

PRISMA ROUSE HILL PTY LTD



Preliminary Site Investigation



183 & 185 Bringelly Road, Leppington NSW

REPORT DISTRIBUTION

Preliminary Site Investigation 54 Terry Road, Rouse Hill NSW

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Copies	Recipient
1 Soft Copy (PDF – Secured, issued by email)	Mr Mark Ng
2 Hard Copies (sent by Express Courier)	Prisma Rouse Hill Developments Pty Ltd PO Box 20732, World Square NSW 2002
Original (Saved to Digital Archives)	EI Australia Suite 6.01, 55 Miller Street, PYRMONT NSW 2009

Author:	Technical Reviewer:
	
Mitchell Duley Environmental Scientist	Emmanuel Woelders Environmental Scientist – Project Manager

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EXECUTIVE SUMMARY

Background and Objectives

Mr Mark Ng of Prisma Rouse Hill Developments Pty Ltd (“the Client”) engaged EI Australia Pty Ltd (EI) to conduct a Preliminary Site Investigation (PSI) for site characterisation purposes of the land parcel with street address 54 Terry Road, Rouse Hill NSW (herein referred to as the ‘the site’). This environmental assessment was completed as part of future development application package to Blacktown Council for residential subdivision.

At the time of this assessment, the site was a vacant rural residential property.

EI was informed by the client that the proposed redevelopment would likely involve the demolition of existing structures and subdivision of the site for low density residential dwelling purposes.

The main objective of this investigation was to conduct a preliminary investigation to characterise the environmental conditions of the site based on historical land uses, anecdotal and documentary evidence of possible pollutant sources.

Key Findings

- Historical records indicated that that majority of the site was vacant in the 1940s. During the time between the 1961 and 1988 aerial photograph, the vacant land was developed into a rural residential site, and remained residential in nature until the current date. Agricultural operations were also occurring between the 2002 and 2015 aerial photograph.
- An application to access records held by Blacktown City Council was initiated on 13 November 2017; however, Council approval was still pending at the time of report writing. Should pertinent information be identified upon receipt of Council records, an addendum to the PSI will be prepared and issued.
- The site and lands in its close proximity (within 500 m), are not subject to any regulatory notices issued by the NSW EPA;
- The site and lands in its close proximity (within 500 m), are not register under the Operations (POEO) Act public register;
- The site walkover inspection and the historical research enabled the design of a conceptual site model (CSM), and subsequent qualitative risk assessment of environmental concerns. This found that:
 - Anthropogenic fill may be present at the site.
 - The building fabric may contain hazardous materials.
 - Areas of environmental concern included also the former use of the site for market gardening activities;
- Acid sulfate soil is unlikely to present at the site. There is no requirement for an acid sulfate soil management plan.
- It is likely that saline soils are to be expected, particularly on the western portion of the site. EI recommends that a soil salinity assessment is to be undertaken.

A conceptual site model (CSM), and subsequently a qualitative risk assessment was derived for the site in this PSI. The CSM identified potential contaminating sources that may occur at the site and

evaluated the likelihood for relevant exposure pathways to be completed during and after the proposed redevelopment.

Based on the conceptual site model developed for the site and the findings presented above EI conclude that there is a low to medium potential for contamination to be present on site. EI consider that **the site can be made suitable** for the residential subdivision following completion of a Detailed Site Investigation (DSI), as well as a hazardous materials survey to quantify any potential contamination and assist with the selection and implementation of remedial and risk mitigation measures (if required).

Conclusions and Recommendations

The following recommendations are provided for the proposed development based on findings of this PSI:

- Prior to site demolition, carry out a Hazardous Materials Survey on existing site structures to identify potentially hazardous building products that may be released to the environment during demolition. This survey is necessitated by the legislative requirements of protecting site personnel from potential exposure risks and informing implementation of special waste management measures (if necessary);
- A soil salinity risk assessment is to be undertaken to determine the potential for saline soils being present onsite;
- Undertake a detailed site investigation (DSI) comprising an intrusive site investigation, including a programme of soil, surface water and sediment;
- Any material to be removed from the site (including virgin excavated natural materials or VENM) MUST be classified for off-site disposal in accordance the EPA (2014) Waste Classification Guidelines; and
- Any material being imported to the site should be assessed for potential contamination in accordance with NSW EPA guidelines as being suitable for the intended use.
- A Work Health and Safety Plan should be prepared by the appointed contractors involved in any proposed excavation works that have the potential of disturbing site fill soils, to include an assessment of risks from contact with any impacted soils and details of the required safety measures for the protection of site workers;
- The above recommendations should be implemented prior to the commencement of any site works involving the disturbance of, or contact with site soils; such as, trench excavations for the installation of new underground services.

The above recommendations should be managed in accordance with the State Environmental Planning Policy 55 (SEPP 55) and incorporated into conditions of the development consent.

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1. INTRODUCTION

1.1 BACKGROUND AND PURPOSE

Mr Mark Ng of Prisma Rouse Hill Developments Pty Ltd (“the Client”) engaged EI Australia Pty Ltd (EI) to conduct a Preliminary Site Investigation (PSI) for site characterisation purposes of the land parcel with street address 54 Terry Road, Rouse Hill NSW (herein referred to as the ‘the site’).

