



Preliminary Site Investigation

Northern Portion of West Schofields Precinct
NSW 2768

Department of Planning and Environment

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ABBREVIATIONS

A list of the common abbreviations used throughout environmental reports is provided below:

ACM	Asbestos Containing Material
AEC	Area of Environmental Concern
B(a)P	Benzo(a)Pyrene
BGS	Below Ground Surface
BH	Borehole
BTEX	Benzene, Toluene, Ethyl Benzene, Xylene
CLM	Contaminated Land Management
COPC	Contaminant of Potential Concern
CSM	Conceptual Site Model
DA	Development Application
DLA	DLA Environmental Services
DP	Deposited Plan
DQI	Data Quality Indicator
DQO	Data Quality Objective
DSI	Detailed Site Investigation
EIL	Ecological Investigation Level
EPA	Environment Protection Authority (NSW)
ESL	Ecological Screening Level
HIL	Health-Based Investigation Level
HSL	Health Screening Level
LOR	Limit of Reporting
MW	Monitoring Well
NATA	National Association of Testing Authorities
NEPC	National Environment Protection Council
NEPM	National Environment Protection Measure
NSW	New South Wales
OCP	Organochlorine Pesticides
OEH	Office of Environmental and Heritage
OPP	Organophosphorus Pesticides
OH&S	Occupational Health and Safety
PAH	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyls
PQL	Practical Quantification Limit
PSI	Preliminary Site Investigation
QA/QC	Quality Assurance and Quality Control
RAP	Remedial Action Plan
RPD	Relative Percentage Difference
SAC	Site Acceptance Criteria
SAQP	Sampling Analysis and Quality Plan
SEPP	State Environmental Planning Policy
SWL	Standing Water Level
TCLP	Toxicity Characteristic Leaching Procedure
TRH	Total Recoverable Hydrocarbons
UST	Underground Storage Tank
VOC	Volatile Organic Compounds
WHS	Work Health Safety

EXECUTIVE SUMMARY

DLA Environmental Services (DLA) was engaged by the Department of Planning and Environment (DOPE) to conduct a Preliminary Site Investigation (PSI) of the proposed northern portion of the West Schofields Precinct development area located in Schofields, NSW 2760 (the Site).

Following the completion of relevant historical aerial photography reviews, a total of six Areas of Environmental Concern (AEC) were identified within the Northern Part Precinct area. Several of the AECs identified contained multiple lots, grouped together due to a similar historical land use. Five of the AECs were either partially or fully assessed via a visual site assessment (walk over) during the investigation. The remaining AEC, and lots within the assessed AECs, were unable to be accessed during the assessment and will require further investigation.

Site inspections were undertaken on the 27th April and 5th, 9th and 12th May 2017. Overall the northern part precinct consists of predominantly rural land with open paddocks, rural residential housing and remnant bushland vegetation. There are several properties which appear to have sheds and machinery present. Commercial enterprises located in the precinct include a public bar, car dealership, baking supplies dispatch yard, recycling facility, stock feed warehouses, scrap yards and numerous market gardens. There are two former landfills which are no longer in use but continue to be monitored for health and environmental risks.

Field investigation comprised an inspection of the accessible AECs as identified by historical aerial photography review. A limited review of the Landfill Gas (LFG) risk status to the proposed development, was also undertaken.

Between 24th April and 12th May 2017, a total of 25 properties were inspected, including two former solid waste landfills (N-AEC1 and N-AEC2) that have been capped and are monitored for health and environmental risk. Bonded ACM fragments were visually identified in two locations, 169 Grange Avenue, Schofields (N-AEC5-A) and 111 Carnarvon Road, Schofields (N-AEC5-C). Sheets of asbestos roofing were identified in the vicinity of a dilapidated shed at 54 Vine Street, Schofields (N-AEC5-B). Asbestos sheeting was also identified in the undergrowth of Lot 1 & 18 SEC C DP 1652 Burfitt Road (N-AEC6-D). These areas would require remediation by a licensed asbestos removalist and subsequent validation by a licensed asbestos assessor.

Several areas have been identified as requiring further investigation regarding contamination and are summarised below:

- Hydrocarbon impacts identified at 1-11 Burfitt Road (N-AEC6-D) require further soil investigation to identify the vertical extent of the impacts through the soil profile;
- Areas of potential fill should be investigated to identify the possibility of contamination in uncontrolled fill soils. These include dam walls (N-AEC5-B, N-AEC4-D), unsealed driveways (N-AEC4-C), stockpiled material (N-AEC4-C, N-AEC5-A, N-AEC3, N-AEC6-D) and areas where earthworks appear to have taken place (uneven ground, retaining walls);
- Market gardens (N-AEC5) have the potential to contain impacted soil from frequent and protracted use of chemicals (pesticides, herbicides, fertilisers) and hydrocarbon impacts from use of heavy machinery. As such, further investigation of these areas is warranted;
- Hazardous materials searches are recommended for any residential dwellings, sheds or associated infrastructure requiring demolition, to identify possible materials that may require specialised control measures during removal (asbestos, polychlorinated bi-phenyls, lead paint);
- Riverstone Landfill (N-AEC1) requires an updated landfill gas risk assessment (LFGRA) to assess land use suitability and safe proximity of potential future residential dwellings within the precinct, due to intermittent flare operation;
- The former landfill at Grange Reserve (N-AEC2) requires an updated landfill gas risk assessment (LFGRA), due to predicted increase of sensitive receptors in the vicinity, to assess land use suitability and safe proximity of potential future residential dwellings. Investigation into the feasibility of an updated monitoring program may also be undertaken, to increase cost effectiveness by reducing onerously conservative approaches. DLA consider that during the amendment of the LFGRA's there is likely to be an opportunity to remove some of the existing recommendations and enhance others. The objective being to remove on-going obligations to stakeholders by characterising the risk status more accurately in the light of current information.

Further assessment would be required to assess the suitability of the site for future land uses:

- The further assessment would likely require intrusive soil sampling using a systematic sampling point approach for sufficient site coverage, as well as a targeted sampling point approach to address the organic recycling centre (N-AEC3), former and current dwellings (N-AEC4), market gardens (N-AEC5), scrap yards (N-AEC6) and potential fill areas;
- Updated LFGRA of Riverstone Landfill (N-AEC2), in accordance with NSW EPA 2012 and NSW EPA 2016, to assess land use suitability and safe proximity of potential future residential dwellings within the precinct due to intermittent flare operation;
- Due to potential increase of sensitive receptors in the vicinity, an updated LFGRA of Grange Reserve (N-AEC1), in accordance with NSW EPA 2012 and NSW EPA 2016, is required to assess land use suitability and safe proximity of potential future residential dwellings, as well

as increasing cost effectiveness of monitoring program by reducing onerously conservative approaches;

- Potential future land use options should be identified prior to undertaking further assessment works, to enable appropriate human and environmental health exposure scenarios to be considered; and
- Further contamination assessment work should be undertaken by a suitably experienced Environmental Consultant.

It is the opinion of DLA that the Site assessment objectives of this report have been achieved. Based on a review of the available desktop search data and observations made during the site walkover, DLA consider that there is the likelihood of unacceptable contamination to be present in identified locations on the site as a result of past and present land use activities and further investigation is required to delineate local impacts.

TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	General.....	1
1.2	Development Controls	1
1.3	Objectives.....	1
1.4	Scope of Works	1
2.0	SITE DESCRIPTION	3
2.1	Site Identification	3
2.2	Proposed Development	3
3.0	SITE HISTORY	4
3.1	Aerial Photograph Review.....	4
3.2	Contaminated Land Record Search.....	6
3.3	Section 149 Certificate	7
3.4	Historical Title Search	7
3.5	WorkCover Dangerous Goods Search.....	9
3.1	POEO Search	9
3.2	Site History Summary.....	10
4.0	SUMMARY OF PREVIOUS INVESTIGATIONS.....	11
4.1	Contaminated Land Management and Geotechnical Investigation Report (PB, August 2012) 11	
4.2	Reserve 478, Grange Avenue, Schofields, Landfill Closure Plan (GHD, August 2012)	12
4.3	Reserve 478, Landfill Gas Risk Assessment (GHD, July 2015)	12
4.4	Reserve 478, Annual Environmental Monitoring Report (GHD, August 2015).....	13
5.0	AREAS OF ENVIRONMENTAL CONCERN AND CONTAMINANTS OF POTENTIAL CONCERN ..	15
5.1	Boundaries and Surrounding Land Use.....	16
5.2	Site Inspection.....	16
5.3	Site Topography	16
5.4	Site Geology and Soils	17
5.5	Acid Sulphate Soils	17
5.6	Salinity and Aggressivity of Soils	18

5.7	Hydrology and Hydrogeology	18
5.7.1	Hydrology	18
5.7.2	Hydrogeology	18
5.8	Site Features, Site Processes and Observations	20
5.8.1	Wastes, Chemical Storage and Spillage	24
5.8.2	Underground and Aboveground Storage Tanks	24
5.8.3	Fill	25
5.8.4	Landfill Gas	25
5.8.5	Odours and Staining	25
5.8.6	Asbestos	25
5.8.7	Phytotoxicity	25
6.0	DISCUSSION	26
7.0	CONCLUSIONS AND RECOMMENDATIONS	29
8.0	REFERENCES	30

FIGURES

Figure 1	Site Location
Figure 2	Site Layout
Figure 3	AECs and Property Inspections

APPENDICES

Appendix A	Photographic Gallery
Appendix B	Groundwater Works Database Search
Appendix C	Aerial Photographs
Appendix D	Section 149 Certificates
Appendix E	Historical Title Search
Appendix F	Dangerous Goods Search

1.0 INTRODUCTION

1.1 General

DLA Environmental Services (DLA) was engaged by the Department of Planning and Environment (DPE) to conduct a Preliminary Site Investigation (PSI) of the proposed northern portion of the West Schofields Precinct development area located in Schofields, NSW 2760 (the Site).

This PSI report provides an appraisal of past and present potentially contaminating activities, including the environmental condition of the site, potential contamination types and the need for further investigation.

1.2 Development Controls

The report has been designed to be suitable for due diligence purposes. The document is intended to be incorporated into a rezoning application for redevelopment purposes and is suitable for review by the New South Wales Environment Protection Authority (NSW EPA), Department of Primary Industries (DPI) and Blacktown City Council.

1.3 Objectives

Specifically, this PSI will evaluate the presence of potential on-site contamination and determine the feasibility and suitability of further detailed assessment, taking into consideration past and present occupation of the land, and assess the suitability of the Site for its intended land use consistent with 'Residential A' as described in the National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No.1) ('NEPM', NEPC, 2013). Should any potential adverse impacts to the environment or human health be identified, recommendations will be provided for additional assessment to determine if remedial action is required.

1.4 Scope of Works

To achieve this objective, DLA carried out the following works:

- Search and review of records and Site plans available locally and from State regulatory authorities, including Department of Lands and NSW EPA;
- Review of available previous reports for the Site;
- Review of historical aerial photographs available from the Land Information Centre;

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- Review of environmental conditions existing at the Site including the geology and hydrogeology;
 - Site walkover inspection;
 - Limited review of reports related to LFG status of the site;
 - Identification of potential areas of environmental concern (AECs) within the Site; and
 - Preparation of this report that provides:
 - o a comprehensive overview of the Site's past and current land uses and potential contamination issues;
 - o a preliminary assessment of Site contamination (if any);
 - o a discussion on the Site condition and its suitability for the proposed redevelopment; and
 - o recommendations for further works, if required.

2.0 SITE DESCRIPTION

2.1 Site Identification

The site identification details are summarised in Table 1.

Table 1: Site Identification Summary

ITEMS	DETAILS
Site Name	Northern Portion of West Schofields Precinct
Address	Schofields NSW 2762 (including parts of Marsden Park, Riverstone and Colebee)
Local Government Authority	Blacktown City Council
Lot and Deposited Plan	Multiple lots
Site Zoning	RU4 – Primary Production Small Lots RE1 – Public Recreation Under the Blacktown Local Environmental Plan 2015
Current Use	Predominantly vacant rural residential land use
Proposed Use	Residential and open space subdivision
Site Area (approx.)	Total West Schofields Precinct: 570 hectares Northern Portion: 300 hectares
Locality Map	Refer to Figure 1 – Site Location

2.2 Proposed Development

DLA understands that the Site is to be subdivided and redeveloped for combined Open Space and residential land use. The proposed development scenario is consistent with the definitions provided in Schedule B7 of the NEPM (NEPC, 2013).

3.0 SITE HISTORY

A review of the available site history and electronic records for the site have been collected and reviewed, where available, to provide a historical background and overview of the current site status.

3.1 Aerial Photograph Review

Aerial photographs from 1955 to 2005, available from the NSW Lands Department, were reviewed to assess changes in land use overtime. Relevant observations are summarised in **Table 2**.

Table 2: Aerial Photograph Review

YEAR	DETAILS
1955	<p>The Site comprises approximately half uncleared bushland, and half rural residential land that includes market gardens and open paddocks.</p> <p>Small market garden plots are visible in the north-eastern part of the Site between Neville Road and Eastern Creek, and to the north of Carnarvon Road adjacent to Bells Creek.</p> <p>A large area being used for agricultural purposes, including market gardens, is present in the southern part of the Site in the area of land in the immediate vicinity of the intersection Grange Avenue and Carnarvon Road.</p> <p>A quarry is visible in the central portion of the Site (i.e. within the future Riverstone Landfill site). This area of land exhibits several large water-filled excavations.</p> <p>The land directly south/south-west of the quarry, on the southern side of Burfitt Road, also appears to be occupied by water-filled excavations.</p> <p>Apart from the network of main roads that have been constructed throughout the Site, no significant infrastructure is visible.</p>
1965	<p>Further clearing of bushland has occurred across the Site and agricultural use of the land has increased in some areas.</p> <p>A circular racecourse is visible in the northern part of the Site, in the current location of Basil Andrews Park. Residential dwellings have been constructed to the east and west of the racecourse along West Parade and Creek Street, respectively.</p> <p>The northern-most corner of the Site on the corner of Garfield Road West and West Parade appears to have been developed for commercial (retail) purposes.</p> <p>A newly established area of agricultural land, possibly market gardens, is visible in the northern part of Site between Carnarvon Road and Eastern Creek, just north of Neville Road.</p> <p>The excavations within the land occupied by the quarry, and within the land to the south/south-west, have increased laterally however still remain filled with water.</p> <p>Market gardens have been established on the land immediately east of the quarry between Neville Road and Eastern Creek, and to the west of Carnarvon Road, between Burfitt Road and Vine Street.</p> <p>Market gardening activities have intensified on the land located to the north-west of the junction of Grange Avenue and Carnarvon Road.</p> <p>A series of small huts and larger buildings has been constructed on a parcel of land in the south-western portion of the Site, to the north of Grange Avenue. The arrangement of the buildings suggests that the site may have been a military camp, or similar.</p>
1970	<p>A second circular racecourse has been constructed to the west of the aforementioned racecourse. The number of residential dwellings in the northern areas of the Site have marginally increased.</p> <p>The quarry located within the central portion of the Site has been extended laterally towards</p>

YEAR	DETAILS
1978	<p>the north, however continues to comprise several individual water-filled excavations. The area of land occupied by the future Grange Avenue Reserve has been cleared of most of the remnant bushland.</p> <p>The land use across the rest of the Site area remains largely unchanged, however residential dwellings are being constructed in areas established for agricultural use.</p>
	<p>The excavations in the quarry site have been combined to create a single large excavation pit that remains filled with water.</p> <p>Most of the land to the west of Carnarvon Road, between Burfitt Street and Vine Street is occupied by market gardens and associated residential dwellings.</p> <p>Earthworks are visible within the area of land occupied by the future Grange Avenue Reserve.</p> <p>The land use across the rest of the Site area remains largely unchanged.</p>
	<p>The eastern-most racecourse has been removed and it is evident that the land is being redeveloped for recreational purposes (i.e. tennis courts and playing fields have been constructed).</p> <p>The land to the south of Trevithick Street in the northern portion of the Site has been developed as horse yards. Small scale market gardens have been established immediately to the south of this along Bridge Street.</p> <p>Major earthworks are visible within the former quarry. Several structures have been built within the south-eastern quadrant of the property which suggests that landfilling activities have commenced on-site.</p> <p>The land to the west of the quarry, on the corner of Burfitt Road and Carnarvon Street, shows evidence of uncontrolled storage of miscellaneous materials within a residential allotment.</p> <p>Evidence of continued ground disturbance is visible within the land occupied by the future Grange Avenue Reserve.</p> <p>Whilst large areas of the Site continue to be occupied by market gardens, many of the smaller, isolated market gardens previously present on-site have been removed.</p> <p>Further clearing of remnant bushland areas is also visible, particularly in the western half of the Site.</p> <p>The land use across the rest of the Site area remains largely unchanged.</p>
1986	<p>Significant vertical excavation of the former quarry is visible.</p> <p>The disturbed land to the south/south-west of the former quarry, on the southern side of Burfitt Road, has been fenced and buildings have been constructed in the western half of the property. Minor earthworks appear to be ongoing.</p> <p>A parcel of land located on the north-eastern corner of the intersection of Grange Avenue and Carnarvon Road shows evidence of earthworks and uncontrolled storage of miscellaneous materials within a residential allotment.</p> <p>Several of the huts and larger buildings within the aforementioned 'camp' located in the south-western part of the Site have been removed. It is unclear whether ongoing use of the property is occurring.</p> <p>Evidence of continued ground disturbance is visible within the land occupied by the future Grange Avenue Reserve.</p> <p>The land use across the rest of the Site area remains largely unchanged.</p>
1991	<p>The former quarry has been extended laterally towards the north and covers an area approximately twice its original size.</p> <p>Excavation pits within the fenced property to the south/south-west appear to have been reinstated. The property immediately to the east of this has been cleared and is undergoing redevelopment, while the property beyond that (to the east), immediately adjacent to Eastern Creek, show evidence of uncontrolled storage of miscellaneous materials.</p> <p>The land located on the north-eastern corner of the intersection of Grange Avenue and Carnarvon Road has been cleared and graded and all waste materials previously visible have been removed.</p> <p>Evidence of continued ground disturbance is visible within the land occupied by the future Grange Avenue Reserve.</p> <p>The land use across the rest of the Site area remains largely unchanged.</p>

YEAR	DETAILS
1994	A large area of market gardens has been re-established in the north-eastern part of the Site between Neville Road and Eastern Creek. Evidence of continued ground disturbance is visible within the land occupied by the former quarry and the future Grange Avenue Reserve. The land use across the rest of the Site area remains largely unchanged.
1998	Land immediately to the west of the former quarry has been cleared and established as future market gardens. Evidence of continued ground disturbance is visible within the land occupied by the former quarry and the future Grange Avenue Reserve. The land use across the rest of the Site area remains largely unchanged.
2005	Small scale market gardens have been established to the west of the horse yards in the northern portion of the Site. The excavations within the former quarry site have been reinstated to ground level. Earthworks appear to be ongoing within the fenced property to the south/south-west. The mulch recycling facility has been established in the adjacent property to the east. Uncontrolled storage continues in the property further to the east. Evidence of continued ground disturbance is visible within the land occupied by the future Grange Avenue Reserve. The land use across the rest of the Site area remains largely unchanged.
2010	Minimal changes to land use and vegetation cover
2017	Activities at Grange Avenue Reserve landfill and Riverstone Landfill have ceased since 2010, and both sites have been capped with vegetation cover appearing to have grown over both sites. Minimal land use changes across the remaining site area.

Refer to **Appendix C** – Aerial Photographs.

3.2 Contaminated Land Record Search

A search of the NSW Environment Protection Authority (NSW EPA) ‘Contaminated Land Record’ and ‘List of Contaminated Sites Notified to EPA’ was carried out by DLA in April 2017.

The search indicated that there are no notices issued for the Site and surrounding properties under the *Contaminated Land Management Act 1997*. The following properties are listed as being under assessment, however are outside the current assessment boundary:

- 55 Garfield Road East, Riverstone, located approximately 350m to the north-west of the Site, is occupied by a 7-Eleven Service Station; and
- 226 Grange Avenue, Marsden Park, located approximately 950m to the west of the Site (not within the Site boundary), is occupied by Norwest Sand & Soil Supplies Pty Ltd.

3.3 Section 149 Certificate

Due to the vast number of lots and part lots within the northern part precinct, Planning Certificates from Blacktown City Council under Section 149 of the *Environmental Planning and Assessment Act 1979 (NSW)* were obtained for three lots (each with different land use scenarios).

The lots investigated were Lot A DP 33151 (residential and miscellaneous storage), Lot 214 DP 1204436 (market garden) and Lot 3 DP 857963 (scrap yard).

The Planning Certificates for all three lots are combined below, unless otherwise stated:

- The zoning and land use provisions of Zone RU4– Primary Production Small Lots under the Blacktown Local Environmental Plan 2015 apply to this land;
- The land does not include or comprise critical habitat and is not located in a Conservation Area;
- The site does not contain Aboriginal archaeological sites under the protection of the *National Parks and Wildlife Service Act 1974 (NSW)*;
- Lot 214 DP 1204436 and Lot 3 DP 857963 are not affected by Local Road Widening, Lot A DP 331511 is affected by a road pattern;
- No matters apply to this property under the *Contaminated Land Management Act 1997 (NSW)*;
- The land is not affected by the operation Sections 38 or 39 of the *Coastal Protection Act 1979 (NSW)*;
- The land has not been proclaimed to be within a mine subsidence district; and
- Lot 214 DP 1204436 and Lot 3 DP 857963 are not located within areas that are bush fire prone land as defined by the *Environmental Planning and Assessment Act 1979 (NSW)*. Lot A DP 331511 is located within bushfire prone land (100m buffer) as defined by the *Environmental Planning and Assessment Act 1979 (NSW)*.

Refer to **Appendix D** – Section 149 Certificate.

3.4 Historical Title Search

Land title records for selected properties within the northern portion of the West Schofields Precinct were obtained for review by DLA to assess changes in land ownership overtime. Given the area of the precinct and the large number of properties therein, it was not feasible to undertake a land title search for all properties. As such, three properties have been selected that are considered to represent typical land uses within the Precinct.

