

Appendix V

Phase 1 Preliminary Site Investigation



ADECONSULTINGGROUP
SOLUTIONS THROUGH INNOVATION

Phase I Preliminary Site Investigation

Cudgegong Road Station Precinct South, Rouse Hill
NSW

Prepared for: Landcom

STC-1023-13390 / PS11 / v3f
7th March 2018



ADECONSULTINGGROUP
SOLUTIONS THROUGH INNOVATION

Prepared for:

Landcom

Phase I Preliminary Site Investigation

Cudgegong Road Station Precinct South,
Corner of Schofields Road and Cudgegong
Road, Rouse Hill NSW

Version	Details	Date
v1d	Written by Alec Palmer	05.02.2018
v1f	Written by Alec Palmer	09.02.2018
v2f	Updated by Kyle McClintock	28.02.2018
v3f	Updated by Kyle McClintock	15.03.2018

Report No: STC-1023-13390 / PSI1 / v3f

Date: 15th March 2018

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Consulting Group Pty Ltd.

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ABBREVIATIONS

ADE	ADE Consulting Group Pty Ltd
ACM	Asbestos Containing Materials
BGL	Below ground level
BTEX	Benzene, toluene, ethyl-benzene, xylene
COC	Chain of Custody
CLRR	Contaminated Land Risk Ranking
DCP	Development Control Plan
DEC	Department of Environment and Conservation
DSI	Detailed Site Investigation
DQO	Data Quality Objectives
EPA	Environment Protection Agency
GILs	Groundwater Investigation Levels
HILs	Health Investigation Levels
HSLs	Health Screening Levels
LEP	Local Environment Plan
LPI	Land Property Information
LTO	Land Titles Office
LEP	Local Environmental Plan
NATA	National Association of Testing Authorities
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection Measure
NSW EPA	New South Wales Environmental Protection Authority
OCPs	Organochlorine Pesticides
OEH	Office of Environment and Heritage
OPPs	Organophosphorus Pesticides
PAHs	Polycyclic Aromatic Hydrocarbons
PSI	Preliminary Site Investigation
PCB	Polychlorinated Biphenyl
TRH	Total Recoverable Hydrocarbons

EXECUTIVE SUMMARY

ADE Consulting Group Pty Ltd (ADE) was engaged by Landcom to undertake a Phase I Preliminary Site Investigation (PSI) to assess soil conditions and the potential for contamination at the proposed Cudgegong Road Station Precinct South, located at the corner of Schofields Road and Cudgegong Road, Rouse Hill NSW, 2155 (hereafter referred to as 'the Site').

The Site entails Lot 13, 14 & 15 in Deposited Plan (DP) 1168129, and Lot 10 in DP 1185116 within the local government area of Blacktown City Council and is approximately 7.8 ha. The Site is currently zoned as 'Zone B4 – Mixed Use', 'Zone R3 – Medium Density Residential' and 'Zone SP2 – Infrastructure' as per the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*, and there are no planned changes to this zoning proposal under the planned development.

The purpose of the investigation was to address the Secretary's Environmental Assessment Requirements for the Stage 1 concept proposal for a mixed use development at Cudgegong Road Station Precinct South. This includes requirements to:

- Outline measures to remediate the Site so it is suitable for the intended land uses, in accordance with State Environmental Planning Policy No.55 - Remediation of Land; and
- Provide a description of local soils and consider the presence, extent and severity of soil salinity and acid sulfate soils on the Site, any impacts on groundwater resources and hydrology and any necessary mitigation measures.

This project was undertaken in general accordance with the Guidelines for Consultants Reporting on Contaminated Sites, NSW Office of Environment and Heritage (OEH), 2011.

The Scope of Work for the investigation broadly involved the following:

- Conduct a desktop review of all available information for the Site;
- Conduct a Site walkover to identify potential areas of concern; and
- Preparation of a PSI report outlining the results of these investigations.

Areas that may be impacted by potential contamination were identified on the basis of the available Site information and during the Site inspection undertaken on the 16th January 2018. The qualitative assessment of the Site undertaken during this investigation has indicated the potential for contamination to be low with regards to the development and use of land as a town centre. Based on the information available it is likely that the Site can be made suitable.

A previous report conducted by Environmental Earth Sciences (2014), found the potential for contamination within the Site to be low, however did note that some ACM material was identified on the surface of the Site. A previous report conducted by ADE (2017) concluded that the soil within the dam in the centre of the Site was found to contain asbestos.

In 2012 Transport for NSW purchased the Site as part of the North West Rail Link project. The Site has been predominantly cleared, with extensive cut and fill activities raising the site by up to 8 m. Two (2) dams are located within the Site, where surface water runoff is expected to flow. A large stockpile of topsoil material was observed in the south west corner of site, with presumed ACM fragments observed on the surface.

Given the current earthworks and the construction of Cudgegong Road Metro Station, constant alterations to the Site condition make it problematic to fully assess the Sites' suitability for future plans of development of Cudgegong Road Station Precinct South. On Completion of current development works, a

Detailed Site Investigation (DSI) targeting imported fill material onto site, stockpiled material within the south west of the Site, and two dam footprints should be conducted to confirm the suitability of the Site for the proposed development.

Based on the information available it is likely that the Site can be made suitable for the proposed development. Measures to ensure the Site is suitable for the intended land use are available, in accordance with the *State Environmental Planning Policy No.55 - Remediation of Land*.

Following completion of works on Site associated with the Sydney Metro North West proposal, and prior to further development applications associated with the proposal, a Phase II Detailed Site Investigation of soil and groundwater in accordance with National Environmental Protection Measure (NEPM 2013), Acid Sulfate Soils Assessment Guidelines (Acid Sulfate Soil Management Advisory Committee ((ASSMAC 1998) and ESS (2014) recommendations is required.

1 INTRODUCTION

1.1 Background & General Information

The NSW Government is currently building the Sydney Metro Northwest (SMNW) that is due to start operations in 2019. The SMNW is Stage 1 of the overall Sydney Metro project and involves the construction of eight new metro stations supporting infrastructure between Cudgegong Road and Epping and converting five existing stations between Epping and Chatswood. Stage 2 will deliver a new metro rail line from Chatswood through Sydney's CBD to Sydenham (Sydney Metro City and Southwest).

Landcom and the Sydney Metro Delivery Office (SMDO), part of Transport for NSW (TfNSW), are working in collaboration to develop walkable, attractive, mixed use places around the SMNW stations. This includes using the surplus government owned land located around the Cudgegong Road Station.

The subject site, the Cudgegong Road Station Precinct South (hereafter referred to as the 'Site') is located between Cudgegong Road, Tallawong Road, Schofields Road and the Metro corridor and comprises around 7.8ha of government owned land (*refer to Figure 1*). It is within the southern part of the broader Cudgegong Road Station Precinct (Area 20) of the North West Priority Growth Area, a substantial land release area for homes and jobs in Sydney's northwest.

ADE Consulting Group Pty Ltd (ADE) is engaged to carry out a Phase I Preliminary Site Investigation (PSI) to support the State Significant Development Application (SSDA) for the Station Precinct South concept proposal. The concept proposal is for approximately 1,100 dwellings and 9,000 m² of retail, commercial and community uses. It also includes a central park, new streets and supporting public domain.

The Site is currently under construction as part of the Sydney Metro Northwest Project, with the Site to be transformed into the proposed Cudgegong Town Centre upon completion of Cudgegong Road Metro Station.

The purpose of the PSI was to assess the environmental condition of the Site and suitability for the proposed future land use. This was undertaken through:

- i. Review of the Site's history; and
- ii. A Site walkover and visual inspection.

The Site walkover and visual inspection was undertaken by an experienced environmental consultant on the 16th of January 2018. This report summarises the findings from the Site walkover and discusses the outcomes of the desktop investigation.

1.2 Objectives

The objectives of the investigation were to:

- Identify past and present potentially contaminating activities;
- Identify potential sources of contamination and types of contaminants;
- Discuss the Site condition;
- Provide a preliminary assessment of Site contamination; and
- Outline measures to ensure the site is suitable for the intended land use, including considering potential requirements for remediation with *State Environmental Planning Policy No. 55 – Remediation of Land (SEPP No. 55)*.

1.3 Scope of Work

The scope of work required to achieve the objectives of the investigation involved the following:

- Completion of a Health & Safety Plan;
- Desktop Site review of:
 - Land title records;
 - Section 149 Planning Certificates;
 - Environment Protection Agency (EPA) contaminated lands register for notations and list of sites notified to EPA;
 - Dial Before You Dig service search;
 - Review of past and current activities on the Site;
 - Review of past and current activities on neighbouring sites and identification of any potential on-site/off-site sources of contamination;
 - Review of past aerial photographs of the Site and its surrounds to identify the locations of any previous buildings and/or other infrastructure associated with activities that could be on-site/off-site sources of contamination;
 - Review of local geology and hydrogeology (including groundwater bore search);
- Site inspection by an experienced environmental consultant;
- Preparation of a Phase I PSI report outlining:
 - Detailed information on the results of the desktop review and site inspection;
 - Conclusions regarding the potential for contamination at the Site;
 - Conclusions regarding measures to ensure the Site is suitable for the proposed development; and
 - Recommendations for a Phase II Detailed Site Investigation (DSI), should it be warranted.

1.4 Legislative Requirements

The legislative framework for the report is based on guidelines that have been issued and/or endorsed by the NSW (EPA) formerly the Office of Environment and Heritage (OEH) under the following Acts/Regulations:

- *Contaminated Land Management Act 1997*;
- *State Environmental Planning Policy No. 55 – Remediation of Land (SEPP No. 55)*; and
- *Protection of the Environment Operations Act 1997*.

The relevant guidelines issued under the provisions of the aforementioned Acts/Regulations include:

- *Guidelines for Consultants Reporting on Contaminated Sites*, NSW OEH 2011;
- *Guidelines for the Assessment and Management of Groundwater Contamination*, NSW DEC, 2007;
- *Guidelines for the NSW Site Auditor Scheme*, NSW 2017;
- *National Environmental Protection Measure (Assessment of Site Contamination)*, 1999, as amended 2013 (NEPM 2013); and
- *Sampling Design Guidelines* - NSW EPA, 1995.

The following local government plans have also been taken into consideration for preparation of this PSI:

- *Blacktown Growth Centre Precincts Development Control Plan (DCP) 2010*; and
- *Blacktown Local Environmental Plan (LEP) 2015*.

2 SITE IDENTIFICATION

2.1 Site Location

The Site subject to the current investigation is located at the corner of Schofields Road and Cudgegong Road, Rouse Hill NSW as is shown in **Figure 1** on the following page.



Figure 1. Aerial photograph of the Site (image provided by Landcom).

For ease of representing locations, the Site is considered to be off Schofields Road, with a nominal north-south direction assumed and all reference to points of the compass within the report are based on these approximate bearings.

2.2 Summary of Site Details

Table 1 below provides a summary of details pertaining to the Site.

Table 1. Site Details and Information.

Site Details	
Site Address	Corner of Schofields Road and Cudgegong Road, Rouse Hill NSW 2155
Title Identification	Lot 13, 14 & 15 of DP 1168129 and Lot 10 of DP 1185116
Land Use Zoning	B4 – Mixed Use, R3 – Medium Density Residential & SP2 - Infrastructure
Proposed Land Use	B4 – Mixed Use, R3 – Medium Density Residential & SP2 - Infrastructure
Site Area	Approximately 7.8 ha

2.3 Site Inspection and Description

An Environmental Consultant from ADE carried out a site inspection on the 16th January 2018 in order to make a visual assessment of the Site and provide information on potential Site contamination issues, some of which are as follows:

- Surrounding land uses and potential contamination sources;
- Presence of hazardous or dangerous goods storage;
- Presence of Underground or Aboveground Storage Tanks, Generators or associated fuel transfers systems i.e. fuel lines;
- Condition of current structures, stockpiles, vegetation and soil;
- Proximity to water bodies/courses; and
- Visible and/or olfactory evidence of contamination.

2.3.1 Site Observations

The Site is a rectangular parcel of land comprised of an approximate area of 7.8 ha.

The Site is currently in the construction phase of the Sydney Metro Northwest Project. A majority of the topsoil appears to have been stripped, with only a small dam and vegetation in the south west of site, adjacent the site offices remaining. Surface water is expected to flow into drainage channels and into the large dam in the south east corner of the Site which has been recently excavated into the natural soil profile.

Carpark construction, hardstand, service roads and trenching for service installation are currently in progress throughout the western section of Site. An unlined concrete washout was observed in a laydown area to the east of the small existing dam.

The northern section of the site, adjacent to Cudgegong Road Metro Station, appears to have been raised by up to 8 m above the adjacent Cudgegong Road footprint, with a large retaining wall installed along the boundary. The fill material used in raising the Site appears to be predominantly clays and shale. No contamination was observed on the surface of the raised soil profile.

