the number of blows for the last 300 mm. In dense sands, very hard clays or weak rock, the full 450 mm penetration may not be practicable and the test is discontinued.

The test results are reported in the following form.

- In the case where full penetration is obtained with successive blow counts for each 150 mm of, say, 4, 6 and 7 as:
4,6,7
N=13
- In the case where the test is discontinued before the full penetration depth, say after 15 blows for the first 150 mm and 30 blows for the next 40 mm as:
15, 30/40 mm

Sampling Methods

The results of the SPT tests can be related empirically to the engineering properties of the soils.

Dynamic Cone Penetrometer Tests / Perth Sand Penetrometer Tests

Dynamic penetrometer tests (DCP or PSP) are carried out by driving a steel rod into the ground using a standard weight of hammer falling a specified distance. As the rod penetrates the soil the number of blows required to penetrate each successive 150 mm depth are recorded. Normally there is a depth limitation of 1.2 m, but this may be extended in certain conditions by the use of extension rods. Two types of penetrometer are commonly used.

- Perth sand penetrometer - a 16 mm diameter flat ended rod is driven using a 9 kg hammer dropping 600 mm (AS 1289, Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.
- Cone penetrometer - a 16 mm diameter rod with a 20 mm diameter cone end is driven using a 9 kg hammer dropping 510 mm (AS 1289, Test 6.3.2). This test was developed initially for pavement subgrade investigations, and correlations of the test results with California Bearing Ratio have been published by various road authorities.



Description and Classification Methods

The methods of description and classification of soils and rocks used in this report are based on Australian Standard AS 1726, Geotechnical Site Investigations Code. In general, the descriptions include strength or density, colour, structure, soil or rock type and inclusions.

Soil Types

Soil types are described according to the predominant particle size, qualified by the grading of other particles present:

Type	Particle size (mm)
Boulder	>200
Cobble	63 - 200
Gravel	2.36 - 63
Sand	0.075 - 2.36
Silt	0.002 - 0.075
Clay	<0.002

The sand and gravel sizes can be further subdivided as follows:

Type	Particle size (mm)
Coarse gravel	20 - 63
Medium gravel	6 - 20
Fine gravel	2.36 - 6
Coarse sand	0.6 - 2.36
Medium sand	0.2 - 0.6
Fine sand	0.075 - 0.2

The proportions of secondary constituents of soils are described as:

Term	Proportion	Example
And	Specify	Clay (60%) and Sand (40%)
Adjective	20 - 35%	Sandy Clay
Slightly	12 - 20%	Slightly Sandy Clay
With some	5 - 12%	Clay with some sand
With a trace of	0 - 5%	Clay with a trace of sand

Definitions of grading terms used are:

- Well graded - a good representation of all particle sizes
- Poorly graded - an excess or deficiency of particular sizes within the specified range
- Uniformly graded - an excess of a particular particle size
- Gap graded - a deficiency of a particular particle size with the range

Cohesive Soils

Cohesive soils, such as clays, are classified on the basis of undrained shear strength. The strength may be measured by laboratory testing, or estimated by field tests or engineering examination. The strength terms are defined as follows:

Description	Abbreviation	Undrained shear strength (kPa)
Very soft	vs	<12
Soft	s	12 - 25
Firm	f	25 - 50
Stiff	st	50 - 100
Very stiff	vst	100 - 200
Hard	h	>200

Cohesionless Soils

Cohesionless soils, such as clean sands, are classified on the basis of relative density, generally from the results of standard penetration tests (SPT), cone penetration tests (CPT) or dynamic penetrometers (PSP). The relative density terms are given below:

Relative Density	Abbreviation	SPT N value	CPT qc value (MPa)
Very loose	vl	<4	<2
Loose	l	4 - 10	2 - 5
Medium dense	md	10 - 30	5 - 15
Dense	d	30 - 50	15 - 25
Very dense	vd	>50	>25

Soil Descriptions

Soil Origin

It is often difficult to accurately determine the origin of a soil. Soils can generally be classified as:

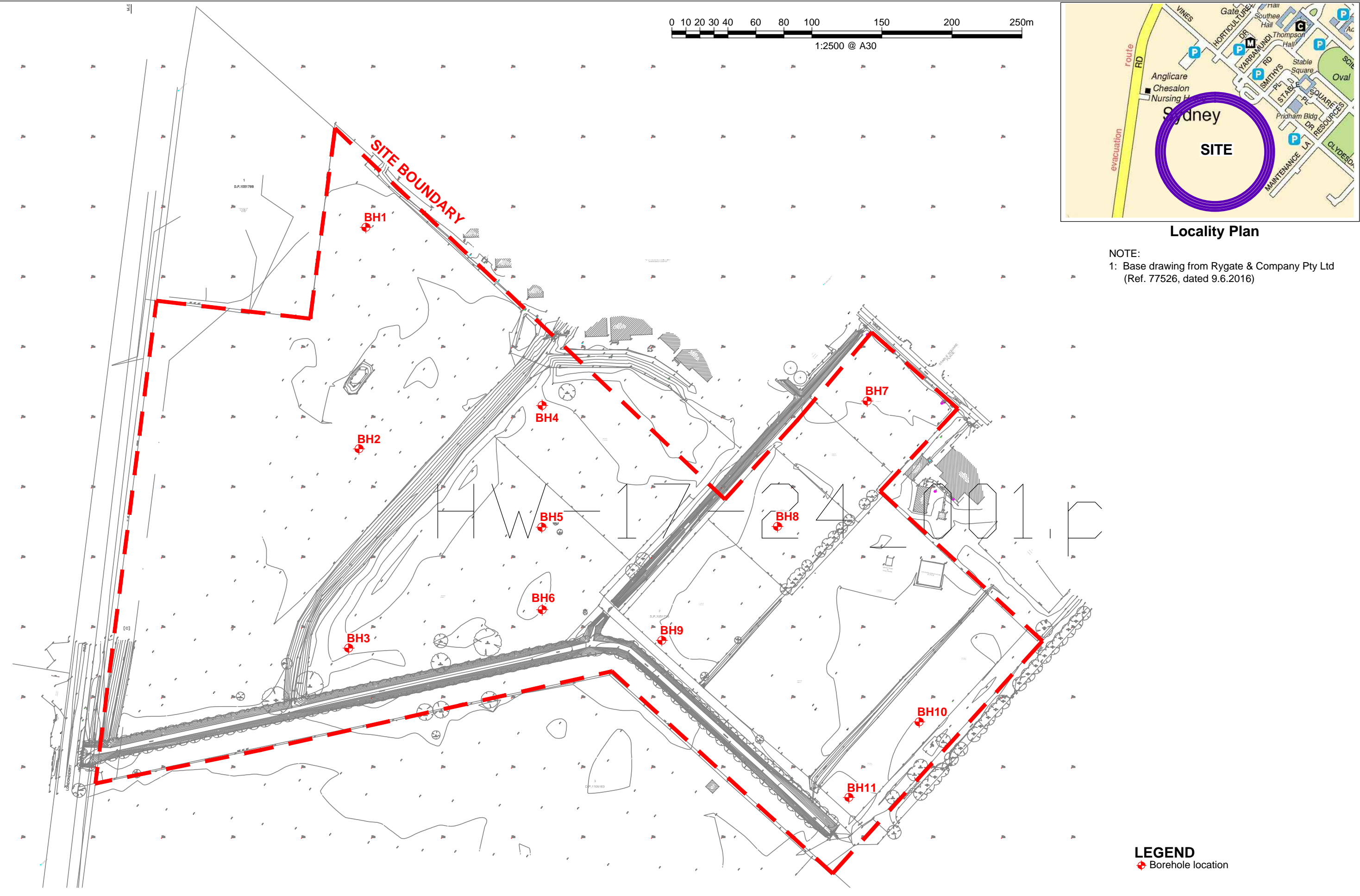
- Residual soil - derived from in-situ weathering of the underlying rock;
- Transported soils - formed somewhere else and transported by nature to the site; or
- Filling - moved by man.