The site is located approximately 33.9km north west of the Sydney Central Business District, within the Local Government Area of Blacktown City Council (see **Figure 1**). The site, which is identified as Lot 132 in DP208203, covers a total area of approximately 2.1 ha, as depicted in the site plan presented as **Figure 2**.

EI understands that this investigation is required to appraise the environmental condition of the site as part of a future development application (DA) for the proposed development outlined in **Section 1.2**.

The investigation also provides more information on the potential environmental issues that will need to be addressed during the construction phase.

1.2 PROPOSED DEVELOPMENT

EI was not supplied with proposed development plans to assist with the writing of this report.

However, it is understood that the future proposed redevelopment would likely involve the demolition of all structures and subdivision of the site for low density residential dwellings.

Based on the above, it is expected that only minor earthworks (excavations of <0.5m) would be required. However, local excavations may be required for footings, service trenches, and lift overrun pits.

1.3 REGULATORY FRAMEWORK

The following regulatory framework and guidelines were considered during the preparation of this report:

- EPA (2017) *Guidelines for the NSW Site Auditor Scheme* (3rd Edition);
- NEPC (2013) Schedule B(2) *Guideline on Site Characterisation*;
- *Contaminated Land Management Act* 1997;
- State Environment Protection Policy 55 (SEPP 55) *Remediation of Land* under the Environmental Planning and Assessment Act 1997;
- OEH (2011) *Guidelines for Consultants Reporting on Contaminated Sites*, NSW Office of Environment and Heritage (OEH), August 2011; and
- EPA (2014) *Waste Classification Guidelines - Part 1 Classifying Waste* under the Protection of the Environment Operations Act and *POEO (Waste) Regulation 2014*.

1.4 PROJECT OBJECTIVES

The primary objectives of this PSI is to provide a qualitative assessment of the environmental conditions of the site by appraising the potential for site contamination on the basis of field observations, historical land uses, anecdotal and documentary evidence.

1.5 SCOPE OF WORKS

In accordance with EI fee proposal P15162.2 dated 7 November 2017, the above objectives would be achieved by carrying out the following scope of works:

1.5.1 Desktop Study

- A review of relevant hydrogeological and soil landscape maps for the project area;
- Search of historical aerial photographs archived at NSW Land and Property Information in order to review previous site use and the historical sequence of land development in the neighbouring area;
- A land titles search, also conducted through NSW Land and Property Information for information relating to site ownership;
- Site history survey involving a detailed search of Blacktown City Council records for information relating to operational site history and/or relevant environmental incidents;
- A search through the NSW EPA / OEH Land Information records to confirm that there are no statutory notices current on the site under the Contaminated Land Management Act (1997) or Protection of the Environment Operations Act (1997);
- A review of existing underground services in the vicinity of the site; and
- An inspection of the site and surrounding lands.

1.5.2 Data Analysis and Reporting

Following the desktop assessment and site inspection, this PSI report was prepared generally in accordance with the OEH (2011) *Guidelines for Consultants Reporting on Contaminated Sites*. This report documents the contaminated land assessment and discusses the findings with respect to potential risks to human health, the environment and the aesthetic enjoyment of the land and provides recommendations regarding further assessment to enable mitigation/management of any risks.

2. SITE DESCRIPTION

2.1 PROPERTY IDENTIFICATION, LOCATION AND PHYSICAL SETTING

The site identification details and associated information are presented in **Table 2-1**, while the site locality is shown in **Figure 1**.

Table 2-1 Site Identification, Location and Zoning

Attribute	Description
Street Address	54 Terry Road, Rouse Hill NSW
Location Description	Approx. 33.9km North west of Sydney CBD. It is an irregular shaped block immediately bound by: North and West: Rural residential; East: Terry Road, followed by a dam and caravan park; and South: Railway Corridor (still under construction for Northwest Rail Link).
GDA94-MGA56 Coordinates	GPS coordinate for north east corner of site Easting: 306552.775, Northing: 6270398.838 (Source: https://maps.six.nsw.gov.au/).
Site Area	Approx. 2.1ha (Ref. Six Maps)
Lot and Deposited Plan (DP)	Lot 132 in DP208203
State Survey Marks	Two State Survey (SS) marks were situated in close proximity to the site: SS196531 (north of the site) on the corner of Bella Parade and Barbola; and SS196530 (north-east of the site) on the corner of Terry Road and Gwen Street. (Source: https://maps.six.nsw.gov.au/).
Local Government Authority	Blacktown City Council
Parish	Nelson
County	Cumberland
Current Zoning	R3 - Medium Density Residential RE1 - Public Recreation and SP2 - Infrastructure : Local Drainage (State Environmental Planning Policy: Sydney Region Growth Centres, 2006)

2.2 LOCAL LAND USE

The site is situated within an area of mixed uses on surrounding land as described in **Table 2-2**. The local sensitive receptors within close proximity to the site are also identified.

Table 2-2 Local Land Use

Direction	Land Use Description	Sensitive Receptors (& distance from site)
North	A large, vacant lot.	Residential dwellings (350m), Rouse Hill Anglican College (500m)
South	Terry Road, a two-lane asphaltic-concrete paved road. Beyond Terry Road lies a caravan park.	Northwest Rail Link Corridor (75m)
East	A large vacant lot, followed by the Northwest Rail Link Bridge.	Caravan Park
West	Second Ponds Creek, followed by heavily vegetated bush land.	Residential dwellings (340m)

2.3 REGIONAL SETTING

Local topography, geology, soil landscape and hydrogeological information are summarised in **Table 2-3**.