A large stockpile of soil, trace building debris and vegetation was observed in the south west corner of the Site. Three (3) potentially asbestos containing fibre cement fragments were observed on the soil surface of the western side of the stockpile, and asbestos is presumed to be present beneath the surface of the stockpile.

Photographs from the Site inspection taken on the 16th of January 2018 can be found in *Appendix II – Photographs*.

2.4 Surrounding Land Use

At the time of inspection the primary surrounding land-uses were observed as described in Table 2 on the following page.

Table 2. Surrounding Land Use.

Orientation with Site	Description of Use and Sensitive Receptors
North	Cudgegong Road Metro Station runs along the entire northern boundary of the Site. Beyond this are low density residential properties, agricultural land and small market gardens.
East	Cudgegong Road followed by Second Ponds Creek and further infrastructure and earthworks projects. Rural residential properties and light agricultural land observed beyond this.
South	Schofields Road. Immediately south is a new medium density residential development, south west is continued housing developments.
West	Tallawong Road and Sydney Metro Trains Facility in construction as part of the North West Rail Link project.



Figure 2. Aerial photograph of the Site with Site observation markers (*image provided by Landcom*).

1. Existing dam in use for Site water. Flow channel from the north. Healthy vegetation surrounding the dam. No odour or sheen;
2. Recently excavated dam. Excavated walls are virgin material. Water flow following site gradient with in channels from the north east / north west, and out channels south / south east. Hydrochloric Acid containers observed adjacent dam. Majority of the Sites surface water run off drains into the dam. No hydrocarbon sheen or odours. Water slightly cloudy;
3. Large stockpile of fill material observed west of the Site offices. Three (3) potential asbestos containing fibre cement fragments observed on the soil surface;
4. Site drainage channel, majority of surface water runoff will flow from the north / north west, into this channel and south into the excavated dam. No sheen or odour. Healthy vegetation present;

5. Large retaining wall present along Cudgegong road. Site raised towards the station approximately 5-8 m with fill material;
6. Lay down area. Large concrete pipes, construction material and storage containers. Un-lined concrete washout observed;
7. Imported fill materials (DGB) and landscaping materials such as topsoil stockpiled;
8. Large stockpile of soil material to the north west of Site, possibly used as fill material on Site; and
9. Site compound and carparks. Filled with compacted DGB approximately 1 m above Schofield's road.

2.5 Previous Reports and Anecdotal Information

2.5.1 Contamination and Salinity Assessment for Proposed Rapid Transit Rail Facility, Tallawong Road, Rouse Hill NSW, 114071, Environmental Earth Sciences, 2014 (EES 2014).

Environmental Earth Sciences (EES) previously conducted a preliminary contamination and salinity assessment of the proposed Rapid Transit Rail Facility, encompassing the current Site. The investigation was limited to a depth of approximately 0.15 m below ground level (BGL), and recommends further intrusive investigation works are conducted.

Four (4) test pits were sampled within the Site area between 0.0 - 0.15 m BGL. Two asbestos fibre cement samples were collected from the test pits located within Lot 13, with both being found to contain Chrysotile asbestos. In Lot 14, a layer of farm demolition waste was observed along the southern boundary.

The salinity potential map of Western Sydney (DLWC, 2002) indicated that the Site is situated over a range of potential zones, from high to moderate salinity potential. During sampling, no observational indications of potential salinity impacts were observed. Surface soil testing for Electrical Conductivity (EC) indicated there was a negligible potential salinity rating, and aggressivity results had a "non-aggressive" rating. However, due to the lack of information for soils deeper in the profile, it is recommended additional investigation into these soils is undertaken.

The proposed land use for the Site is consistent with the categories outlined within NEPM (2013) for residential within minimal soil access, and public open space. The chemical data indicates no exceedances to Health Investigation Level (HIL) B or C were detected within the samples collected.

114071EES identified Second Ponds Creek and future workers or residents of the area as the main receptors for contamination; however the contamination risk was determined to be low.

2.5.2 9141 NRT Work Site, Tallawong Road and Cudgegong Road, Rouse Hill NSW.SCA1.v1 final, dated 10th June 2015 (ADE 2015a)

The objective of the soil characterisation assessment report were to conduct analysis of specific contaminant concentrations for the subject materials located at several NRT Work Sites, including the Site off Cudgegong Road, Rouse Hill NSW. The assessment was undertaken in accordance with the criteria outlined in the 'National Environment Protection (Assessment of Site Contamination) Measure (1999), 2013 Amendment' (NEPM 2013).

The soil characterisation assessment report concluded the following:

- *"The subject materials consisted of dark grey clay. Paint chips, sulphidic ores, asbestos and foreign materials were not observed in any of the subject materials."*

- *The concentrations of metals (As Cd, Cu, Cr, Hg, Ni, Pb, Zn), TRH, BTEX, PAHs, PCBs, OCPs and OPPs in the soil samples collected from the subject materials meet the Tier 1 Screening criteria (HIL-D) outlined in NEPM 2013.*
- *Asbestos was not observed within any of the soil materials and was not detected within any of the samples collected."*

2.5.3 9717 NRT Work Site, Tallawong Road, Rouse Hill NSW.WAC1.v1 final, ADE, 2015 (ADE 2015b)

ADE previously conducted an in-situ Waste Analysis and Classification of the soil material within the northern embankment of the central dam. Three (3) test pits were excavated into the fill material within the northern wall of the dam to a maximum depth of 1.0 m BGL, where natural soil material was observed. Chemical data indicates no exceedance of HIL– B or HIL – C. Asbestos containing fibre cement fragments and building debris were identified within the top 1.0 m of fill.

2.5.4 Northwest Rapid Transit, Project Integrated Management System, Spoil Management Plan for Sydney Metro Northwest Operations, Trains and Systems PPP, Report No: NWELOTS-NRT-PRD-PM-PLN-000854, dated 30th October 2015 (NRT 2015)

The Spoil Management Plan outlines how NRT are to manage spoil during the delivery of the project. The Site is considered within 'Phase 1' of the project, as such only references to Phase 1 will be summarised in this section.

A reuse hierarchy for spoil materials is provided within the report. It identifies the reuse of spoil materials within the project as the preferred option. With regards to spoil testing and classification, spoil would be reused on site in accordance with the NEPM (2013).

2.5.5 Northwest Rapid Transit, Project Integrated Management System, Construction Soil and Water Management Plan for Sydney Metro Northwest Operations, Trains and Systems PPP, Report No: NWELOTS-NRT-PRD-PM-PLN-000852, dated 28th August 2017 (NRT 2017)

The Construction Soil and Water Management Plan outlines how NRT are to soil and water issues during the delivery of the project. The Site is considered within 'Phase 1' of the project, as such only references to Phase 1 will be summarised in this section.

The NRT (2017) report describes the existing environment at the Site i.e. existing soil landscape, geology and groundwater which are agreeance with the outcomes of this PSI.

With regards to salinity and acid sulfate soils (ASS) conditions of the soil, the NRT (2015) report states:

"The results of Electrical Conductivity (EC) from surface soil testing generally indicated a negligible potential salinity rating. Soil aggressively testing for sulfate in surface soils indicated that all surface areas of the site had a "non-aggressive" rating.

Review of the NSW Natural Resource Atlas acid sulfate soils risk maps for coastal NSW, shows the site is located in an area of no known occurrence of acid sulfate soils."

The NRT (2017) continues to assess contamination at the Site, the initial assessment was considered 'not comprehensive' as 'not all of the Areas of Environmental Concern in this area were specifically targeted'. NRT engaged Environmental Earth Services to complete a further assessment of each individual plot. The map depicting each plot is difficult to understand (due to the small nature), but it can be concluded that plots 14, 15 and 16 relate approximately to the Site.

There was no evidence of any current or historical industrial land uses on the Site. However, potential non-industrial sources of contamination were identified as farm waste/stockpiles.

It appears that from the analytical results, there were no exceedances of the site assessment criteria within the Site (plot 14, 15 & 16).

Based on the findings above, the NRT (2017) report determines *'that no specific management or remediation is required, or the requirement to engage a site auditor.'* However, asbestos should be managed *'in accordance with the WHS [Work Health & Safety] Management Plan, Asbestos Management Plan, and a task specific Asbestos Removal Control Plan.'* It should be noted that with regards to asbestos, there is no reference to plots 14, 15 & 16.

2.5.6 Secretary's Environmental Assessment Requirements, Application Number SSD 9063, dated 16th February 2018 (SEAR 2018)

The Environmental Impact Statement (EIS) must address the *Environmental Planning and Assessment Act 1979* and meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*. Eighteen (18) key issues were identified within the SEAR (2018) document. Of note to this PSI was key issue number fifteen (15) which in particular the issues regarding soil which outlined the following:

"The EIS shall:

- include a description of local soils, topography, drainage and landscapes;*
- determine the presence, extent and severity of soil salinity affecting the site. This shall include the assessment of impacts of the proposal on soil salinity and how it may affect groundwater resources and hydrology; and*
- include an assessment in accordance with the ASSMAC Guidelines for the presence and extent of acid sulfate soils on the site and, where relevant, appropriate mitigation measures."*

Regarding the key issues, the SEAR (2018) document provides these general requirements:

"Notwithstanding the key issues specific below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.

Where relevant, the assessment of the key issues below, and any other significant issues identified in the risk assessment, must include:

- adequate baseline data;*
- consideration of potential cumulative impacts due to other development in the vicinity; and*
- measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment."*

3 PHYSICAL SETTING

A desktop study was conducted to review Site topography, geology, hydrogeology and other relevant information. The information gathered during desktop study is described in Table 3 below.

Table 3. Regional Setting Information.

Attribute	Description
Topography	The Site is elevated in the north western section at 58 m Australian Height Datum (AHD) and slopes towards the east to approximately 50 m AHD.
Site Drainage	The surface area of the Site is predominantly cleared and covered with fill material and some large soil stockpiles. ADE would surmise that rainwater falling on this area is likely to flow south easterly across the soil surface towards Second Ponds Creek. One (1) sediment basin / dam is located in the south east section of the Site, and under current conditions is likely to entrap surface water flowing across the site. One (1) existing dam is located in the centre of the site, which is being used as a water source.
Local Geology and Soil	<p>The natural soil in the investigation area is related to the Site geology and is classified in the <i>Soil Landscapes of the Sydney 1:100 000 Sheet</i> (Chapman and Murphy, 1989) as belonging to the Blacktown Soil Landscape.</p> <p>The soil type around the Site identified to be Podzolic (Australian Soil Classification, Interactive map, accessed on 15.01.2018). This soil types are usually formed at shallow to moderate depth (>100 cm). The soil variation involves hard setting mottled texture contrast soils, red and brown podzolic soil on crests grading to yellow podzolic soils on lower slopes and in drainage lines.</p> <p>The underlying geology of the area is classified as Wianamatta Group—Ashfield Shale consisting of laminite and dark grey siltstone, Bringelly Shale which consists of shale with occasional calcareous claystone, laminite and infrequent coal, and Minchinbury Sandstone consisting of fine to medium-grained quartz lithic sandstone.</p> <p>Characteristics of this soil include low to moderate fertility with low to moderate available water capacity, low CEC values, very low phosphorus and low to very low nitrogen levels. The topsoils are less erodible as they have high fine sand, silt content and organic matter content whereas the subsoils are highly erodible as they are very low in organic matter, highly dispersible and occasionally sodic.</p> <p>The topography in the area comprises of gently undulating rises on Wianamatta Shale with local relief 10–30 m and slopes generally >5% but occasionally up to 10%. Crests and ridges are broad (200–600 m) and rounded with convex upper slopes grading into concave lower slopes. Outcrops of shale do not occur naturally on the surface.</p>
ASS Risk	ASS are the common name given to naturally occurring sediments and soils containing iron sulfides that, when disturbed and exposed to oxygen, generate sulfuric acid which could potentially mobilise toxic quantities of heavy metals into soils and groundwater. The sulfuric acid and heavy metals are produced in forms that can be readily released into the environment, with potential adverse effects on the natural and built environment and human health. The majority of ASS are formed by natural processes under specific environmental conditions. This generally limits their occurrence to low lying sections of coastal floodplains, rivers and creeks where surface elevations are less than about five metres Australian Height Datum (AHD).

Table 3. Continued...