Transported soils may be further subdivided into:

- Alluvium - river deposits
- Lacustrine - lake deposits
- Aeolian - wind deposits
- Littoral - beach deposits
- Estuarine - tidal river deposits
- Talus - scree or coarse colluvium
- Slopewash or Colluvium - transported downslope by gravity assisted by water. Often includes angular rock fragments and boulders.

Appendix B

Drawing



NOTE:
1: Base drawing from Rygate & Company Pty Ltd
(Ref. 77526, dated 9.6.2016)

LEGEND
 Borehole location

Douglas Partners Geotechnics Environment Groundwater	CLIENT: Conrad Gargett Pty Ltd		TITLE: Locations of Tests Hurlstone Agricultural High School (Hawkesbury) Londonderry Road, RICHMOND		PROJECT No: 85644.00
	OFFICE: Sydney	DRAWN BY: PSCH			DRAWING No: 1
	SCALE: 1:2500 @ A3	DATE: 14.11.2016			REVISION: A

Appendix C

Site History Information

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

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

Summary of Owners Report

LPI

Sydney

Address: - Western Sydney University, Richmond

Description: - Lot 2 D.P. 1051798

The early title to this land was Crown Title

We are aware of the following events

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
25.11.1892	Dedicated for Agricultural College	Government Gazette
11.11.1983	Revoked	
11.11.1983	Dedicated for College of Advanced Education	Government Gazette
04.06.1993	Establishment of The Hawkesbury Campus (UWS) Reserve Trust	Government Gazette
28.04.1994	Issue of Title 182/39768 # State of New South Wales (Subject to "The Hawkesbury Campus (UWS) Reserve Trust")	182/39768 Now 2/1051798
11.09.1997	Subject to the provisions of the University of Western Sydney Act 1988 (as amended 1989) in particular the powers of the Board of Governors	

Denotes Current Registered Proprietor

Leases: -

- 14.11.2007 (AD 464548 to AD 464551 – Concurrent leases) to Telstra Corporation Limited, of part – expiring 15.06.2025
- 19.12.2013 (AI 55845 to AI 55849 – Concurrent leases) to Crown Castle Australia Pty Ltd, of part – expires 14.02.2034

Easements: -

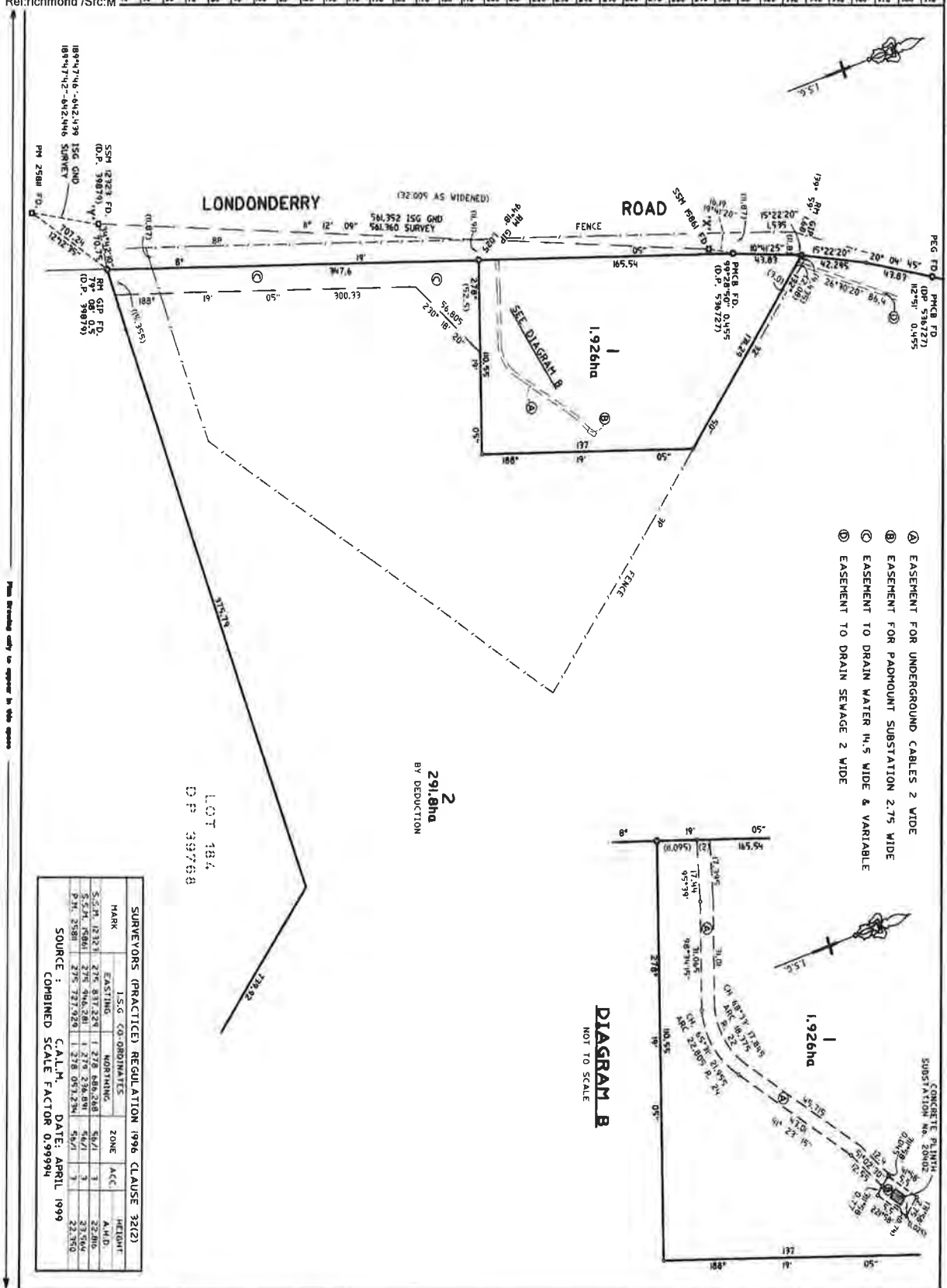
- 25.05.1956 Easement for Transmission Line 30.48 wide
- 06.10.1961 Easement for Water Main
- 27.10.1967 (D.P. 234173) Easement for Water Main
- 07.05.1976 (D.P. 563779) Easement for Rising Main
- 16.04.2003 (D.P. 1051798) Easement to Drain Water 14.5 metres wide
- 16.04.2003 (D.P. 1051798) Easement to Drain Sewage 2 metres wide