Table 2-3 Topographical, Geological, Soil Landscape and Hydrogeological Information

Attribute	Description
Topography	Slight slope to the west.
Site Drainage	Site drainage is likely to be consistent with the general slope of the site. Stormwater is likely to be collected by pit and pipe drainage, and drain either to the municipal stormwater system to Second Ponds Creek, which runs through the western portion of the site.
Regional Geology	Information on regional sub-surface conditions, referenced from the Department of Mineral Resources Geological Map Penrith 1:100,000 Geological Series Sheet 9131 (DMR 1991) indicates the site is underlain by Ashfield Shale, which typically comprises dark-grey to black claystone-siltstone and fine sandstone-siltstone laminites.
Soil Landscapes	The Soil Conservation Service of NSW Soil Landscapes of the Sydney 1:100,000 Sheet (Chapman and Murphy, 1989) indicates that the site overlies the Blacktown (bt) residual landscape. According to Chapman and Murphy, this landscape type is characterised by local relief to 30 m and slopes usually <5%, broad rounded crests and ridges with gently inclined slopes. Soils are shallow to moderately deep (<100 cm) hard setting mottled texture contrast soils, red and brown podzolic soils on crests grading to yellow podzolic soils on lower slopes and in drainage lines.
Acid Sulfate Soil Risk	No Acid Sulfate Soils Maps are available for the site, however, due to the locality and geology of the site, the probability of the Acid Sulfate Soils occurring is low.
Soil Salinity Risk	With reference to DIPNR (2002) Salinity Potential in Western Sydney mapping (1:100,000), the subject land lies within the map class description of Known and Moderate to High Salinity Potential.
Nearest Surface Water Feature	Second Ponds Creek, which runs through the western portion of the site.
Anticipated Groundwater Flow Direction	West towards Second Ponds Creek.

2.4 GROUNDWATER BORE RECORDS AND LOCAL GROUNDWATER USE

Online search of registered groundwater bores was conducted by EI on 24 November 2017 through the NSW Natural Resource Atlas database (Ref. <http://allwaterdata.water.nsw.gov.au/water.stm>), indicated that there are no bores within a 500m radius of the site, as shown in **Appendix A**.

2.5 SITE WALKOVER INSPECTION

Site observations were recorded during a site walkover inspection of the site on 10 November 2017. The location of onsite building structures are presented in **Figure 2** and a summary of site observations are detailed in **Section 2.5.1** below.

2.5.1 General Site Observations

With reference to site photographs taken during the inspection, which are included in **Appendix B**, pertinent site observations were summarised as follows:

- A vacant single-storey fibre dwelling (potentially asbestos containing) was located on the central portion of the site and appeared to be dilapidated (see **photographs B1**);
- There is a potential septic tank located adjacently west of the residential property (see **photographs B2**);
- Metal sheds are located southern and western portion of the site. The sheds contain various amounts of rubbish stored (see **photographs B3**);
- There is a creek (Seconds Ponds Creek) located on the western portion of the site (see **photograph B4**);
- A man made dam was present on the central portion of the site.
- The grass patch across the site was observed to have minimal signs of distress, with most of the vegetation being overgrown (see **photographs B5 & B6**);
- No suspicious odours were observed during the site inspection;
- There was no evidence of the presence of underground petroleum storage systems (UPSS) onsite during the site inspection.

The location of site buildings discussed in the site walkover observations are presented in **Figure 2**.

3. SITE HISTORY AND SEARCHES

3.1 SITE LAND TITLES INFORMATION / HISTORIC AERIAL REVIEW

A historical land titles search was conducted through Scott Ashwood Pty Ltd. Copies of relevant documents resulting from this search are presented in **Appendix C**. A summary of all the previous and current registered proprietors (**Table 3-1**), along with information obtained from the available historical aerial photographs, in relation to past potential land uses (**Table 3-2**). The historical aerial photographs reviewed as part of this PSI included:

The historical aerial photographs reviewed as part of this PSI included:

- 1947: January 1947, Run 39, B/W, NSW 60-98 – Lands Photo NSW;
- 1961: 1961, B/W, NSW 1052-5117 – Land and Property Information NSW Photo;
- 1986: 1986, NSW 3529 -179 – Land and Property Information NSW Photo;
- 1991: 13 August 1991, Run 12, NSW 4028 – Land and Property Information NSW;
- 2004: 3 October 2004, Run 8, NSW 4875 – Department of Lands NSW Photo; and
- 2015: Six Maps (<http://maps.six.nsw.gov.au/>).