Attribute	Description
ASS Risk	<p>The Australian Soil Resource Information System (ASRIS 2015) provides online access to the best publicly available information on soil and land resources across Australia. ASRIS provides a national map of available ASS mapping that is classified with a nationally consistent legend that includes risk assessment criteria and correlations between Australian and International Soil Classification Systems.</p> <p>A review of the ASRIS (2015) ASS map shows that the Site is classified as C 4 – extremely low probability in regards to ASS (<i>refer to Appendix V – Supporting documents</i>).</p>
Soil Salinity	<p>Soil a salinity is a complex issue relating to salt and water cycles both above and below the ground. Surface waters and groundwater can dissolve and mobilise salts and cause their accumulation in other areas. Excessive concentrations of salt in such areas can affect plant growth, soil chemistry and cause weakening and degradation of construction materials such as masonry, concrete and bitumen.</p> <p>An assessment of the salinity potential within the Site was undertaken using the map of Salinity Potential in Western Sydney (Department of Infrastructure, Planning and Natural Resources, 2002).</p> <p>The Site and surrounding areas are classified as having a high salinity potential (<i>refer to Appendix V – Supporting documents</i>).</p>
Hydrogeology	<p>A search for registered groundwater wells within a 500 m radius of the Site was undertaken by ADE via the NSW Office of Water (Allwaterdata.water.nsw.gov.au). No registered groundwater wells were identified within 500 m of the Site.</p>
Nearest Surface Water Feature	<p>Two (2) dams were observed within the southern section of the Site, with other small dams identified in aerial images serving local properties. The underlying soil in the area is generally observed to contain high clay content that impedes the downward movement of water. The local groundwater is expected to flow south east towards Second Ponds Creek (located 280 m to the south east of the Site).</p>

4 SITE HISTORY

The Site history has been compiled from information gathered from various sources including Tri Search, approved information brokers with the Land and Property Information (LPI), NSW Government, Department of Finance and Blacktown City Council.

4.1 Historical Land and Title Search

The Site entails a section of Lot 13, 14 & 15 of DP 1168129 and Lot 10 of DP 1185116 in the Local Government Area of Blacktown City Council, Parish of Gidley, County of Cumberland.

Table 4. Summary of LTO Records for Lot 13 DP 1168129.

Date	Transfer / Lease	From	To	Transfer No.	Certificate reference	Inferred Land Use
13.01.1818	Crown Grant	-	John Faultless			Unknown
19.12.1901	Transfer	-	Edwin Rouse (Farmer)		Vol. 1381 Fol. 133	Agricultural
22.10.1948	Transfer	Edwin Rouse	Nina Beatrice Terry (Farmer)	D906480	Vol. 138 Fol. 133	Agricultural
9.07.1952	Transfer of Part	Nina Beatrice Terry	Shire of Blacktown	F123122	Vol. 6601 Fol. 113	Unknown
19.06.1953	Transfer of Part	Nina Beatrice Terry	Richard	F8079	Vol. 6910 Fol. 109	Unknown
01.06.1956	Transfer	Richard	Roderick, Edwin and Gerald Terry (Farmers)	G494029	Vol. 7779 Fol. 154	Agricultural
03.01.1961	Transfer	Roderick, Edwin and Gerald Terry	Arthur Middleton and Mary Middleton	H653165	Vol.8069 Fol.185	Unknown
20.12.1963	Transfer	Arthur Middleton and Mary Middleton	Harold James and Jane James	J552570	Vol.8069 Fol.185	Unknown
16.11.1972	Transfer	Harold James and Jane James	Thomas Galvin	M975488	Vol.8069 Fol.185	Unknown
14.09.1984	Transfer	Thomas Galvin	Sandra Wyn	V346712	Vol.8069 Fol.185	Unknown
11.12.1985	Transfer	Sandra Wyn	Alison Raymond	W93400	Vol.8069 Fol.185	Unknown
06.09.1991	Transfer	-	-	Z898652	Folio: 19/27220	Unknown
25.07.2013	Transfer	-	Presumed Transport for NSW	AH781421	Folio: 13/1168129	Development

Table 5. Summary of LTO Records for Lot 14 DP 1168129.

Date	Transfer / Lease	From	To	Transfer No.	Certificate reference	Inferred Land Use
01.04.1961	Transfer	Roderick, Edwin and Gerald Terry	Eric Smith and Patricia Smith	H714166	Vol. 8418 Fol. 82	Unknown
21.12.1961	Transfer	Eric Smith and Patricia Smith	Joseph Zammit	H938055	Vol. 8418 Fol. 82	Unknown
9.12.1975	Transfer	Joseph Zammit	Francesco Ardizzi and Antonietto Ardizza	P508227	Vol. 8418 Fol. 82	Unknown
10.10.2011	Transfer	-	-	AG545145	Folio: 14/1168129	Unknown
01.03.2012	Transfer	-	Transport for NSW	AG843887	Folio: 14/1168129	Development

- Please refer to table 4 for LTO records between 1818 and 1960 as all properties were listed within the same folio.

Table 6. Summary of LTO Records for Lot 15 DP 1168129.

Date	Transfer / Lease	From	To	Transfer No.	Certificate reference	Inferred Land Use
17.01.1962	Transfer	-	Reginald William Locke, John Fry and John Walker	H886122	Vol.8330 Fol. 41	Unknown
06.04.1964	Transfer	Reginald William Locke, John Fry and John Walker	Jack Rich and Jill Rich	J582685	Vol. 9675 Fol. 11	Unknown
01.06.1973	Transfer	Jack Rich and Jill Rich	Eric and June Gabb	N257294	Vol. 9675 Fol. 11	Unknown
01.11.1976	Transfer	Eric Gabb and June Gabb	Henry Tyrer and Cecilia Tyrer	P945830	Vol. 9675 Fol. 11	Unknown
25.01.1978	Transfer	Henry Tyrer and Cecilia Tyrer	Jennie Demspey-Smith, John Mandelberg and Susan Horlsey	Q494535	Vol. 9675 Fol. 11	Unknown
09.05.1990	Transfer	-	-	Y981136	Vol. 9675 Fol. 11	Unknown
25.07.2013	Transfer	-	Transport for NSW	AH781421	Folio: 15/1168129	Development

- Please refer to table 4 for LTO records between 1818 and 1962 as all properties were listed within the same folio.

Table 7. Summary of LTO Records for lot 10 DP 1185116.

Date	Transfer / Lease	From	To	Transfer No.	Certificate reference	Inferred Land Use
03.06.1964	Transfer	-	Domenico Dasso and Paolo Dasso (Poultry Farmers)	H886122	Vol. 9611 Fol. 69	Poultry Farm
28.11.1967	Transfer	Presumed Domenico Dasso and Paolo Dasso	William Bonomo and Bernadine Bonomo	K892887	Vol. 9611 Fol. 69	Unknown
29.07.2013	Transfer	-	Presumed Transport for NSW	AH813356	Folio: 10/1185116	Development

- Please refer to table 4 for LTO records between 1818 and 1962 as all properties were listed within the same folio.

4.2 NSW Office of Environment and Heritage

A search of the NSW Office of Environment and Heritage public register of state heritage inventory items identified the following heritage items listed by local councils and shires and state government agencies.

Table 8. Summary of Items Listed in the Environment and Heritage Public Register Near the Site.

Item Name/SHR No	Type of Item/Group/Category	Location	Approximate location from the Site
Rouse Hill House and Farm/00002	Landscape	33°40'32.9369"S 150°54'27.4622"E	1800 m north east of the Site
Rouse Hill House Estate	Built	33°40'33.73"S 150°54'29.64"E	1700 m north east of the Site

4.3 Aerial Photographs Review

A review of aerial photographs was conducted and is summarised in Table 9 below. Aerial photographs from 1947, 1961, 1982, 1998, 2009, 2012, 2015 and 2017 were examined (*refer to Appendix I - Aerial Photographs*).

Table 9. Summary of Aerial Photography.

Date	Type	Subject Site Description	Adjacent Site Description
1947	Black and White	Bushland.	Bushland to the north, east and west. Cleared agricultural land to the south.
1961	Black and White	Partially cleared land, western section remains bushland. Small dam adjacent southern boundary of site.	Development of rural residential properties on the lands surrounding the Site. Dams created south of site.
1982	Colour	Site predominantly cleared and developed into rural farm land with some market gardens. Four dams to the south and north east of site. Main residential structures and two	Further development of rural residential properties, agriculture and farm lands. Market gardens to the east. Small dams scattered throughout surrounding land. Roads surrounding the site sealed.

Table 9. Continued...

Date	Type	Subject Site Description	Adjacent Site Description
1982	Colour	(2) large chicken sheds created along southern boundary. Two (2) dams, one in the centre of the Site, and one in the north east corner of Site.	
1998	Colour	Large shed from Lot 14 has been demolished from western end of site. One dam in Lot 15 has been filled in.	Further development to the east, with a large cleared area and medium density housing.
2009	Colour	Two small dams have been filled in. Evidence of agricultural use in Lot 10 and Lot 13. Remainder of site remains consistent.	Large scale land clearing and development of medium density residential properties to the south of the Site.
2012	Colour	Southern half of Lot 14 developed into a carpark and site compound with the northern section cleared for earth works and development. Remainder of site remains consistent.	Roads to the south of the Site have been sealed. Earthworks and land clearing adjacent the northern boundary of Site.
2015	Colour	Large scale earthworks and development of the Transport for NSW Site. Excavation of a dam in the south east corner. Cudgegong road moved west of original location. Large soil stockpile situated in the south west corner of Site. Pool of water along the western boundary.	Medium density residential properties developed south of Schofields Road. Major earth works and initial development of the Sydney Metro Trains Facility to the east and north. Train line being constructed running adjacent to the northern boundary of the Site.
2017	Colour	Earth works throughout the Site ongoing. Cudgegong Road Metro station in construction. Dam along eastern boundary filled in, with a dam constructed in the south east corner. Large stockpiles of soil materials stored on site.	Continued construction of the Cudgegong Road Metro station and Sydney Trains Maintenance Facility. Further development of medium density residential properties to the south of Site.

4.4 Contaminated Land Register Search

A review of the NSW Office of Environment and Heritage (OEH) 'Contaminated Land – Record of Notices' listed by the NSW EPA under the *Contaminated Land Management Act 1997* does not identify notices related to the source Site (*refer to Appendix V – Supporting Documents*).

A review of the 'List of NSW Contaminated Site Notified to the EPA' does not identify the source site as being notified as a contaminated site.

4.5 Section 149's

The Site is currently zoned as 'B4 – Mixed Use, R3 – Medium Density Residential & SP2 – Infrastructure' under the Blacktown LEP 2015. The Planning Certificate under Section 149 of the *Environmental Planning and Assessment Act 1979* (*refer to Appendix VI – Section 149 Certificate*) provides the state and local environmental planning instruments which affect the Site.

The Section 149 certificates states that the land is not affected by any of the matters contained in Clause 59(2) as amended in the *Contaminated Land Management Act 1997* – as listed:

- a) The land is not significantly contaminated land within the meaning of the Act;
- b) The land is not subject to a management order within the meaning of the Act;
- c) The land is not subject to a voluntary management proposal within the meaning of the Act;
- d) The land is not subject to an ongoing maintenance order; and
- e) The land is not subject to a Site Audit Statement within the meaning of the Act.

4.6 Dial Before You Dig

An online search for utilities located within the Site was conducted and is summarised in the following table. Asset owners were notified and provided information on their utilities (*refer to Appendix IV – Dial Before You Dig*).

Table 10. Summary of Utilities Located on or Adjacent to the Site.

Asset Owner	Utility Type	Utility Location
Endeavour Energy	Electricity	Endeavour Energy records indicate underground assets are located adjacent to the southern and eastern boundaries. Proposed underground service lines are also present throughout the northern half of Site.
Jemena	Gas	Jemena underground network mains are identified running parallel to Schofields Road through the centre of the Site
NBNCO	Services	NBNCO identified in-service cables along the southern boundary of the Site.
Optus	Fibre Optic Cable	Optus records indicate that there are underground Optus Fibre Optic Telecommunication assets along Cudgegong Road on the eastern boundary of the Site.
Sydney Metro	Services	Sydney Metro identified services throughout the Site.
Sydney Water	Water mains	Sydney Water services are identified along the southern and eastern boundaries of the Site.

4.7 SafeWork NSW

A search in the SafeWork NSW database was undertaken on the 28th February 2018, which has not located any records pertaining to Storage of Hazardous Chemicals on Site (*refer to Appendix V - Supporting Documents*).

4.8 Assessment of Historical Information Integrity

The Site history assessment has been obtained from a variety of resources including government records from the NSW land titles office, local council, historical archives, historical aerial photographs and EPA. The veracity of the information from these sources is considered to be moderate to high. The Site history assessment is generally considered to be of high integrity.

5 PROVISIONAL CONCEPTUAL SITE MODEL

5.1 Potential Contamination Types

Table 11 on the following page provides details of potential contamination sources that were identified during the investigation. These Contaminants of Potential Concern (COPC) were noted for each have the potential to have migrated to or be found on the Site, based on the Site's history.