91 Carnarvon Road, Schofields - Lot A in Deposited Plan 331511

The land title records for 91 Carnarvon Road, Schofields are summarised in **Table 3**.

Table 3: Historical Title Search

YEAR	SITE OWNER	LAND USE / OCCUPATION
1930	John S. Archer	Farmer
1935	Huon Lane	Farmer
1950	Jeffrey B. Morcom	Labourer
1951	Claude and Oliven J. I. Mason	Labourer and wife
1951	Walter Karl	Technician
1963	Helmut Karl	Motor mechanic
1973	Helmut and Eva Karl	Motor mechanic and wife
1976	Ronald K. and Adi Herrlich	Plumber and wife
1986	Dennis R. King and Barry E. King	Unknown
2012	Dennis R. King	Unknown

Dennis R. King remains the registered proprietor of 91 Carnarvon Road, Schofields (Lot A in Deposited Plan 331511).

98 Vine Street, Schofields - Lot 3 in Deposited Plan 857963

The land title records for 98 Vine Street, Schofields are summarised in **Table 4**.

Table 4: Historical Title Search

YEAR	SITE OWNER	LAND USE / OCCUPATION
1931	William A. Bradbury	Carrier
1989	Ada E. K. Bradbury	Unknown
1989	Winifred Bodenham and Wilma Roberts	Unknown
1996	Henry W. and Catherine A. Cattell	Unknown
1996	David P. Naylor	Unknown

David P. Naylor remains the registered proprietor of 98 Vine Street, Schofields - Lot 3 in Deposited Plan 857963.

175 Grange Avenue, Schofields - Lot 214 in Deposited Plan 1204436

The land title records for 98 Vine Street, Schofields are summarised in **Table 5**.

Table 5: Historical Title Search

YEAR	SITE OWNER	LAND USE / OCCUPATION
1921	Annie E. Palmer	Unknown
1945	Charles A. A. Olson	Poultry farmer
1950	Bernard S. Crawley and Alfred E. Crawley	Electrician and refrigeration engineer
1951	George and Elizabeth A. Bailey	Farmer and wife
1960	Hubertus J. and Anna C. Van Der Burg	Cotton farmer and wife
1970	Domenic and Angela Schembri	Market gardener and wife

Domenic and Angela Schembri remain the registered proprietors of 175 Grange Avenue, Schofields - Lot 214 in Deposited Plan 1204436.

Refer to **Appendix E** – Historical Title Search.

3.5 WorkCover Dangerous Goods Search

WorkCover Dangerous Goods searches required land owner/manager permission, and as such three properties were chosen from the list of AECs where permission was obtained. These properties were Lot A DP 331511, Lot 214 DP 1204436 and Lot 3 DP 857963.

A WorkCover NSW search regarding these properties within their Stored Chemical Information Database indicated that Dangerous Goods Licenses have not been held for any of the premises.

Refer to **Appendix F** – Dangerous Goods Search.

3.1 POEO Search

A search of licences issued under the NSW EPA *Protection of the Environment Operations Act 1997* identified a number of properties within the boundaries of the Site, and within close proximity to the Site, that hold licences. These are summarised in **Table 6**.

Table 6: Current POEO Licences

SITE NAME / ORGANISATION	SITE ADDRESS	ACTIVITY
On-site Licences		
Grange Avenue Power Station	Grange Avenue (West), Marsden Park	Generation of electrical power from gas
Hlebar; Vinko And Draga	North Street, Schofields	Non-thermal treatment of general waste Waste disposal by application to land Non-thermal treatment of general waste Waste disposal by application to land
North West Recycling Centre	132 Burfitt Road, Riverstone	Composting
Off-site Licences		
PGH Bricks & Pavers Pty Limited	75 Townson Road, Schofields	Ceramic waste generation Ceramics production Crushing, grinding or separating Land-based extractive activity Mining for minerals
Aymsheen Pty Ltd	51 Townson Road, Marsden Park	Transport of category 1 trackable waste
Marsden Park Landfill	Richmond Road, Marsden Park	Land-based extractive activity Non-thermal treatment of general waste Waste disposal by application to land Waste storage - other types of waste Waste storage - waste tyres
Suspended Licences		
Riverstone Earthmoving Pty Ltd	"Riverstone Landfill" 127 Burfitt Road, Riverstone	Solid Waste Landfilling

3.2 Site History Summary

The part precinct appears to have been a largely rural residential area, with numerous commercial enterprises such as market gardens, materials recycling/landfills, scrap yards and horse racing tracks. The area is largely cleared of vegetation, except along creek lines and two forested areas in the middle of the precinct.

4.0 SUMMARY OF PREVIOUS INVESTIGATIONS

Limited previous reports were available for review as part of this PSI. Previous investigations have been conducted at the former Grange Avenue landfill facility, and were made available to DLA for the purposes of this assessment. Four reports have been summarised below, including a geotechnical report, landfill closure plan, landfill gas risk assessment and monitoring report.

The following reports were prepared for the parcel of land identified as “Reserve 478”, located on Grange Avenue, Schofields. The land covers an area of approximately 15.3 hectares and was operated by Blacktown City Council as a landfill between 1971 and 1975. The landfill was capped following the cessation of operations.

It is noted that the landfill was never licensed under the POEO Act 1997.

Refer to **Figure 2** - Site Layout.

4.1 Contaminated Land Management and Geotechnical Investigation Report (PB, August 2012)

This report was prepared as part of Stage 3 of the Schofields Road upgrade and includes the portion of South Street immediately adjacent to the southern boundary of Grange Avenue Reserve.

The objective of the environmental investigation was to characterise the nature and extent of contamination, perform a preliminary waste classification, and assess the suitability of the site for the intended use from a contamination perspective.

The scope of work included the collection of soil samples from nine boreholes and three hand augured boreholes, and groundwater samples from nine monitoring wells.

Soil samples reported contaminant concentrations below the adopted investigation criteria. Groundwater samples reported heavy metals exceeding the 95% trigger values for freshwater ecosystems (ANZECC, 2000) and were reported to be strongly saline. The reported groundwater exceedances were considered to be consistent with background groundwater quality in the vicinity of the Site and therefore unlikely to pose a significant risk to human health as saline groundwater is unlikely to be used for potable water. Fragments of asbestos containing material were also identified on-site. The report recommended that an asbestos management plan be prepared and implemented on-site during construction works.

4.2 Reserve 478, Grange Avenue, Schofields, Landfill Closure Plan (GHD, August 2012)

Following the cessation of landfill operations, the landfill was never formally closed. A non-statutory audit undertaken in 2002 identified the following key requirements:

- Monitoring of landfill gas (LFG), leachate generation and stormwater generation to finalise an appropriate remediation strategy;
- Remediation / construction of a landfill cap;
- Design of a LFG collection and treatment system;
- Modification of the existing leachate collection, storage and disposal system; and
- Establishment of a formal monitoring and maintenance program.

In response to these requirements, a Landfill Closure Plan was developed.

The plan recommended that targeted preliminary closure works be carried out with the aim of improving the environmental performance of the site. These included:

- Preliminary clean-up of the site;
- Implementation of a preliminary monitoring program;
- Assessment of the existing leachate generation, storage and disposal;
- Establishment of surface water drainage pathways and discharge points;
- LFG risk assessment; and
- Localised regrading and recapping works.

Ongoing closure management activities at the site will be carried out until the landfill waste has stabilised. The plan recommended management and maintenance of the stability and integrity of the final landform, capping layers and landscaping, the leachate and stormwater management systems, the LFG monitoring system, and environmental monitoring including implementation of a long-term monitoring program.

4.3 Reserve 478, Landfill Gas Risk Assessment (GHD, July 2015)

The LFGRA was prepared in response to elevated methane and carbon dioxide concentrations identified in perimeter monitoring bores during previous environmental monitoring rounds.

The purpose of the LFG risk assessment was to:

- Identify and assess potential physical risks associated with LFG generated at the site;
- Document the risk assessment process and findings; and

- Identify and document potential management actions.

LFG management measures implemented at the site at the time of the assessment included a final cover layer of variable thickness across the surface of the landfill, and regular LFG monitoring. No engineered landfill gas collection and treatment system had been implemented at the site.

The results of the LFG risk assessment identified the following:

- LFG rates at the site were relatively low and were estimated to decrease into the future (post 2015);
- The perimeter bore network used for LFG monitoring was not fully appropriate and required enhancement;
- Several potentially complete pollutant linkages were identified between LFG generated and emitted from the site, and on and off-site receptors; and
- Several unacceptable risks were identified to be posed by LFG being generated and emitted from the site to on and off-site receptors.

It was concluded that there were a number of key uncertainties in relation to LFG generation and emissions that require further confirmation / investigation, and additional works were required to further understand and define the levels of risk posed by LFG generated and emitted from this site.

4.4 Reserve 478, Annual Environmental Monitoring Report (GHD, August 2015)

Annual monitoring of groundwater, leachate and surface water (wet weather discharges off-site) was carried out at the site with the aim of identifying any issues of actual or potential significance.

The results of the monitoring reported the following:

- Groundwater elevations, flow directions and contaminant concentrations exhibited no significant changes since previous monitoring rounds;
- No significant leachate impacts upon groundwater were identified;
- A relatively small head of leachate was identified within the site;
- Leachate and / or groundwater was entering the on-site leachate dams; and
- Wet weather discharges from the site's southern boundary were in excess of the nominated assessment criteria for ammonia and total suspended solids), however these exceedances were not considered significant given the end use of the discharged water.

It was considered that re-profiling works undertaken at the site may potentially affect groundwater, leachate and surface water quantities and composition. As such, additional works were

recommended in relation to further understanding, managing and minimising potential impacts by the site upon local groundwater and surface waters.

5.0 AREAS OF ENVIRONMENTAL CONCERN AND CONTAMINANTS OF POTENTIAL CONCERN

Based on the results of the desktop review, DLA have identified Areas of Environmental Concern (AEC) and Contaminants of Potential Concern (COPC) for the Site. These AEC and COPC are presented in **Table 7** and AECs are also presented graphically in **Figure 3** – AECs and Property Locations

Table 7: AECs and COPCs

ID	AEC DESCRIPTOR	ACTIVITY OF CONCERN	CONTAMINANTS OF POTENTIAL CONCERN
N-AEC1	Riverstone Waste Management Facility	Storage of solid waste and subsequent landfill gas generation	Landfill gas
N-AEC2	Grange Avenue Reserve	Storage of solid waste and subsequent landfill gas generation	Landfill gas
N-AEC3	Organic recycling centre (“The Mulch Makers”) and adjacent property	Potential uncontrolled fill due to current practices and historical reviews indicate quarry filling practices on adjacent property	Heavy metals, TRH, BTEX, PAH, SVOC, VOC, OC / OP, asbestos
N-AEC4(A-D)	Former and current residential dwellings	Weathering of hazardous building materials (such as lead paint, asbestos cement roofing and zinc from galvanised iron) from existing site structures.	Heavy metals, asbestos
N-AEC5(A-F)	Market gardens	Possible use of arsenic-based and/or organochlorine pesticides, machinery/miscellaneous storage	Arsenic, OCP, OPP, TRH, BTEX, asbestos
N-AEC6(A-F)	Scrap yards	Storage of miscellaneous materials including chemicals and fuel, building materials, old equipment, soil, general refuse	Heavy metals, TRH, BTEX, PAH, SVOC, VOC, OC / OP, asbestos

Heavy metals: arsenic (As), cadmium (Cd), chromium (Cr), copper (Cu), lead (Pb), mercury (Hg), nickel (Ni), zinc (Zn).

TRH: Total Recoverable Hydrocarbons

OC / OP: Organochlorine / Organophosphorous Pesticides

BTEX: Benzene, Toluene, Ethylbenzene, Xylene

PCB: Polychlorinated Biphenyls

PAH: Polycyclic Aromatic Hydrocarbons

SVOC / VOC: Semi-volatile Organic Compounds / Volatile Organic Compounds

5.1 Boundaries and Surrounding Land Use

The boundary and surrounding landscape features of the site are summarised in the table below:

Table 8: Boundaries and Surround Land Use

DIRECTION	DETAILS
North / North-west	Garfield Road West with predominantly vacant land beyond
North-east	West Parade with the Blacktown-Richmond Railway Line beyond. Low density residential premises with some commercial buildings are located beyond the railway line
East	Eastern Creek with rural residential land use beyond. Large areas of vacant land are visible
South	West Schofields southern precinct
West	Bells Creek with rural residential land use beyond, with some commercial premises and large areas of vacant land

5.2 Site Inspection

A site walkover was undertaken by a suitably experienced environmental consultant on 27th April, 5th, 9th and 12th May 2017. The purpose of the inspection was to make observations of the site and adjacent site land uses relevant to the assessment of land contamination. Areas able to be inspected depended on site access permissions from land owners/occupiers within areas of environmental concern (AECs). These AECs were initially identified using historical aerial photographs.

5.3 Site Topography

Topographic information pertaining to the Site was obtained using *Nearmap* (www.nearmap.com).

The Site lies at elevations between approximately 14m Australian Height Datum (AHD) in the north and 30m AHD in the south, with an overall gradient down towards the north. The land exhibits a series of undulations between North Street and Grange Avenue with changes in elevation of approximately 10m. These undulations coincide with an area of uncleared bushland.

Undulating landscapes are present in the north-eastern quadrant of the Site in the vicinity of the Eastern Creek with elevations ranging between 8m and 38m AHD. Elevations along the western boundary of the Site range between 11m and 20m AHD. A topographic ridge is also apparent running on a north-south axis in the western third of the Site with elevations of up to 30m AHD.

Artificial mounding of the land surface is evident within the boundaries of the former Riverstone Landfill site bound by Neville and Burfitt Roads, and within the boundaries of Grange Avenue Reserve (“Reserve 478”, a former landfill).

5.4 Site Geology and Soils

The 1:100,000 Penrith Geological Series Sheet (9030) indicates that most of the Site area is underlain by Middle Triassic-aged Bringelly Shale of the Wianamatta Group. This formation comprises shale, carbonaceous claystone, laminite, fine to medium grained lithic sandstone, rare coal and tuff derived from alluvial and estuarine environments.

Areas of the Site in the immediate vicinity of either Eastern Creek or Bells Creek, forming the eastern and western boundaries of the Site, respectively, are underlain by Quaternary-aged unconsolidated sediments consisting of fine grained sand, silt and clay derived from fluvial environments.

The 1:100,000 Penrith Soil Landscape Map (9030) indicates that most of the eastern half Site lies within the South Creek Soil Landscape Group, while most of the western half lies within the Blacktown Soil Landscape group.

The South Creek soil landscape comprises very deep layered sediments over bedrock or relict soils. Where pedogenesis has occurred, structured plastic clays or loams occur in and immediately adjacent to drainage lines; red and yellow podzolic soils are most common in terraces with small areas of structured grey clays, leached clay and yellow solodic soils. This group is typically affected by seasonal waterlogging, localised permanently, high water tables, localised water erosion hazard, and localised surface movement potential.

The Blacktown soil landscape comprises shallow to moderately deep hardsetting mottled texture contrast soils, with red and brown podzolic soils on crests grading to yellow podzolic soils on lower slopes and in drainage lines. This group is typically affected by localised seasonal waterlogging, localised water erosion hazard, moderately reactive highly plastic subsoil, and localised surface movement potential.

5.5 Acid Sulphate Soils

The 1:25,000 Springwood-Riverstone Acid Sulfate Soil Risk Map indicates that there are no known occurrences of acid sulfate soils in the vicinity of the Site.

5.6 Salinity and Aggressivity of Soils

The Salinity Potential in Western Sydney map indicates that most of the Site lies within a region of moderate salinity potential. Areas in the immediate vicinity of both Eastern Creek and Bells Creek exhibit a high salinity potential.

The Salinity and Aggressivity Assessment (DLA, June 2017) indicated that most of the soil sample locations analysed on Site were non-saline and non-aggressive. The few samples that showed moderate salinity potential were taken from surface soils at a market garden and were not representative of the natural underlying soils.

5.7 Hydrology and Hydrogeology

5.7.1 Hydrology

The Site is bound by Eastern Creek to the east, and Bells Creek to the west. Both waterways flow in a broadly northerly direction. Bells Creek discharges to Eastern Creek on the northern boundary of the Site. Eastern Creek ultimately discharges to South Creek and the Hawkesbury River.

Several dams and drainage lines are also present throughout the Site. It is expected that many of these are man-made and used for agricultural purposes.

Given that a large proportion of the Site comprises rural residential land use or vacant grass covered open space, it is likely that most of the Site would be unsealed. In these areas, it is expected that rainfall would infiltrate into the subsurface of the Site, particularly in areas underlain by unconsolidated sediments. Where heavy or prolonged rainfall events cause waterlogging of the soils, and in areas where the surface of the Site is sealed, runoff water would form overland flow and follow the gradient of the land, flowing into the local underground stormwater collection system or nearby waterways.

5.7.2 Hydrogeology

A search of the NSW Office of Water groundwater database indicates that there are two registered bores within the Site boundaries, and a further nine registered bores within a 500m radius of the Site boundaries.

The information presented in the Work Summary Report for each bore is summarised in **Table 9**.

Table 9: Regional Groundwater Summary Data

WELL ID	LOCATION	PURPOSE	DEPTH (m)	STANDING WATER LEVEL (m)	SALINITY (µS/cm)
On-site Registered Bores					
GW112290	“Riverstone Landfill”	Monitoring	10.0	No data	No data
GW112289	“Riverstone Landfill”	Monitoring	10.0	No data	No data
Off-site Registered Bores					
GW103961	“Monier PGH”	Monitoring	20.0	No data	No data
GW103960	“Monier PGH”	Monitoring	20.0	No data	No data
GW103956	“Monier PGH”	Monitoring	20.0	No data	No data
GW103959	“Monier PGH”	Monitoring	19.2	No data	No data
GW103957	“Monier PGH”	Monitoring	15.0	No data	No data
GW103958	“Monier PGH”	Monitoring	20.0	No data	No data
GW114761	Immediately north of Garfield Road West and Riverstone Parade intersection			No data available	
GW114762					
GW114763					

Refer to **Appendix B** – Groundwater Works Database Search.

Groundwater beneath the Site is expected to be located at depth with the subsurface geology, however would also include localised areas of perched water associated with landfills and impervious soils / shallow bedrock.

Groundwater is likely to be influenced by the regional hydrology. As such, it is expected that groundwater would flow towards surface water bodies such as Eastern Creek and Bells Creek, however would be affected by the permeability of the local geology.

5.8 Site Features, Site Processes and Observations

Site features are discussed in conjunction with reference to photographic records contained in **Appendix A**. Relevant findings of the site inspection are illustrated in **Figure 3** – AECs and Property Inspections.

Properties Inspected	Date Inspected	AECs
18 properties	24/4/2017	N-AEC4-C & D; N-AEC5-A, B & C; N-AEC6-D
Grange Reserve	5/5/2017	N-AEC2
5 properties	9/5/2017	N-AEC4-C; N-AEC5-D
Riverstone Landfill	12/5/2017	N-AEC1

Properties inspected included rural residential lots, vacant land and market gardens. Vegetation ranged from grassy paddocks to densely forested and shrubby areas.

Overall the Part Precinct consists of predominantly rural land with open paddocks, rural residential housing and remnant bushland vegetation. There are several properties which appear to have sheds and machinery present. Commercial enterprises located in the precinct include a pub, car dealership, baking supplies dispatch yard, recycling facility, stock feed warehouses, scrap yards and numerous market gardens. There are two former landfills which are no longer in use but continue to be monitored for health and environmental risks.

Refer to **Figure 3** for AECs and Property Inspections.

N-AEC1 – Riverstone Waste Management Facility

Lots inspected: Lots 58, 62, 66, 69 DP 1358.

This site is owned by Veolia, and is a former non-putrescible landfill that was closed in the late 1990's. The landfill has been capped and is covered by grasses and some remnant vegetation on the periphery. It is located on Burfitt Road, Riverstone, NSW and is bordered by:

- Neville Road and rural residential properties to the east and north;
- Burfitt Road, organic recycling centre and horse trotting complex to the south; and
- Vacant land, market gardens and rural residential properties to the west.

During inspection of the site it was identified that the weighbridge and associated site structures remain in place. There are two sedimentation ponds for surface run-off collection, located at the south-west and north-west ends of the site. Site infrastructure includes a leachate collection system and landfill gas collection system. A flare is located in the middle of the site which is used periodically for combustion of methane gas generated from within the landfill. Wells have been installed for landfill gas, leachate and groundwater monitoring events.

The northern section of the site is currently being used for storage of shipping containers and empty waste bins.

Refer to Prints 1 to 4 of **Appendix A** – Photographic Gallery.

N-AEC2 – Grange Avenue Reserve

Lots Inspected: Lots 7-12 DP 1204436, Lots 204-211 DP 1204436.

Blacktown City Council owns Reserve 478 (a former landfill site) located on Grange Avenue, Schofields, NSW. The site has a total area of approximately 15.3 hectares and is currently bordered by:

- Grange Avenue to the north with rural and residential properties beyond;
- South Street to the south with rural and residential properties beyond; and
- Rural and residential properties to the east and west.

At the time of inspection, the Site capping appeared to be in good condition, however due to the high standing grass on the Site, this was difficult to confirm in all areas. Four leachate dams were inspected and were situated at each corner of the landfill which were fenced off. An inspection of groundwater and landfill gas (LFG) monitoring locations was also undertaken. Groundwater monitoring wells installed on the landfill cap were fenced off and LFG monitoring locations around the perimeter of the landfill were enclosed and protected by steel monuments. No surface or subsurface landfill gas monitoring or leachate monitoring was undertaken during the visual inspection.

N-AEC3- Organic Recycling Centre and adjacent property

Lot 262 DP 752061, property to the west - Lots 1-101 DP 1784

This commercial enterprise is “The Mulch Makers”, a materials handling and recycling facility approximately 2 ha in size. The property is located on Burfitt Rd, Schofields, NSW and is currently bordered by:

- Vacant land to the west with a few old sheds and debris scattered across the site;
- Undeveloped bushland and Eastern Creek to the south;
- Horse trotting complex to the east; and
- Burfitt Road to the north, opposite Riverstone Landfill.