Subject to Forestry Right (timber) to Zoological Parks Board of New South Wales, affecting part – expires 31.12.2015

Yours Sincerely
Mark Groll
24 October 2016

PLAN FORM 3

WARNING: CREATING OR FOLDING WILL LEAD TO REFLECTION



SURVEYORS (PRACTICE) REGULATION 1996 CLAUSE 32(2)					
MARK	I.S.G. CO-ORDINATES		ZONE	ACC.	HEIGHT
	EASTING	NORTHING			A.M.D.
S.2.14.12121	275 817.224	1 278 686.248	56/1	3	22.815
S.2.14.12881	275 946.281	1 278 276.894	56/1	3	22.815
P.11.1.15881	275 173.725	1 278 051.121	56/1	3	22.815

SOURCE :
C.A.L.M. DATE: APRIL 1999
COMBINED SCALE FACTOR 0.99994

Reduction Ratio 1 : 1500

SURVEYOR'S REFERENCE : 278110P2/2

DP1051798

Registered 16/11/2003

This is a plan of 2 of 2 pages of 2 sheets

20/11/2003

Surveyor's name and signature and date

This is a plan of 2 of 2 pages of 2 sheets

20/11/2003

For and on behalf of the Registrar of Titles

20/11/2003

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

24/10/2016 9:47PM

FOLIO: 182/39768

First Title(s): 182/39768

Prior Title(s): CROWN LAND

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
7/4/1994	DP39768	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED
28/4/1994	U209117	APPLICATION	EDITION 1
26/10/1995	0634689	REQUEST	
11/9/1997	3361134	REQUEST	EDITION 2
15/4/1999	5753349	DEPARTMENTAL DEALING	
16/4/2003	DP1051798	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Ref:richmond /Src:M

RP81

U
209117 H

APPLICATION

REAL PROPERTY ACT, 1900

(See Instructions for Completion on back of form)

AP

Q	1 of 1
\$ 50.00	

DESCRIPTION
OF LAND
Note (a)

Torrens Title reference	If Part Only, Delete Whole and Give Details	Location
See Annexure "A"	WHOLE	Richmond

REGISTERED
DEALING
Note (b)

Type of Dealing	Registered Number	Torrens Title Reference

PRESENT
REGISTERED
PROPRIETOR
Note (c)

THE STATE OF NEW SOUTH WALES

Note (d) is presently recorded as REGISTERED PROPRIETOR of the land above described
Application is hereby made to recordNEW
REGISTERED
PROPRIETOR(S)
Note (e)

The Hawkesbury Campus (UWS) Reserve Trust - being a Reserve Trust constituted for the land dedicated for College of Advanced Education by operation of Clause 4 of the Schedule 8 of the Crown Lands Act, 1989 (Gazetted 4th June 1993 folio 2647 and 2648) having an estate in fee simple in the lands above described by virtue of Section 100, Crown Lands Act, 1989

OFFICE USE ONLY

OVER.

Note (d) as REGISTERED PROPRIETOR of the land above described
and to amend the Second Schedule of the
folios of the Register by adding an additional paragraph as follows:-Note (f) *[Signature]*

~~"The land is a reserve within the meaning of Part 5 of the Crown Lands Act, 1989 and is subject to the provisions of that Act, in particular restrictions on dealings see Section 102".~~

"The land is dedicated land and is a reserve within the meaning of Part 5 of the Crown Lands Act, 1989 and is subject to the provisions of that Act, in particular restrictions on dealings see Section 102".

DATE 12th April, 1994

EXECUTION
Note (g)I hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900
Signed in my presence by the Applicant who is personally known to me

CHARLES MICALI

Name of Witness (BLOCK LETTERS)

CROWN LANDS SERVICE - BLACKTOWN

Address and occupation of Witness

By delegation pursuant to section 160 of the Crown Lands Act 1989 and with authority under section 13L of the Real Property Act 1960 from the Minister administering the Crown Lands Act 1989 on behalf of the State of New South Wales

[Signature]
 Signature of Applicant
TO BE COMPLETED
BY LODGING PARTY
Notes (h)
and (i)

LODGED BY C. Micali C/- Crown Lands Service 22 Main Street BLACKTOWN (MN79 H 924)		Box 463		LOCATION OF DOCUMENTS	
mn79 H 924/3		Delivery Box Number 469S		CT	OTHER
					Herewith
					In L.T.O. with
					Produced by
Checked a/g 9/23	Passed	REGISTERED - 19		Secondary Directions	
Signed	Extra Fee			Delivery Directions	

OFFICE USE ONLY

Ref:richmond /Src:M

INSTRUCTIONS FOR COMPLETION

This form is to be used only if no other approved form is appropriate for the purpose, e.g., Applications under section 45 (c) Real Property Act, 1900; Application under section 12 (4) Trustee Act, 1925-1942.

When so required under the Stamp Duties Act, 1920, this dealing should be marked by the Stamp Duties Division, Department of Finance before lodgment 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 applicant.

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 applicant and the attesting witness.

Rule up all blanks

The following instructions relate to the side notes on the form.

(a) Description of land (If the discharge of mortgage is only in respect of a registered dealing, rule through this panel.

(i) TORRENS TITLE REFERENCE—For a Manual Folio insert the Volume and Folio (e.g. Vol. 8514 Fol. 126). For a Computer Folio insert the Folio Identifier (e.g. 12/701824).