Table 3-1 Summary of Owners and Historical Aerial Photography

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Associated business
Lot 132 D.P. 208203 – 54 Terry Road			
19.11.1901 (1901 to 1948)	Edwin Stephen Rouse (Esquire)	1947: The appeared to be vacant in nature with no development onsite.	Vacant Land
14.10.1948 (1948 to 1953)	Nina Beatrice Terry (Married Woman) (Application by Transmission not investigated)		
19.06.1953 (1953 to 1960)	Richard Willoughby Aston Pubsey-Dawson (Grazier)		
15.01.1960 (1960 to 1962)	Roderick Buchanan Rouse Terry (Farmer) Edwin Terrence Terry (Farmer) Gerald George Terry (Farmer)	1961: Allotment remains primarily unchanged from 1947.	
04.08.1962 (1962 to 1970)	Alexander Clarke (Fitter) Betty Kathleen Clarke (Married Woman)		
08.07.1970 (1970 to 1986)	Francesco Leuzzi (Bootmaker) Francesca Leuzzi (Married Woman) Giuseppe Leuzzi (Bootmaker)		

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Associated business
29.04.1986 (1986 to 1987)	Christopher Vincent Goodsell	1986: The site appears to have been developed into a rural residential site, with the residential building located at the southern central portion and shed also located in the southern and north western portion of the site. A dam has also been developed in northern portion of the site.	Rural Residential
17.03.1987 (1987 to 1993)	Christopher Vincent Goodsell Peter Stephen Goodsell	1991: Allotment remains primarily unchanged from 1986.	
06.12.1993 (1993 to Date)	# Terrence John Fitzgerald # Wendy Patricia Fitzgerald	2002: Allotment remains primarily unchanged from 1991, with the exception of agricultural operations occurring in the north west portion of the site. 2015: Allotment remains primarily unchanged from 1991.	

In summary, review of land titles records and historic aerial photography showed that majority of the site was vacant in the 1940s. During the time between the 1961 and 1988 aerial photograph, the vacant land was developed into a rural residential site, and remained residential in nature until the current date. Agricultural operations were also occurring between the 2002 and 2015 aerial photograph.

3.2 SURROUNDING LANDS HISTORICAL AERIAL PHOTOGRAPHY REVIEW

As part of the Site Land Titles Information / Historic Aerial Review, an assessment of surrounding land uses using historical aerial photographs sourced from NSW Land and Property Information was carried out. A summary of the pertinent information identified at surrounding land parcels from the reviewed aerial photographs presented in **Table 3-3**.

Table 3-2 Summary of Aerial Photograph Review

Aerial Photograph	Surrounding land uses based on historical aerial photographs
1947 January 1947	Surrounding land use in all directions is primary vacant land, with no development in close proximity to the site.
1961	Surrounding land use to the east, south and west of the site, has been developed into rural residential properties, with dam also located to the east of the site.
1986	Further rural residential development and dams located to the south and west of the site. A caravan park has also been developed to the east of the site.

Aerial Photograph	Surrounding land uses based on historical aerial photographs
1991	Surrounding land use in all directions remained primarily unchanged from the 1986 aerial photograph, with the exception of agricultural operations occurring in the south and west of the site.
2002	Surrounding land use in all directions remained primarily unchanged from the 1991 aerial photograph, with the exception of further agricultural land use south and west.
2015 Six Maps https://maps.six.nsw.gov.au/	Surrounding land use in all directions remained primarily unchanged from the 2002 aerial photograph, with the exception of the construction of the Northwest Rail Link railway corridor, to the south of the site.

3.3 COUNCIL INFORMATION

An application to access records held by Blacktown City Council was initiated on 13 November 2017; however, correspondence from Council was still pending as at the time of report writing. Should pertinent information be identified upon receipt of Council records, an addendum to the PSI will be prepared and issued.

3.4 CONTAMINATED LAND – RECORD OF NOTICES UNDER SECTION 58 OF CLM ACT (1997)

An on-line search of the contaminated land public record of EPA Notices was conducted on 20 November 2017.

The contaminated land public record is a searchable database of:

- Orders made under Part 3 of the Contaminated Land Management Act 1997 (CLM Act);
- Approved voluntary management proposals under the CLM Act that have not been fully carried out and where the approval of the Environment Protection Authority (EPA) has not been revoked;
- Site audit statements provided to the NSW EPA under section 53B of the CLM Act that relate to significantly contaminated land;
- Where practicable, copies of anything formerly required to be part of the public record; and
- Actions taken by NSW EPA under section 35 or 36 of the Environmentally Hazardous Chemicals Act 1985 (EHC Act).

The search confirmed that the site known as 54 Terry Road, Rouse Hill NSW and lands in its close proximity (within 500 m), are not subject to any regulatory notices issued by the NSW EPA.

3.4.1 List of NSW contaminated sites notified to EPA

A search through the List of NSW Contaminated Sites notified to the EPA under Section 60 of the CLM Act 2008 was conducted on 20 November 2017. This list is maintained by NSW EPA and includes properties on which contamination has been identified. Not all notified land is deemed to be impacted significantly enough to warrant regulation by the NSW EPA.

This search confirmed that the NSW OEH had no regulatory involvement in relation to the site known as 54 Terry Road, Rouse Hill NSW, and property, located ≤500 m of the site was identified.

3.4.2 POEO Public Register

A search of the Protection of the Environment Operations (POEO) Act public register was conducted on 20 November 2017. The public register contains records related to environmental protection licences, applications, notices, audits, pollution studies, and reduction programmes. The search identified that there are no records under the POEO public register for the site known as 54 Terry Road, Rouse Hill NSW, and property, located ≤ 500 m of the site was identified.

4. SITE CHARACTERISATION

4.1 OVERVIEW

The primary purpose of this assessment is to evaluate the environmental and human-health risks associated with potential contamination at the site. In the context of this assessment, these risks may be defined as the probability that the utility of the site may be diminished by the presence of soil, soil vapour or groundwater contamination, which may require that the site be remediated prior to any redevelopment, particularly where more sensitive land uses are proposed.