This property was not inspected due to access restrictions, however aerial photographs indicates multiple stockpiles of green waste, soils and organic matter. Surface staining from storage of equipment/machinery can also be identified.

The property to the west was classified as part of this AEC due to potential excavation and uncontrolled filling practices identified from historical aerial photograph reviews. Storage of trucks and other miscellaneous machinery was also identified. Access was restricted to this property during the site inspection period.

N-AEC4 – Former and Current Residential Dwellings

Inspected Lots: Lot 1 DP 345287, Lots 17 & 18 DP 1485, Lots 159 & 160 DP 1485, Lots 24-31 Sec 13 DP 1485, Lots 29-32 Sec 14 DP 1485, Lots 145-148 Sec 14 DP 1485, Lots 153-155 Sec 14 DP 1485, Lots 11-15 Sec 14 DP 1485, Lots 19-21 Sec 14 DP 1485, Lots 156-158 Sec 14 DP 1485, Lots 7-12 DP 1438.

Former and current residential properties were inspected to identify any visual indicators of contamination associated with demolition of site structures and storage of vehicles or materials. All lots were located on flat ground, with few indicators of uncontrolled fill.

Lot 11 DP 1438 had a small onsite dam, with the potential for fill materials to be present in the dam wall construction materials. Miscellaneous debris appeared to be stored onsite (N-AEC4-D)

Signs of earthworks and storage of fill material was identified on the property located on Lots 29-32 Sec 14 DP 1485, Lots 145-148 Sec 14 DP 1485 (N-AEC4-C).

Uncontrolled fill material was potentially present in the driveways of Lots 153-155 Sec 14 DP 1485 and Lots 24-31 Sec 13 DP 1485 (N-AEC4-C).

Lots 11-15 Sec 14 DP 1485, Lots 19-21 Sec 14 DP 1485, Lots 156-158 Sec 14 DP 1485 (N-AEC4-C), Lots 7-12 DP 1438 (N-AEC4-D) were vacant, indicating previous demolition of site structures and potential presence of associated building waste, however this was not visually identified during the inspections.

Refer to Prints 5 to 7 of **Appendix A** – Photographic Gallery

N-AEC5 - Market Gardens

Inspected Lots: Lot 5 DP 523809, Lot C DP 331511, Lot 481 DP 775476, Lot 47 DP 1358, Lot 3 DP 164060, Lot 4 DP 164060, Lot 5 DP 27259, Lot 6 DP 27259, Lot 70 DP 1206174, Lot 20 DP 193074, Lot 21 DP 193074.

Numerous market gardens are located within the northern portion of the West Schofields Precinct. The areas were inspected to identify any visual indicators of contamination from chemicals/materials used in agricultural practices and associated site infrastructure. No odours or containers of chemicals/waste were identified during site inspections. Lots ranged in size from approximately 1 ha to 5 ha, and comprised residential dwellings, sheds and machinery with the majority of the properties being utilised for small-scale cropping/agriculture. Residential dwellings ranged from old to relatively new, with the potential of asbestos building materials being present in the older premises.

An onsite dam was located in Lot 481 DP 775476 (N-AEC5-B), with the potential for fill materials to be present in the dam wall construction materials. Potential fill was also identified in Lot 5 DP 27259 (N-AEC5-A), due to mounds located in an otherwise flat paddock. Stockpiled soil and organic material was located on Lot 4 Sec D DP 193074 (N-AEC5-A).

Sheds located in Lot 47 DP 1358 and Lot 3 DP 164060 (N-AEC5-B) did not have hardstand floors, and oil stains were observed, potentially from machinery or equipment utilised in farming practices.

Asbestos fragments were identified in the garden bed at the front of the residential dwelling located on Lot C DP 331511 (N-AEC5-C). An asbestos fragment was identified in the paddock of Lot 5 DP 27259 (N-AEC5-A).

Refer to Prints 8 to 14 of **Appendix A** – Photographic Gallery

N-AEC6 – Scrap Yards

Lots Inspected: Lots 1-11 DP 1652, Lot 1 SEC C DP 1652, Lot 1-18 Sec E DP 1652.

Several lots have been included in this AEC as having current or former scrap yards identified from historical aerial photographs. Both industrial scrap yards and private properties where major areas of miscellaneous debris have accumulated, have been included in this AEC. Access restrictions only allowed inspections of the above lots to be conducted.

Lot 1 SEC C DP 1652 (N-AEC6-D) is currently vacant and undeveloped, with thick vegetation covering the entirety of the Site. Few old car parts were identified in the undergrowth, as well as asbestos sheeting (pile of old Super Six roofing) and potential fill (mound of soil with thick vegetation).

Lot 1-18 Sec E DP 1652 (N-AEC6-D) is a current residential property and home business in the large shed on site. Old cars and miscellaneous debris (treated timber, electrical equipment, various metal and plastic) were stored along the north-west boundary of the site.

Lots 1-11 DP 1652 (N-AEC6-D) appears to be a functioning scrap yard with the majority of the site covered by miscellaneous debris and stockpiled items. These included fridges, car parts, trucks, bicycles and various household items. Extensive oil leaks and hydrocarbon impacts were identified around the site, as well as potential fill areas. Hydrocarbon odours were detected near the old car parts and stained areas.

Refer to Prints 15 to 31 of **Appendix A** – Photographic Gallery.

5.8.1 Wastes, Chemical Storage and Spillage

Potential illegal dumping of waste has occurred on vacant lots within the precinct, based on visual inspections. This includes the asbestos sheeting and potential fill on Lot 1 SEC C DP 1652 (N-AEC6-D). The storage of chemicals and visible spillages were not observed during the inspections of the accessible sites.

Refer to Print 16 of **Appendix A**– Photographic Gallery.

5.8.2 Underground and Aboveground Storage Tanks

There was no visual evidence of underground storage tanks (e.g. fill points, dip points, breather lines) or above ground storage tanks observed during the inspections of accessible lots.

5.8.3 Fill

There was visual evidence to suggest the presence of potential filling material on some lots, based on the observations of dams (fill may be used in the dam walls), driveways and stockpiled material. The potential for localised or minor filling elsewhere on the site cannot be precluded.

Refer to Print 5, 6, 9, 13 and 17 of **Appendix A**– Photographic Gallery.

5.8.4 Landfill Gas

LFG is likely to be present at the former landfills (Grange Reserve and Riverstone Landfill) due to the presence of LFG monitoring wells and flare.

Refer to Prints 2 and 3 of **Appendix A** – Photographic Gallery.

5.8.5 Odours and Staining

There was olfactory evidence of hydrocarbon odours detected on Lots 1-11 DP 1652, as well as visual evidence of surface staining observed. Extensive hydrocarbon impacts were identified in this area, potentially from storage of old car and truck parts. Minor soil surface staining from storage of vehicles was identified in some areas where sheds did not have hardstand floors.

Refer to Prints 10, 26,27 and 30 of **Appendix A** – Photographic Gallery.

5.8.6 Asbestos

There was visual evidence of potential asbestos containing materials (ACM) observed on the surface of Lot C DP 331511 (garden bed near house), Lot 1 Sec C DP 1652 (asbestos sheeting in undergrowth) and Lot 5 DP 27259 (fragment in paddock). A hazardous building materials survey was not within the scope of this investigation.

Refer to Prints 12,14 and 16 of **Appendix A** – Photographic Gallery.

5.8.7 Phytotoxicity

There was no visual evidence of phytotoxic impact (i.e. plant stress or dieback) observed on the accessible lots within the precinct. Vegetation on adjoining properties also appeared healthy.

6.0 DISCUSSION

Following the completion of relevant background searches, historical aerial photography review and Site walkover a total of six Areas of Environmental Concern (AEC) were identified within the Part Precinct area. Several of the areas identified contained multiple lots, grouped together due to a similar historical land use. Refer to **Section 5.0** and **Figure 3** for a full summary of AECs. A total of five AECs were assessed via a visual site assessment (walk over) during the investigation. The remaining AEC was unable to be accessed during the assessment and will require further investigation during the Detailed Site Investigation.

Site inspections were undertaken on the 27th April, 5th, 9th and 12th May 2017. Overall the Part Precinct consists of predominantly rural land with open paddocks, rural residential housing and remnant bushland vegetation. There are several properties which appear to have sheds and machinery present. Commercial enterprises located in the precinct include a pub, car dealership, baking supplies dispatch yard, recycling facility, stock feed warehouses, scrap yards and numerous market gardens. There are two former landfills which are no longer in use but continue to be monitored for health and environmental risks.

Between 24th April and 12th May 2017, a total of 25 properties were inspected, including two former landfills. Bonded ACM fragments were visually identified in two locations, 169 Grange Avenue, Schofields and 111 Carnarvon Road, Schofields. Sheets of asbestos roofing were identified in the vicinity of a dilapidated shed at 54 Vine Street, Schofields. Asbestos sheeting was also identified in the undergrowth of Lot 1 & 18 SEC C DP 1652 Burfitt Road.

Based on this investigation, areas of concern have been identified, with the remaining areas identified not to pose a risk of contamination. This is due to historical aerial photograph reviews indicating no concerning past land uses.

Table 10: AECs, COPCs and Further Action Required

ID	AEC DESCRIPTOR	ACTIVITY OF CONCERN	CONTAMINANTS OF POTENTIAL CONCERN	FURTHER ACTION REQUIRED
N-AEC1	Riverstone Waste Management Facility	Storage of solid waste and subsequent landfill gas generation	Landfill gas	Updated Landfill Gas Risk Assessment
N-AEC2	Grange Avenue Reserve	Storage of solid waste and subsequent landfill gas generation	Landfill gas	Updated Landfill Gas Risk Assessment
N-AEC3	Organic recycling centre (“The Mulch Makers”) and adjacent property	Potential uncontrolled fill due to current practices and historical reviews indicate quarry filling practices	Heavy metals, TRH, BTEX, PAH, SVOC, VOC, OC / OP, asbestos	Investigation of stored materials and potential fill areas
N-AEC4(A-D)	Former and current residential dwellings	Weathering of hazardous building materials (such as lead paint, asbestos cement roofing and zinc from galvanised iron) from existing site structures.	Heavy metals, asbestos	Hazardous materials searches prior to demolition Investigation of potential fill areas at N-AEC4-C, N-AEC4-D
N-AEC5(A-F)	Market gardens	Possible use of arsenic-based and/or organochlorine pesticides, machinery/miscellaneous storage	Arsenic, OCP, OPP, TRH, BTEX, asbestos	Picking of asbestos fragments identified in N-AEC5-A and C. Investigation of soils as per Guidelines for Assessing Former Orchards and Market Gardens (DEC 2005). Investigation of potential fill in dam walls at N-AEC5-B and material on site N-AEC
N-AEC6(A-F)	Scrap yards	Storage of miscellaneous materials including chemicals and fuel, building materials, old equipment, soil, general refuse	Heavy metals, TRH, BTEX, PAH, SVOC, VOC, OC / OP, asbestos	Investigation into hydrocarbon impacts and oil staining identified at N-AEC6-D.

ID	AEC DESCRIPTOR	ACTIVITY OF CONCERN	CONTAMINANTS OF POTENTIAL CONCERN	FURTHER ACTION REQUIRED
				Picking of asbestos and fill investigation at N-AEC6-D.

Heavy metals: arsenic (As), cadmium (Cd), chromium (Cr), copper (Cu), lead (Pb), mercury (Hg), nickel (Ni), zinc (Zn).

TRH: Total Recoverable Hydrocarbons

OC / OP: Organochlorine / Organophosphorous Pesticides

BTEX: Benzene, Toluene, Ethylbenzene, Xylene

PCB: Polychlorinated Biphenyls

PAH: Polycyclic Aromatic Hydrocarbons

SVOC / VOC: Semi-volatile Organic Compounds / Volatile Organic Compounds

Due to the identification of potential contamination that would preclude the site being suitable for its intended land use, DLA recommend that a Detailed Site Investigation of the identified AECs be completed to determine the extent and degree of contamination that may be present.

7.0 CONCLUSIONS AND RECOMMENDATIONS

This PSI has been designed to provide the Client with preliminary advice with regards to the contamination status of the site and the degree of further assessment potentially required to assess the suitability of the site for its intended use.

Investigation and reporting of the site are considered to be adequate for assessment purposes to assess the likelihood of contamination on the site as a result of past and present land use activities in accordance with the general requirements of State Environmental Planning Policy No.55 (SEPP 55). All reporting has been undertaken in accordance with the *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites* (NSW EPA, 2011) and the *Guidelines for the NSW Site Auditor Scheme* (NSW EPA, 2nd ed., 2006).

Based on a review of the available desktop search data and observations made during the site walkover, Areas of Environmental Concern have been identified within the site assessment area. All other areas have been categorised as not requiring further assessment.

DLA recommends that a Detailed Site Investigation (DSI) be conducted for the site in order to characterise the magnitude and extent of impacts within each identified AEC.

8.0 REFERENCES

Chapman, G A, Murphy, C L, Tille, P J, Atkinson, G and Morse, R J (1989) *Sydney Soil Landscapes Map, Series 9130*

Department of Urban Affairs and Planning (DUAP) (1998) *Managing Land Contamination: Planning Guidelines, SEPP 55 - Remediation of Land*

National Environment Protection Council (NEPC) (2013) *National Environment Protection (Assessment of Site Contamination) Measure (No.1)*

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

NSW EPA (2011) *Guidelines for Consultants Reporting on Contaminated Sites*

NSW EPA (2006) *Guidelines for the NSW Site Auditor Scheme* (Second Edition)

NSW EPA (1999) *Guidelines on Significant Risk of Harm from Contaminated Land and the Duty to Report*

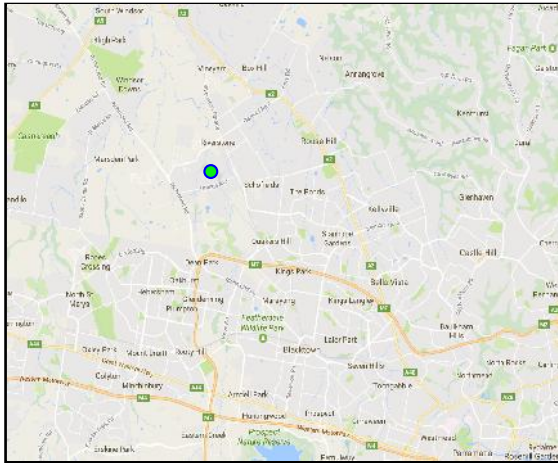
NSW Government (1979) *Environmental Planning and Assessment Act* and associated regulations

NSW EPA (2012) *Guidelines for the Assessment and Management of Sites Impacted by Hazardous Ground Gases.*

NSW EPA (2016) *Environmental Guidelines: Solid waste landfills.*

FIGURE 1

SITE LOCATION



Locality Map



Legend

- Site Boundary
- Site Location



DLA
DLA Environmental Services
A Pacific Environment company

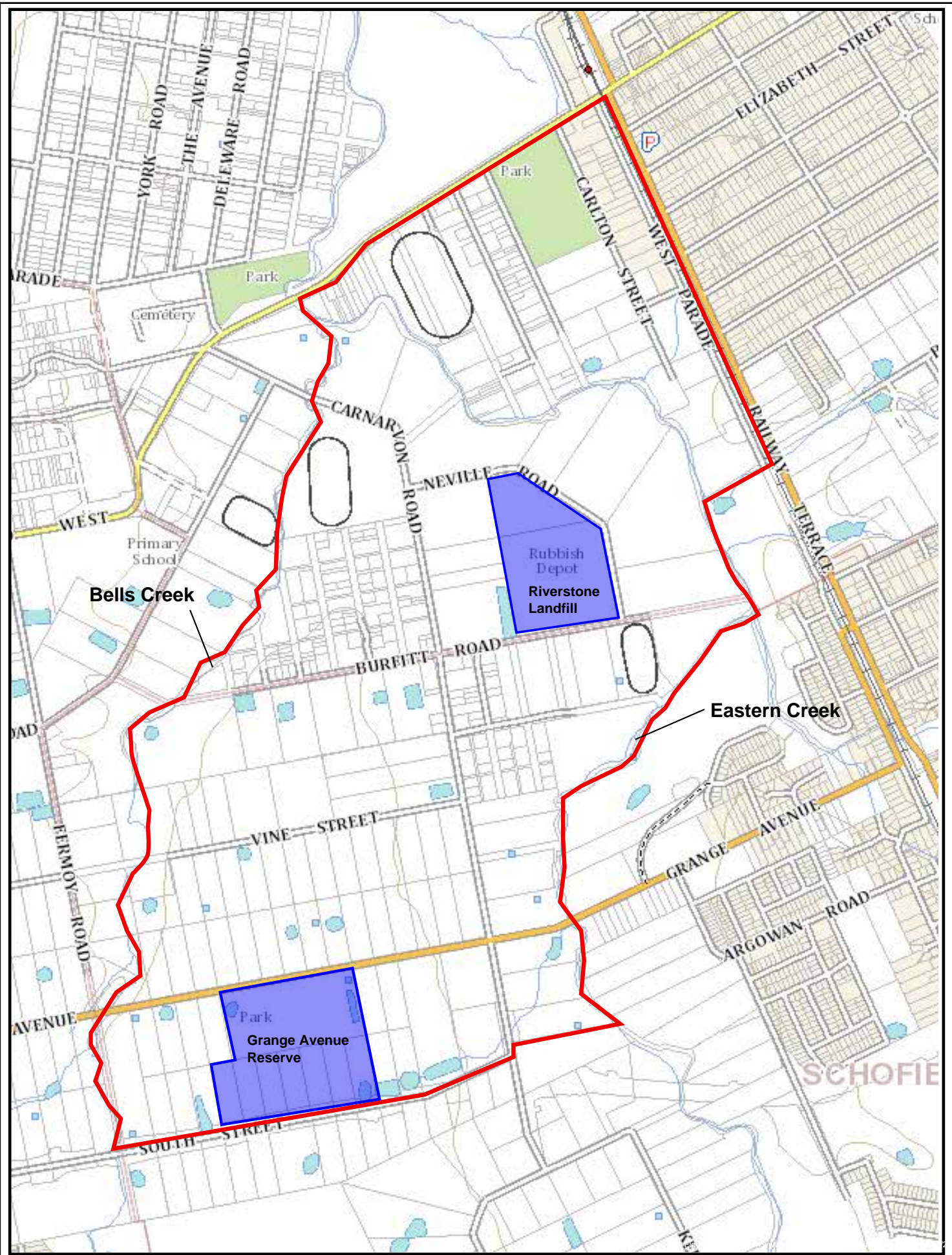
Sydney Office
Phone (02) 9476 1765
Fax (02) 9476 1557

Maitland Office
Phone (02) 4933 0001

Title Site Location - West Schofields Northern Portion			
Site Address Schofields/Riverstone	Project No. DL4101	Figure No. 1	Date 7/06/2017
Client Department of Planning	Scale Not to Scale	Compiled AD	Revision Version 1.0

FIGURE 2

SITE LAYOUT



Legend

- Site boundary
- Former landfills



Approximate Scale



Sydney Office Phone (02) 9476 1765 Fax (02) 9476 1557
 Maitland Office Phone (02) 4933 0001

Title
 Site Layout

Client
 Department of Planning

Project No.
 DL4101

Figure No
 Figure 2

Scale
 As Shown

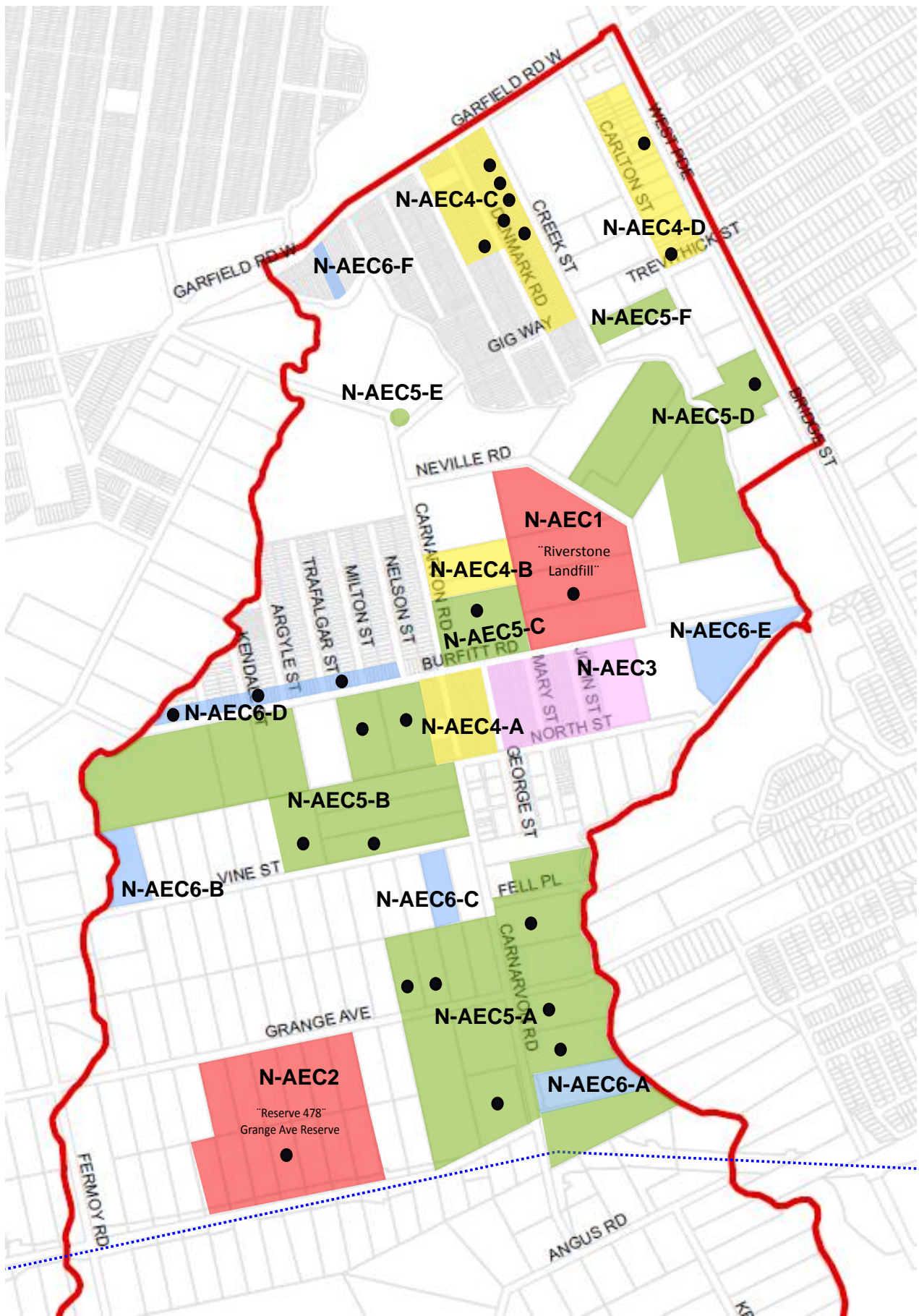
Date
 13/06/2017

Compiled
 AD

Revision
 R00

FIGURE 3

AECS AND PROPERTY INSPECTIONS



Legend

- ▭ Site Boundary
- ▭ AEC5 Market Gardens
- ▭ AEC1&2 Landfills
- ▭ AEC4 Old Houses & Miscellaneous Storage
- ▭ AEC6 Scrap Yards
- ▭ AEC3 Miscellaneous Land Use/Recycling Centre
- ⋯ Major Road Works
- Property Inspections