(ii) PART-WHOLE—If part only of the land in the folio of the Register is being discharged, delete the word "WHOLE" and insert the lot and plan number, portion, etc.

(b) Registered dealing. (If the discharge of mortgage is only in respect of a folio of the Register, rule through this panel.)

Show the registered number of the lease, mortgage, or charge and the title reference affected thereby, Lease—V123456—Vol. 13456 Fol. 124.—Folio Identifier 1/701692

(c) Show the full name of the registered proprietor as recorded on the Register.

(d) Strike out "land above described" or "abovementioned registered dealing", whichever does not apply.

(e) Show the full name, address and occupation or description of the person(s) to be registered as proprietor(s).

(f) Set out the terms of the request, e.g., consequent upon the appointment of, etc.

(g) Execution.

GENERALLY (i) Should there be insufficient space for the execution of this dealing, use an annexure sheet

(ii) The certificate of correctness under the Real Property Act, 1900, must be signed by the applicant who should execute the dealing in the presence of an adult witness, not being a party to the application, to whom he/she is personally known. 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 application is executed by an attorney for the applicant 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. "AB by his/her attorney for receiver or delegate, as the case may be, XY pursuant to power of attorney registered Book No.

AUTHORITY (iv) If the application 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 application has been executed.

CORPORATION (v) If the application 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. dec. for statutory declaration.

OFFICE USE ONLY

FIRST SCHEDULE AND OTHER DIRECTIONS					
(A) FOLIO IDENTIFIER	(B) DIRECTION	(C) NAME			
	S	The Hawkesbury Campus. (Uwa) Reserve Trust.			
SECOND SCHEDULE AND OTHER DIRECTIONS					
(D) FOLIO IDENTIFIER	(E) DIRECTION	(F) NOTFN TYPE	(G) DEALING NUMBER	(H) DETAILS	
183/185/39768.	ON	AB		The land is dedicated land and is a reserve within the meaning of parts of the Crown Lands Act, 1989 and is subject to the provisions of that Act, in particular restrictions on dealings—See sec 102.	
192-193/729625					
10/752032					
19/752032					
181/39768	ON	AC			
182/39768	ON	AD			
	CT		469s.		

U209117.



ANNEXURE "A"

This is annexure marked "A" to form RP 81 APPLICATION dated 12th April, 1994.

The following is a description of the lands the subject of this application:-

Torrens Title reference

181/39768

182/39768

183/39768

185/39768

192/729625

193/729625

10/752032

19/752032

By delegation pursuant to section 150 of the
Crown Lands Act 1969 and with authority under
section 134 of the Real Property Act 1960 from
the Minister administering the Crown Lands Act
1969 on behalf of the State of New South Wales

.....
Signature of Applicant

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

24/10/2016 9:47PM

FOLIO: 2/1051798

First Title(s): 182/39768

Prior Title(s): 182/39768

Recorded	Number	Type of Instrument	C.T. Issue
16/4/2003	DP1051798	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED
3/8/2006	AC249568	TRANSFER CREATING PROFIT A PRENDRE OR FORESTRY RIGHT	EDITION 1
14/11/2007	AD464548	LEASE	
14/11/2007	AD464549	LEASE	
14/11/2007	AD464550	LEASE	
14/11/2007	AD464551	LEASE	EDITION 2
24/4/2012	AG943027	DEPARTMENTAL DEALING	
10/7/2012	AH99123	DEPARTMENTAL DEALING	
29/11/2012	AH400106	DEPARTMENTAL DEALING	
8/4/2013	AH648060	DEPARTMENTAL DEALING	
19/12/2013	AI55845	LEASE	
19/12/2013	AI55846	LEASE	
19/12/2013	AI55847	LEASE	
19/12/2013	AI55848	LEASE	
19/12/2013	AI55849	LEASE	EDITION 3

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/1051798

SEARCH DATE	TIME	EDITION NO	DATE
24/10/2016	9:48 PM	3	19/12/2013

LAND

LOT 2 IN DEPOSITED PLAN 1051798
AT RICHMOND
LOCAL GOVERNMENT AREA HAWKESBURY
PARISH OF HAM COMMON COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1051798

FIRST SCHEDULE

THE STATE OF NEW SOUTH WALES

SECOND SCHEDULE (18 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS (S.171 CROWN LANDS ACT 1989)
- 2 NOTIFICATION IN GOVERNMENT GAZETTE DATED 11.11.1983 FOLIO 5112
DEDICATING LAND FOR COLLEGE OF ADVANCED EDUCATION
- 3 NOTIFICATION IN GOVERNMENT GAZETTE DATED 25.5.1956, FOLIO 1455;
EASEMENT FOR TRANSMISSION LINE 30.48 WIDE AFFECTING THE PART
SHOWN SO BURDENED IN THE TITLE DIAGRAM
O634689 EASEMENT VESTED IN PROSPECT ELECTRICITY
- 4 NOTIFICATION IN GOVERNMENT GAZETTE DATED 6.10.1961 FOLIO 3103
EASEMENT FOR WATER MAIN AFFECTING THE PART SHOWN SO BURDENED IN
THE TITLE DIAGRAM
- 5 DP234173 NOTIFICATION IN GOVERNMENT GAZETTE 27.10.1967 FOLIO
3917 EASEMENT FOR WATER MAIN AFFECTING THE PART SHOWN
SO BURDENED IN THE TITLE DIAGRAM
- 6 DP563779 NOTIFICATION IN GOVERNMENT GAZETTE 7.5.1976 FOLIO
1964 EASEMENT FOR RISING MAIN AFFECTING THE PART SHOWN
SO BURDENED IN THE TITLE DIAGRAM
- 7 3361134 LAND IS SUBJECT TO THE PROVISIONS OF THE UNIVERSITY
OF WESTERN SYDNEY ACT 1988 (AS AMENDED 1989) IN
PARTICULAR THE POWERS OF THE BOARD OF GOVERNORS OVER
CERTAIN PROPERTY VESTED IN THE CROWN - SEE SEC 30A
- 8 DP1051798 EASEMENT TO DRAIN WATER 14.5 METRE(S) WIDE AFFECTING
THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 9 DP1051798 EASEMENT TO DRAIN SEWAGE 2 METRE(S) WIDE AFFECTING
THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 10 AC249568 FORESTRY RIGHT (TIMBER) TO ZOOLOGICAL PARKS BOARD OF
NEW SOUTH WALES AFFECTING THE PART SHOWN AS LOT 10 IN
PLAN WITH AC249568. EXPIRES 31/12/2015
- 11 AD464549 LEASE TO TELSTRA CORPORATION LIMITED OF THE PART
SHOWN HATCHED IN PLAN WITH AD464549. COMMENCES:

END OF PAGE 1 - CONTINUED OVER

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PRINTED ON 24/10/2016

FOLIO: 2/1051798

PAGE 2

SECOND SCHEDULE (18 NOTIFICATIONS) (CONTINUED)

- 16/6/2010. EXPIRES: 15/6/2015.
- AI55845 CONCURRENT LEASE AFFECTING THE AREA CROSS
HATCHED IN PLAN WITH AI55845
- 12 AD464550 LEASE TO TELSTRA CORPORATION LIMITED OF THE PART
SHOWN HATCHED IN PLAN WITH AD464550. COMMENCES:
16/6/2015. EXPIRES: 15/6/2020.
- AI55845 CONCURRENT LEASE AFFECTING THE AREA CROSS
HATCHED IN PLAN WITH AI55845
- AI55846 CONCURRENT LEASE AFFECTING THE AREA CROSS
HATCHED IN PLAN WITH AI55846
- 13 AD464551 LEASE TO TELSTRA CORPORATION LIMITED OF THE PART
SHOWN HATCHED IN PLAN WITH AD464551. COMMENCES:
16/6/2020. EXPIRES: 15/6/2025.
- AI55846 CONCURRENT LEASE AFFECTING THE AREA CROSS
HATCHED IN PLAN WITH AI55846
- AI55847 CONCURRENT LEASE AFFECTING THE AREA CROSS
HATCHED IN PLAN WITH AI55847
- 14 AI55845 LEASE TO CROWN CASTLE AUSTRALIA PTY LTD OF THE AREA
HATCHED IN PLAN WITH AI55845. EXPIRES: 14/2/2018.
- 15 AI55846 LEASE TO CROWN CASTLE AUSTRALIA PTY LTD OF THE AREA
HATCHED IN PLAN WITH AI55846. COMMENCES 15/2/2018.
EXPIRES: 14/2/2023.
- 16 AI55847 LEASE TO CROWN CASTLE AUSTRALIA PTY LTD OF THE AREA
HATCHED IN PLAN WITH AI55847. COMMENCES 15/2/2023.
EXPIRES: 14/2/2028.
- 17 AI55848 LEASE TO CROWN CASTLE AUSTRALIA PTY LTD OF THE AREA
HATCHED IN PLAN WITH AI55848. COMMENCES 15/2/2028.
EXPIRES: 14/2/2033.
- 18 AI55849 LEASE TO CROWN CASTLE AUSTRALIA PTY LTD OF THE AREA
HATCHED IN PLAN WITH AI55849. COMMENCES 15/2/2033.
EXPIRES: 14/2/2034.

NOTATIONS

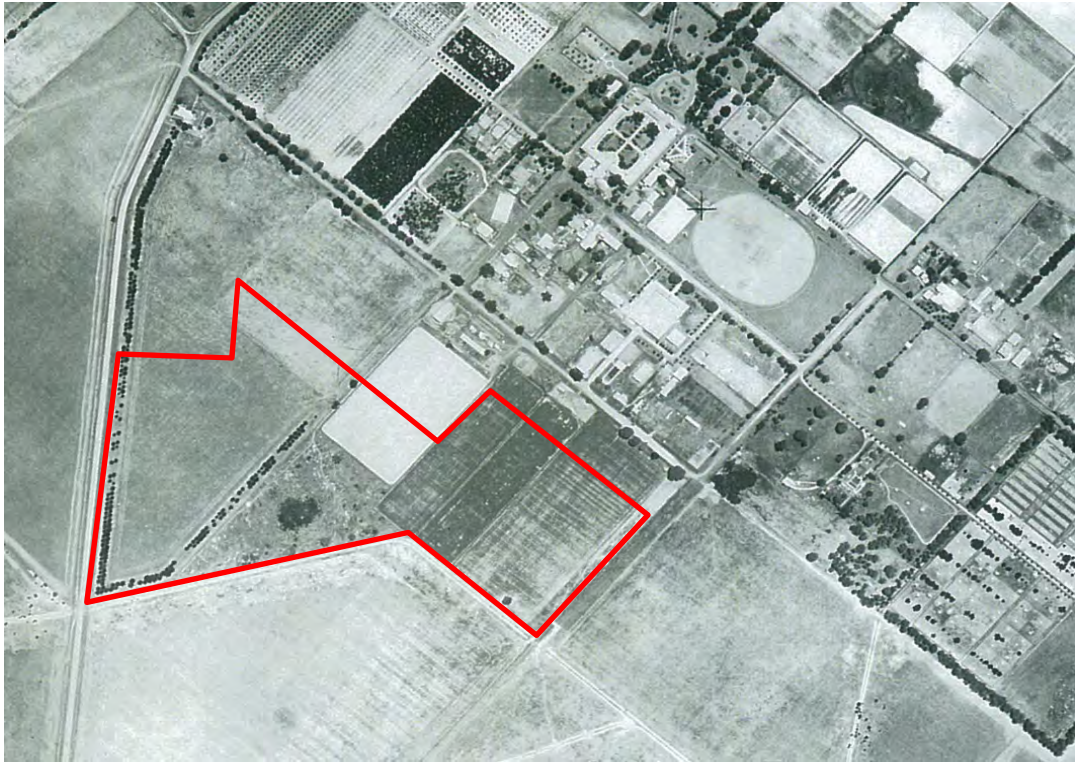
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

richmond

PRINTED ON 24/10/2016

* 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. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.