For the purposes of producing a qualitative assessment of risk, the degree of contamination risk at this site is indicated in this section with due regard for site contamination experienced on typical commercial sites in the Sydney metropolitan area.

Since this assessment is based on the findings of a preliminary site investigation, which did not involve sampling and analysis of soils, soil vapours or groundwater, risks have been assessed on the basis of:

- Information gleaned from the site history searches in relation to previous land uses and anecdotal findings relating to operational activities, the type of materials handled on the site and their packaging;
- Site surface conditions, as deduced from visual observations;
- Anecdotal evidence regarding management practices on the site, as revealed during interviews with current staff;
- The geological and hydrological setting of the site; and
- Professional judgement based on previous experience on similar commercial/industrial sites.

Whilst this approach provides a framework for preliminary assessment of relative risk, its limitations must be clearly understood. Only sampling and analysis can provide a definitive picture of the contamination status of a site.

Nevertheless, the information provided in this report may be sufficient to make a decision as to the risks associated with potentially impacted soils, soil and groundwater at the site.

4.2 HISTORICAL SITE USE AND GENERIC RISKS

The available historical information indicates from historic aerial photography showed that majority of the site was vacant in the 1940s. During the time between the 1961 and 1988 aerial photograph, the vacant land was developed into a rural residential site, and remained residential in nature until the current date. Agricultural operations were also occurring between the 2002 and 2015 aerial photograph. Buildings currently remain onsite. The assessment of these risks in relation to this site is outlined in **Table 4-1**.

Table 4-1 Assessment of contamination risk from potential sources

Potential Sources	Impacted Medium	Potential Contaminants of Concern	Likelihood for Contamination to Occur and Influence End Use of the Proposed Development
Fill soils of unknown origin placed underneath the building structures for levelling purposes.	Soil	HM, TRH, PAH, BTEX, OC/OP Pesticides, PCB and asbestos	Low to Medium Although significant filling was not expected at the site, thickness and quality of the filling requires confirmation by intrusive soil investigation and sampling. Vertical migration of contamination to underlying groundwater, if present, is possible if permeable residual soils are present.
Historical agricultural activities on-site	Soil	OC/OP Pesticides	Medium While the site previously utilised for rural residential use, there is uncertainty regarding the former site operations and practices during market gardening operations.
Weathering of exposed painted surfaces and metallic objects in existing site structures.	Soil	HM	Low to Medium Impacted surficial soils and migration of contamination to subsurface soils is likely to have occurred. In addition, considering the overall condition of site structures, the degree of soil contamination, if any, will likely be minor. There is, however, potential for contamination to be present in areas surrounding the former site structure.
Potential on-site use of pesticides underneath existing building footprints	Soil	HM, OC/OP Pesticides	Low to Medium Any impacts, should they be present, would likely be present beneath existing structures, and limited to shallow soils considering the nature of the application.
Spills and leaks of oils / fuels from cars	Soils	HM, BTEX, TRH, PAH, OC/OP Pesticides	Low to Medium Should leaks have occurred then any contamination would be limited to shallow soils due to the likely presence of impermeable natural clays.
Hazardous building products contained in existing site structures	Building fabric	Asbestos, PCB, lead, synthetic fibres	Medium A Hazardous Materials Survey will be required to identify hazardous building products in existing structures. Potential for contamination of site soils could possibly occur as a result of the poor management during demolition of the structures.
Fertilizer spraying, filling and surface water run-off collection from market gardens	Impacted dam water and sediment	OC/OP Pesticides, TRH, PAHs, BTEX and HM	Medium Contamination is likely to have migrated to the dam from the use of fertilizers etc. impacting the water and / or the sediments which could eventually seep to groundwater and / or surrounding soils.

4.3 CONCEPTUAL SITE MODEL

In accordance with NEPM (2013) *Schedule B2 – Guideline on Site Characterisation* and to aid in the assessment of data collection for the site, EI developed a preliminary conceptual site model (CSM) assessing plausible pollutant linkages between potential contamination sources, migration pathways and receptors. The CSM provides a framework for identifying data gaps in the existing site characterisation and future site assessments. Potential contamination sources, exposure pathways and receptors that were considered relevant for this assessment are summarised below.

4.4 POTENTIAL CONTAMINATION SOURCES

On the basis of the PSI findings potential contamination sources are as follows:

- Unknown type and concentration of potential contaminants within imported fill within the areas of building construction for levelling purposes;
- Potential contamination from long-term agricultural use of the site;
- Contamination of soils via weathering of building structures (i.e. painted surfaces, metallic structures, cement-fibre sheeting, asbestos etc.);
- Potential residues from pesticide use;
- Spills and leaks from cars;
- Soils containing residual contamination, acting as potential secondary sources of contamination;
- Contamination from onsite waste stockpile storage;
- Unknown quality of the dam water and sediment;
- Potential contamination from unknown offsite sources; and
- Hazardous building products present in existing structures.