For the purposes of this PSI, the following qualitative risk assessment has been applied:

- Low Risk – the activities and related COPC are likely to pose no or a low potential human health/environmental impact. Any impact is likely localised to a specific area of the Site;
- Moderate Risk – the activities and related COPC are likely to pose potential for moderate human health/environmental impact. Any impact is likely localised to a specific area of the Site; and
- High Risk –the activities and related COPC could pose a significant environmental impact. There is potential for impacts of the immediate local area of the Site or off-Site migration impacting surrounding human and/or environmental receptors.

Table 11. Potential Sources, Locations and Types of Contaminants.

Potential Source of Contamination / Location	COPCs	Migration Pathway / Exposure Routes	Potential Risk	Receptors
Use of imported fill material – across the Site and previous agricultural use	<ul style="list-style-type: none"> Asbestos; Heavy Metals; Polychlorinated Biphenyl (PCBs); Polycyclic Aromatic Hydrocarbons (PAHs); Total Recoverable Hydrocarbons (TRH); Benzene, Toluene, Ethylbenzene, Xylene (BTEX); and Organochlorine and Organophosphorus Pesticides (OCPs & OPPs). 	<ul style="list-style-type: none"> Downward migration and leaching of contaminants through soil; Lateral migration via groundwater / surface water runoff towards Second Ponds Creek; and Dispersion airborne particulates due to wind. 	Low - Moderate	<ul style="list-style-type: none"> Future construction / utility workers involved in the excavation and construction of the development at the Site; Present and future users of the Site; Neighbouring residents during excavation and construction of the future development at the Site; and Ecological receptors within Second Ponds Creek.
Uncontrolled demolition of buildings	<ul style="list-style-type: none"> Asbestos; and Heavy Metals. 	<ul style="list-style-type: none"> Downward migration and leaching of contaminants through soil; and Lateral migration via groundwater towards Second Ponds Creek. 	Low to Moderate	
Surface run-off across the Site	<ul style="list-style-type: none"> Heavy Metals; TRH; BTEX; and OCPs & OPPs 	<ul style="list-style-type: none"> Downward migration and leaching of contaminants via infiltration of rain water through soil; and Lateral migration via groundwater to surface waters and off-Site groundwater. 	Low	

6 DISCUSSION

ADE has undertaken a Phase I PSI for the Cudgegong Road Station Precinct South in general accordance with the *Guidelines for Consultants Reporting on Contaminated Sites 2011 OEH*. The following information and observations were obtained during the course of the desktop assessment and field observations:

- The Site comprises a total approximate area of approximately 7.8ha. The Site includes various different settings such as hard standing areas, service roads, stockpiles, Site offices, grassed/vegetation areas and one (1) water dam;
- The Site is situated at elevations between 50 m and 58 m AHD, with the landform sloping generally towards the east. The local groundwater is expected to flow south east towards Second Ponds Creek (located 280 m to the south east of the Site). One (1) sediment basin / dam is located in the south-east section of the Site, and under current conditions is likely to entrap surface water flowing across the site. One (1) existing dam is located in the centre of the Site, which is being used as a water source;
- Historical searches indicate the Site was privately owned until 2012-2013, when Transport for NSW purchased the property to construct Cudgegong Road Metro Station and Cudgegong Road Station Precinct South;
- According to the historical aerial photographs, the Site was predominantly used as four (4) rural residential properties, with an indication of agricultural and livestock use throughout prior to acquisition. During the construction phase of the North West Rapid Transit project, much of the topsoil appears to have been scraped back and potentially stockpiled within the south west corner of Site, with fill material imported. The surrounding area was predominantly rural residential properties until development, with large scale construction works now surrounding the Site;
- As per the *Soil Landscapes of the Sydney the Sydney 1:100 000 Sheet* (Chapman and Murphy, 1989), the local geology of the Site is classified as belonging to the Blacktown Soil Landscape;
- The Acid Sulfate Soil Probability within the Site was classified as C4 - extremely low probability of occurrence as per the ASRIS (2015) ASS maps. ASS is therefore not considered to be a risk to the project;
- An assessment of the salinity potential within the Site was undertaken using the map of Salinity Potential in Western Sydney (Department of Infrastructure, Planning and Natural Resources, 2002). The Site and surrounding areas are classified as having a high salinity potential. A salinity assessment was previously undertaken (EES 2014). The report concluded there was a negligible potential salinity rating, and aggressivity results had a “non-aggressive” rating. However, due to the lack of information for soils deeper in the profile, it is recommended additional investigation into these soils is undertaken. The EES (2014) investigation targeted shallow soils only (approximately 0.15 m BGL), natural materials unlikely sampled/analysed;
- It should be noted that during the walkover it was noted that the Site has undergone extensive importation of fill materials (from across the project area) since the conception of the construction phase of the Sydney Metro Northwest Project. As per NRT 2015, excavated materials suitable for re-use can be transported from one part of the project to another in accordance with the projects environment protection license. Materials would be reused on Site in accordance with the NEPM

(2013). At the time of preparing this report, no records were available as to the location or characterisation (i.e. chemical, ASS, salinity etc.) of imported materials;

- The potential for contamination as a part of chemical vegetation control has been considered low based on the healthy condition of vegetation observed within drainage channels during the walkover.
- Sydney Metro underground services were also found following the DBYD online search;
- A search of the SafeWork Storage of Hazardous Chemicals did not reveal any records pertaining to the Site;
- The Site is not the subject of a Notice issued under the *Contaminated Land Management Act 1997*, nor are there any sites notified to the EPA as contaminated Sites within a 500 m radius of the Site;
- Following the Site walkover, several potential contamination issues were identified which include the following:
 - Fill material associated with historical filling and levelling activities and particularly extensive filling toward Cudgegong Road Metro Station;
 - Accumulation of contaminants from the Site both from historical sources and construction activities being deposited within the two dams via surface run-off and through the drainage channels created to channel water flow;
 - A large stockpile of soil stored in the south west corner of the Site was observed to be containing potential asbestos fibre cement fragments and requires assessment;
 - The potential for contamination as a part of chemical vegetation control has been considered low based on the healthy condition of vegetation observed within drainage channels during the walkover; and
 - Previous reports conducted by EES (2014) and ADE (2015b) indicate asbestos contamination may be present within the fill material located around the central dam, as well as in any topsoil remaining on Site.
- There is **low** potential for contamination impacts to soil and groundwater as a result of past and present land use, as well as surrounding land use.

7 CONCLUSION AND RECOMMENDATIONS

Areas that may be impacted by potential contamination were identified on the basis of the available Site information and during the Site inspection undertaken on the 16th January 2018. The qualitative assessment of the Site undertaken during this investigation has indicated the potential for contamination to be low with regards to the development and use of land as a town centre. Based on the information available it is likely that the Site can be made suitable.

A previous report conducted by Environmental Earth Sciences (2014), found the potential for contamination within the Site to be low, however did note that some ACM material was identified on the surface of the Site. A previous report conducted by ADE (2017) concluded that the soil within the dam in the center of the Site was found to contain asbestos.

In 2012 Transport for NSW purchased the Site as part of the North West Rail Link project. The Site has been predominantly cleared, with extensive cut and fill activities raising the site by up to 8 m. Two (2) dams are located within the Site, where surface water runoff is expected to flow. A large stockpile of topsoil material was observed in the south west corner of site, with presumed ACM fragments observed on the surface.

Given the current earthworks and the construction of Cudgegong Road Metro Station, constant alterations to the Site condition make it problematic to fully assess the Sites' suitability for future plans of development of Cudgegong Road Station Precinct South. On Completion of current development works, a Detailed Site Investigation (DSI) targeting imported fill material onto site, stockpiled material within the south west of the Site, and two dam footprints should be conducted to confirm the suitability of the Site for the proposed development.

Based on the information available it is likely that the Site can be made suitable for the proposed development. Measures to ensure the Site is suitable for the intended land use are available, in accordance with the *State Environmental Planning Policy No.55 - Remediation of Land*.

Following completion of works on Site associated with the Sydney Metro North West proposal, and prior to further development applications associated with the proposal, a Phase II Detailed Site Investigation of soil and groundwater in accordance with National Environmental Protection Measure (NEPM 2013), Acid Sulfate Soils Assessment Guidelines (Acid Sulfate Soil Management Advisory Committee ((ASSMAC 1998) and ESS (2014) recommendations is required.

The DSI should include, but is not limited to, an intrusive subsurface investigation of the following;

- The fill materials both historically placed and as part of the current development of the Site in order to determine the vertical and lateral extent (if any) of potential contaminants of concern (i.e. Asbestos, Heavy Metals, PAHs, TRH, OCPs, OPPs, PCBs);
- ASS assessment to a maximum of one (1) metre beyond the proposed design depth as per the ASSMAC (1998);
- Salinity assessment (both soil and groundwater) of soil material to be collected and analysed prior to the construction phase. This will determine potential impacts of soil salinity on structures i.e. foundations and basements;
- The two (2) dam footprints including fill material for dam wall construction and sediments within; and
- The large soil stockpile within the south-western sector of the site.

Due to the Site's constant evolution as part of the Sydney Metro Northwest Project, the full extent of contamination is unable to be determined. A revision of the information within this report, and intrusive works for the Phase II DSI should be undertaken following completion of earthworks within the Site.

8 LIMITATIONS

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only and has been based on information provided by the client. The advice herein relates only to this project and all results, conclusions and recommendations made should be reviewed by a competent and experienced person with experience in environmental investigations, before being used for any other purpose. These reports that are commissioned for the purposes of divestment need to be relied on by 3rd party (the first point of sale between Transport for NSW and purchaser).

Furthermore, soils, rock and aquifer conditions are often variable, resulting in non-homogenous contaminant distributions across a Site. Boundaries between zones of variable contamination are often indistinct and have been interpreted based on available information and the application of professional judgement. The accuracy with which the subsurface conditions have been characterised depends on the frequency and methods of sampling and the uniformity of subsurface conditions and is therefore limited by the scope of works undertaken.

This report does not provide a complete assessment of the environmental status of the Site and it is limited to the scope defined herein. Should information become available regarding conditions at the Site including previously unknown sources of contamination, ADE reserves the right to review the report in the context of the additional information.

ADE's professional opinions are based upon its professional judgement, experience, training and results from analytical data. In some cases further testing and analysis may be required, thus producing different results and/or opinions. ADE has limited investigation to the scope agreed upon with its client.

ADE has used a degree of care and skill ordinarily exercised in similar investigations by reputable member of the Environmental Industry within Australia. No other warranty, expressed or implied, is made or intended.

9 REFERENCES

- Australian Standard AS 4482.1 *Guide to the sampling and investigation of potentially contaminated soil. Part 1: Non-volatile and semi-volatile compounds.*
- Australian Standard AS 4482.2 *Guide to the sampling and investigation of potentially contaminated soil. Part 2: Volatile substances.*
- Acid Sulfate Soils Assessment Guidelines (Acid Sulfate Soil Management Advisory Committee ((ASSMAC 1998)
- *Blacktown Growth Centre Precincts Development Control Plan (DCP) 2010.*
- *Blacktown Local Environmental Plan (LEP) 2015.*
- Chapman, G.A. and Murphy, C.L. (1989), Soil Landscapes of the Sydney 1:100000 sheet. Soil Conservation Services of NSW, Sydney.
- *Contaminated Land Management Act 1998.*
- Cummins Distribution, Distribution Business Unit Environmental Due Diligence and Pollution Prevention Process (*Power Point Presentation*) – Individual Sites, July 2013.
- DLWC 1995a, *Guidelines for the Use of Acid Sulfate Soils Risk Maps*, by S.D. Naylor, G.A. Chapman, G. Atkinson, C.L. Murphy, M.J. Tulau, T.C. Flewin, H.B. Milford, & D.T. Morand, Soil Conservation Service of NSW, Department of Land and Water Conservation, Sydney .
- EPA Requirements for Quality Assurance Project Plans (EPA QA/R-5).
- *Guidelines for Assessing Service Station Sites*, NSW EPA 1994.
- *Guidelines for the Assessment and Management of Groundwater Contamination*, NSW DEC, 2007.
- *Guidelines for Consultants Reporting on Contaminated Sites*, NSW EPA, 2000.
- *Guidelines for the NSW Site Auditor Scheme*, NSW 2017.
- Guidance for the Preparation of Standard Operating Procedures for Quality-Related Documents (EPA QA/G-6).
- Herbert, C. (ed) (1983), *Geology of the Sydney 1:100000 Sheet 9130*, New South Wales Department of Mineral Resources, Sydney Stone, Y, Ahern CR, and Blunden B (1998).
- *National Environmental Protection Measure (Assessment of Site Contamination), 1999, as amended 2013.*
- *NSW Code of Practice: How to Manage and Control Asbestos in the Workplace (2011).*
- *NSW Code of Practice: How to Safely Remove Asbestos (2011).*
- Parsons Brinckerhoff, *Hazardous Building Materials Register and Asbestos Management Plan, 2014.*
- *Protection of the Environment Operations Act 1997.*
- *Sampling Design Guidelines - NSW EPA, 1995.*
- *Soils Manual 1998.* Acid Sulfate Soil Management Advisory Committee, Wollongbar, NSW, Australia.
- *Waste Classification Guidelines Part 1: Classifying Waste*, EPA, 2014.
- *WHS Regulation 2011.*
- *WHS Act 2017.*
- *State Environmental Planning Policy No. 55 – Remediation of Land (SEPP No. 55).*
- *Site Investigations for Urban Salinity*, Department of Land & Water Conservation, 2002.