Aerial photograph from 1947



Aerial photograph from 1961



Historical Aerial Photographs

Hurlstone Ag. High School

RICHMOND

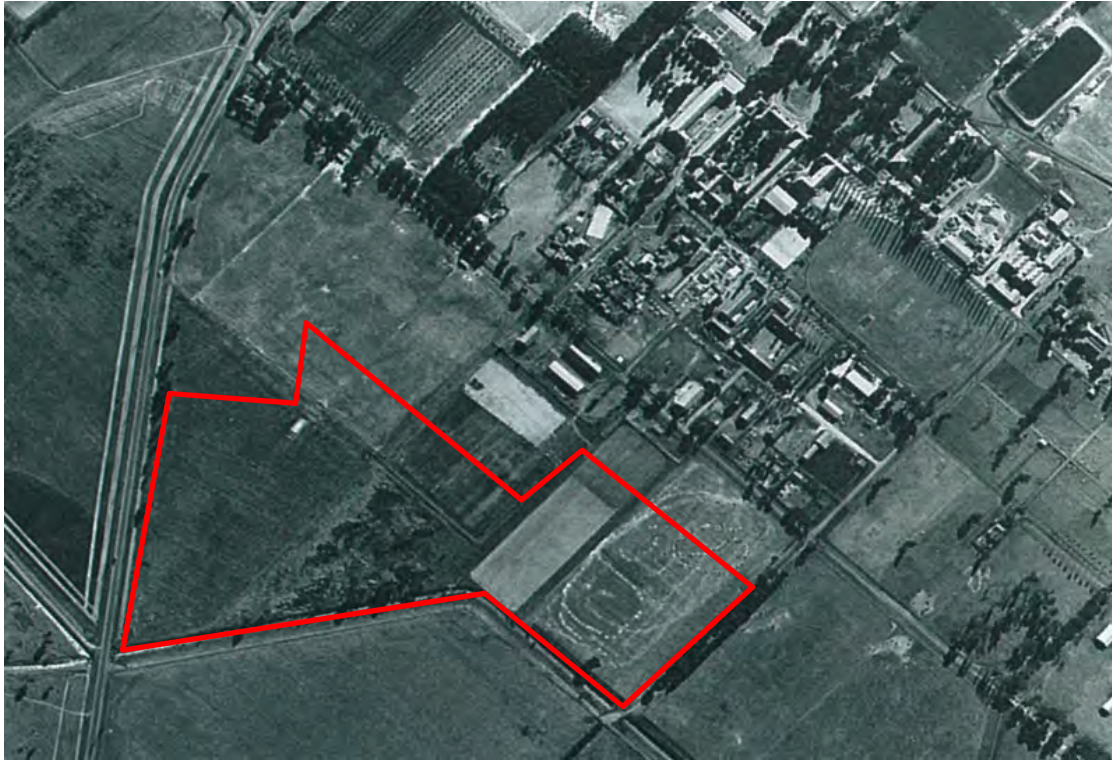
CLIENT: NSW Dept. of Education

PROJECT: 85644.00

PLATE No: A1

REV: A

DATE: 14-Nov-16



Aerial photograph from 1970



Aerial photograph from 1982



Historical Aerial Photographs

Hurlstone Ag. High School

RICHMOND

CLIENT: NSW Dept. of Education

PROJECT: 85644.00

PLATE No: A2

REV: A

DATE: 14-Nov-16



Planning Certificate

Issued under Section 149, Environmental Planning and Assessment Act, 1979, as amended

Douglas Partners Pty Ltd
96 Hermitage Road
WEST RYDE NSW 2114

Certificate Number PC0744/17
Your Reference 85644.00
Date of Endorsement 24 October 2016

Location

Land Description Lot 2 DP 1051798, 2 College Street RICHMOND NSW 2753

The following information is only applicable as of the date of this certificate and is provided pursuant to Section 149 of the *Environmental Planning and Assessment Act 1979*, as prescribed by Schedule 4 of the *Environmental Planning and Assessment Regulation 2000*.

Information pursuant to Section 149(2) of the Act

1 Names of relevant planning instruments and Development Control Plans

1.1 The land is affected by the following environmental planning instruments:

Hawkesbury Local Environmental Plan 2012

Sydney Regional Environmental Plan No 9 - Extractive Industry (No 2 - 1995)

Identifies regionally significant extractive resources within the Sydney Region to facilitate their utilisation. The plan ensures extraction is carried out in an environmentally acceptable manner and prohibits extraction from certain environmentally sensitive areas. It ensures that decisions on future urban expansion take into account the ability to realise the full potential of important deposits.

Sydney Regional Environmental Plan No 20 - Hawkesbury Nepean River (No 2 - 1997)

SREP No 20 (No 2 - 1997) was gazetted on 6 November 1997, and is accompanied by the 'Hawkesbury-Nepean Action Plan 1997' and 'Codes of Practice for Consultation'.

The aim of *SREP No 20 (No 2 - 1997)* is to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.

SREP No 20 (No 2 - 1997) requires development consent for the purpose of caravan parks or camping grounds; composting facilities or works; buildings works or land uses within conservation area sub-catchments; remediation of contaminated land; filling; certain activities in relation to items of non-aboriginal heritage; intensive horticulture industries; some intensive animal industries; manufactured home estates; marinas; recreational facilities; land uses in or near the river; land uses in riverine scenic areas; sewerage systems or works.





Development for extractive industries is prohibited in some areas. Consent of Council and the concurrence of the Director-General is required for maintenance dredging and extractive operations carried out downstream of the Wallacia Bridge as a consequence of, and ancillary to, works for flood mitigation, bank stabilisation, the construction of bridges or other instream structures (such as marinas) or the licensed or unlicensed withdrawal of water where extraction is necessary to carry out the works. Some intensive animal industries and potentially hazardous or offensive industries are prohibited if carried out on a floodway. Development in mapped wetlands requires the consent of Council and the concurrence of the Director-General of Urban Affairs and Planning.

State Environmental Planning Policy No 19 - Bushland in Urban Areas

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

State Environmental Planning Policy No 21 - Caravan Parks

Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the *Local Government Act 1993*, are also permitted. The specific kinds of movable dwellings allowed under the *Local Government Act* in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation. The SEPP ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.

State Environmental Planning Policy No 30 - Intensive Agriculture

Requires development consent for cattle feedlots having a capacity of 50 or more cattle or piggeries having a capacity of 200 or more pigs. The SEPP sets out information and public notification requirements to ensure there are effective planning control over this export-driven rural industry. The SEPP does not alter if, and where, such development is permitted, or the functions of the consent authority.

State Environmental Planning Policy No 33 - Hazardous and Offensive Development

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

State Environmental Planning Policy No 44 - Koala Habitat Protection

Encourages the conservation and management of natural vegetation areas that provide habitat for koalas to ensure permanent free-living populations will be maintained over their present range. Local councils cannot approve development in an area affected by the SEPP without an investigation of core koala habitat. The SEPP provides the state-wide approach needed to enable appropriate development to continue, while ensuring there is ongoing protection of koalas and their habitat.

State Environmental Planning Policy No 50 - Canal Estate Development

Bans new canal estates from the date of gazettal, to ensure coastal and aquatic environments are not affected by these developments.



State Environmental Planning Policy No 55 - Remediation of Land

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

State Environmental Planning Policy No 62 - Sustainable Aquaculture

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

State Environmental Planning Policy No 64 - Advertising and Signage

Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish.

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

Raises the design quality of residential flat development across the state through the application of a series of design principles. Provides for the establishment of Design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

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

Extends the life of affordable housing provisions relating to: *Sydney Regional Environmental Plan No. 26 - City West*, *Willoughby Local Environmental Plan 1995* and *South Sydney Local Environmental Plan 1998*. Schemes such as these are helping to provide affordable housing in areas undergoing significant redevelopment.