4.5 CONTAMINANTS OF POTENTIAL CONCERN

Based on the findings of the PSI, the chemicals of potential concern (COPC) at the site are considered to be:

- Soil - heavy metals (HM), total recoverable hydrocarbons (TRH), the monocyclic aromatic hydrocarbon compounds *benzene*, *toluene*, *ethyl-benzene* and *xylenes* (BTEX), volatile organic compounds (VOC), polycyclic aromatic hydrocarbons (PAH), organochlorine and organophosphorus pesticides (OCP/ OPP), polychlorinated biphenyls (PCB), and asbestos.
- Surface Water / Sediment - heavy metals (HM), total recoverable hydrocarbons (TRH), the monocyclic aromatic hydrocarbon compounds *benzene*, *toluene*, *ethyl-benzene* and *xylenes* (BTEX), volatile organic compounds (VOC), polycyclic aromatic hydrocarbons (PAH), organochlorine and organophosphorus pesticides (OCP/ OPP) and polychlorinated biphenyls (PCB).

4.6 POTENTIAL SOURCES, RECEPTORS AND EXPOSURE PATHWAYS

Potential contamination sources, exposure pathways and human and environmental receptors that were considered relevant for this assessment are summarised in **Figure 4-1**.

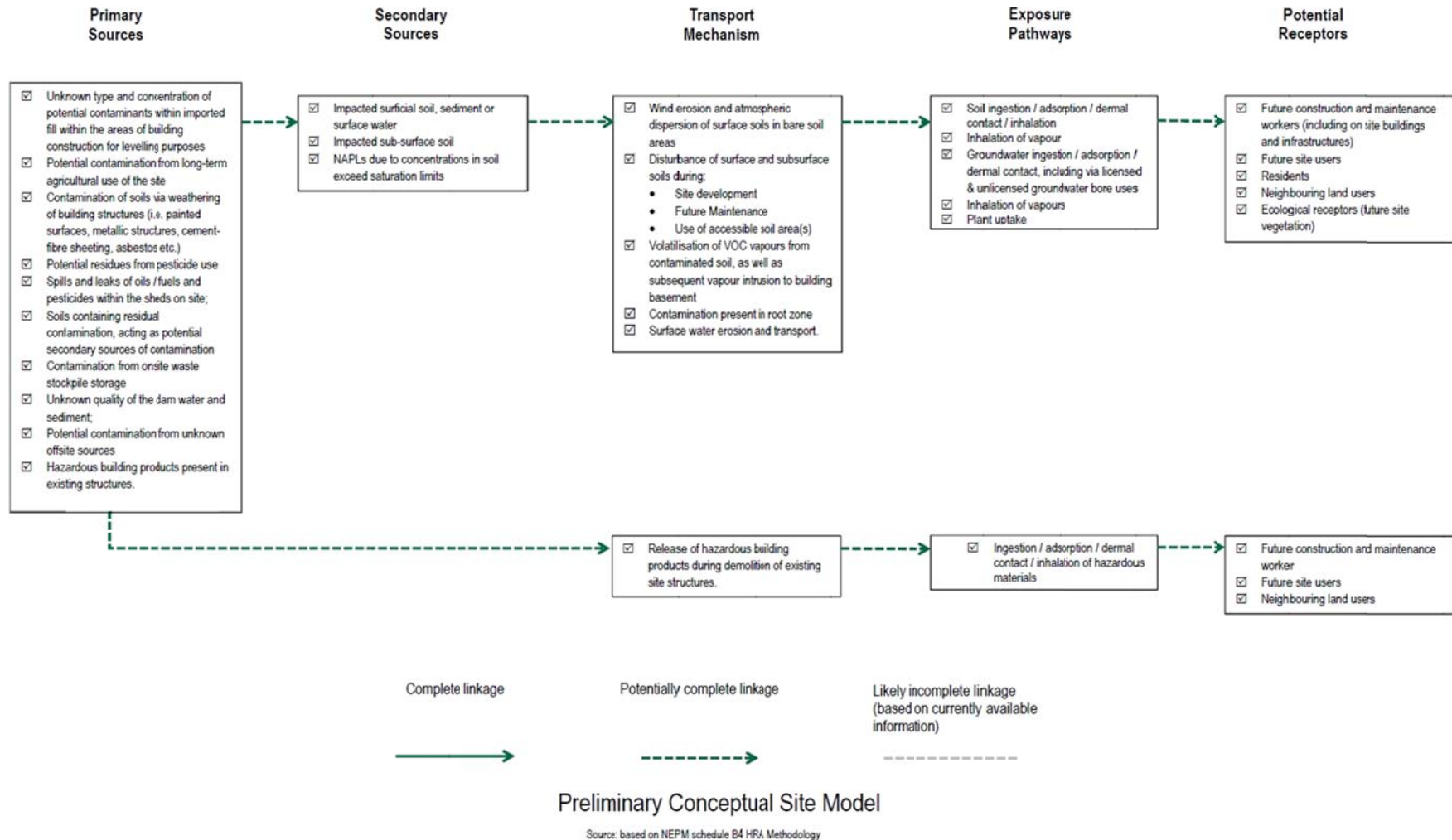


Figure 4-1 Conceptual Site Model – 54 Terry Road, Rouse Hill NSW

4.7 DATA GAPS

Based on the CSM derived for the site (**Section 4**) and the above qualitative assessment of risks, the following data gaps have been identified, which are considered to warrant closure by intrusive site investigation:

- The presence of onsite contamination from identified sources (listed in **Section 4.4**) require confirmation;
- The degree and extent of onsite contamination, if any; and
- Potential presence of any contamination from other unknown onsite and offsite sources.