Appendix I – Aerial Photographs



Aerial Photograph 1. Aerial photograph of the Site dated 1947 with approximate Site boundary.



Aerial Photograph 2. Aerial photograph of the Site dated 1961 with approximate Site boundary.



Aerial Photograph 3. Aerial photograph of the Site dated 1982 with approximate Site boundary.



Aerial Photograph 4. Aerial photograph of the Site dated 1998 with approximate Site boundary.



Aerial Photograph 5. Aerial photograph of the Site dated 20th October 2009 with approximate Site boundary.



Aerial Photograph 6. Aerial photograph of the Site dated 21st November 2012 with approximate Site boundary.



Aerial Photograph 7. Aerial photograph of the Site dated 5th July 2015 with approximate Site boundary.



Aerial Photograph 8. Aerial photograph of the Site dated 12th March 2017 with approximate Site boundary.



Aerial Photograph 9. Aerial photograph of the Site and surrounding area dated 7th September 2017 with approximate Site boundary.

Appendix II – Photographs



Photograph 1. Southern Boundary of Site, Adjacent to Schofields Road, as observed on 16.01.2018.



Photograph 2. Large excavated dam in the south eastern corner of Site, as observed on 16.01.2018.



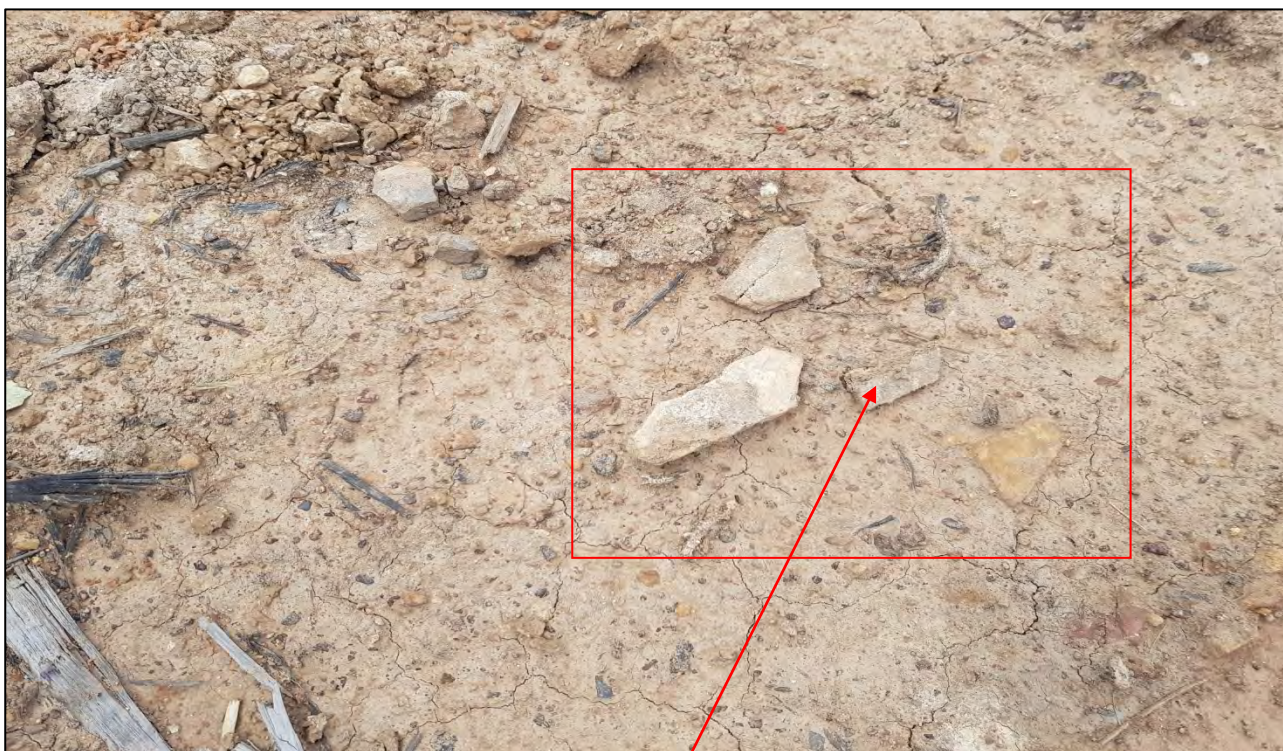
Photograph 3. Un-lined concrete washout bay, as observed on 16.01.2018.



Photograph 4. Compacted roads and carparks along the western boundary of Site, as observed on 16.01.2018.



Photograph 5. Large stockpile of soil materials observed in the south western corner of the site, as observed on 16.01.2017.



Photograph 6. Potential ACM fragment observed on the soil surface of the stockpile, as observed on 16.01.2017.



Photograph 7. Drainage channel with healthy vegetation, no odour or sheen, leading to the main dam, as observed on 16.01.2017.



Photograph 8. Centre dam located adjacent to the Site office, with riparian vegetation surrounding, as observed on 16.01.2017.

Appendix III – LTO Records

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Tri-Search 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.

Information contained in this document is provided by Tri-Search an approved NSW Information Broker

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

5/1/2018 8:00AM

FOLIO: 10/1185116

First Title(s): OLD SYSTEM
Prior Title(s): 16/27220

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
6/5/2013	DP1185116	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
29/7/2013	AH813356	TRANSFER	FOLIO CREATED EDITION 1
11/2/2015	AJ187753	REQUEST	EDITION 2

*** END OF SEARCH ***

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Information contained in this document is provided by Tri-Search an approved NSW Information Broker

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

5/1/2018 8:18AM

FOLIO: 16/27220

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 9611 FOL 69

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
11/10/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
1/9/2011	DP1168129	DEPOSITED PLAN	
30/8/2012	AH105414	REQUEST	
31/10/2012	AH333049	DEPARTMENTAL DEALING	
17/12/2012	AH258218	REQUEST	
17/12/2012	AH441321	DEPARTMENTAL DEALING	EDITION 1
6/5/2013	DP1185116	DEPOSITED PLAN	
29/7/2013	AH813356	TRANSFER	FOLIO CANCELLED

*** END OF SEARCH ***

(C.)

New South Wales.

Primary Appn. No. 11541
Reference to Last Title
Vol. 1381 Fol. 133



CANCELLED

M

[CERTIFICATE OF TITLE.]

JOINT TENANCY

REGISTER BOOK,

VOL. 7779 Fol. 154

Issued on Order No. H313868

RODERICK BUCHANAN ROUSE TERRY, EDWIN TERENCE TERRY and GERALD GEORGE TERRY, all of Rouse Hill, Farmers, 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 Those pieces of land in the Shire of Blacktown Parish of Gidley and County of Cumberland being Lots 1 and 2, Lots 4 to 7 inclusive, Lots 10 to 13 inclusive and Lots 16 to 25 inclusive in Deposited Plan No. 27220 and being parts of Portion 9 granted to John Faultless on 13th January 1818.

In witness whereof I have hereunto signed my name and affixed my Seal, this Fourteenth day of October 1959.

Signed in the presence of

[Signature]

[Signature]
Registrar General.



NOTIFICATION REFERRED TO

Easement for Transmission purposes affecting part of Lot 13 in Deposited Plan No. 27220 created by Resumption No. F455376.

[Signature]
Registrar General.



No. G494029 Caveat by the Registrar General. Entered 1st June 1956.

[Signature]
Registrar General.



No. G628094 Caveat as regards Lot 6 in Deposited Plan No. 27220. Produced 12th December 1956 and entered 2nd January 1957.

[Signature]
Registrar General.



No. H312078 TRANSFER dated 7th August 1959
to William Eric Montan and Barbara May Montan
as joint tenants of Lot 24 DP 27220

Subject to Covenant of the land within described.

Entered 6th November 1959

As to land in this transfer
this deed is cancelled
and new certificate issued
Vol. 7820 Fol. 233

[Signature]
REGISTRAR GENERAL



No. H299933 TRANSFER dated 28th August 1959
to Ronald George Thomas and Dorothy
Enid Milton as joint tenants of
Lot 21 DP 27220

of the land within described.

Subject to Covenant

Entered 10th December 1959

As to land in this transfer
this deed is cancelled
and new certificate issued
Vol. 7814 Fol. 175

[Signature]
REGISTRAR GENERAL



No. H299934 TRANSFER dated 19th May 1959
to George James Caffyn and Daphne
Grace Caffyn as joint tenants of
Lot 2 DP 27220

of the land within described.

Entered 10th December 1959

As to land in this transfer
this deed is cancelled
and new certificate issued
Vol. 7814 Fol. 175

[Signature]
REGISTRAR GENERAL



No. H432813 TRANSFER dated 15th January 1960
to Harold Richard Brandon Bourne of
Lot 12 DP 27220

of the land within described.

Subject to Covenant

Entered 4th May 1960

As to land in this transfer
this deed is cancelled
and new certificate issued
Vol. 7930 Fol. 150

[Signature]
REGISTRAR GENERAL



H299933 Lot 21 R
H299934 Lot 21 R
H299935 Lot 21 R
H312078 Lot 24 R
H432813 Lot 12 R
H507164 Lot 7 R

(over)

No. H507164 TRANSFER dated 27th May 1960
to Kevin Ruffs of Lot 7 in D.P. 27220.
Subject to covenant of the land within described.
Entered 19th July 1960.
As to land in this transfer this deed is cancelled and new certificate issued Vol. 7949 Fol. 116.
Joubatson
REGISTRAR GENERAL

No. H 606720 caveat. Produced 19th September, 1960 and entered 19th October, 1960. As regards Lot 5 D.P. 27220.
Joubatson
Registrar General

No. H597025 TRANSFER dated 30th July 1960
to Graude Lawrence Darling
of Lot 20 D.P. 27220
Subject to Covenant of the land within described.
Entered 29th November 1960.
As to land in this transfer this deed is cancelled and new certificate issued Vol. 8054 Fol. 154.
Joubatson
REGISTRAR GENERAL

No. H653165 TRANSFER dated 28th May 1960
to Ruthus Sidney John Middleton
and Mary Charlotte Middleton as
joint tenants of Lot A. D.P. 27220
19 of the land within described.
(Subject to Covenant)
Entered 3rd January 1961.
As to land in this transfer this deed is cancelled and new certificate issued Vol. 8069 Fol. 185.
Joubatson
REGISTRAR GENERAL

No. H700409 Caveat Produced 12th January, 1961
as regards Lot 10 in D.P. 27220
Entered 10th February, 1961
Joubatson
Registrar General

No. H701782 TRANSFER dated 6th January 1961
to Thomas Henry Bethell and Dorothy Evelyn
Bethell as joint tenants of Lot 22 in D.P. 27220
Subject to Covenant of the land within described.
Entered 5th April 1961.
As to land in this transfer this deed is cancelled and new certificate issued Vol. 8138 Fol. 187.
Joubatson
REGISTRAR GENERAL

No. H714166 TRANSFER dated 23rd January 1961
to Eric Smith and Patricia Smith as
joint tenants of Lot 18 D.P. 27220
Subject to Covenant of the land within described.
Entered 7th April 1961.
As to land in this transfer this deed is cancelled and new certificate issued Vol. 8148 Fol. 82.
Joubatson
REGISTRAR GENERAL

No. H684228 TRANSFER dated 1st December 1960
to Rudolf Muhlzimmer and Elfriede
Muhlzimmer as joint tenants of
Lot 13 D.P. 27220
Subject to Covenant of the land within described.
Entered 25th May 1961.
As to land in this transfer this deed is cancelled and new certificate issued Vol. Fol.
Joubatson
REGISTRAR GENERAL

CAVEAT No. H606720 has been withdrawn.
See H935360 Entered 5th December 1961.
Joubatson
REGISTRAR GENERAL