Approximate Scale

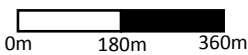


Figure Title
Areas of Environmental Concern and Property Inspections

Project Title
Northern Portion
West Schofields Precinct

Client
Department of Planning
and Environment

Project No.	Date	Scale	Figure No.	Revision
DL4101	8/06/2017	As Shown	3	Version 1.0

APPENDIX A

PHOTOGRAPHIC GALLERY



Print 001

Riverstone Landfill – weighbridge and associated infrastructure



Print 002

Sedimentation pond (foreground) and flare (background)



Print 003

Landfill gas collection manifold



Print 004

Storage of containers and empty waste bins



Print 005

Vacant land, formerly residential – potential fill in dam wall



Print 006

Driveway of residence – potential fill



Print 007

Vacant land, previously residential



Print 008

Vacant land, formerly residential



Print 009

Onsite dam (potential fill) and equipment



Print 010

Surface staining on shed floor



Print 011

Shed with dirt floor



Print 012

Asbestos fragment in garden bed



Print 013

Potential fill mounds



Print 014

Asbestos fragment



Print 015

Old car part on vacant lot



Print 016

Asbestos sheeting in undergrowth



Print 017

Potential fill stockpile



Print 018

Old car



Print 019

Storage of treated timber and miscellaneous debris



Print 020

Old car parts and household items



Print 021

Old car parts



Print 022

Old car parts



Print 023

Old car parts



Print 024

Household items



Print 025

Miscellaneous debris



Print 026

Surface staining



Print 027

Major hydrocarbon impacts



Print 028

Old car parts



Print 029

Refrigerators



Print 030

Hydrocarbon impacts



Print 031

Bicycles

APPENDIX B

GROUNDWATER WORKS DATABASE SEARCH

NSW Office of Water

Work Summary

GW103956

Licence: 10BL156671

Licence Status: ACTIVE

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

Work Type: Bore
Work Status:
Construct.Method: Rotary
Owner Type:

Commenced Date:
Completion Date: 02/04/1993

Final Depth: 20.20 m
Drilled Depth: 20.20 m

Contractor Name: ENGINEERING
EXPLORATIONS PTY LTD
Driller:
Assistant Driller:

Property: CAMIDE MEADOW RD
SCHOFIELDS 2762
GWMA: -
GW Zone: -

Standing Water
Level:
Salinity:
Yield:

Site Details

Site Chosen
By:

County	Parish	Cadastre
Form A: CUMBE	CUMBE.20	3//232574
Licensed: CUMBERLAND	GIDLEY	Whole Lot 3//232574

Region: 10 - Sydney South Coast CMA Map:
River Basin: - Unknown Grid Zone: Scale:
Area/District:

Elevation: 0.00 m (A.H.D.) Northing: 6267841.0 Latitude: 33°42'38.8"S
Elevation Unknown Easting: 300989.0 Longitude: 150°51'08.8"E
Source:

GS Map: - MGA Zone: 0 Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	20.20	100			Auger
1	1	Casing	P.V.C.	-0.30	20.20	50			

1	1	Opening	Screen	16.60	20.20	50		1
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Water Bearing Zones

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

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.20	2.20	clayey silt	Silt	
2.20	4.00	1.80	shale/siltstone	Shale	
4.00	16.50	12.50	shale/siltstone, grey	Shale	
16.50	20.20	3.70	interbedded shale/siltstone/sandstone	Shale	

Remarks

*** End of GW103956 ***

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

NSW Office of Water

Work Summary

GW112290

Licence: 10BL603514

Licence Status: ACTIVE

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

Work Type: Bore
Work Status: Equipped
Construct.Method: Auger - Solid Flight
Owner Type: Private

Commenced Date: 19/11/2009
Completion Date: 19/11/2009
Final Depth: 10.00 m
Drilled Depth: 10.00 m

Contractor Name: Macquarie Drilling
Driller: Dino Parisotto
Assistant Driller:

Property: RIVERSTONE LANDFILL 127
BURFITT ROAD
SCHOFIELDS 2762 NSW
GWMA:
GW Zone:

Standing Water Level:
Salinity:
Yield:

Site Details

Site Chosen By:

County Form A: CUMBE
Parish: CUMBE.51
Cadastre: 63//1358
Licensed:

Region: 10 - Sydney South Coast
CMA Map:
River Basin: - Unknown
Grid Zone:
Area/District:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Unknown
Source:
Northing: 6270198.0
Easting: 301889.0
Latitude: 33°41'22.9"S
Longitude: 150°51'45.6"E

GS Map: -
MGA Zone: 0
Coordinate Source: Unknown

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	10.00	125			Auger - Solid Flight

Water Bearing Zones

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

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	4.00	4.00	SILTY CLAY,M/BROWN,HARD LOW PLAST.	Silty Clay	
4.00	10.00	6.00	SHALE/SILTSTONE,L/BROWN,IRONSTONE	Shale	

Remarks

18/07/2014: Nat Carling, 18-July-2014; Work type updated, added status & work name.

*** End of GW112290 ***

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

NSW Office of Water

Work Summary

GW103960

Licence: 10BL156671

Licence Status: ACTIVE

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

Work Type: Bore
Work Status:
Construct.Method: Rotary
Owner Type:

Commenced Date:
Completion Date: 04/02/1992

Final Depth: 20.00 m
Drilled Depth: 20.00 m

Contractor Name: ENGINEERING
EXPLORATIONS PTY LTD
Driller:
Assistant Driller:

Property: CAMIDE MEADOW RD
SCHOFIELDS 2762
GWMA: -
GW Zone: -

Standing Water
Level:
Salinity:
Yield:

Site Details

Site Chosen
By:

County	Parish	Cadastre
Form A: CUMBE	CUMBE.20	3//232574
Licensed: CUMBERLAND	GIDLEY	Whole Lot 3//232574

Region: 10 - Sydney South Coast CMA Map:
River Basin: - Unknown Grid Zone: Scale:
Area/District:

Elevation: 0.00 m (A.H.D.) Northing: 6267841.0 Latitude: 33°42'38.8"S
Elevation Unknown Easting: 300989.0 Longitude: 150°51'08.8"E
Source:

GS Map: - MGA Zone: 0 Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	20.00	100			Rotary Air
1	1	Casing	P.V.C.	-0.30	20.00	50			

1	1	Opening	Screen	17.00	20.00	50		1	PVC
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Water Bearing Zones

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

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.40	1.40	FILL	Fill	
1.40	5.50	4.10	SILTY CLAY	Invalid Code	
5.50	8.20	2.70	SILTSTONE	Siltstone	
8.20	17.30	9.10	SILTSTONE:DARK GREY	Siltstone	
17.30	20.00	2.70	SANDSTONE	Sandstone	

Remarks

*** End of GW103960 ***

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

NSW Office of Water

Work Summary

GW103958

Licence: 10BL156671

Licence Status: ACTIVE

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

Work Type: Bore

Work Status:

Construct.Method: Rotary

Owner Type:

Commenced Date:

Completion Date: 03/02/1992

Final Depth: 20.00 m

Drilled Depth: 20.00 m

Contractor Name: ENGINEERING
EXPLORATIONS PTY LTD

Driller:

Assistant Driller:

Property: CAMIDE MEADOW RD
SCHOFIELDS 2762

GWMA: -
GW Zone: -

Standing Water
Level:
Salinity:
Yield:

Site Details

Site Chosen
By:

County	Parish	Cadastre
Form A: CUMBE	CUMBE.20	3//232574
Licensed: CUMBERLAND	GIDLEY	Whole Lot 3//232574

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6267841.0

Latitude: 33°42'38.8"S

Elevation Unknown

Easting: 300989.0

Longitude: 150°51'08.8"E

Source:

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	20.00	100			Rotary Air
1	1	Casing	P.V.C.	-0.30	20.00	50			

1	1	Opening	Screen	17.00	20.00	50		1
---	---	---------	--------	-------	-------	----	--	---

Water Bearing Zones

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

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	3.00	3.00	SILTY CLAY	Invalid Code	
3.00	4.80	1.80	CLAYEY SAND	Invalid Code	
4.80	5.90	1.10	SILTY CALY	Invalid Code	
5.90	7.30	1.40	SILTSTONE	Siltstone	
7.30	16.50	9.20	SILTSTONE:DARK GREY	Siltstone	
16.50	20.00	3.50	SILTSTONE:GREY BROWN	Unknown	

Remarks

*** End of GW103958 ***

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

NSW Office of Water

Work Summary

GW103961

Licence: 10BL156671

Licence Status: ACTIVE

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

Work Type: Bore
Work Status:
Construct.Method: Rotary
Owner Type:

Commenced Date:
Completion Date: 04/02/1992

Final Depth: 20.00 m
Drilled Depth: 20.00 m

Contractor Name: ENGINEERING
EXPLORATIONS PTY LTD
Driller:
Assistant Driller:

Property: CAMIDE MEADOW RD
SCHOFIELDS 2762
GWMA: -
GW Zone: -

Standing Water
Level:
Salinity:
Yield:

Site Details

Site Chosen
By:

County	Parish	Cadastre
Form A: CUMBE	CUMBE.20	3//232574
Licensed: CUMBERLAND	GIDLEY	Whole Lot 3//232574

Region: 10 - Sydney South Coast CMA Map:
River Basin: - Unknown Grid Zone: Scale:
Area/District:

Elevation: 0.00 m (A.H.D.) Northing: 6267841.0 Latitude: 33°42'38.8"S
Elevation: Unknown Easting: 300989.0 Longitude: 150°51'08.8"E
Source:

GS Map: - MGA Zone: 0 Coordinate: Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	20.00	100			Rotary Air
1	1	Casing	P.V.C.	-0.30	20.00	50			

1	1	Opening	Screen	17.00	20.00	50		1	PVC
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Water Bearing Zones

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

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.50	1.50	FILL	Fill	
1.50	5.20	3.70	SILTY CLAY	Invalid Code	
5.20	7.50	2.30	SILTSTONE	Siltstone	
7.50	20.00	12.50	SILTSTONE:DARK GREY,TRACE FINE SAND	Siltstone	

Remarks

*** End of GW103961 ***

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

NSW Office of Water

Work Summary

GW103957

Licence: 10BL156671

Licence Status: ACTIVE

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

Work Type: Bore

Work Status:

Construct.Method: Rotary

Owner Type:

Commenced Date:

Completion Date: 03/04/1993

Final Depth: 15.00 m

Drilled Depth: 15.00 m

Contractor Name: ENGINEERING
EXPLORATIONS PTY LTD

Driller:

Assistant Driller:

Property: CAMIDE MEADOW RD
SCHOFIELDS 2762

GWMA: -
GW Zone: -

Standing Water
Level:
Salinity:
Yield:

Site Details

Site Chosen
By:

County	Parish	Cadastre
Form A: CUMBE	CUMBE.20	3//232574
Licensed: CUMBERLAND	GIDLEY	Whole Lot 3//232574

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6267841.0

Latitude: 33°42'38.8"S

Elevation Unknown

Easting: 300989.0

Longitude: 150°51'08.8"E

Source:

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	15.00	100			Auger
1	1	Casing	P.V.C.	-0.30	15.00	50			

1	1	Opening	Screen	12.00	15.00	50		1
---	---	---------	--------	-------	-------	----	--	---

Water Bearing Zones

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

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.10	2.10	CLAYEY SILT	Invalid Code	
2.10	15.00	12.90	SHALE/SILTSTONE	Shale	

Remarks

*** End of GW103957 ***

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

NSW Office of Water

Work Summary

GW112289

Licence: 10BL603514

Licence Status: ACTIVE

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

Work Type: Bore
Work Status: Equipped
Construct.Method: Auger - Solid Flight
Owner Type: Private

Commenced Date: 19/11/2009
Completion Date: 19/11/2009
Final Depth: 10.00 m
Drilled Depth: 10.00 m

Contractor Name: Macquarie Drilling
Driller: Dino Parisotto
Assistant Driller:

Property: RIVERSTONE LANDFILL 127
BURFITT ROAD
SCHOFIELDS 2762 NSW
GWMA:
GW Zone:

Standing Water Level:
Salinity:
Yield:

Site Details

Site Chosen By:

County: CUMBE
Parish: CUMBE.51
Cadastre: 63//1358
Form A: CUMBE
Licensed:

Region: 10 - Sydney South Coast
River Basin: - Unknown
Area/District:
CMA Map:
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Unknown
Source:
Northing: 6270161.0
Easting: 301866.0
Latitude: 33°41'24.1"S
Longitude: 150°51'44.7"E

GS Map: -
MGA Zone: 0
Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	10.00	125			Auger - Solid Flight

Water Bearing Zones

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

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	3.60	3.60	SILTY CLAY, MEDIUM BROWN	Silty Clay	
3.60	10.00	6.40	SHALE/SILSTONE LIGHT BROWN, IRONSTONE	Shale	

Remarks

18/07/2014: Nat Carling, 18-July-2014; Work type updated, added status & work name.

*** End of GW112289 ***

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

NSW Office of Water

Work Summary

GW103959

Licence: 10BL156671

Licence Status: ACTIVE

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

Work Type: Bore

Work Status:

Construct.Method: Rotary

Owner Type:

Commenced Date:

Completion Date: 03/02/1992

Final Depth: 19.20 m

Drilled Depth: 19.20 m

Contractor Name: ENGINEERING
EXPLORATIONS PTY LTD

Driller:

Assistant Driller:

Property: CAMIDE MEADOW RD
SCHOFIELDS 2762

GWMA: -
GW Zone: -

Standing Water
Level:
Salinity:
Yield:

Site Details

Site Chosen
By:

County	Parish	Cadastre
Form A: CUMBE	CUMBE.20	3//232574
Licensed: CUMBERLAND	GIDLEY	Whole Lot 3//232574

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6267841.0

Latitude: 33°42'38.8"S

Elevation Unknown

Easting: 300989.0

Longitude: 150°51'08.8"E

Source:

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	19.20	100			Rotary Air
1	1	Casing	P.V.C.	-0.30	19.20	50			

1	1	Opening	Screen	16.20	19.20	50		1	PVC
---	---	---------	--------	-------	-------	----	--	---	-----

Water Bearing Zones

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

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.50	0.50	GRAVELLY CLAY	Gravel	
0.50	4.00	3.50	SILTY CLAY	Invalid Code	
4.00	5.90	1.90	SILTSTONE	Siltstone	
5.90	11.20	5.30	SILTSTONE:DARK GREY	Siltstone	
11.20	17.40	6.20	SILTSTONE/TRACE FINE SAND	Siltstone	
17.40	19.20	1.80	SANDSTONE	Sandstone	

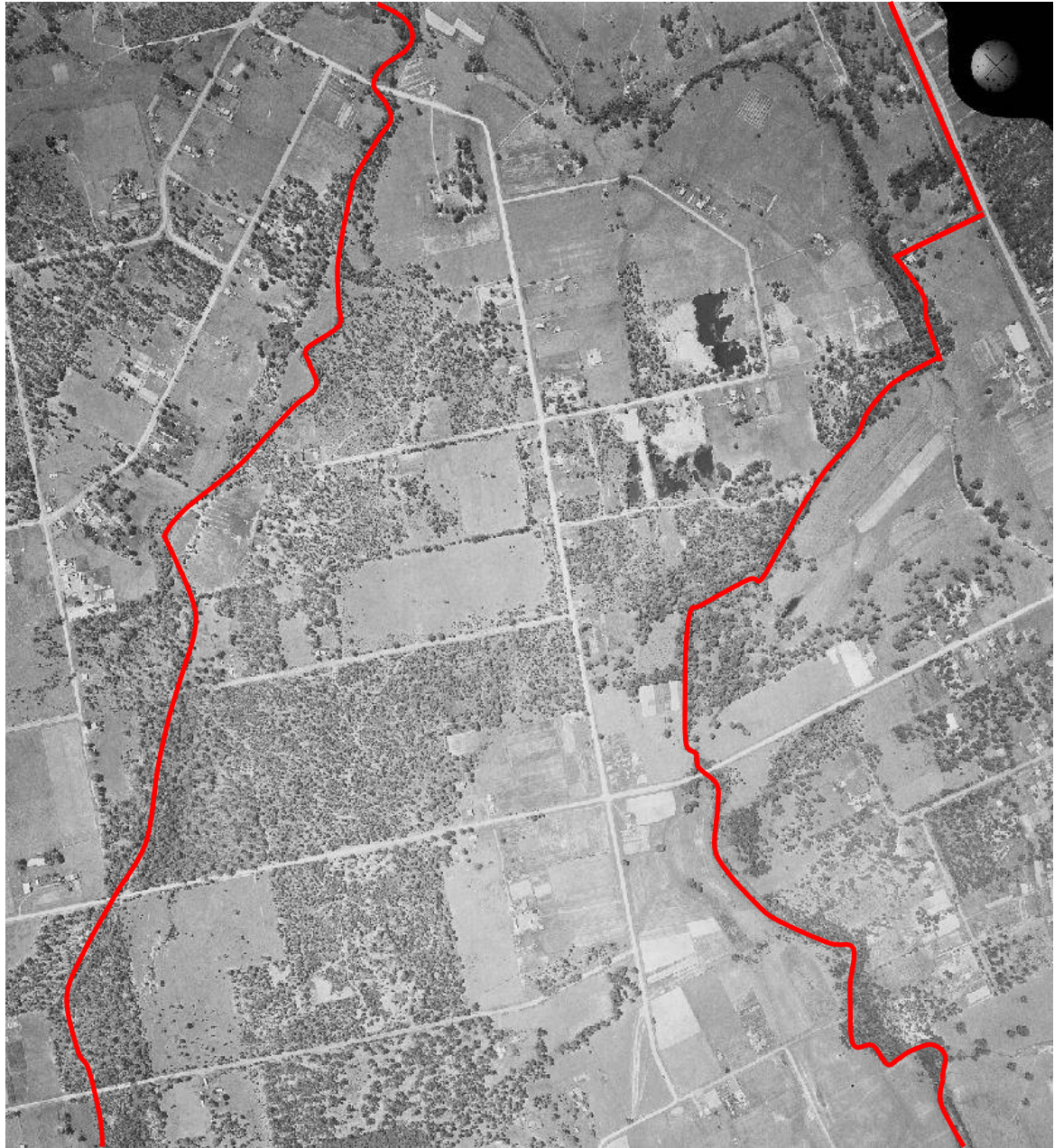
Remarks

*** End of GW103959 ***

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

APPENDIX C

AERIAL PHOTOGRAPHS



1954

Between Trevithick Street (north) and Grange Avenue (south)



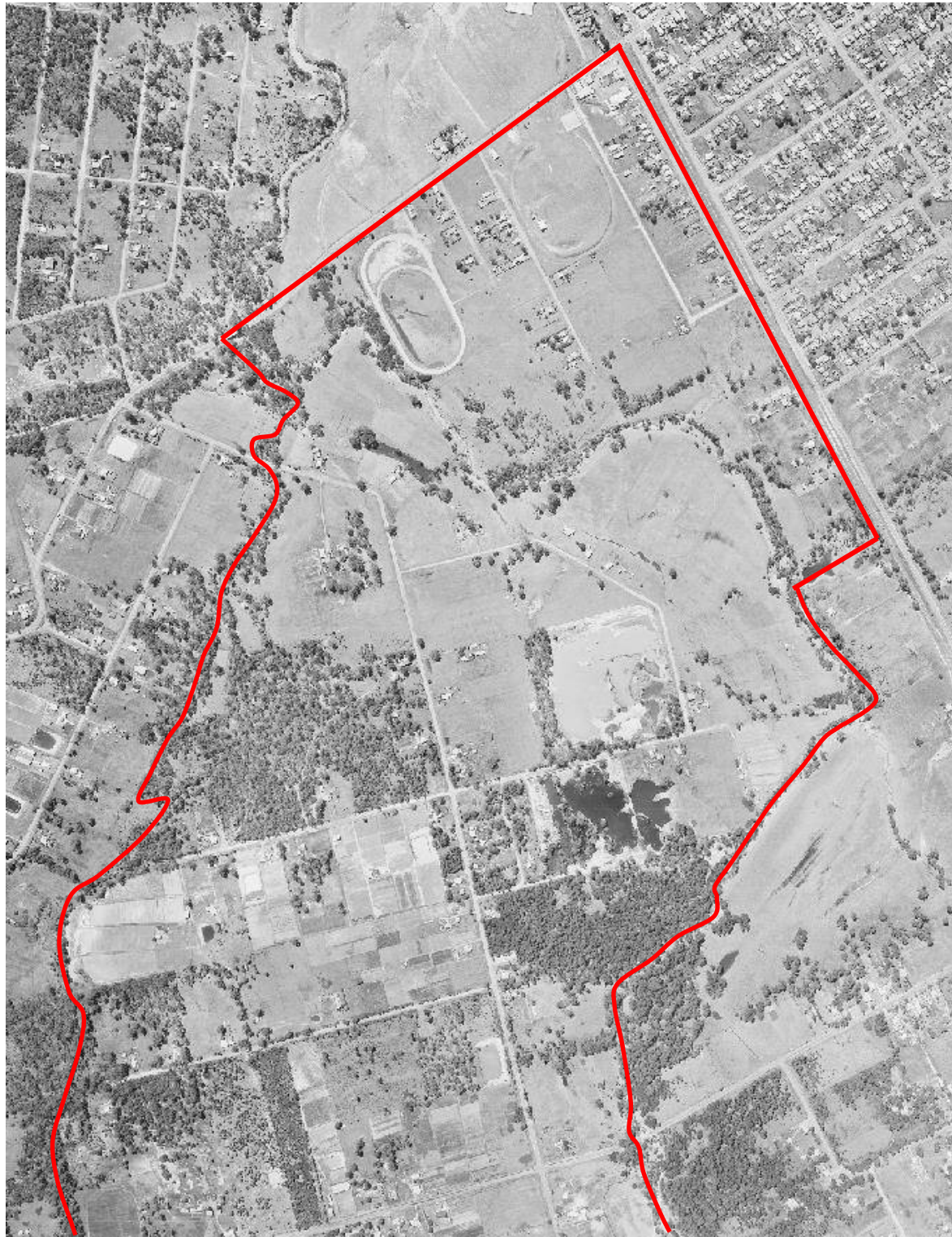
1965

Between Garfield Road West (north) and Grange Avenue (south)