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

This SEPP operates in conjunction with *Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004* to ensure the effective introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development control plans, and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.

State Environmental Planning Policy (State Significant Precincts) 2005

Defines certain developments that are major projects under Part 3A of the *Environmental Planning & Assessment Act 1979* and determined by the Minister for Planning. The SEPP also lists State significant precincts.

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

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

State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007

Provides for the erection of temporary structures. The SEPP supports the transfer temporary structures (such as tents, marquees and booths) from the *Local Government Act 1993* to the *Environmental Planning and Assessment Act 1979*.



State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2004

Amends various environmental planning instruments so as to omit provisions requiring consent authorities to obtain certain concurrences or refer matter to various persons or bodies.

State Environmental Planning Policy (State and Regional Development) 2011

The aims of this SEPP are to identify development that is State significant development, to identify development that is State significant infrastructure and critical State significant infrastructure, to confer functions on joint regional planning panels to determine development applications.

State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2008

Removes duplicative or unnecessary requirements in environmental planning instruments which require concurrence from or referral to government agencies.

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

Aims to provide streamlined assessment processes for development that complies with specified development standards.

State Environmental Planning Policy (Affordable Rental Housing) 2009

Aims to provide a consistent planning regime for the retention and provision of affordable rental housing.

State Environmental Planning Policy (Infrastructure) 2007

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

State Environmental Planning Policy (Integration and Repeals) 2016

This SEPP repealed a number of SEPPs and deemed SEPPs including State Environmental Planning Policy No 32-Urban Consolidation (Redevelopment of Urban Land) and Sydney Regional Environmental Plan No 19-Rouse Hill Development Area.

The land may be affected by the following environmental planning instrument:

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

Encourage the development of high quality accommodation for our aging population and for people who have disabilities - housing that is in keeping with the local neighbourhood.

- 1.2 The land is affected by the following proposed environmental planning instruments that are or have been the subject of community consultation or on public exhibition under the *Environmental Planning and Assessment Act 1979* (excludes instruments where Council has been notified that the making of the proposed instrument has been deferred indefinitely or has not been approved):

Draft State Environmental Planning Policy - Integrating Land Use and Transport

Draft State Environmental Planning Policy (Application of Development Standards) 2004

Draft State Environmental Planning Policy (Competition) 2010

Draft State Environmental Planning Policy (Infrastructure) Amendment (Shooting Ranges) 2016



1.3 The land is affected by the following Development Control Plans:

Hawkesbury Development Control Plan 2002

Note: In this section a proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2 Zoning and land use under relevant Local Environmental Plans

2.1 The land is zoned:

SP1 Special Activities under *Hawkesbury Local Environmental Plan 2012*.

2.2 Under the provisions of *Hawkesbury Local Environmental Plan 2012* the purposes for which development may be carried out within the zone without development consent are referred to in the Land Use Table Annexure.

2.3 Under the provisions of *Hawkesbury Local Environmental Plan 2012* the purposes for which development may not be carried out within the zone except with development consent are referred to in the Land Use Table Annexure.

2.4 Under the provisions of *Hawkesbury Local Environmental Plan 2012* the purposes for which the carrying out of development is prohibited within the zone are referred to in the Land Use Table Annexure.

The following special provisions of *Hawkesbury Local Environmental Plan 2012* may apply to the subject land:

- Clause 2.5 Additional permitted uses for particular land.
- Clause 2.6 Subdivision – consent requirements.
- Clause 2.7 Demolition requires development consent.
- Clause 2.8 Temporary use of land.
- Part 3 Exempt and complying development.
- Clause 4.2 Rural subdivision.
- Clause 4.2A Residential development and subdivision prohibited on certain land.
- Clause 5.1 Relevant acquisition authority.
- Clause 5.1A Development on land intended to be acquired for public purposes.
- Clause 5.3 Development near zone boundaries.
- Clause 5.7 Development below mean high water mark.
- Clause 5.8 Conversion of fire alarms.
- Clause 5.9 Preservation of trees or vegetation.
- Clause 5.9AA Trees or vegetation not prescribed by development control plan.
- Clause 5.10 Heritage conservation.
- Clause 5.11 Bush fire hazard reduction.
- Clause 5.12 Infrastructure development and use of existing buildings of the Crown.
- Clause 6.1 Acid sulfate soils.
- Clause 6.2 Earthworks.
- Clause 6.11 Residential accommodation at Johnston and New Streets, Windsor.

These special provisions may alter the development shown in the Land Use Table which may be carried out with or without development consent and prohibited land uses. Please refer to the above mentioned provisions of *Hawkesbury Local Environmental Plan 2012* to determine applicability.

2.5 Has Council adopted a development standard relating to a minimum dimension of land to permit the erection of a dwelling house on the land?

No.



2.6 Does the land include or comprise critical habitat?

No.

2.7 Is the land in a conservation area under *Hawkesbury Local Environmental Plan 2012* or a proposed instrument referred to in section 1 of this certificate (other than a SEPP or proposed SEPP)?

No.

2.8 Is an item of environmental heritage under *Hawkesbury Local Environmental Plan 2012* or a proposed instrument referred to in section 1 of this certificate (other than a SEPP or proposed SEPP) situated on the land?

Yes.

Note: The land may also be subject to a proposed environmental planning instrument (see section 1.2 of this certificate) that may change the information given in this section of the certificate.

3 Complying Development under each of the codes for complying development because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3), and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

3.1 General Housing Code.

Can complying development under the General Housing Code be carried out on the subject land?

No, because:

- The land is reserved for a public purpose under *Hawkesbury Local Environmental Plan 2012*.

In part. Complying development cannot be carried out on that part of the land that:

- Comprises or contains a heritage item or draft heritage item.

Note: If development meets the requirements and standards specified by this Policy and that development:

- a) Has been granted an exemption under section 57(2) of the *Heritage Act 1977*,
or
- b) Is subject to an exemption under section 57(1A) or (3) of that Act, the development is complying development under this Policy.

3.2 Housing Alterations Code.

Can complying development under the Housing Alterations Code be carried out on the subject land?

In part. Complying development cannot be carried out on that part of the land that:

- Comprises or contains a heritage item or draft heritage item.

Note: If development meets the requirements and standards specified by this Policy and that development:

- a) Has been granted an exemption under section 57(2) of the *Heritage Act 1977*,
or
- b) Is subject to an exemption under section 57(1A) or (3) of that Act, the development is complying development under this Policy.