No. H855426 TRANSFER dated 23rd June 1961
to Reinhard Scholler and Waltraude
Scholler as joint tenants of Lot 5 in
D.P. 27220
Subject to Covenant of the land within described.
Entered 7th December 1961.
As to land in this transfer this deed is cancelled and new certificate issued Vol. 887 Fol. 82.
Joubatson
REGISTRAR GENERAL

H597025 Lot 20 R
H507164 Lot 7 R
H606720 Lot 5 R
H653165 Lot A R
H700409 Lot 10 R
H701782 Lot 22 R
H709058 Lot 18 R
H684228 Lot 13 R
H714166 Lot 18 R
H855426 Lot 5 R
H809588 Lot 186 R
H935360 Lot 10 R
H884228 Lot 13 R
H71781 Lot 6 R
H51879 Lot 4 R

[illegible]

Req:R912883 /Doc:CT 07779-154 CT /Rev:11-Aug-2012 /Sts:OK.OK /Prt:04-Jan-2018 14:42 /Seq:4 of 4
Ref:STC-1023-13390 /Src:T

202

New South Wales

[CERTIFICATE OF TITLE]

Primary Appn No. 11541
Reference to Last Title
Vol. 7779 Fol. 154



JOINT TENANCY
REGISTER BOOK
Vol. 8330 Fol. 41
ID Issued on Transfer No. H886122

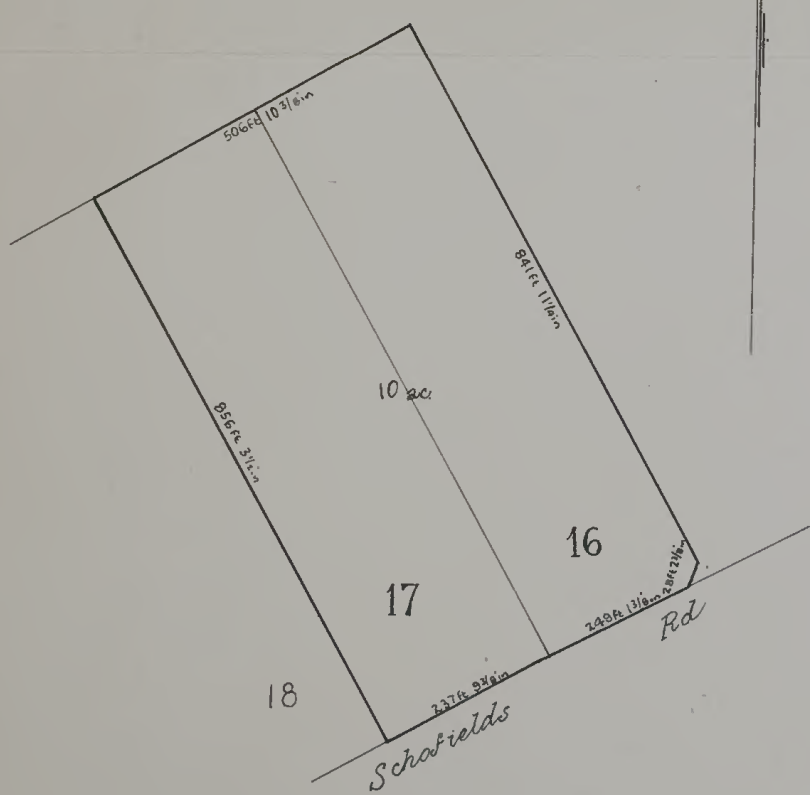
CANCELLED ☒

REGINALD WILLIAM LOCKE, Plant Operator, JOHN RICHARD FRY, Plant Operator, and JOHN RAYMOND WALKER, Labourer, all of Regents Park, 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 Municipality of Blacktown Parish of Gidley and County of Cumberland shown in the plan hereon being Lots 16 and 17 in Deposited Plan 27220 and being part of Portion 9 granted to John Faultless on 13th January 1818.

In witness whereof I have hereunto signed my name and affixed my Seal, this Seventeenth day of January, 1962.

Signed in the presence of *B. E. Gollidge*

Jawatson
Registrar-General.



No. 582685 TRANSFER dated 18th February 1962
to Jack Rich and Gill Elizabeth Rich as joint tenants of Lot 17 in DP 1627220
of the land within described.
Entered 6th April 1964
As to land in this transfer this deed is cancelled and new Certificate issued Vol. 9611 Fol. 64
Jawatson
REGISTRAR GENERAL

No. 56886 TRANSFER dated 14th May 1962
to Domenico Basso and Paola Basso as joint tenants of the residue
of the land within described.
Entered 25th June 1964
As to land in this transfer this deed is cancelled and new Certificate issued Vol. 9611 Fol. 64
Jawatson
REGISTRAR GENERAL

H886122 *HLH*
Scale: 200 feet to one inch

NOTIFICATION REFERRED TO
Covenant created by Transfer No. H886122.

Jawatson
Registrar General



CT 18-2-64
582685 T Lot 17 DP 27220 H
56886 T Lot 16 K



G.

NEW SOUTH WALES

Application No. 11541.
Prior Title Vol.8330 Fol.41

CERTIFICATE OF TITLE
DEEDS ACT, 1900, as amended.



Vol. 9611 Fol. 69
vs 1st Edition issued 30-6-1964
J656886

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

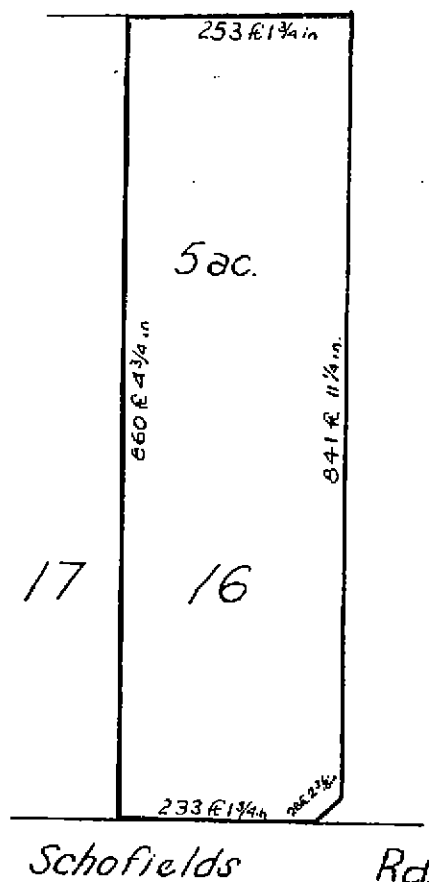
Registrar-General.



PLAN SHOWING LOCATION OF LAND

CANCELLED

SEE AUTO FOLIO



J656886 7/8

Scale: 200 feet to one inch.

S

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in lot 16 in Deposited Plan No. 27220 in the Municipality of Blacktown, Parish of
Gidley and County of Cumberland being part of Portion 9 granted to John Faultless on 13-1-1818.

Registrar General.

FIRST SCHEDULE (Continued overleaf)

~~DOMENICO BASSO of North Rocks, Poultry Farmer and PAOLO BASSO his wife as Joint Tenants.~~

Registrar General.

SECOND SCHEDULE (Continued overleaf)

- GRAY
1. Reservations and conditions, if any, contained in the Crown Grant(s) above referred to.
 - CV 2. Covenant created by Transfer No. H886122.P

Registrar General

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

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

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

9611 Fol. 69
(Page 1) Vol.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
William Egidio Bonomo of Kellipulle, Mechanic and Beneline Bonomo his wife as joint tenants	Transfer	K872887	23.11.1967	28.11.1967	<i>Janet</i>
<p style="text-align: center;">CANCELLED</p> <p style="text-align: center;">SEE AUTO FOLIO</p>					

R
 K872887
 — SE
 @479390
 — 90/10

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
	NUMBER	DATE						
Variation	K845894	19.10.1967	By deed dated 1 st October 1967 the operation of the covenant contained in Transfer No. H886122 was modified (as more fully set out in the said Instrument)	3.11.1967	<i>Janet</i>			
Mortgage	K872888	23.11.1967	To Albino Bonomo of Castle Hill, retired bank clerk and Giovanna Bonomo his wife	28.11.1967	<i>Janet</i>	Discharged	Q479390	<i>Ben</i>
Mortgage	K872888	—	Albino Bonomo of Schofield's Rd Retired Orchardist See Notice of Death. Q479389	5.12.1977		Cancelled	Q479390 5.12.1977	<i>Ben</i> <i>FOL</i>



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Information contained in this document is provided by Tri-Search an approved NSW Information Broker
NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 13/1168129

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
4/1/2018	11:35 AM	2	11/2/2015

LAND

LOT 13 IN DEPOSITED PLAN 1168129
AT ROUSE HILL
LOCAL GOVERNMENT AREA BLACKTOWN
PARISH OF GIDLEY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1168129

FIRST SCHEDULE

TRANSPORT FOR NSW (R AJ187753)

SECOND SCHEDULE (0 NOTIFICATIONS)

NIL

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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Information contained in this document is provided by Tri-Search an approved NSW Information Broker

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

4/1/2018 2:11PM

FOLIO: 19/27220

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 8069 FOL 185

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
29/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
17/5/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
6/9/1991	Z898651	DISCHARGE OF MORTGAGE	
6/9/1991	Z898652	TRANSFER	EDITION 1
1/9/2011	DP1168129	DEPOSITED PLAN	
30/8/2012	AH105414	REQUEST	
31/10/2012	AH333049	DEPARTMENTAL DEALING	
17/12/2012	AH258218	REQUEST	
17/12/2012	AH441321	DEPARTMENTAL DEALING	EDITION 2
25/7/2013	AH781421	TRANSFER	FOLIO CANCELLED

*** END OF SEARCH ***

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Information contained in this document is provided by Tri-Search an approved NSW Information Broker

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

4/1/2018 1:42PM

FOLIO: 13/1168129

First Title(s): OLD SYSTEM
Prior Title(s): 19/27220

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
1/9/2011	DP1168129	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
25/7/2013	AH781421	TRANSFER	FOLIO CREATED EDITION 1
11/2/2015	AJ187753	REQUEST	EDITION 2

*** END OF SEARCH ***

(C.)

New South Wales.

[CERTIFICATE OF TITLE.]

Copy No 11541



REGISTER BOOK,
VOL. 1381 FOLIO 133

CANCELLED

Edwin Stephen Rouse

of Rouse Hill Esquire applicant in primary application numbered 11541 is now the proprietor of an estate in fee simple Subject nevertheless to the reservations and conditions of any contained in the Grants hereinafter referred to and also Subject to such encumbrances loans and interests as are notified hereon in That piece of land situated in the Parish of Spillery and County of Cumberland containing Six hundred and twenty nine acres three roods four perches or thereabouts commencing on the South Western side of Windsor Road at the South Eastern corner of Mares land and bounded thence on the North East by that Road being lines bearing South Easterly One and four tenths links ten chains eleven and four tenths links eight chains thirty four and six tenths links fourteen chains seventeen and eight tenths links seven chains nineteen chains seventy seven and four tenths links and two links to Schofield Road on the South East on the South West and again on the South East by that Road being lines bearing South Westerly two chains fifty three and seven tenths links fourteen chains ninety eight and one tenth links and twenty chains eighty six links North Westerly one chain and again South Westerly sixteen chains seventy three and three tenths links twenty seven chains sixty seven and seven tenths links ten chains sixty four and one tenth links fifteen chains two and eight tenths links and thirty five links to land of the Trustees of J. P. Pepp again on the South West and on the North West by that land and part of the said Edwin Stephen Rouse's six hundred and thirty six acres two roods twenty two perches being lines bearing North Westerly sixty one chains three links and North Easterly sixty seven chains ninety seven links to Mares land aforesaid and again on the North East and again on the North West by that land being lines bearing South Easterly thirteen chains eight links and North Easterly thirty six chains sixty links to the point of commencement as shown on the plan hereon and therein edged red being the land originally granted as Six hundred acres (portion nine of parish) to John Faulstich by Crown Grant dated the thirteenth day of January One thousand eight hundred and eighteen and also part of forty acres (portion seventy two of parish) originally granted to James May by Crown Grant dated the eighth day of October One thousand eight hundred and sixteen

Which said Grants are delineated in the public Map of the said parish deposited in the Department of Lands

In Witness whereof

I have hereunto signed my name and affixed my Seal this nineteenth day of November One thousand nine

hundred and one
Signed the 19th day of
November 1901 in the presence of

J. B. Johnson

C. A. Rouse



Notification referred to

Deputy Registrar General

No. A 138830 & MORTGAGE dated 14th November 1901
from the said Edwin Stephen Rouse To Bank
of New South Wales

Produced and entered 11th November 1920
at 12 o'clock in the afternoon.