1970

Between Garfield Road West (north) and Grange Avenue (south)



1978

Between Garfield Road West (north) and Grange Avenue (south)



1982

Between Garfield Road West (north) and South Street (south)



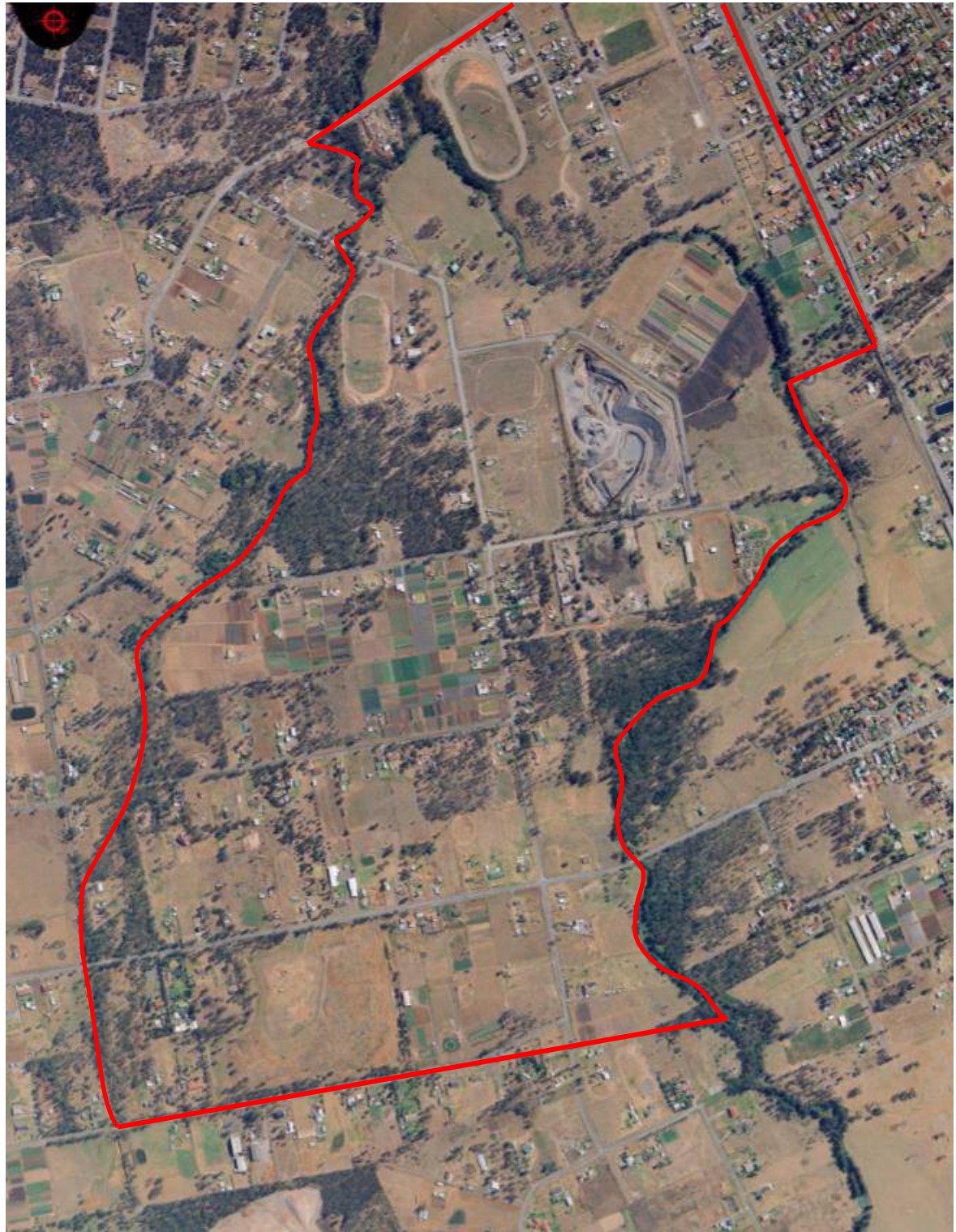
1986

Between Garfield Road West (north) and Grange Avenue (south)



1991

Between Garfield Road West (north) and South Street (south)



1994

Between Garfield Road West (north) and South Street (south)



1998

Between Garfield Road West (north) and South Street (south)



2005

Between Garfield Road West (north) and South Street (south)

APPENDIX D

SECTION 149 CERTIFICATES

Applicant Details

Your reference SCHOFIELDS

INFO TRACK
DX 578
SYDNEY

Certificate Details

Certificate no.	PL2017/05201	Fee: \$133.00
Date issued	14 June 2017	Urgency fee: N/A
Receipt no.	D000827137	

Property information

Property ID	322820	Land ID	322820
Legal description	LOT 3 DP 857963		
Address	VINE STREET SCHOFIELDS NSW 2762		
County	CUMBERLAND	Parish	GIDLEY

PLANNING CERTIFICATE (149 Part 2)

Blacktown City Council prepared this Planning Certificate under Section 149 of the *Environmental Planning and Assessment Act 1979*. The form and content of the Certificate is consistent with Schedule 4 of the *Environmental Planning and Assessment Regulation 2000*.

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Section 149(2)

The following information is provided under Section 149(2) of the *Environmental Planning and Assessment Act 1979*. The information relates to the subject land at the date of this Certificate.

1. Names of relevant planning instruments and development control plans

1.1 Environmental Planning Instrument

Blacktown Local Environmental Plan 2015 applies to the subject land.

1.2 Proposed Local Environmental Plans

The subject land is affected by Planning Proposal MA2016/0008 which seeks various policy and housekeeping amendments to *Blacktown Local Environmental Plan 2015*. The proposed LEP amendments may affect how the land may be developed or used.

1.3 Other Applicable State Environmental Planning Policies

Attachment 1 contains a list of State Environmental Planning Policies that may apply to the carrying out of development on the subject land.

1.4 Proposed State Environmental Planning Policies

Council is not aware of any proposed State Environmental Planning Policy that is or has been the subject of community consultation or on public exhibition under the Act, applying to the subject land.

1.5 Development control plans

Blacktown Development Control Plan 2015 applies to the subject land.

2. Zoning and land use under relevant environmental planning instruments

The following information will assist in determining how the subject land may be developed. It is recommended that you read this section in conjunction with a full copy of any relevant environmental planning instrument as there may be additional provisions that affect how the land may be developed.

2.1 Zoning

Under *Blacktown Local Environmental Plan 2015*, the land is zoned:

Zone RU4 Primary Production Small Lots

Below is an extract from the principal Environmental Planning Instrument, outlining the types of development that may or may not be carried out in the above zone.

2 Permitted without consent

Home occupations

3 Permitted with consent

Agricultural produce industries; Bed and breakfast accommodation; Cemeteries; Community facilities; Dwelling houses; Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings; Flood mitigation works; Heliports; Home businesses; Home industries; Intensive plant agriculture; Landscaping material supplies; Places of public worship; Plant nurseries; Recreation facilities (outdoor); Roads; Roadside stalls; Veterinary hospitals; Water reticulation systems

4 Prohibited

Agriculture; Any other development not specified in item 2 or 3.

Proposed changes to the RU4 Primary Production Small Lots zone

As part of the Planning Proposal listed in Section 1.2 of this Certificate, Council is seeking to make the following land uses permissible with consent in the RU4 Primary Production Small Lots zone

- Crematoria
- Signage

2.2 Minimum land dimensions for the erection of a dwelling house

Not applicable

2.3 Critical habitat

The land does not include or comprise a critical habitat.

Note: Critical habitat registers are kept by the National Parks and Wildlife Service under the *Threatened Species Conservation Act 1995* and the Department of Fisheries under the *Fisheries Management Act 1994*.

2.4 Conservation areas

The land is not within a conservation area.

2.5 Environmental Heritage

The land does not contain an item of environmental heritage under the protection of Blacktown Local Environmental Plan 2015

3. Complying development

Complying development may or may not be carried out on the subject land under an Environmental Planning Policy. Council does not have sufficient information to determine the extent to which specific complying development may or may not be carried out.

4. Coastal protection

The subject land is not affected by the operation of Sections 38 or 39 of the *Coastal Protection Act, 1979*.

5. Mine subsidence

The subject land has not been proclaimed to be a mine subsidence district within the meaning of Section 15 of the *Mine Subsidence Compensation Act 1961*.

6. Road widening and road realignment

The subject land is not affected by road widening or road realignment

7. Council and other public authority policies on hazard risk restrictions

7.1 Contaminated Lands Policy and Asbestos Policy

Council has adopted a Contaminated Lands Policy and an Asbestos Policy which may restrict development on the subject land.

The Land Contamination Policy applies when zoning or land use changes are proposed on land which has previously been used for certain purposes or has the potential to be affected by such purposes undertaken on nearby lands. The Asbestos Policy applies where land contains, or is likely to have contained in the past, buildings or structures that were erected prior to the banning of asbestos. Both policies should be considered in the context of relevant State legislation and guidelines.

Council's records may not be sufficient to determine all previous uses on the land, or determine activities that may have taken place on this land.

7.2 Other policies on hazard risk restrictions

Council has not adopted any other policies to restrict the development of the subject land by reason of the likelihood of landslip, bushfire, tidal inundation, subsidence or the occurrence of acid sulphate soils.

Note: Although Council has not adopted a specific policy to restrict development bushfire prone land, it is bound by state-wide bushfire legislation that may restrict development on the subject land. Additional information relating to bushfire prone land is provided at point 11 below.

7a. Flood related development controls information

Council has adopted a Floodplain Management Policy which may restrict the development of the land subject to this Certificate, including development for the purposes of dwelling houses, dual occupancies, multi-dwelling housing, residential flat buildings and any other purpose that requires the placement or erection of any structure on the land. The Flood Risk Precinct Maps prepared under the policy are based on the results of Engineering Flood Studies commissioned by Government Authorities and Council. These maps indicate that the land subject to this Certificate lies partly or wholly within the Medium Flood Risk Precinct. The term Medium Flood Risk Precinct is defined as land below the 100-year flood level that is not within a High Flood Risk Precinct. This is land that is not subject to a high hydraulic hazard or where there are no significant evacuation difficulties. Further details are provided in the NSW Government's Floodplain Development Manual and are available from Council. Council does not warrant that the information provided or made available to you is complete. Council strongly recommends that, in all cases, you seek independent professional advice to supplement your enquiries.

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This lot is shown flood prone on mapping provided by the Department of Planning. The investigation for this area has not been completed and all enquiries should be directed to the Department of Planning. Flood related development controls for this lot are provided in the Development Control Plan for this area, prepared by the Department of Planning. Where development is proposed within or adjacent to land that is shown on the Flood Prone Land figure as being affected by the 1% AEP level, Council may require a more detailed flood study to be undertaken by the applicant to confirm the extent on the flood affectation on that land.

8. Land reserved for acquisition

Blacktown Local Environmental Plan 2015 makes provision for land included on the Land Reservation Acquisition Map to be acquired by a public authority.

9. Contributions plans

Council currently levies contributions under Section 94 of the *Environmental Planning & Assessment Act 1979* for facilities and services. The further development of the subject land may incur such contributions.

9a. Biodiversity certified land

The land is not biodiversity certified land as defined by Part 7AA of the *Threatened Species Conservation Act 1995*.

10. Biobanking agreements

The land is not subject to any biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995*.

11. Bushfire prone land

The Rural Fires and Environmental Assessment Legislation Amendment Act 2002, which came into force on 1 August 2002, introduced development provisions for bush fire prone land as shown on a Bush Fire Prone Land Map. "Bush fire prone land" is land that has been designated by the Commissioner of the NSW Rural Fire Service as being bush fire prone due to characteristics of vegetation and topography. The land the subject of this certificate has been identified on Council's Bush Fire Prone Land Map as being:

Clear of any bush fire prone land

On land that is bush fire prone, certain development may require further consideration under Section 79BA or Section 91 of the *Environmental Planning & Assessment Act 1979* and under Section 100B of the *Rural Fires Act 1997*.

12. Property vegetation plans

The subject land is not affected by a property vegetation plan under the *Native Vegetation Act 2003*. The Blacktown local government area is excluded from the operation of the *Native Vegetation Act 2003* (refer Schedule 1 Part 3 of that Act).

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

No. Council has not been notified of any order made under the *Trees (Disputes Between Neighbours) Act 2006* in relation to the subject land.

14. Directions under Part 3A

Land to which this Certificate applies is not subject to the above.

15. Site compatibility certificates and conditions for seniors housing

Land to which this Certificate applies is not subject to the above.

16. Site compatibility certificates for infrastructure

Land to which this Certificate applies is not subject to the above.

17. Site compatibility certificates and conditions for affordable rental housing

Land to which this Certificate applies is not subject to the above.

18. Paper subdivision information

Not applicable

19. Site verification certificates

Council is not aware of any site verification certificate applying to the subject land.

Under the *Contaminated Land Management Act 1997* and *Contaminated Land Management Amendment Act 2008*

- (a) The land to which this certificate relates has not been declared to be significantly contaminated land at the date when the certificate was issued
- (b) The land to which the certificate relates is not subject to a management order at the date when the certificate was issued
- (c) The land to which this certificate relates is not the subject of an approved voluntary management proposal at the date when the certificate was issued
- (d) The land to which this certificate relates is not subject to an ongoing maintenance order as at the date when the certificate was issued
- (e) The land to which this certificate relates is not the subject of a site audit statement provided to the Council.

Section 149(5)

The following information is provided under Section 149(5) of the *Environmental Planning & Assessment Act 1979*. As per section 149(6) of the Act, Council shall not incur any liability in respect of any advice provided in good faith under section 149(5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this Certificate.

Planning Instruments and Covenants

The provisions of any covenant, agreement or instrument applying to this land that restrict or prohibit certain development may be inconsistent with the provisions of an environmental planning instrument. In such cases, the provisions of any such covenant, agreement or instrument may be overridden.

Loose-filled Asbestos Insulation

Some residential homes located in the Blacktown Local Government Area may potentially contain loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Contact NSW Fair Trading for further information

Biodiversity and Threatened Species Conservation

The land is affected by a tree preservation control under Clause 5.9 of the Blacktown Local Environmental Plan 2015. A person shall not ringbark, cut down, lop, top, remove, injure or wilfully destroy any tree, or cause any tree to be ringbarked, cut down, topped, lopped, injured or wilfully destroyed, except with the consent of the Council.

The provisions of any covenant, agreement or instrument applying to this land purporting to restrict or prohibit certain development may be inconsistent with the provisions of a Regional Environmental Plan, State Environmental Planning Policy or Blacktown Local Environmental Plan 2015, in which case the provisions of any such covenant, agreement or instrument may be overridden.

The *Threatened Species Conservation Act 1995* provides for the conservation of threatened species, populations and ecological communities of animals and plants.

The *Threatened Species Conservation Act 1995* amended the *Environmental Planning and Assessment Act 1979* to require, amongst other things, that:

- (a) A critical habitat (as defined in the *Threatened Species Conservation Act 1995*) be identified in environmental planning instruments, and
- (b) Consent authorities and determining authorities must, when considering proposed development or an activity, assess whether it is likely to significantly affect threatened species, populations and ecological communities, or their habitats, and, if a significant effect is likely, to require the preparation of a species impact statement in accordance with the requirements of the *Threatened Species Conservation Act 1995*, and
- (c) Consent authorities and determining authorities must, when considering proposed development or an activity, have regard to the relevant recovery plans and threat abatement plans.

The *Environment Protection and Biodiversity Conservation Act 1999* provides protection for items of national significance. Items of national environmental significance include nationally threatened animal and plant species and ecological communities.

The Act requires a separate Commonwealth approval to be obtained where an action is likely to have significant impacts on items of national environmental significance.

For further information on this matter, please contact the Australian Government's Department of the Environment.

This land may contain an Aboriginal archaeological site under the protection of the National Parks and Wildlife Service Act, 1974. Before any development can proceed in an area known to contain Aboriginal archaeological sites, a consent to destroy must be obtained from the Director of the National Parks and Wildlife Service.

Attachment 1 – State Environmental Planning Policies

In addition to the principal environmental planning instrument identified in section 2.1 of this Certificate, the following State Environmental Planning Policies may also affect development on the subject land.

SEPP (Affordable Rental Housing) 2009

Establishes a consistent planning regime for the provision of affordable rental housing. The policy provides incentives for new affordable rental housing, facilitates the retention of existing affordable rentals, and expands the role of not-for-profit providers. It also aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people.

SEPP Building Sustainability Index (BASIX) 2004

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

SEPP (Exempt and Complying Development Codes) 2008

This policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the *Environmental Planning and Assessment Act 1979*.

SEPP (Sydney Region Growth Centres) 2006

This policy provides for the coordinated release of land for residential, employment and other urban development in Sydney's North West and South West Growth Centres, in conjunction with the precinct planning provisions contained in the *Environmental Planning and Assessment Regulation 2000*.

SEPP (Housing for Seniors and People with a Disability) 2004

This policy encourages the development of high quality accommodation for the state's ageing population and for people who have disabilities, whilst ensuring development is in keeping with the local neighbourhood. Note the name of this policy was changed from *State Environmental Planning Policy (Seniors Living) 2004* to *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*, effective 12.10.07.

SEPP (Infrastructure) 2007

The aim of this policy is to facilitate the orderly and economic use and development of rural lands for rural and related purposes. This SEPP Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency.

SEPP (Miscellaneous Consent Provisions) 2007

This SEPP contains provisions for temporary structures, subdivision, the demolition of a building or work, certain change of use and fire alarm link communication works.

SEPP (State Significant Precincts) 2005

The purpose of this Policy is to facilitate the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State so as to facilitate the orderly use, development or conservation of those State significant precincts for the benefit of the State. It also aims to facilitate service delivery outcomes for a range of public services and to provide for the development of major sites for a public purpose or redevelopment of major sites no longer appropriate or suitable for public purposes.

SEPP (Mining, Petroleum, Production and Extractive Industries) 2007

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

SEPP No. 1 - Development Standards

Makes development standards more flexible. It allows councils to approve a development proposal that does not comply with a set standard where this can be shown to be unreasonable or unnecessary.

SEPP No. 19 - Bushland in Urban Areas

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

SEPP No. 21 - Caravan Parks

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

SEPP No. 30 - Intensive Agriculture

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

SEPP No. 32 - Urban Consolidation

States the Government's intention to ensure that urban consolidation objectives are met in all urban areas throughout the State. The policy focuses on the redevelopment of urban land

that is no longer required for the purpose it is currently zoned or used, and encourages local councils to pursue their own urban consolidation strategies to help implement the aims and objectives of the policy. Councils will continue to be responsible for the majority of rezonings. The policy sets out guidelines for the Minister to follow when considering whether to initiate a regional environmental plan (REP) to make particular sites available for consolidated urban redevelopment. Where a site is rezoned by an REP, the Minister will be the consent authority.

SEPP No. 33 - Hazardous and Offensive Development

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

SEPP No. 55 - Remediation of Land

Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared Managing Land Contamination: Planning Guidelines.

SEPP No. 62 - Sustainable Aquaculture

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

SEPP No. 64 - Advertising and Signage

Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish. The SEPP was amended in August 2007 to permit and regulate outdoor advertising in transport corridors (e.g. freeways, tollways and rail corridors). The amended SEPP also aims to ensure that public benefits may be derived from advertising along and adjacent to transport corridors. Transport Corridor Outdoor Advertising and Signage Guidelines (DOP July 2007) provides information on design criteria, road safety and public benefit requirements for SEPP 64 development applications.

SEPP No. 65 - Design Quality of Residential Apartment Development

Raises the design quality of residential flat development across the state through the application of a series of design principles. Provides for the establishment of Design Review Panels to provide independent expert advice to councils on the merit of residential flat development. The accompanying regulation requires the involvement of a qualified designer throughout the design, approval and construction stages.

SREP No. 30 - St Marys

Sydney Regional Environmental Plan 30 - St Marys (SREP 30) provides a statutory framework to plan and develop 1538 hectares of land known as the Australian Defence Industries (ADI) site at St Marys. The plan zones the land for particular types of development: urban, regional park, regional open space, drainage, road/road widening, and employment.

SEPP (Western Sydney Employment Area) 2009

This State Environmental Planning Policy promotes economic development and the creation of employment in the Western Sydney Employment Area by providing for development, including major warehousing, distribution, freight transport, industrial, high technology and research facilities. The policy provides for coordinated planning, development and rezoning of land for employment or environmental conservation purposes. This State Environmental Planning Policy promotes economic development and the creation of employment in the Western Sydney Employment Area by providing for development, including major warehousing, distribution, freight transport, industrial, high technology and research facilities. The policy provides for coordinated planning, development and rezoning of land for employment or environmental conservation purposes.