5. CONCLUSIONS

The property located at 54 Terry Road, Rouse Hill NSW was the subject of a Preliminary Site Investigation. The investigation was performed to evaluate potential for on-site contamination associated with current and former land uses as part of a future DA future proposed redevelopment would likely involve the demolition of all structures and subdivision of the site for low density residential dwelling purposes.

Based on the findings of this assessment, it is concluded that:

- Historical records indicated that that majority of the site was vacant in the 1940s. During the time between the 1961 and 1988 aerial photograph, the vacant land was developed into a rural residential site, and remained residential in nature until the current date. Agricultural operations were also occurring between the 2002 and 2015 aerial photograph.
- An application to access records held by Blacktown City Council was initiated on 13 November 2017; however, Council approval was still pending at the time of report writing. Should pertinent information be identified upon receipt of Council records, an addendum to the PSI will be prepared and issued.
- The site and lands in its close proximity (within 500 m), are not subject to any regulatory notices issued by the NSW EPA;
- The site and lands in its close proximity (within 500 m), are not register under the Operations (POEO) Act public register;
- The site walkover inspection and the historical research enabled the design of a conceptual site model (CSM), and subsequent qualitative risk assessment of environmental concerns. This found that:
 - Anthropogenic fill may be present at the site.
 - The building fabric may contain hazardous materials.
 - Areas of environmental concern included also the former use of the site for market gardening activities;
- Acid sulfate soil is unlikely to present at the site. There is no requirement for an acid sulfate soil management plan.
- It is likely that saline soils are to be expected, particularly on the western portion of the site. EI recommends that a soil salinity assessment is to be undertaken.

A conceptual site model (CSM), and subsequently a qualitative risk assessment was derived for the site in this PSI. The CSM identified potential contaminating sources that may occur at the site and evaluated the likelihood for relevant exposure pathways to be completed during and after the proposed redevelopment.

Based on the conceptual site model developed for the site and the findings presented above EI conclude that there is a low to medium potential for contamination to be present on site. EI consider that **the site can be made suitable** for the residential subdivision following completion of a Detailed Site Investigation (DSI), as well as a hazardous materials survey to quantify any potential contamination and assist with the selection and implementation of remedial and risk mitigation measures (if required).

6. RECOMMENDATIONS

The following recommendations are provided for the proposed development based on findings of this PSI:

- Prior to site demolition, carry out a Hazardous Materials Survey on existing site structures to identify potentially hazardous building products that may be released to the environment during demolition. This survey is necessitated by the legislative requirements of protecting site personnel from potential exposure risks and informing implementation of special waste management measures (if necessary);
- A soil salinity risk assessment is to be undertaken to determine the potential for saline soils being present onsite;
- Undertake a detailed site investigation (DSI) comprising an intrusive site investigation, including a programme of soil, surface water and sediment;
- Any material to be removed from the site (including virgin excavated natural materials or VENM) MUST be classified for off-site disposal in accordance the EPA (2014) Waste Classification Guidelines; and
- Any material being imported to the site should be assessed for potential contamination in accordance with NSW EPA guidelines as being suitable for the intended use.
- A Work Health and Safety Plan should be prepared by the appointed contractors involved in any proposed excavation works that have the potential of disturbing site fill soils, to include an assessment of risks from contact with any impacted soils and details of the required safety measures for the protection of site workers;
- The above recommendations should be implemented prior to the commencement of any site works involving the disturbance of, or contact with site soils; such as, trench excavations for the installation of new underground services.

The above recommendations should be managed in accordance with the State Environmental Planning Policy 55 (SEPP 55) and incorporated into conditions of the development consent.

7. STATEMENT OF LIMITATIONS

This report has been prepared for the exclusive use of Prisma Rouse Hill Developments Pty Ltd who is the only intended beneficiary of EI's work. The scope of the investigations carried out for the purpose of this report is limited to those agreed with ZTA Architects on 7 November 2017.

No other party should rely on the document without the prior written consent of EI, and EI undertakes no duty, or accepts any responsibility or liability, to any third party who purports to rely upon this document without EI's approval.

EI has used a degree of care and skill ordinarily exercised in similar investigations by reputable members of the environmental industry in Australia as at the date of this document. No other warranty, expressed or implied, is made or intended. Each section of this report must be read in conjunction with the whole of this report, including its appendices and attachments.

The conclusions presented in this report are based on a limited assessment of historical site use and current use of the site. Due to the preliminary nature of this assessment, findings are not based on actual samples collected or testing conducted. EI has relied upon information provided by the Client and other third parties to prepare this document, some of which could not be verified by EI due to the anecdotal or historical nature of the information.

EI's professional opinions are reasonable and based on its professional judgment, experience and training.

EI's professional opinions contained in this document are subject to modification if additional information is obtained through the data searches that have been initiated with government authorities, but for which the requested information is still pending.

Technical opinions may also be amended in the light of further investigation, observations, or validation testing and analysis during remedial activities. In some cases, further testing and analysis may be required, which may result in a further report with different conclusions.