Not to be used
REGISTRAR GENERAL

No. A 138831 & MORTGAGE dated 26th February 1919
from the said Edwin Stephen Rouse To
Bank of New South Wales

Produced and entered 11th November 1920
at 12 o'clock in the afternoon.

Not to be used
REGISTRAR GENERAL

No. A 638832 MORTGAGE dated 5th November 1920
from the said Edwin Stephen House to
Bank of New South Wales
Produced and entered 11th November 1920
at 12 o'clock in the afternoon.
J. Wells
REGISTRAR GENERAL

No. D 906478 DISCHARGE of within mortgage
A 638831 dated 24th May 1932
Produced 14th October 1948 and entered 22nd October 1948
at 12 o'clock in the afternoon.
J. Wells
REGISTRAR GENERAL

No. D 906479 DISCHARGE of within mortgage
A 638832 dated 24th May 1932
Produced 14th October 1948 and entered 22nd October 1948
at 12 o'clock in the afternoon.
J. Wells
REGISTRAR GENERAL

No. D 906480 DISCHARGE of within mortgage
A 638830 dated 24th May 1932
Produced 14th October 1948 and entered 22nd October 1948
at 12 o'clock in the afternoon.
J. Wells
REGISTRAR GENERAL

No. D 906481 APPLICATION BY TRANSMISSION
Nina Beatrice Terry of House Hill, married
Woman
Proprietors of the land within described in pursuance of the above
Application Produced 14th October 1948 and
entered 22nd October 1948
at 12 o'clock in the afternoon.
J. Wells
REGISTRAR GENERAL

No. D 906482 CAVEAT by the Registrar General.
Produced 14th October 1948 and
entered 22nd October 1948
at 12 o'clock in the afternoon.
J. Wells
REGISTRAR GENERAL

No. F 110247 MORTGAGE dated 1st November 1949
from the said Nina Beatrice Terry to George
Smith, Albert Arthur, and George
George O'Brien Mayer
Produced 14th November 1949 and entered 21st November 1949
at 12 o'clock in the afternoon.
J. Wells
REGISTRAR GENERAL

No. F 438443 DISCHARGE of within mortgage
No. F 110247 dated 17th April 1951
Produced and entered 24th April 1951
at 3rd o'clock in the afternoon.
J. Wells
REGISTRAR GENERAL

No. F 455376 NOTICE OF RESUMPTION
THE COMMISSIONER FOR RAILWAYS is the proprietor of an easement
affecting that part of the land within described shown by blue colour on
the plan hereon, freed from all other interests. Produced 22nd May 1951
and entered 28th July 1952 at 12 o'clock noon.

J. Wells
Registrar General.

No. F 723122 TRANSFER dated 1st July 1952
from the said Nina Beatrice Terry to the Council of the Shire
of Blacktown, of part
of the land within described
Produced 2nd September 1952 and entered 4th November 1952
at 12 o'clock in the afternoon.
As to land in this transfer
this Certificate is cancelled
and a new Certificate issued
Vol. 6601 Fol. 113
J. Wells
REGISTRAR GENERAL

No. F 880427 TRANSFER dated 19th June 1953
from the said Nina Beatrice Terry to Richard
W. Douglas, Helen Pudney & son of part
of the land within described
Produced 23rd June 1953 and entered 26th August 1953
at 12 o'clock in the afternoon.
As to land in this transfer
this Certificate is cancelled
and a new Certificate issued
Vol. 6470 Fol. 107
J. Wells
Registrar General.

The within Caveat No. D 906482 is hereby withdrawn
Dated 1st June 1956
J. Wells
REGISTRAR GENERAL

Robert Buchanan House Terry, Edwin
Lance Terry and Gerald George Terry all
of House Hill, Farmers
are now the registered
proprietors as joint tenants of the land within described.
See Application under Section 12 of the Trusts Act, 1925.
No. 6494028 Entered 1st June 1956.
J. Wells
REGISTRAR GENERAL

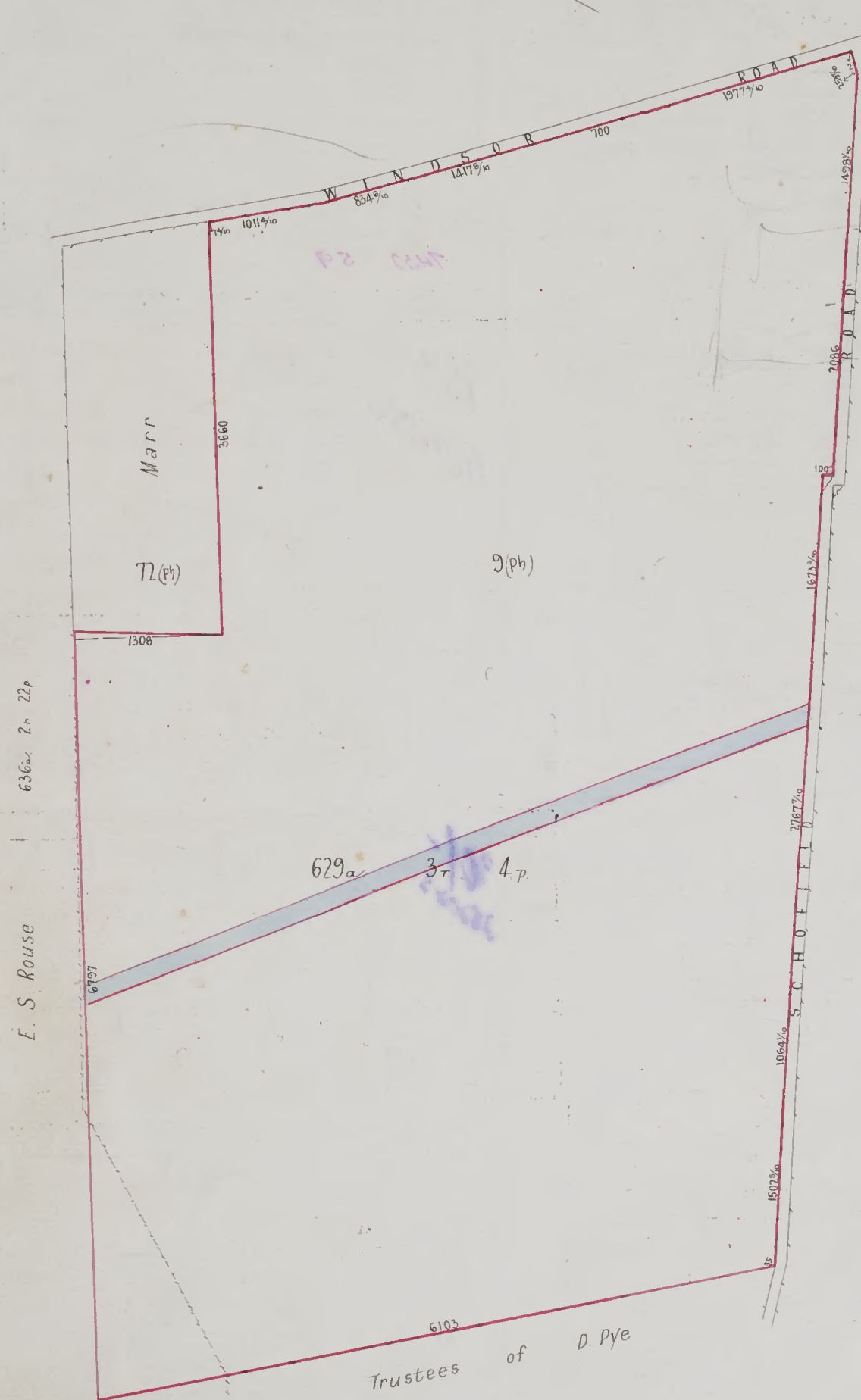
No. 6494029 CAVEAT by the Registrar General.
Entered 1st June 1956.
J. Wells
REGISTRAR GENERAL

The interest of the Council of the Shire of Blacktown
in the additions to existing roads
Shown on Deposited Plan No. 27260
Entered 5th December 1956.
J. Wells
Registrar General.

No 628094 Caveat produced 12th December 1956
and entered 2nd January 1957, as regards
Lot 6, D.P. 24220

J. Wells
Registrar General.

1381-133



Total area included in certificate. 629a 3r 4p
All lengths shown hereon are in links
Scale 10 Chains to an inch.

Doc. 635461 Caseat Produced
20th December 1956 and entered
8 January 1957
as regards Lot 8 D.O. 27220

27. Wells
Registrar General

No. G. 661.658 TRANSFER dated 15 February 1957
to George James Paffyn and Sophie Lucie Paffyn
as joint tenants of lot 3. D. 27220

of the land within described.

Entered 20 March 1957.

As to land in this transfer
the deed is cancelled
and no certificate issued
Vol. fol.

J. H. Paffyn

REGISTRAR GENERAL


REGISTRAR GENERAL

No. 6637015 TRANSFER dated 23rd November 1956
to Patrick Bohan and Phillip Duke
as joint tenants of Lot 15
D.D. 24220

_____ of the land within described
Subject to Covenant

Entered 9th April 1957
As to land in this transfer
this deed is cancelled
and new certificate issued
Vol. _____ of Fol. _____

J. H. Wells
REGISTRAR GENERAL



No G 686644 Caveat produced 29th March 1957
Entered 18th April 1957
As regards Vol 9 D.P. 27220 J. H. Ellis

Registrar General.

CANCEL NO. G 633464 has been Withdrawn
G 832802 Entered 28th November 1957
J. Wells
REGISTRAR GENERAL


No. G720843 TRANSFER dated. 12th April 1957.
to Redvers John Saunders and Alice
Saunders as joint tenants of lot 8
D.P. 27320
of the land within described.
Subject to Covenant
28th November 1957.

Entered
this deed is filed
for record at
No. 7405-69 of
Vol. 11 of 11

RECORDED GENERAL

Sealed
13
SEAL OF THE DISTRICT COURT
SOUTH AFRICA


CAVEAT No. G 686644 has been withdrawn *1/11*
See G 872287 Entered 1st January 1958.
J. H. Bell
REGISTRAR GENERAL.



No. 687228 TRANSFER dated 6th January 19 58.
to Redvers John Launders of Lot 9 C.P. 272

of the land within described

Entered 21st January 19 58.
As to land in this transfer
this deed is cancelled
and new certificate issued
Vol. 7433 Fol. 59


J. H. P. S.
REGISTRAR GENERAL


Pte + No G 89 8086 bareat Produced 19th February 1958
 and entered 27th February 1958
 As regards Lot 40 on plan lodged under
 Dealing No. G 89 2119

J. H. Wells
Registrar General

No. 9030 38 Caveat Produced with ⁴ Feb
 Entered 5th March 1958 ^{26th February 1958}
 Honors Lot 66 in D.P. G-892119
 J. Wells
 Registrar General

No. 1282023 TRANSFER dated 13th May 1959
to Gunter Hebig and Hannelore Hebig of hat 14
D.P. 27220
Subject to Covenant of the land within described
Entered 10th September 1959.
As to land in this transfer
this deed is cancelled
and new certificate issued
Vol. 176 Fol. 290
Jonlatson
REGISTRAR GENERAL

This Deed is Cancelled and Certificate of Title Issued
Vol. 7779 Fol. 154 for the untransferred
66 in D.R. 27220

04313868 REGISTRAR GENERAL

The interest of the Council of the SHIRE of BLACKFOOT
in the new roads
shown on Deputed Plans 3086
dated 13th November 1959
J. J. J. J.
Registrar General.

As to ~~the Deed~~ *the Deed*
 this Deed is cancelled and new Certificate of Title issued
 of 7989 fol 36+37
 vide 041313868
[Signature]
 Registrar General

2. 12/18
6. 464

30/1
661658

001
637115

5
P
Cool

10/1/20

W

30/288

1560602 WX
4-16-83 11-30-86 11/10
strong w/c

ms. H312028 fol. 245r

4313868 5265
1. For. in France lots

Vol 21 } Mc Ard
4. Oct 2 } Gov

[illegible]

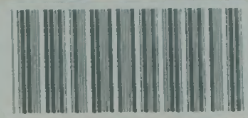
* 2 cts. still to come

As to *the above*
his Deed is cancelled and new Certificate of Title issued
of 7988 Pol 36437
id OH 313868
Signature
Registrar General

202

New South Wales

[C



08069185

Primary Appn No. 11541
Reference to Last Title
Vol. 7779 Fol. 154



REGISTER BOOK
VOL. 8069 Fol. 185

MH Issued on Transfer No. H653165

CANCELLED W
ON ISSUE OF NEW FOLIO 19/27220

ARTHUR SIDNEY JOHN MIDDLETON of Kellyville, Building Contractor and MARY CHARLOTTE MIDDLETON 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 Blacktown Parish of Gidley and County of Cumberland being Lot 19 in Deposited Plan No. 27220 and being part of Portion 9 granted to John Faultless on 13th January 1818.