SEPP (Western Sydney Parklands) 2009

The aim of the policy is to put in place planning controls that will enable the Western Sydney Parklands Trust to develop the Western Parklands into multi-use urban parkland for the region of western Sydney.

SEPP (Western Sydney Recreation Area)

This policy enables development to be carried out for recreational, sporting and cultural purposes within the Western Sydney Recreation Area, including the development of a recreation area of state significance.

General Manager

Per:



End of Certificate

Applicant Details

Your reference SCHOFIELDS

INFO TRACK
DX 578
SYDNEY

Certificate Details

Certificate no.	PL2017/05208	Fee: \$133.00
Date issued	14 June 2017	Urgency fee: N/A
Receipt no.	D000827183	

Property information

Property ID	368307	Land ID	368307
Legal description	LOT 214 DP 1204436		
Address	GRANGE AVENUE SCHOFIELDS NSW 2762		
County	CUMBERLAND	Parish	GIDLEY

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Agriculture; Any other development not specified in item 2 or 3.

Proposed changes to the RU4 Primary Production Small Lots zone

As part of the Planning Proposal listed in Section 1.2 of this Certificate, Council is seeking to make the following land uses permissible with consent in the RU4 Primary Production Small Lots zone

- Crematoria
- Signage

2.2 Minimum land dimensions for the erection of a dwelling house

Not applicable

2.3 Critical habitat

The land does not include or comprise a critical habitat.

Note: Critical habitat registers are kept by the National Parks and Wildlife Service under the *Threatened Species Conservation Act 1995* and the Department of Fisheries under the *Fisheries Management Act 1994*.

2.4 Conservation areas

The land is not within a conservation area.

2.5 Environmental Heritage

The land does not contain an item of environmental heritage under the protection of Blacktown Local Environmental Plan 2015

3. Complying development

Complying development may or may not be carried out on the subject land under an Environmental Planning Policy. Council does not have sufficient information to determine the extent to which specific complying development may or may not be carried out.

4. Coastal protection

The subject land is not affected by the operation of Sections 38 or 39 of the *Coastal Protection Act, 1979*.

5. Mine subsidence

The subject land has not been proclaimed to be a mine subsidence district within the meaning of Section 15 of the *Mine Subsidence Compensation Act 1961*.

6. Road widening and road realignment

The subject land is not affected by road widening or road realignment

7. Council and other public authority policies on hazard risk restrictions

7.1 Contaminated Lands Policy and Asbestos Policy

Council has adopted a Contaminated Lands Policy and an Asbestos Policy which may restrict development on the subject land.

The Land Contamination Policy applies when zoning or land use changes are proposed on land which has previously been used for certain purposes or has the potential to be affected by such purposes undertaken on nearby lands. The Asbestos Policy applies where land contains, or is likely to have contained in the past, buildings or structures that were erected prior to the banning of asbestos. Both policies should be considered in the context of relevant State legislation and guidelines.

Council's records may not be sufficient to determine all previous uses on the land, or determine activities that may have taken place on this land.

7.2 Other policies on hazard risk restrictions

Council has not adopted any other policies to restrict the development of the subject land by reason of the likelihood of landslip, bushfire, tidal inundation, subsidence or the occurrence of acid sulphate soils.

Note: Although Council has not adopted a specific policy to restrict development bushfire prone land, it is bound by state-wide bushfire legislation that may restrict development on the subject land. Additional information relating to bushfire prone land is provided at point 11 below.

7a. Flood related development controls information

There are currently no mainstream or backwater flood-related development controls adopted by Council that apply to the land subject to this Certificate

8. Land reserved for acquisition

Blacktown Local Environmental Plan 2015 makes provision for land included on the Land Reservation Acquisition Map to be acquired by a public authority.

9. Contributions plans

Council currently levies contributions under Section 94 of the *Environmental Planning & Assessment Act 1979* for facilities and services. The further development of the subject land may incur such contributions.

9a. Biodiversity certified land

The land is biodiversity certified land as defined by Part 7AA of the *Threatened Species Conservation Act 1995*.

10. Biobanking agreements

The land is not subject to any biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995*.

11. Bushfire prone land

The Rural Fires and Environmental Assessment Legislation Amendment Act 2002, which came into force on 1 August 2002, introduced development provisions for bush fire prone land as shown on a Bush Fire Prone Land Map. "Bush fire prone land" is land that has been designated by the Commissioner of the NSW Rural Fire Service as being bush fire prone due to characteristics of vegetation and topography. The land the subject of this certificate has been identified on Council's Bush Fire Prone Land Map as being:

Clear of any bush fire prone land

On land that is bush fire prone, certain development may require further consideration under Section 79BA or Section 91 of the *Environmental Planning & Assessment Act 1979* and under Section 100B of the *Rural Fires Act 1997*.

12. Property vegetation plans

The subject land is not affected by a property vegetation plan under the *Native Vegetation Act 2003*. The Blacktown local government area is excluded from the operation of the *Native Vegetation Act 2003* (refer Schedule 1 Part 3 of that Act).

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

No. Council has not been notified of any order made under the *Trees (Disputes Between Neighbours) Act 2006* in relation to the subject land.

14. Directions under Part 3A

Land to which this Certificate applies is not subject to the above.

15. Site compatibility certificates and conditions for seniors housing

Land to which this Certificate applies is not subject to the above.

16. Site compatibility certificates for infrastructure

Land to which this Certificate applies is not subject to the above.

17. Site compatibility certificates and conditions for affordable rental housing

Land to which this Certificate applies is not subject to the above.

18. Paper subdivision information

Not applicable

19. Site verification certificates

Council is not aware of any site verification certificate applying to the subject land.

Under the *Contaminated Land Management Act 1997* and *Contaminated Land Management Amendment Act 2008*

- (a) The land to which this certificate relates has not been declared to be significantly contaminated land at the date when the certificate was issued
- (b) The land to which the certificate relates is not subject to a management order at the date when the certificate was issued

- (c) The land to which this certificate relates is not the subject of an approved voluntary management proposal at the date when the certificate was issued
- (d) The land to which this certificate relates is not subject to an ongoing maintenance order as at the date when the certificate was issued
- (e) The land to which this certificate relates is not the subject of a site audit statement provided to the Council.

Section 149(5)

The following information is provided under Section 149(5) of the *Environmental Planning & Assessment Act 1979*. As per section 149(6) of the Act, Council shall not incur any liability in respect of any advice provided in good faith under section 149(5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this Certificate.

Planning Instruments and Covenants

The provisions of any covenant, agreement or instrument applying to this land that restrict or prohibit certain development may be inconsistent with the provisions of an environmental planning instrument. In such cases, the provisions of any such covenant, agreement or instrument may be overridden.

Loose-filled Asbestos Insulation

Some residential homes located in the Blacktown Local Government Area may potentially contain loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Contact NSW Fair Trading for further information

Biodiversity and Threatened Species Conservation

The land is affected by a tree preservation control under Clause 5.9 of the Blacktown Local Environmental Plan 2015. A person shall not ringbark, cut down, lop, top, remove, injure or wilfully destroy any tree, or cause any tree to be ringbarked, cut down, topped, lopped, injured or wilfully destroyed, except with the consent of the Council.

The provisions of any covenant, agreement or instrument applying to this land purporting to restrict or prohibit certain development may be inconsistent with the provisions of a Regional Environmental Plan, State Environmental Planning Policy or Blacktown Local Environmental Plan 2015, in which case the provisions of any such covenant, agreement or instrument may be overridden.

The *Threatened Species Conservation Act 1995* provides for the conservation of threatened species, populations and ecological communities of animals and plants.

The *Environment Protection and Biodiversity Conservation Act 1999* provides protection for items of national significance. Items of national environmental significance include nationally threatened animal and plant species and ecological communities.

The Act requires a separate Commonwealth approval to be obtained where an action is likely to have significant impacts on items of national environmental significance.

For further information on this matter, please contact the Australian Government's Department of the Environment.

Attachment 1 – State Environmental Planning Policies

In addition to the principal environmental planning instrument identified in section 2.1 of this Certificate, the following State Environmental Planning Policies may also affect development on the subject land.

SEPP (Affordable Rental Housing) 2009

Establishes a consistent planning regime for the provision of affordable rental housing. The policy provides incentives for new affordable rental housing, facilitates the retention of existing affordable rentals, and expands the role of not-for-profit providers. It also aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people.

SEPP Building Sustainability Index (BASIX) 2004

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

SEPP (Exempt and Complying Development Codes) 2008

This policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the *Environmental Planning and Assessment Act 1979*.

SEPP (Sydney Region Growth Centres) 2006

This policy provides for the coordinated release of land for residential, employment and other urban development in Sydney's North West and South West Growth Centres, in conjunction with the precinct planning provisions contained in the *Environmental Planning and Assessment Regulation 2000*.

SEPP (Housing for Seniors and People with a Disability) 2004

This policy encourages the development of high quality accommodation for the state's ageing population and for people who have disabilities, whilst ensuring development is in keeping with the local neighbourhood. Note the name of this policy was changed from *State Environmental Planning Policy (Seniors Living) 2004* to *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*, effective 12.10.07.

SEPP (Infrastructure) 2007

The aim of this policy is to facilitate the orderly and economic use and development of rural lands for rural and related purposes. This SEPP Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency.

SEPP (Miscellaneous Consent Provisions) 2007

This SEPP contains provisions for temporary structures, subdivision, the demolition of a building or work, certain change of use and fire alarm link communication works.

SEPP (State Significant Precincts) 2005

The purpose of this Policy is to facilitate the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State so as to facilitate the orderly use, development or conservation of those State significant precincts for the benefit of the State. It also aims to facilitate service delivery outcomes for a range of public services and to provide for the development of major sites for a public purpose or redevelopment of major sites no longer appropriate or suitable for public purposes.

SEPP (Mining, Petroleum, Production and Extractive Industries) 2007

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

SEPP No. 1 - Development Standards

Makes development standards more flexible. It allows councils to approve a development proposal that does not comply with a set standard where this can be shown to be unreasonable or unnecessary.

SEPP No. 19 - Bushland in Urban Areas

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

SEPP No. 21 - Caravan Parks

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

SEPP No. 30 - Intensive Agriculture

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

SEPP No. 32 - Urban Consolidation

States the Government's intention to ensure that urban consolidation objectives are met in all urban areas throughout the State. The policy focuses on the redevelopment of urban land

that is no longer required for the purpose it is currently zoned or used, and encourages local councils to pursue their own urban consolidation strategies to help implement the aims and objectives of the policy. Councils will continue to be responsible for the majority of rezonings. The policy sets out guidelines for the Minister to follow when considering whether to initiate a regional environmental plan (REP) to make particular sites available for consolidated urban redevelopment. Where a site is rezoned by an REP, the Minister will be the consent authority.

SEPP No. 33 - Hazardous and Offensive Development

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

SEPP No. 55 - Remediation of Land

Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared Managing Land Contamination: Planning Guidelines.

SEPP No. 62 - Sustainable Aquaculture

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

SEPP No. 64 - Advertising and Signage

Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish. The SEPP was amended in August 2007 to permit and regulate outdoor advertising in transport corridors (e.g. freeways, tollways and rail corridors). The amended SEPP also aims to ensure that public benefits may be derived from advertising along and adjacent to transport corridors. Transport Corridor Outdoor Advertising and Signage Guidelines (DOP July 2007) provides information on design criteria, road safety and public benefit requirements for SEPP 64 development applications.

SEPP No. 65 - Design Quality of Residential Apartment Development

Raises the design quality of residential flat development across the state through the application of a series of design principles. Provides for the establishment of Design Review Panels to provide independent expert advice to councils on the merit of residential flat development. The accompanying regulation requires the involvement of a qualified designer throughout the design, approval and construction stages.

SREP No. 30 - St Marys

Sydney Regional Environmental Plan 30 - St Marys (SREP 30) provides a statutory framework to plan and develop 1538 hectares of land known as the Australian Defence Industries (ADI) site at St Marys. The plan zones the land for particular types of development: urban, regional park, regional open space, drainage, road/road widening, and employment.

SEPP (Western Sydney Employment Area) 2009

This State Environmental Planning Policy promotes economic development and the creation of employment in the Western Sydney Employment Area by providing for development, including major warehousing, distribution, freight transport, industrial, high technology and research facilities. The policy provides for coordinated planning, development and rezoning of land for employment or environmental conservation purposes. This State Environmental Planning Policy promotes economic development and the creation of employment in the Western Sydney Employment Area by providing for development, including major warehousing, distribution, freight transport, industrial, high technology and research facilities. The policy provides for coordinated planning, development and rezoning of land for employment or environmental conservation purposes.

SEPP (Western Sydney Parklands) 2009

The aim of the policy is to put in place planning controls that will enable the Western Sydney Parklands Trust to develop the Western Parklands into multi-use urban parkland for the region of western Sydney.

SEPP (Western Sydney Recreation Area)

This policy enables development to be carried out for recreational, sporting and cultural purposes within the Western Sydney Recreation Area, including the development of a recreation area of state significance.

General Manager

Per:



End of Certificate

Applicant Details

Your reference SCHOFIELDS

INFO TRACK
DX 578
SYDNEY

Certificate Details

Certificate no.	PL2017/05200	Fee: \$133.00
Date issued	14 June 2017	Urgency fee: N/A
Receipt no.	D000827135	

Property information

Property ID	173221	Land ID	173221
Legal description	LOT A DP 331511		
Address	91 CARNARVON ROAD RIVERSTONE NSW 2765		
County	CUMBERLAND	Parish	STMATTHEW

PLANNING CERTIFICATE (149 Part 2)

Blacktown City Council prepared this Planning Certificate under Section 149 of the *Environmental Planning and Assessment Act 1979*. The form and content of the Certificate is consistent with Schedule 4 of the *Environmental Planning and Assessment Regulation 2000*.

Disclaimer

Blacktown City Council gives notice and points out to all users of the information supplied herein, that the information herein has been compiled by Council from sources outside of Council's control. While the information herein is provided with all due care and in good faith, it is provided on the basis that Council will not accept any responsibility for and will not be liable for its contents or for any consequence arising from its use, and every user of such information is advised to make all necessary enquiries from the appropriate organisations, institutions and the like.

Blacktown City Council also gives notice to all users of the information supplied herein, wherever any particular enquiry herein remains unanswered or has not been elaborated upon, such silence should not be interpreted as meaning or inferring either a negative or a positive response as the case may be.

Section 149(2)

The following information is provided under Section 149(2) of the *Environmental Planning and Assessment Act 1979*. The information relates to the subject land at the date of this Certificate.

1. Names of relevant planning instruments and development control plans

1.1 Environmental Planning Instrument

Blacktown Local Environmental Plan 2015 applies to the subject land.

1.2 Proposed Local Environmental Plans

The subject land is affected by Planning Proposal MA2016/0008 which seeks various policy and housekeeping amendments to *Blacktown Local Environmental Plan 2015*. The proposed LEP amendments may affect how the land may be developed or used.

1.3 Other Applicable State Environmental Planning Policies

Attachment 1 contains a list of State Environmental Planning Policies that may apply to the carrying out of development on the subject land.

1.4 Proposed State Environmental Planning Policies

Council is not aware of any proposed State Environmental Planning Policy that is or has been the subject of community consultation or on public exhibition under the Act, applying to the subject land.

1.5 Development control plans

Blacktown Development Control Plan 2015 applies to the subject land.

2. Zoning and land use under relevant environmental planning instruments

The following information will assist in determining how the subject land may be developed. It is recommended that you read this section in conjunction with a full copy of any relevant environmental planning instrument as there may be additional provisions that affect how the land may be developed.

2.1 Zoning

Under *Blacktown Local Environmental Plan 2015*, the land is zoned:

Zone RU4 Primary Production Small Lots

Below is an extract from the principal Environmental Planning Instrument, outlining the types of development that may or may not be carried out in the above zone.

2 Permitted without consent

Home occupations

3 Permitted with consent

Agricultural produce industries; Bed and breakfast accommodation; Cemeteries; Community facilities; Dwelling houses; Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings; Flood mitigation works; Heliports; Home businesses; Home industries; Intensive plant agriculture; Landscaping material supplies; Places of public worship; Plant nurseries; Recreation facilities (outdoor); Roads; Roadside stalls; Veterinary hospitals; Water reticulation systems

4 Prohibited

Agriculture; Any other development not specified in item 2 or 3.

Proposed changes to the RU4 Primary Production Small Lots zone

As part of the Planning Proposal listed in Section 1.2 of this Certificate, Council is seeking to make the following land uses permissible with consent in the RU4 Primary Production Small Lots zone

- Crematoria
- Signage

2.2 Minimum land dimensions for the erection of a dwelling house

Not applicable

2.3 Critical habitat

The land does not include or comprise a critical habitat.

Note: Critical habitat registers are kept by the National Parks and Wildlife Service under the *Threatened Species Conservation Act 1995* and the Department of Fisheries under the *Fisheries Management Act 1994*.

2.4 Conservation areas

The land is not within a conservation area.

2.5 Environmental Heritage

The land does not contain an item of environmental heritage under the protection of Blacktown Local Environmental Plan 2015

3. Complying development

Complying development may or may not be carried out on the subject land under an Environmental Planning Policy. Council does not have sufficient information to determine the extent to which specific complying development may or may not be carried out.

4. Coastal protection

The subject land is not affected by the operation of Sections 38 or 39 of the *Coastal Protection Act, 1979*.

5. Mine subsidence

The subject land has not been proclaimed to be a mine subsidence district within the meaning of Section 15 of the *Mine Subsidence Compensation Act 1961*.

6. Road widening and road realignment

The land is affected by a road pattern.

7. Council and other public authority policies on hazard risk restrictions

7.1 Contaminated Lands Policy and Asbestos Policy

Council has adopted a Contaminated Lands Policy and an Asbestos Policy which may restrict development on the subject land.

The Land Contamination Policy applies when zoning or land use changes are proposed on land which has previously been used for certain purposes or has the potential to be affected by such purposes undertaken on nearby lands. The Asbestos Policy applies where land contains, or is likely to have contained in the past, buildings or structures that were erected prior to the banning of asbestos. Both policies should be considered in the context of relevant State legislation and guidelines.

Council's records may not be sufficient to determine all previous uses on the land, or determine activities that may have taken place on this land.

7.2 Other policies on hazard risk restrictions

Council has not adopted any other policies to restrict the development of the subject land by reason of the likelihood of landslip, bushfire, tidal inundation, subsidence or the occurrence of acid sulphate soils.

Note: Although Council has not adopted a specific policy to restrict development bushfire prone land, it is bound by state-wide bushfire legislation that may restrict development on the subject land. Additional information relating to bushfire prone land is provided at point 11 below.

7a. Flood related development controls information

Council has adopted a Floodplain Management Policy which may restrict the development of the land subject to this Certificate, including development for the purposes of dwelling houses, dual occupancies, multi-dwelling housing, residential flat buildings and any other purpose that requires the placement or erection of any structure on the land. The Flood Risk Precinct Maps prepared under the policy are based on the results of Engineering Flood Studies commissioned by Government Authorities and Council. These maps indicate that the land subject to this Certificate lies partly or wholly within the High Flood Risk Precinct. The term High Flood Risk Precinct is defined as the area of land below the 100-year flood event that is either subject to a high hydraulic hazard or where there are significant evacuation difficulties. Further details are provided in the NSW Government's Floodplain Development Manual and are available from Council. Council does not warrant that the information provided or made available to you is complete. Council strongly recommends that, in all cases, you seek independent professional advice to supplement your enquiries.

This lot is shown flood prone on mapping provided by the Department of Planning. The investigation for this area has not been completed and all enquiries should be directed to the Department of Planning. Flood related development controls for this lot are provided in the Development Control Plan for this area, prepared by the Department of Planning. Where development is proposed within or adjacent to land that is shown on the Flood Prone Land figure as being affected by the 1% AEP level, Council may require a more detailed flood study to be undertaken by the applicant to confirm the extent on the flood affectation on that land.

8. Land reserved for acquisition

Blacktown Local Environmental Plan 2015 makes provision for land included on the Land Reservation Acquisition Map to be acquired by a public authority.

9. Contributions plans

Council currently levies contributions under Section 94 of the *Environmental Planning & Assessment Act 1979* for facilities and services. The further development of the subject land may incur such contributions.

9a. Biodiversity certified land

The land is not biodiversity certified land as defined by Part 7AA of the *Threatened Species Conservation Act 1995*.

10. Biobanking agreements

The land is not subject to any biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995*.

11. Bushfire prone land

The Rural Fires and Environmental Assessment Legislation Amendment Act 2002, which came into force on 1 August 2002, introduced development provisions for bush fire prone land as shown on a Bush Fire Prone Land Map. "Bush fire prone land" is land that has been designated by the Commissioner of the NSW Rural Fire Service as being bush fire prone due to characteristics of vegetation and topography. The land the subject of this certificate has been identified on Council's Bush Fire Prone Land Map as being:

Bushfire - 100m buffer

On land that is bush fire prone, certain development may require further consideration under Section 79BA or Section 91 of the *Environmental Planning & Assessment Act 1979* and under Section 100B of the *Rural Fires Act 1997*.

12. Property vegetation plans

The subject land is not affected by a property vegetation plan under the *Native Vegetation Act 2003*. The Blacktown local government area is excluded from the operation of the *Native Vegetation Act 2003* (refer Schedule 1 Part 3 of that Act).

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

No. Council has not been notified of any order made under the *Trees (Disputes Between Neighbours) Act 2006* in relation to the subject land.

14. Directions under Part 3A

Land to which this Certificate applies is not subject to the above.

15. Site compatibility certificates and conditions for seniors housing

Land to which this Certificate applies is not subject to the above.

16. Site compatibility certificates for infrastructure

Land to which this Certificate applies is not subject to the above.

17. Site compatibility certificates and conditions for affordable rental housing

Land to which this Certificate applies is not subject to the above.

18. Paper subdivision information

Not applicable

19. Site verification certificates

Council is not aware of any site verification certificate applying to the subject land.