3.3 Commercial and Industrial Alterations Code.

Can complying development under the Commercial and Industrial Alterations Code be carried out on the subject land?

In part. Complying development cannot be carried out on that part of the land that:

- Comprises or contains a heritage item or draft heritage item.

Note: If development meets the requirements and standards specified by this Policy and that development

- a) Has been granted an exemption under section 57(2) of the *Heritage Act 1977*, or
- b) Is subject to an exemption under section 57(1A) or (3) of that Act, the development is complying development under this Policy.

3.4 Subdivisions Code.

Can complying development under the Subdivisions Code be carried out on the subject land?

In part. Complying development cannot be carried out on that part of the land that:

- Comprises or contains a heritage item or draft heritage item.

Note: If development meets the requirements and standards specified by this Policy and that development:

- a) Has been granted an exemption under section 57(2) of the *Heritage Act 1977*, or
- b) Is subject to an exemption under section 57(1A) or (3) of that Act, the development is complying development under this Policy.

3.5 Rural Housing Code.

Can complying development under the Rural Housing Code be carried out on the subject land?

No, because:

- The land is reserved for a public purpose under *Hawkesbury Local Environmental Plan 2012*.

3.6 General Development Code.

Can complying development under the General Development Code be carried out on the subject land?

In part. Complying development cannot be carried out on that part of the land that:

- Comprises or contains a heritage item or draft heritage item.

Note: If development meets the requirements and standards specified by this Policy and that development:

- a) Has been granted an exemption under section 57(2) of the *Heritage Act 1977*, or



- b) Is subject to an exemption under section 57(1A) or (3) of that Act, the development is complying development under this Policy.

3.7 Demolition Code.

Can complying development under the Demolition Code be carried out on the subject land?

In part. Complying development cannot be carried out on that part of the land that:

- Comprises or contains a heritage item or draft heritage item.

Note: If development meets the requirements and standards specified by this Policy and that development:

- a) Has been granted an exemption under section 57(2) of the *Heritage Act 1977*, or
- b) Is subject to an exemption under section 57(1A) or (3) of that Act, the development is complying development under this Policy.

3.8 Commercial and Industrial (New Buildings and Additions) Code.

Can complying development under the Commercial and Industrial (New Buildings and Additions) Code be carried out on the subject land?

No, because:

- The land is reserved for a public purpose under *Hawkesbury Local Environmental Plan 2012*.

In part. Complying development cannot be carried out on that part of the land that:

- Comprises or contains a heritage item or draft heritage item.

Note: If development meets the requirements and standards specified by this Policy and that development:

- a) Has been granted an exemption under section 57(2) of the *Heritage Act 1977*, or
- b) Is subject to an exemption under section 57(1A) or (3) of that Act, the development is complying development under this Policy.

4 Coastal Protection

Has Council been notified by the relevant State Government department that the land is affected by the operation of Section 38 or 39 of the *Coastal Protection Act 1979*?

No.



4A Certain information relating to beaches and coasts

- 1 Has an order been made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land)?

No.

- 2 (a) Has Council been notified under Section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land)?

No.

- 2 (b) Is Council satisfied that the works have been removed and the land restored in accordance with the *Coastal Protection Act 1979*?

Not Applicable.

4B Annual charges under *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works

Has the owner (or any previous owner) of the land consented in writing to the land being subject to annual charges under Section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of Section 553B of that *Local Government Act 1993*)?

No.

Note: 'Existing coastal protection works' are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of Section 553B of the *Local Government Act 1993*.

5 Mine Subsidence

Is the subject land within a mine subsidence district within the meaning of Section 15 of the *Mine Subsidence Compensation Act 1961*?

No.

6 Road widening and road realignment

Is the land affected by road widening or road re-alignment under Division 2 of Part 3 of the *Roads Act 1993*, or any environmental planning instruments, or any resolution of Council?

No.

7 Council and other public authority policies on hazard risk restrictions

Has Council adopted a policy or has any other public authority notified Council for the purpose of planning certificates of a policy that restricts the development of the land because of the likelihood of:

- a) Landslip.

No.



- b) Bushfire risk.
No.
- c) Tidal inundation.
No.
- d) Subsidence.
No.
- e) Acid sulphate soils.
Yes.
- f) Any other risk (other than flooding)?
No.

7A Flood Related Development Controls Information

- a) Is the land or part of the land subject to flood related development controls for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing)?

The land is subject to riverine flood related development controls.
- b) Is the land or part of the land subject to flood related development controls for any other purpose not included in a) above?

The land is subject to riverine flood related development controls.

Note: Words and expressions in this section have the same meanings as in the standard instrument set out in the *Standard Instrument (Local Environmental Plans) Order 2006*.

The above responses are provided in relation to the flood related development controls of *Hawkesbury Local Environmental Plan 2012*. Some State or Regional planning instruments may contain flood related development controls which affect the land. These include, but are not necessarily restricted to, *State Environmental Planning Policy (Exempt and Complying Development Code) 2008*, *State Environmental Planning Policy No 30 - Intensive Agriculture*, *State Environmental Planning Policy (Infrastructure) 2007*, *State Environmental Planning Policy No 62 - Sustainable Aquaculture*, *SEPP (Sydney Regional Growth Centre) 2006*, *Sydney Regional Environmental No 9 – Extractive Industry (No 2 – 1995)*, and *Sydney Regional Environmental Plan No 20 – Hawkesbury – Nepean River (No 2 – 1997)*.

8. Land Reserved for Acquisition

Is the land affected by any environmental planning instrument, or proposed environmental planning instrument referred to in section 1 of this certificate, which makes provision for the acquisition of the land by a public authority, as referred to in Section 27 of the *Environmental Planning and Assessment Act 1979*?

No.



9 Contributions Plans

The *Hawkesbury Section 94 Contributions Plan 2015* applies to the subject land.

The *Hawkesbury Section 94A Contributions Plan 2015* applies to the subject land.

9A Biodiversity certified land

Is the land biodiversity certified land (within the meaning of the Part 7AA of the *Threatened Species Conservation Act 1995*)?

No.

10 Biobanking Agreements

Has Council been notified that the land is subject to a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995*?

No.

11 Bush fire prone land

Is the land bush fire prone land (as defined by the *Environmental Planning and Assessment Act 1979*)?

Some of the land is bush fire prone.

12 Property Vegetation Plans

Has Council been notified that the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies?

No.

13 Orders under *Trees (Disputes Between Neighbours) Act 2006*

Has Council been notified whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land?

No.

14 Directions under Part 3A

Is the land subject to an in force direction under Section 75P(2)(c1) of the *Environmental Planning and Assessment Act 1979*?

No.