In witness whereof I have hereunto signed my name and affixed my Seal, this Fifth day of January, 1961

Signed in the presence of *J. Watson* Registrar-General.

CV NOTIFICATION REFERRED TO
Covenant contained in Transfer No. H653165.
J. Watson
Registrar General

No. H768407 MORTGAGE dated 12th April 1961
to The Saint George Star-Bonnet
Co-operative Society NO 18 Limited
Entered 21st April 1961
J. Watson
REGISTRAR GENERAL

MORTGAGE No. H768407 has been discharged
See J552569 Entered 23rd January 1964
J. Watson
REGISTRAR GENERAL

Kenneth Harold James of Rouse Hill
Welder and Jane Margaret James
his wife are
now the registered proprietors of land within described.
as joint tenants
See TRANSFER No. J552570 dated 20th December 1963
Entered 23rd January 1964
J. Watson
REGISTRAR GENERAL

No. J552571 MORTGAGE dated 21st November 1963
to Paul Killa of Quakers Hill
Entered 23rd January 1964
J. Watson
REGISTRAR GENERAL

No. J552572 MORTGAGE dated 21st November 1963
to Mary Concetta Vassallo of
Wetherill Park, widow
Entered 23rd January 1964
J. Watson
REGISTRAR GENERAL

MORTGAGE No. J. 552572 has been discharged.
See L186227 Entered 2nd August 1968
J. Watson
REGISTRAR GENERAL

MORTGAGE No. J552571 has been discharged.
See M249678 Entered 6th May 1971
J. Watson
REGISTRAR GENERAL

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

No. 11229675 MORTGAGE dated 27th October 1970
to Rhyllis Vella of Quakers Hill,
Widow.
Entered 6th May 19 71
Jawatson
REGISTRAR GENERAL

COMPUTER FOLIO NO FURTHER
DEALINGS TO BE REGISTERED.

MORTGAGE No. M249675 has been discharged.
See M975487 Entered 16th November 1972
Jawatson
REGISTRAR GENERAL

Thomas William James Galvin of Rouse Hill
Production Manager is
now the registered proprietor of the land within described.
See TRANSFER No. M975488 dated 27th October 1972
Entered 16th November 19 72
Jawatson
REGISTRAR GENERAL

No. M975489 MORTGAGE dated 27th October 1972
to Government Insurance Office of New South
Wales
Entered 16th November 19 72
Jawatson
REGISTRAR GENERAL
Discharged
W93399
11-12-1985

V346712 Caveat by Sandra Wynn
Galvin Galvin Registered 14-9-1984
Withdrawn
W93398
11-12-1985
Benice
REGISTRAR GENERAL

* REGISTERED PROPRIETOR Alison Margaret Raymond
by Transfer W93400 Registered 11-12-1985
W93400

W93401 Mortgage to Commonwealth Savings Bank
of Australia Registered 11-12-1985

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

4/1/2018 3:29PM

FOLIO: 18/27220

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 8148 FOL 82

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
29/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
31/5/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
1/9/2011	DP1168129	DEPOSITED PLAN	
10/10/2011	AG545145	TRANSFER	FOLIO CANCELLED

*** END OF SEARCH ***

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Information contained in this document is provided by Tri-Search an approved NSW Information Broker

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

4/1/2018 11:56AM

FOLIO: 14/1168129

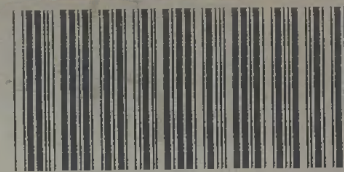
First Title(s): OLD SYSTEM
Prior Title(s): 18/27220

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
1/9/2011	DP1168129	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
10/10/2011	AG545145	TRANSFER	FOLIO CREATED EDITION 1
1/3/2012	AG843887	TRANSFER	EDITION 2

*** END OF SEARCH ***

202

New South Wales



08148082

Primary Appn No. 11541

Reference to Last Title

Vol. 7779

Fol. 154

REGISTER BOOK

Vol. 8148 Fol. 82

Issued on Transfer No. H714166

CANCELLED ☒
ON ISSUE OF NEW FOLIO 18/27220

ERIC SMITH, of Punchbowl, Mechanical Engineer and PATRICIA SMITH, 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 Blacktown Parish of Gidley and County of Cumberland being Lot 18 in Deposited Plan No. 27220 and being part of Portion 9 granted to John Faultless on 13th January 1818.

In witness whereof I have hereunto signed my name and affixed my Seal, this

Seventeenth day of April, 19 61.

Signed in the presence of

Malmer

Jan Watson

Registrar-General.



NOTIFICATION REFERRED TO
Covenant contained in Transfer No. H714166.

Jan Watson
Registrar General.



Joseph Jammie of Blacktown
oger Driver
now the registered proprietor of the land within described.
See TRANSFER No. *H 938055* dated *27th November 1961*
Entered *21st December 1961*
REGISTRAR GENERAL

Custom Credit Corporation
Limited
MORTGAGE No. *H 938056* dated *15th November 1961*
Entered *21st December 1961*
REGISTRAR GENERAL

MORTGAGE No. *H 938056* has been discharged.
See *J 922320* Entered *16th March 1965*
Jan Watson
REGISTRAR GENERAL

No. *K 172138* MORTGAGE dated *5th November 1965*
to *Commonwealth Savings Bank of Australia*
Entered *25th November 1965*
Discharged
P 508226
9-12-1975
Jan Watson
REGISTRAR GENERAL

Francesco Ardizzi of Oakbury Drive
and Antonietta Ardizzi, his wife as
joint tenants are
now the registered proprietors of the land within described.
See TRANSFER No. *P 508227* dated *20th October 1975*
Entered *9th December 1975*
Jan Watson
REGISTRAR GENERAL

No. *P 508228* MORTGAGE dated *20th October 1975*
to *William Edward Barratt, New Lambton*
and John James Ober
Entered *9th December 1975*
Discharged
5564751 5564750
9-7-1981
Jan Watson
REGISTRAR GENERAL

COMPUTER FOLIO NO FURTHER
DEALINGS TO BE REGISTERED.

CANCELLED

1 ISSUE OF NEW FOLD

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New South Wales



08148082

Primary Appn No. 11541

Reference to Last Title

Vol. 7779

Fol. 154



REGISTER BOOK

Vol. 8148 Fol. 82

Issued on Transfer No. H714166

CANCELLED ☒
ON ISSUE OF NEW FOLIO 18/27220

S
Grey

ERIC SMITH, of Punchbowl, Mechanical Engineer and PATRICIA SMITH, 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 Blacktown Parish of Gidley and County of Cumberland being Lot 18 in Deposited Plan No. 27220 and being part of Portion 9 granted to John Faultless on 13th January 1818.

In witness whereof I have hereunto signed my name and affixed my Seal, this

Seventeenth day of April, 19 61.

Signed in the presence of

J. Walker

J. Walker

Registrar-General.



NOTIFICATION REFERRED TO
Covenant contained in Transfer No. H714166.

J. Walker

Registrar General.



Joseph Zammit of Blacktown
Eger Drive
now the registered proprietor of the land within described.
See TRANSFER No. H 938055 dated 27th Nov 1961
Entered 21st December 1961
REGISTRAR GENERAL

MORTGAGE No. H 938056 dated 15th November 1961
Custom Credit Corporation Limited
Entered 21st December 1961
REGISTRAR GENERAL

MORTGAGE No. H 938056 has been discharged
Vol 592220 Entered 16th March 1965
REGISTRAR GENERAL

No. K.172138 MORTGAGE dated 5th November 1965
to F. Commonwealth Savings Bank of Australia
Entered 25th November 1965
Discharged P508226 9-12-1975
REGISTRAR GENERAL

Francesca Analizzi of Oakbury Drive
and Antonietta Analizzi, his wife and joint tenant, are
now the registered proprietors of the land within described.
See TRANSFER No. P508227 dated 24th October 1975.
Entered 4th December 1975.
REGISTRAR GENERAL

No. P508228 MORTGAGE dated 24th October 1975
to William Edmund Barrett, New Lambton
and John James Olsen
Entered 4th December 1975
Discharged 5564751 5564750 9-7-1981
REGISTRAR GENERAL

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

COMPUTER FOLIO NO FURTHER
DEALINGS TO BE REGISTERED.

5564750
510481

Te
P508227
P-228



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Information contained in this document is provided by Tri-Search an approved NSW Information Broker

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

4/1/2018 4:12PM

FOLIO: 17/27220

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 9675 FOL 11

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
11/10/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
9/5/1990	Y981134	WITHDRAWAL OF CAVEAT	
9/5/1990	Y981135	DISCHARGE OF MORTGAGE	
9/5/1990	Y981136	TRANSFER	EDITION 1
1/9/2011	DP1168129	DEPOSITED PLAN	
30/8/2012	AH105414	REQUEST	
31/10/2012	AH333049	DEPARTMENTAL DEALING	
17/12/2012	AH258218	REQUEST	
17/12/2012	AH441321	DEPARTMENTAL DEALING	EDITION 2
25/7/2013	AH781421	TRANSFER	FOLIO CANCELLED

*** END OF SEARCH ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

4/1/2018 4:01PM

FOLIO: 15/1168129

First Title(s): OLD SYSTEM
Prior Title(s): 17/27220

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
1/9/2011	DP1168129	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
25/7/2013	AH781421	TRANSFER	FOLIO CREATED EDITION 1
11/2/2015	AJ187753	REQUEST	EDITION 2

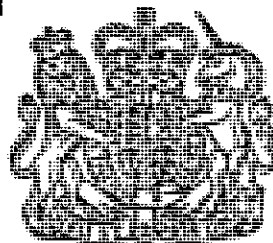
*** END OF SEARCH ***

G.

NEW SOUTH WALES

Application No.11541 41
Prior Title Volume 8330 Folio 41.

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



Vol. **9675** Fol. **11**
1st Edition issued 13-4-1964

CANCELLED

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

Witness

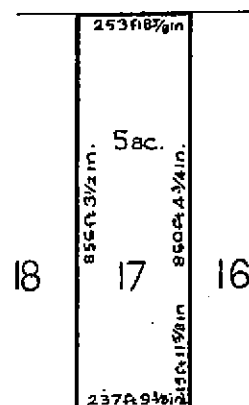
S MacLennan

See Auto Folio
Jan Watson

Registrar-General.



PLAN SHOWING LOCATION OF LAND



Schofields Rd.

J582685

Scale: 400 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 17 Deposited Plan 27220, Municipality of Blacktown, Parish of Gidley and County of Cumberland being part of Portion 9 granted to John Faultless on 13.1.1818.

Jan Watson
Registrar General.

FIRST SCHEDULE (Continued overleaf)

~~JACK RICH, of Parramatta, Builders Labourer and JILL ELIZABETH RICH, his wife, as Joint Tenants.~~

Jan Watson
Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) above referred to.

CV 2. Covenant created by Transfer No.H886122P

Jan Watson
Registrar General.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
Eric Roy Gabb of Rouse Hill Salesman and June Violet Gabb his wife as joint tenants	Transfer	N257294	16.5.1973	1.6.1973	<i>Jonathan</i>
Henry Alfred Tyrer, of Old Toongabbie, Company Director and Jean Cecilia Marion Tyrer, his wife, as joint tenants.	Transfer	P945830	-----	1-11-1976	<i>Jonathan</i>
Jennie Dempsey-Smith, Sales Representative, John Mandelberg, Film Editing Assistant and Susan Barbara Horsley, Production Assistant, all of Schofields, as tenants in common	Transfer	Q494535	-----	25-1-1978	<i>Jonathan</i>
John Mandelberg in $\frac{1}{2}$ share and Susan Barbara Horsley in $\frac{1}{2}$ share as tenants in common by Transfer T93305. Registered 26-10-1982					
CANCELLED					
SEE AUTO FOLIO					

582686M
L290/21
N257295
P583900 w/x
P945831
- 830 T2
Q494534 w/x
- 572
T97024 ptx
T93305 T

SECOND SCHEDULE (continued)

INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	
NATURE	NUMBER	DATE					
Mortgage	J582686	11-2-1964	to Unity Terms Limited	22-4-1964	<i>Jonathan</i>	Discharged	L299121
Caveat	N257295	16.5.1973		1.6.1973	<i>Jonathan</i>	Withdrawn	P583900
Caveat	P945831	-----		1-11-1976	<i>Jonathan</i>	Withdrawn	Q494534
Mortgage	Q494536 p	-----	to Rural Building and Investment Society	25-1-1978	<i>Jonathan</i>		
T97024 p	Caveat by State Bank of New South Wales.		Registered 26-10-1982				