Under the *Contaminated Land Management Act 1997* and *Contaminated Land Management Amendment Act 2008*

- (a) The land to which this certificate relates has not been declared to be significantly contaminated land at the date when the certificate was issued
- (b) The land to which the certificate relates is not subject to a management order at the date when the certificate was issued
- (c) The land to which this certificate relates is not the subject of an approved voluntary management proposal at the date when the certificate was issued
- (d) The land to which this certificate relates is not subject to an ongoing maintenance order as at the date when the certificate was issued
- (e) The land to which this certificate relates is not the subject of a site audit statement provided to the Council.

Section 149(5)

The following information is provided under Section 149(5) of the *Environmental Planning & Assessment Act 1979*. As per section 149(6) of the Act, Council shall not incur any liability in respect of any advice provided in good faith under section 149(5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this Certificate.

Planning Instruments and Covenants

The provisions of any covenant, agreement or instrument applying to this land that restrict or prohibit certain development may be inconsistent with the provisions of an environmental planning instrument. In such cases, the provisions of any such covenant, agreement or instrument may be overridden.

Loose-filled Asbestos Insulation

Some residential homes located in the Blacktown Local Government Area may potentially contain loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Contact NSW Fair Trading for further information

Biodiversity and Threatened Species Conservation

The land is affected by a tree preservation control under Clause 5.9 of the Blacktown Local Environmental Plan 2015. A person shall not ringbark, cut down, lop, top, remove, injure or wilfully destroy any tree, or cause any tree to be ringbarked, cut down, topped, lopped, injured or wilfully destroyed, except with the consent of the Council.

The provisions of any covenant, agreement or instrument applying to this land purporting to restrict or prohibit certain development may be inconsistent with the provisions of a Regional Environmental Plan, State Environmental Planning Policy or Blacktown Local Environmental Plan 2015, in which case the provisions of any such covenant, agreement or instrument may be overridden.

The *Threatened Species Conservation Act 1995* provides for the conservation of threatened species, populations and ecological communities of animals and plants.

The *Threatened Species Conservation Act 1995* amended the *Environmental Planning and Assessment Act 1979* to require, amongst other things, that:

- (a) A critical habitat (as defined in the *Threatened Species Conservation Act 1995*) be identified in environmental planning instruments, and
- (b) Consent authorities and determining authorities must, when considering proposed development or an activity, assess whether it is likely to significantly affect threatened species, populations and ecological communities, or their habitats, and, if a significant effect is likely, to require the preparation of a species impact statement in accordance with the requirements of the *Threatened Species Conservation Act 1995*, and
- (c) Consent authorities and determining authorities must, when considering proposed development or an activity, have regard to the relevant recovery plans and threat abatement plans.

The *Environment Protection and Biodiversity Conservation Act 1999* provides protection for items of national significance. Items of national environmental significance include nationally threatened animal and plant species and ecological communities.

The Act requires a separate Commonwealth approval to be obtained where an action is likely to have significant impacts on items of national environmental significance.

For further information on this matter, please contact the Australian Government's Department of the Environment.

Attachment 1 – State Environmental Planning Policies

In addition to the principal environmental planning instrument identified in section 2.1 of this Certificate, the following State Environmental Planning Policies may also affect development on the subject land.

SEPP (Affordable Rental Housing) 2009

Establishes a consistent planning regime for the provision of affordable rental housing. The policy provides incentives for new affordable rental housing, facilitates the retention of existing affordable rentals, and expands the role of not-for-profit providers. It also aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people.

SEPP Building Sustainability Index (BASIX) 2004

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

SEPP (Exempt and Complying Development Codes) 2008

This policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the *Environmental Planning and Assessment Act 1979*.

SEPP (Sydney Region Growth Centres) 2006

This policy provides for the coordinated release of land for residential, employment and other urban development in Sydney's North West and South West Growth Centres, in conjunction with the precinct planning provisions contained in the *Environmental Planning and Assessment Regulation 2000*.

SEPP (Housing for Seniors and People with a Disability) 2004

This policy encourages the development of high quality accommodation for the state's ageing population and for people who have disabilities, whilst ensuring development is in keeping with the local neighbourhood. Note the name of this policy was changed from *State Environmental Planning Policy (Seniors Living) 2004* to *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*, effective 12.10.07.

SEPP (Infrastructure) 2007

The aim of this policy is to facilitate the orderly and economic use and development of rural lands for rural and related purposes. This SEPP Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency.

SEPP (Miscellaneous Consent Provisions) 2007

This SEPP contains provisions for temporary structures, subdivision, the demolition of a building or work, certain change of use and fire alarm link communication works.

SEPP (State Significant Precincts) 2005

The purpose of this Policy is to facilitate the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State so as to facilitate the orderly use, development or conservation of those State significant precincts for the benefit of the State. It also aims to facilitate service delivery outcomes for a range of public services and to provide for the development of major sites for a public purpose or redevelopment of major sites no longer appropriate or suitable for public purposes.

SEPP (Mining, Petroleum, Production and Extractive Industries) 2007

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

SEPP No. 1 - Development Standards

Makes development standards more flexible. It allows councils to approve a development proposal that does not comply with a set standard where this can be shown to be unreasonable or unnecessary.

SEPP No. 19 - Bushland in Urban Areas

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

SEPP No. 21 - Caravan Parks

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

SEPP No. 30 - Intensive Agriculture

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

SEPP No. 32 - Urban Consolidation

States the Government's intention to ensure that urban consolidation objectives are met in all urban areas throughout the State. The policy focuses on the redevelopment of urban land

that is no longer required for the purpose it is currently zoned or used, and encourages local councils to pursue their own urban consolidation strategies to help implement the aims and objectives of the policy. Councils will continue to be responsible for the majority of rezonings. The policy sets out guidelines for the Minister to follow when considering whether to initiate a regional environmental plan (REP) to make particular sites available for consolidated urban redevelopment. Where a site is rezoned by an REP, the Minister will be the consent authority.

SEPP No. 33 - Hazardous and Offensive Development

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

SEPP No. 55 - Remediation of Land

Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared Managing Land Contamination: Planning Guidelines.

SEPP No. 62 - Sustainable Aquaculture

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

SEPP No. 64 - Advertising and Signage

Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish. The SEPP was amended in August 2007 to permit and regulate outdoor advertising in transport corridors (e.g. freeways, tollways and rail corridors). The amended SEPP also aims to ensure that public benefits may be derived from advertising along and adjacent to transport corridors. Transport Corridor Outdoor Advertising and Signage Guidelines (DOP July 2007) provides information on design criteria, road safety and public benefit requirements for SEPP 64 development applications.

SEPP No. 65 - Design Quality of Residential Apartment Development

Raises the design quality of residential flat development across the state through the application of a series of design principles. Provides for the establishment of Design Review Panels to provide independent expert advice to councils on the merit of residential flat development. The accompanying regulation requires the involvement of a qualified designer throughout the design, approval and construction stages.

SREP No. 30 - St Marys

Sydney Regional Environmental Plan 30 - St Marys (SREP 30) provides a statutory framework to plan and develop 1538 hectares of land known as the Australian Defence Industries (ADI) site at St Marys. The plan zones the land for particular types of development: urban, regional park, regional open space, drainage, road/road widening, and employment.

SEPP (Western Sydney Employment Area) 2009

This State Environmental Planning Policy promotes economic development and the creation of employment in the Western Sydney Employment Area by providing for development, including major warehousing, distribution, freight transport, industrial, high technology and research facilities. The policy provides for coordinated planning, development and rezoning of land for employment or environmental conservation purposes. This State Environmental Planning Policy promotes economic development and the creation of employment in the Western Sydney Employment Area by providing for development, including major warehousing, distribution, freight transport, industrial, high technology and research facilities. The policy provides for coordinated planning, development and rezoning of land for employment or environmental conservation purposes.

SEPP (Western Sydney Parklands) 2009

The aim of the policy is to put in place planning controls that will enable the Western Sydney Parklands Trust to develop the Western Parklands into multi-use urban parkland for the region of western Sydney.

SEPP (Western Sydney Recreation Area)

This policy enables development to be carried out for recreational, sporting and cultural purposes within the Western Sydney Recreation Area, including the development of a recreation area of state significance.

General Manager

Per:



End of Certificate

APPENDIX E

HISTORICAL TITLE SEARCH

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

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

Summary of Owners Report

LPI

Sydney

Address: - 91 Carnarvon Road, Schofields

Description: - Lot A D.P. 331511

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
26.11.1930 (1930 to 1935)	John Stephen Archer (Farmer)	Vol 3123 Fol 175
19.08.1935 (1935 to 1950)	Huon Lane (Farmer)	Vol 3123 Fol 175 Now Vol 4711 Fol 232
23.01.1950 (1950 to 1951)	Jeffery Bennett Morcom (Labourer)	Vol 4711 Fol 232
10.01.1951 (1951 to 1951)	Claude Mason (Labourer) Oliven Josephine Ivy Mason (Married Woman)	Vol 4711 Fol 232
06.09.1951 (1951 to 1963)	Walter Karl (Technician)	Vol 4711 Fol 232
18.04.1963 (1963 to 1973)	Helmut Karl (Motor Mechanic)	Vol 4711 Fol 232
17.04.1973 (1973 to 1976)	Helmut Karl (Motor Mechanic) Eva Karl (Married Woman)	Vol 4711 Fol 232
26.11.1976 (1976 to 1986)	Roland Klaus Herrlich (Plumber) Adi Herrlich (Married Woman)	Vol 4711 Fol 232
29.12.1986 (1986 to 2012)	Dennis Raymond King Barry Edward King	Vol 4711 Fol 232 Now A/331511
23.03.2012 (2012 to date)	# Dennis Raymond King	A/331511

Denotes Current Registered Proprietor

Leases: - NIL

Easements: -

- 19.06.1980 (R 712683) Pipeline Easement
- 18.05.1931 (S 351159) Pipeline Easement

Yours Sincerely
Mark Groll
15 June 2017

Email: mark.groll@scottashwood.com

Cadastral Records Enquiry Report

Requested Parcel : Lot A DP 331511

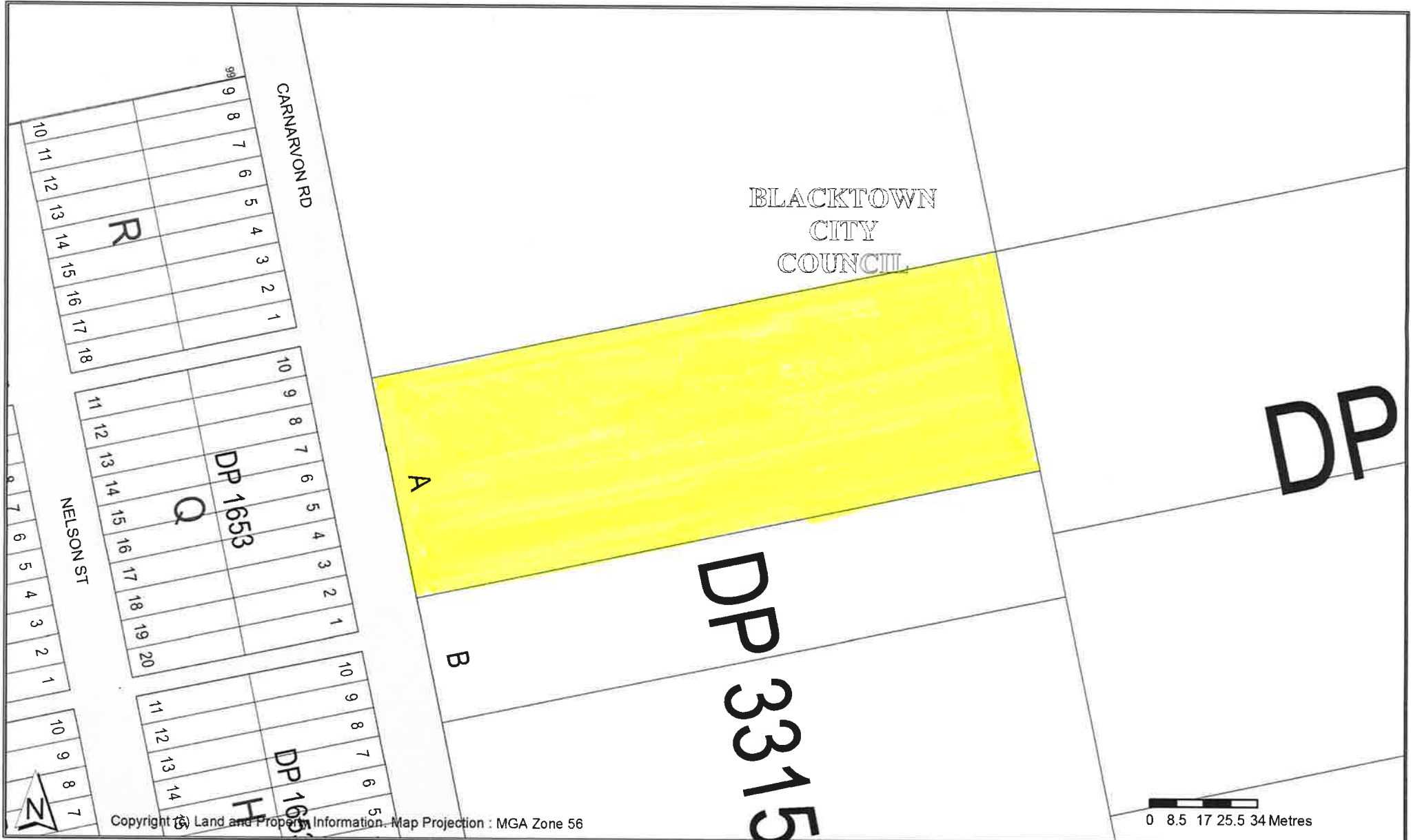
Identified Parcel : Lot A DP 331511

Locality : RIVERSTONE

LGA : BLACKTOWN

Parish : ST MATTHEW

County : CUMBERLAND



Signed in the presence of

John Wignard }

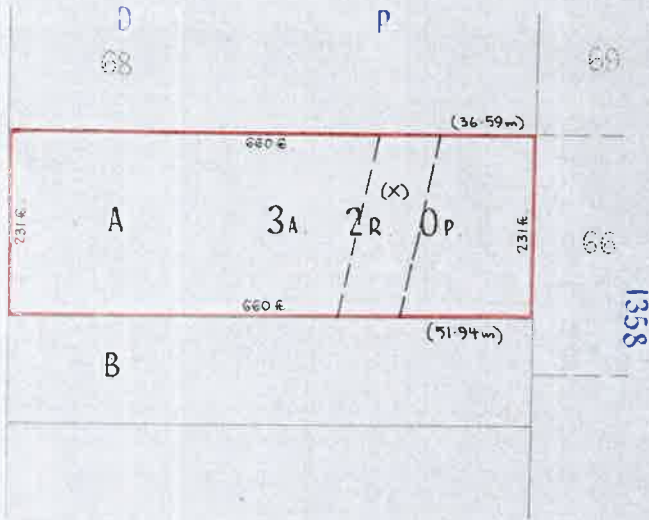
day of *September* 1935

Ray W. Willis

Registrar General.



Carnarvon Rd



(X) PIPELINE EASEMENT 24.385 METRES WIDE {R712683
S351159
Scale 200 ft to one inch

Modification referred to:

No. *C369800* MORTGAGE dated *12th September 1935*
from the said *Huon Lane to Stelford McKenzie*
Griffin of Riverstone

No. *D367450* DISCHARGE of within mortgage
No. *C369800* dated *12th November 1945*
Produced and entered *16th April* 19*46*
at *52 mts 12* o'clock in the *after* noon.
367450
Ray W. Willis
REGISTRAR GENERAL.



No. *F192277* TRANSFER dated *23rd January 1958*
from the said *Huon Lane to Jeffery*
Bennett Merson of Seven Hills
Labourer
of the land within described
157 Produced and entered *25th January 1958*
at *50 mts 12* o'clock in the *after* noon.
J. H. Ellis
REGISTRAR GENERAL.



No. *F376632* TRANSFER dated *10th January 1957*
from the said *Jeffery Bennett Merson to*
Edward Merson of Parramatta Labourer and
Wiven Josephine Joy Merson his wife
20 as joint tenants of the land within described
Produced and entered *11th January 1957*
at *55 mts 11* o'clock in the *fore* noon.
J. H. Ellis
REGISTRAR GENERAL.



LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/6/2017 2:59PM

FOLIO: A/331511

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

Prior Title(s): VOL 4711 FOL 232

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
12/3/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
23/3/2012	AG886211	DISCHARGE OF MORTGAGE	
23/3/2012	AG886212	NOTICE OF DEATH	EDITION 1

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: A/331511

<u>SEARCH DATE</u>	<u>TIME</u>	<u>EDITION NO</u>	<u>DATE</u>
8/6/2017	2:58 PM	1	23/3/2012

LAND

LOT A IN DEPOSITED PLAN 331511
AT RIVERSTONE
LOCAL GOVERNMENT AREA BLACKTOWN
PARISH OF ST MATTHEW COUNTY OF CUMBERLAND
TITLE DIAGRAM DP331511

FIRST SCHEDULE

DENNIS RAYMOND KING (ND AG886212)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 R712683 PIPELINE EASEMENT AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN VOL 4711 FOL 232
- 3 S351159 PIPELINE EASEMENT AFFECTING THE LAND SHOWN SO BURDENED IN VOL 4711 FOL 232

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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

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

Summary of Owners Report

LPI

Sydney

Address: - 98 Vine Street, Schofields

Description: - Lot 3 D.P. 857963

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
14.12.1931 (1931 to 1989)	William Arthur Bradbury (Carrier now Retired Labourer)	Book 1635 No 152
17.04.1989 (1989 to 1996)	Ada Emma Kinneally Bradbury (For her life)	Book 3771 No. 411
17.04.1989? (1989 to 1996)	Winifred Bodenham Wilma Roberts (After the death of Ada Emma Kinneally Bradbury – Recitals in Book 4127 No. 560)	Book 3771 No. 411?
03.01.1996 (1996 to 1996)	Henry William Cattell Catherine Anne Cattell	Book 4127 No. 560 Now 3/857963
04.06.1996 (1996 to date)	# David Paul Naylor	1/75062

Denotes Current Registered Proprietor

Leases and Easements: - NIL

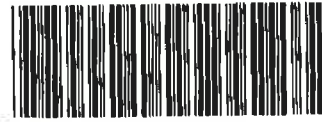
Yours Sincerely
Mark Groll
15 June 2017

20-0620

PRIMARY APPLICATION

Section 14 Real Property Act 1900

\$87 —



PA
064710 E

<p>CAUTION Severe penalties are provided for procuring a certificate of title through fraud.</p>	<p>Office of S.....</p> <p>00*01\$</p> <p>10/91Z98010Z 40 4Z0E 96E061</p> <p>190396 3024 04 201086716/01</p> <p>N-S-M-S-T-M-S-N</p> <p style="font-size: 2em; font-weight: bold;">B</p>
---	---

(A) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone	Lodging Party's Reference (15 characters maximum)
912C		

(B) **APPLICANT** HENRY WILLIAM CATTELL AND CATHERINE ANNE CATTELL

applies to have the land described below brought under the provisions of the Real Property Act 1900:

(C) All that piece of land situated at SCHOFIELDS County: CUMBERLAND Parish: GIDLEY
being the land in Conveyance No 152 Book 1635 known as 72 Vine Street East, Schofields

(D) and requests that the folio of the Register issue in the name of :

..... HENRY WILLIAM CATTELL and CATHERINE ANNE CATTELL

(E) **TENANCY:** JOINT TENANTS

(F) **STATUTORY DECLARATION**

In support of this Application We, HENRY WILLIAM CATTELL and CATHERINE ANNE CATTELL
..... solemnly and sincerely declare that:

1. The Applicant is seized of (a) an estate in fee simple in the above described land.
(b) ~~possession of the above described land.~~
(c) ~~a life estate in the above described land.~~
2. There is no person in possession or occupation of the said land or any part thereof adversely to the estate or interest therein of the Applicant.
3. The said land is now ~~unoccupied~~ / occupied by the persons specified in Schedule One.
4. There does not exist any lease or agreement for lease of the said land for any term exceeding a tenancy for one year, or from year to year, except as set out in Schedule One.
5. There does not exist any right of way, right of drainage or other easement or any restrictive covenant affecting the said land, except as disclosed in Schedule One.
6. There does not exist any mortgage, lien, writ of execution, order, charge, encumbrance, will, settlement, deed, writing, contract, or dealing giving any right, claim or interest in the said land, or any part thereof, to any person other than the Applicant except as set out in Schedule One; nor, to the best of my knowledge and belief is there any action, proceeding or suit pending which affects or could affect the said land, or any person other than the Applicant who has or claims any estate, right, title or interest therein, except as disclosed in Schedule One.
7. There is no resumption or instrument whereby minerals or substrata have been excepted or reserved to any person, except as disclosed in Schedule One.
8. Schedule Two contains a full and correct list of all settlements, deeds, documents, instruments, maps, plans and papers relating to the said land so far as I have any means of ascertaining them. All such documents as are in my possession or under my control are lodged herewith; the whereabouts of all other documents listed, so far as is known to me, is stated in such list.
9. The Applicant has not become bankrupt nor assigned his/her estate for the benefit of creditors. If the Applicant is a corporation, the corporation has not appointed a liquidator.

J. H. A.
W. H. J.

Continued overleaf

10. The information shown in the schedules hereto is to be taken as part of this declaration.

~~11. Searches and inquiries for these documents shown as whereabouts unknown, and referred to in Schedule Two as Numbers have been made at the premises of the applicant, previous and present lending institutions, solicitors and agents and have not been lodged with any person as security for a loan or for any purpose whatsoever.~~

We, HENRY WILLIAM CATTELL and CATHERINE ANNE CATTELL
 make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act 1900 and certify this Application to be correct for the purposes of the Real Property Act 1900, and I hereby undertake to notify the Registrar General promptly of any further interest in the said land created after the making of this my declaration and before issue of the Certificate of Title.

Made and subscribed at CASTLE HILL on 13th MARCH 1996 in the presence of

Signature of Witness
JOHN K BOXSELL
 1939 TERMINUS STREET
 CASTLE HILL 2154
 Solicitor

Address and Qualification of Witness

Signature of Applicant/Authorised Agent of Applicant

(G) **CONSENT OF MORTGAGEE**

WESTPAC BANKING CORPORATION ARBN 007 457 141, being the mortgagee under mortgage Registered Book 561 Number 4127 hereby joins in and consents to this Application subject to:

- (i) entry on the folio of the register to be created and on the Certificate of Title to issue of a notification relating to such mortgage, AND
- (ii) delivery to me of the Certificate of Title.

BY ITS ATTORNEY UNDER POWER OF ATTORNEY NO. 831 BOOK 4059

Peter Jennings
 PETER JENNINGS
 Bank Officer
 WESTPAC BANKING CORPORATION
 Witness

David Alan Jack
 DAVID ALAN JACK
 SUPERVISOR NSW LOANS CENTRE
 19/3/96
 Mortgagee

(H) **SCHEDULE ONE**

Particulars of Subsisting Interests

Full name and address (of Occupier, Lessee, Mortgagee, etc.)	Nature of entitlement ("Occupier, "Lessee", "Mortgagee", etc.)	Particulars of Instrument (if any) by which entitlement created
HENRY WILLIAM CATTELL and CATHERINE ANNE CATTELL	OWNER/OCCUPIER	
WESTPAC BANKING CORPORATION	MORTGAGEE	

SCHEDULE TWO

PA 064710

Location of Documents referred to below

[To be completed by the declarant]

Document numbers LODGED HEREWITH
 Document numbers WHEREABOUTS UNKNOWN See clause 11 of declaration
 Document numbers PERMANENTLY LODGED - Receipt Numbers:

 Document numbers 1 - 7 TO BE LODGED BY: WESTPAC BANKING CORPORATION

Schedule of Documents

[List each chain of title separately. The Schedule should commence from a good root of title]

No.	Date	Nature of Document	Parties	Book	Number
1	2/4/1886	CONVEYANCE	EXCELSIOR LAND INVESTMENT AND BUILDING COMPANY AND BANK LIMITED TO THOMAS SALMON	954	335
2	14/12/1931	CONVEYANCE	THOMAS SALMON TO WILLIAM ARTHUR BRADBURY	152	1635
3	17/4/1989	ACKNOWLEDGEMENT	ADA EMMA KINNEALLY BRADBURY	411	3771
4	3/1/1996	CONVEYANCE	WINFRED BODENHAM AND WILMA ROBERTS TO HENRY WILLIAM CATTELL AND CATHERINE ANNE CATTELL	560	4127
5	3/1/1996	MORTGAGE	HENRY WILLIAM CATTELL AND CATHERINE ANNE CATTELL TO WESTPAC BANKING CORPORATION	561	4127
6	29/11/1995	OFFICIAL SEARCH	N/A		N/A
7	16/11/1995	ABSTRACT OF TITLE	N/A		N/A

Continued overleaf

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/6/2017 2:59PM

FOLIO: 3/857963

First Title(s): OLD SYSTEM

Prior Title(s): PA64710

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
10/5/1996	PA64710	PRIMARY APPLICATION	FOLIO CREATED EDITION 1
4/6/1996	2207067	DISCHARGE OF MORTGAGE	
4/6/1996	2207068	TRANSFER	
4/6/1996	2207069	MORTGAGE	EDITION 2
22/12/2007	AD636084	CAVEAT	
22/9/2008	AE226494	WITHDRAWAL OF CAVEAT	

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 3/857963

SEARCH DATE	TIME	EDITION NO	DATE
8/6/2017	2:58 PM	2	4/6/1996

LAND

LOT 3 IN DEPOSITED PLAN 857963
AT SCHOFIELDS
LOCAL GOVERNMENT AREA BLACKTOWN
PARISH OF GIDLEY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP857963

FIRST SCHEDULE

DAVID PAUL NAYLOR (T 2207068)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 2207069 MORTGAGE TO NEWCASTLE PERMANENT BUILDING SOCIETY LIMITED

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Schofields

PRINTED ON 8/6/2017

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

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

Summary of Owners Report

LPI

Sydney

Address: - 175 Grange Avenue, Schofields

Description: - Lot 214 D.P. 1204436

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
31.12.1921 (1921 to 1945)	Annie Emma Palmer (Married Woman)	Book 1248 No. 459
10.03.1945 (1945 to 1950)	Charles Alfred Andrew Olson (Poultry Farmer)	Book 1960 No. 293
29.11.1950 (1950 to 1951)	Bernard Sidney Crawley (Electrician) Alfred Edward Crawley (Refrigeration Engineer)	Book 2155 No. 459
07.08.1951 (1951 to 1960)	George Bailey (Farmer) Elizabeth Ann Bailey (Married Woman)	Book 2191 No. 477
01.06.1960 (1960 to 1970)	Hubertus Jacobus Van Der Burg (Cotton Farmer) Anna Clementia Van Der Burg (Married Woman)	Bok 2533 No. 991
10.11.1970 (1970 to date)	# Domenic (or Dominic) Schembri (Market Gardener) # Angela Schembri (Married Woman)	Book 2991 No. 54 Now 214/1204436

Denotes Current Registered Proprietors

Leases and Easements: - NIL

Yours Sincerely
Mark Groll
15 June 2017

Cadastral Records Enquiry Report

Requested Parcel : Lot 214 DP 1204436

Identified Parcel : Lot 214 DP 1204436

Locality : SCHOFIELDS

LGA : BLACKTOWN

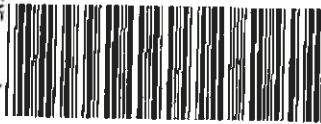
Parish : GIDLEY

County : CUMBERLAND



PRIMARY APPLICATION

Section 14 Real Property Act 1900



PA
065830 N

CAUTION Severe penalties are provided for procuring a certificate of title through fraud.	Office of REGISTRAR GENERAL QUEENSLAND 3961 3102 30 66 662001
---	--

(A) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone	Lodging Party's Reference (15 characters maximum)
351S	GRECH PARTNERS Suite 11, First floor 77 Main Street, BLACKTOWN NSW 2148 DX 8110 BLACKTOWN	CC:MM: 31090

(B) **APPLICANT** .. DOMINIC SCHEMBRI and ANGELA SCHEMBRI

applies to have the land described below brought under the provisions of the Real Property Act 1900:

(C) All that piece of land situated at Grange Avenue..... County:Cumberland..... Parish:Gidley.....
being Lot C in DP163790 Deed of Conveyance No54 Book2991

(D) and requests that the folio of the Register issue in the name of:

* DOMINIC SCHEMBRI and ANGELA SCHEMBRI

(E) **TENANCY:** Joint Tenants

(F) **STATUTORY DECLARATION**

In support of this Application I, DOMINIC SCHEMBRI and ANGELA SCHEMBRI

- solemnly and sincerely declare that:
- The Applicant is seized of
 - an estate in fee simple in the above described land.
 - possession of the above described land.
 - a life estate in the above described land.
 - There is no person in possession or occupation of the said land or any part thereof adversely to the estate or interest therein of the Applicant.
 - The said land is now unoccupied / occupied by the persons specified in Schedule One.
 - There does not exist any lease or agreement for lease of the said land for any term exceeding a tenancy for one year, or from year to year, except as set out in Schedule One.
 - There does not exist any right of way, right of drainage or other easement or any restrictive covenant affecting the said land, except as disclosed in Schedule One.
 - There does not exist any mortgage, lien, writ of execution, order, charge, encumbrance, will, settlement, deed, writing, contract, or dealing giving any right, claim or interest in the said land, or any part thereof, to any person other than the Applicant except as set out in Schedule One; nor, to the best of my knowledge and belief is there any action, proceeding or suit pending which affects or could affect the said land, or any person other than the Applicant who has or claims any estate, right, title or interest therein, except as disclosed in Schedule One.
 - There is no resumption or instrument whereby minerals or substrata have been excepted or reserved to any person, except as disclosed in Schedule One.
 - Schedule Two contains a full and correct list of all settlements, deeds, documents, instruments, maps, plans and papers relating to the said land so far as I have any means of ascertaining them. All such documents as are in my possession or under my control are lodged herewith; the whereabouts of all other documents listed, so far as is known to me, is stated in such list.
 - The Applicant has not become bankrupt nor assigned his/her estate for the benefit of creditors. If the Applicant is a corporation, the corporation has not appointed a liquidator.

Continued overleaf

10. The information shown in the schedules hereto is to be taken as part of this declaration.

11. Searches and inquiries for those documents shown as whereabouts unknown, and referred to in Schedule Two as Numbers, have been made at the premises of the applicant, previous and present lending institutions, solicitors and agents and have not been lodged with any person as security for a loan or for any purpose whatsoever.

I, DOMINIC SCHEMBRI and ANGELA SCHEMBRI
 make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act 1900 and certify this Application to be correct for the purposes of the Real Property Act 1900, and I hereby undertake to notify the Registrar General promptly of any further interest in the said land created after the making of this my declaration and before issue of the Certificate of Title.

Made and subscribed at Blackdown on 17th March 1999 in the presence of

<p> _____ Signature of Witness <u>H. V. Grech</u> Name of Witness (BLOCK LETTERS) <u>Solicitor</u> Address and Qualification of Witness</p>	<p><u>A Schembri</u> _____ Signature of Applicant/Authorised Agent of Applicant <u>D. Schembri</u> _____ Signature of Applicant/Authorised Agent of Applicant</p>
--	--

(G) **CONSENT OF MORTGAGEE**

....., being the mortgagee under mortgage Registered Book Number hereby joins in and consents to this Application subject to:

- (i) entry on the folio of the register to be created and on the Certificate of Title to issue of a notification relating to such mortgage, AND
- (ii) delivery to me of the Certificate of Title.

PA 65 830

.....
 Witness Mortgagee

(H) **SCHEDULE ONE**

Particulars of Subsisting Interests

Full name and address (of Occupier, Lessee, Mortgagee, etc.)	Nature of entitlement ("Occupier, "Lessee", "Mortgagee", etc.)	Particulars of Instrument (if any) by which entitlement created
DOMINIC SCHEMBRI and ANGELA SCHEMBRI	Occupier	Deed of Conveyance Number 54 Book 2991

SCHEDULE TWO

Location of Documents referred to below

PA 65830

(To be completed by the declarant)

Document numbers 5 - 7 LODGED HEREWITH
 Document numbers WHEREABOUTS UNKNOWN See clause 11 of declaration
 Document numbers 1 - 4 PERMANENTLY LODGED - Receipt Numbers:
 Document numbers TO BE LODGED BY:

PP 1.10.1991

Schedule of Documents

Schedule of Documents

(List each chain of title separately. The Schedule should commence from a good root of title)

No.	Date	Nature of Document	Parties	Book	Number
* 1.	31.12.21	Conveyance	James John Pye (Vendor) to Annie Emma Palmer (purchaser)	1248	459
* 2.	10.03.45	Conveyance	Annie Emma Palmer (Vendor) to Charles Alfred Andrew Olson (purchaser)	1960	293
* 3.	29.11.50	Conveyance	Charles Alfred Andrew Olson (vendor) to Bernard Sidney Crawley and Alfred Edward Crawley (purchaser)	2155	459
* 4.	07.08.51	Conveyance	Bernard Sidney Crawley and Alfred Edward Crawley (vendor) to George Bailey and Elizabeth Ann Bailey (purchaser)	2191	477
5.	01.06.60	Conveyance	George Bailey and Elizabeth Ann Bailey (vendor) to Hubertus Jacobus Van Der Burg and Anna Clementia Van Der Burg (purchaser)	2533	991
6.	01.06.60	Mortgage	Hubertus Jacobus Van Der Burg and Anna Clementia Van Der Burg (mortgagors) and George Bailey and Elizabeth Ann Bailey (mortgagees)	2533	992
6A	31.5.1963	DISCHARGE		2811	607
7.	10.11.70	Conveyance	Hubertus Jacobus Van Der Burg and Anna Clementia Van Der Burg (vendor) to Dominic Schembri and Angela Schembri (purchaser)	2991	54
*	THESE DOCUMENTS ARE		PERMANENTLY LODGED AT LTO PACKET NO. 20572		
9		MTC		2675	967
10		DIS		2811	606
11		MTC		2805	985
12		DIS		2820	100
13		MTC		2820	101
14		DIS		2891	53

Continued overleaf

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/6/2017 2:59PM

FOLIO: 3/884478

First Title(s): OLD SYSTEM

Prior Title(s): PA65830

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
13/4/1999	PA65830	PRIMARY APPLICATION	FOLIO CREATED EDITION 1
15/1/2015	DP1204436	DEPOSITED PLAN	
25/3/2015	AJ343777	REQUEST	
25/7/2015	AJ574842	TRANSFER	FOLIO CANCELLED

*** END OF SEARCH ***

Ref:schofields /Src:M
form: 11K
Licence: 98M111
Edition: 1003

REQUEST

New South Wales
Real Property Act 1900



AJ343777Q

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

CONNECT
DP 1206174

107-00 Ex-hw Fee (Additional Refs) N

(A) STAMP DUTY

If applicable. Office of State Revenue use only

(B) TORRENSTITLE

SEE ANNEXURES "A" and "B"

(C) REGISTERED DEALING

Number

Torrens Title

(D) LODGED BY

Document Collection Box

556X

Name, Address or DX, Telephone, and Customer Account Number if any

LLPN:123406 G

Roads and Maritime Services
DX 10516 NORTH SYDNEY
T. (02) 8588 5245 (Ms Ngo)

Reference (optional): SF2015/3616 tn

CODE

R

(E) APPLICANT

ROADS AND MARITIME SERVICES

(F) NATURE OF REQUEST

Application to Record
GIVING OF A PROPOSED ACQUISITION NOTICE
Land Acquisition (Just Terms Compensation) Act, 1991

(G) TEXT OF REQUEST

THE APPLICANT, requests the Registrar General to note on the Register for the land listed in Annexures "A" and "B" pursuant to Section 11 of the Land Acquisition (Just Terms Compensation) Act 1991, that a proposed acquisition notice has been given affecting the land.

DATE 13 / 3 / 2015
dd mm yyyy

(H) I certify that the applicant, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this application in my presence.

Signature of witness:

Name of witness:

Thanh Ngo

Address of witness:

Roads and Maritime Services
101 Miller Street, North Sydney

Certified correct for the purposes of the Real Property Act 1900 by the applicant.

Signature of applicant:

Karen DURIE
MANAGER COMPULSORY ACQUISITION & ROAD DEDICATION
EXECUTED PURSUANT TO DELEGATION
BOOK 4623 NO 148

(I) This section is to be completed where a notice of sale is required and the relevant data has been forwarded to LPMA through eNOS.

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

ANNEXURE "A"

THIS IS THE ANNEXURE "A" TO THE REQUEST MADE UNDER
THE REAL PROPERTY ACT 1900
BY ROADS AND MARITIME SERVICES

Lot 9 Deposited Plan 1205982, being part of the land in Certificate of Title 2/213579
Lots 2 and 10 Deposited Plan 1205982, being the whole of the land in Certificate of Title 21/72341
Lot 11 Deposited Plan 1205982, being part of the land in Certificate of Title 22/72341
Lots 4 and 12 Deposited Plan 1205982, being the whole of the land in Certificate of Title 23/72341
Lot 13 Deposited Plan 1205982, being part of the land in Certificate of Title 24/72341
Lots 6 and 14 Deposited Plan 1205982, being the whole of the land in Certificate of Title 25/J/193074
Lots 7 and 15 Deposited Plan 1205982, being the whole of the land in Certificate of Title 26/J/193074
Lots 8 and 16 Deposited Plan 1205982, being the whole of the land in Certificate of Title 27/J/193074
Lot 215 Deposited Plan 1204436, being part of the land in Certificate of Title 1/788366
Lot 216 Deposited Plan 1204436, being part of the land in Certificate of Title 19/G/193074
Lot 226 Deposited Plan 1204436, being part of the land in Certificate of Title 29/G/193074
Lot 227 Deposited Plan 1204436, being part of the land in Certificate of Title 30/G/193074
Lot 228 Deposited Plan 1204436, being part of the land in Certificate of Title 3/884478
Lot 74 Deposited Plan 1206174, being part of the land in Certificate of Title B/163790 *CONNECT DP 1206174*
Lot 7 Deposited Plan 1205591, being part of the land in Certificate of Title 7/27259
Lot 12 Deposited Plan 1205591, being part of the land in Certificate of Title 2/520132
Lot 11 Deposited Plan 1205591, being part of the land in Certificate of Title 1/520132
Lot 10 Deposited Plan 1205591, being part of the land in Certificate of Title 3/12076
Lots 2 and 8 Deposited Plan 1205591, being the whole of the land in Certificate of Title 1/12076
Lot 9 Deposited Plan 1205591, being part of the land in Certificate of Title 2/12076

Two handwritten signatures in black ink. The top signature is cursive and appears to read 'Khalid'. The bottom signature is also cursive and appears to read 'Ehsan'.

ANNEXURE "B"

THIS IS THE ANNEXURE "A" TO THE REQUEST MADE UNDER
THE REAL PROPERTY ACT 1900
BY ROADS AND MARITIME SERVICES

CONNECT DP 1206174

Lots 72 and 76 Deposited Plan 1206174, being the whole of the land in Certificate of Title 39/12076

Lot 1, Section H, Deposited Plan 193074, being the whole of the land in Certificate of Title 1/H/193074

Lot 75 Deposited Plan 1206174, being part of the land in Certificate of Title 3/H/193074 CONNECT DP 1206174

*Khalid
Edwards*

Film with

hunt & hunt
lawyers

Level 2, 1 Innovation Road, North Ryde NSW 2113
PO Box 4126 Macquarie Shopping Centre, North Ryde NSW 2113 | DX 23503 Eastwood
T +61 2 9804 5700 | F +61 2 9804 5799

12 June 2015

The Registrar General
Land & Property Information
1 Prince Albert Road
SYDNEY NSW 2000

Our ref: MPBA/JGS
Matter no: 9592200

Dear Sir

**Roads and Maritime Services (RMS) purchase from Schembri
Part 175 Grange Avenue, Schofields
Part FI 3/884478**

We act on behalf of the Roads and Maritime Services in respect of the above matter.

We advise that the land acquired is for roads purposes.

The RMS does not require a certificate of title to issue in respect of the land acquired, namely
228/1204436.

Yours faithfully
Hunt & Hunt



Mark Byers
Partner

Contact: Jennifer Seckold
D +61 2 9804 5736
E jseckold@hunthunt.com.au

135312834v1_JGS

Sydney (City and North Ryde) | Newcastle | Melbourne | Brisbane | Adelaide | Perth | Hobart | Darwin | Shanghai
ABN 46 229 015 970 | www.hunthunt.com.au
Liability limited to a scheme approved under Professional Standards Legislation

 **INTERLAW.**

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/6/2017 2:59PM

FOLIO: 214/1204436

First Title(s): OLD SYSTEM

Prior Title(s): 3/884478

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
15/1/2015	DP1204436	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
26/7/2015	AJ574842	TRANSFER	FOLIO CREATED EDITION 1

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 214/1204436

<u>SEARCH DATE</u>	<u>TIME</u>	<u>EDITION NO</u>	<u>DATE</u>
8/6/2017	2:58 PM	1	25/7/2015

LAND

LOT 214 IN DEPOSITED PLAN 1204436
AT SCHOFIELDS
LOCAL GOVERNMENT AREA BLACKTOWN
PARISH OF GIDLEY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1204436

FIRST SCHEDULE

DOMINIC SCHEMBRI
ANGELA SCHEMBRI
AS JOINT TENANTS

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Schofields

PRINTED ON 8/6/2017

APPENDIX F

WORKCOVER DANGEROUS GOODS



SafeWork NSW

Locked Bag 2906, Lisarow NSW 2252

Customer Experience 13 10 50

ABN 81 913 830 179 | www.safework.nsw.gov.au

Our Ref: D17/165577
Your Ref: Amy Dorrington

23 June 2017

Attention: Amy Dorrington
DLA Environmental
Unit 3
38 Leighton Pl
Hornsby NSW 2077

Dear Ms Dorrington

RE SITE: Lot 303 DP 600432 Garfield Rd West, Riverstone NSW

I refer to your site search request received by SafeWork NSW on 15 June 2017 requesting information on Storage of Hazardous Chemicals for the above site.

A search of the records held by SafeWork NSW has not located any records pertaining to the above mentioned premises.

For further information or if you have any questions, please call us on 13 10 50 or email licensing@safework.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to be a stylized 'A' or similar character.

Customer Service Officer
Customer Experience - Operations
SafeWork NSW



SafeWork NSW

Locked Bag 2906, Lisarow NSW 2252

Customer Experience 13 10 50

ABN 81 913 830 179 | www.safework.nsw.gov.au

Our Ref: D17/165520
Your Ref: Amy Dorrington

23 June 2017

Attention: Amy Dorrington
DLA Environmental
Unit 3
38 Leighton Pl
Hornsby NSW 2077

Dear Ms Dorrington

RE SITE: Lot 1-11 DP 1652 Burfitt Rd Riverstone NSW

I refer to your site search request received by SafeWork NSW on 19 June 2017 requesting information on Storage of Hazardous Chemicals for the above site.

A search of the records held by SafeWork NSW has not located any records pertaining to the above mentioned premises.

For further information or if you have any questions, please call us on 13 10 50 or email licensing@safework.nsw.gov.au

Yours sincerely


Customer Service Officer
Customer Experience - Operations
SafeWork NSW



SafeWork NSW

Locked Bag 2906, Lisarow NSW 2252

Customer Experience 13 10 50

ABN 81 913 830 179 | www.safework.nsw.gov.au

Our Ref: D17/165498
Your Ref: Amy Dorrington

23 June 2017

Attention: Amy Dorrington
DLA Environmental
Unit 3
38 Leighton Pl
Hornsby NSW 2077

Dear Ms Dorrington

RE SITE: Lot 63 DP 1358 Neville Rd Riverstone NSW

I refer to your site search request received by SafeWork NSW on 19 June 2017 requesting information on Storage of Hazardous Chemicals for the above site.

A search of the records held by SafeWork NSW has not located any records pertaining to the above mentioned premises.

For further information or if you have any questions, please call us on 13 10 50 or email licensing@safework.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to be a stylized 'A' or similar character.

Customer Service Officer
Customer Experience - Operations
SafeWork NSW