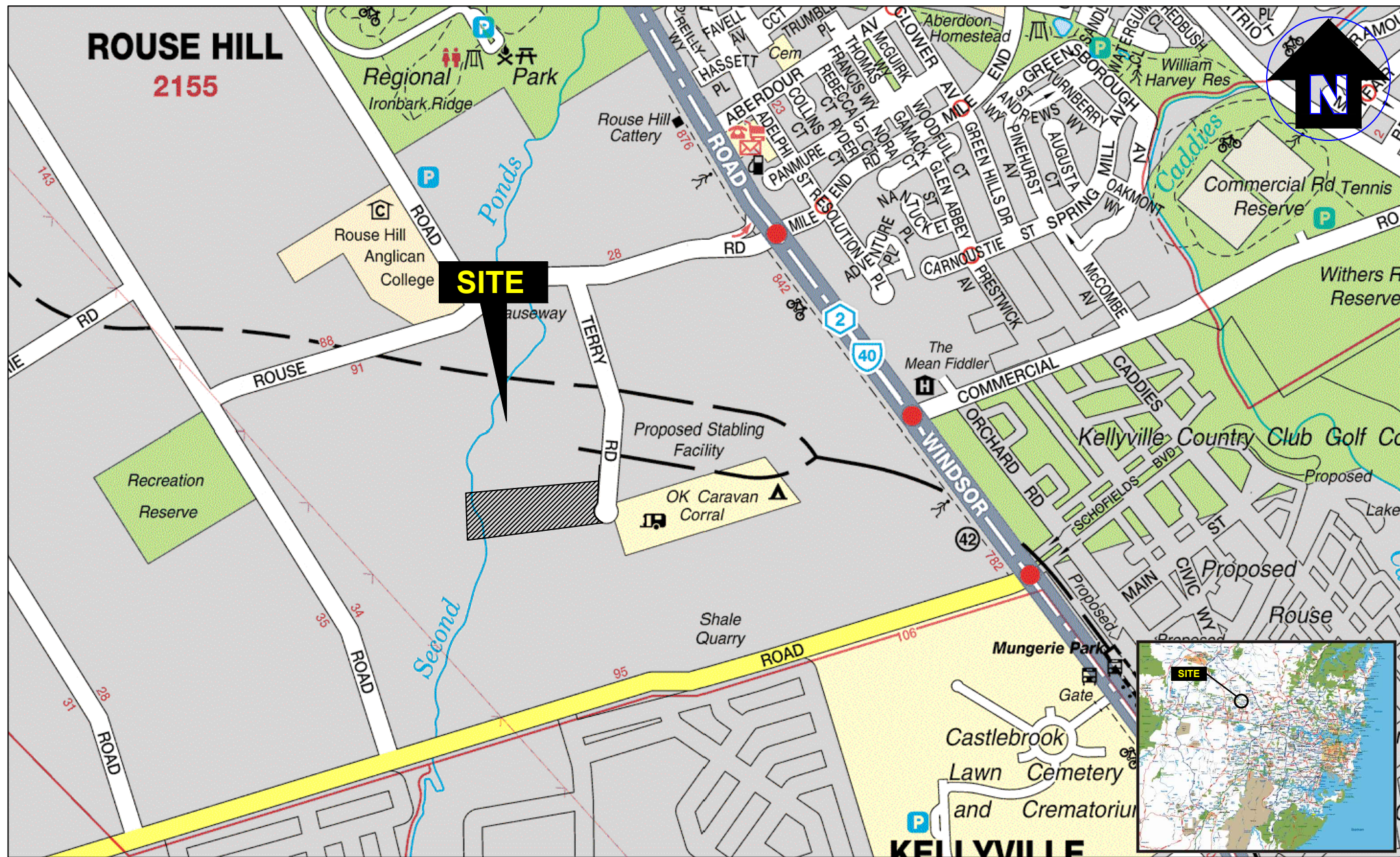
REFERENCES

- Chapman, G.A. and Murphy, C.L. (1989) Soil Landscapes of the Sydney 1:100 000 sheet, Soil Conservation Service of NSW, Sydney, September 1989.
- DEC (2006) Soil Investigation Levels for Urban Development Sites in NSW, in Guidelines for the NSW Site Auditor Scheme, 2nd Edn., NSW Dept. of Environment and Conservation, DEC 2006/121, April 2006.
- DMR (1987) Sydney 1:100,000 Geological Series Sheet 9131 & 9132 (Edition 1). Geological Survey of New South Wales, Department of Mineral Resources.
- DIPNR (2002) *Salinity Potential in Western Sydney and Guidelines to Accompany Map of Salinity Potential for Western Sydney*, Department of Infrastructure, Planning and Natural Resources, 2002.
- EPA (2014) Technical Note: Investigation of Service Station Sites, NSW EPA, April 2014;
- EPA (2014) Waste Classification Guidelines, NSW EPA, November 2014;
- NEPM (2013) Schedule B1 Guideline on Investigation Levels for Soil and Groundwater, Schedule B2 Guideline on Site Characterisation and Schedule B4 Guideline on site-specific health risk assessments, National Environmental Protection (Assessment of Site Contamination) Measure 1999, National Environmental Protection Council, December 1999, Amendment 2013;
- OEH (2011) Guidelines for Consultants Reporting on Contaminated Sites, NSW Office of Environment and Heritage (OEH), OEH 2011/0650, 23 p; and
- SEPP 55 (1997) State Environment Protection Policy 55, Remediation of Land under the Environmental Planning and Assessment Act 1997.

ABBREVIATIONS

AHD	Australian Height Datum
ASS	Acid sulfate soils
BTEX	Benzene, Toluene, Ethyl benzene, Xylene
DEC	Department of Environment and Conservation, NSW
DECC	Department of Environment and Climate Change, NSW (formerly DEC)
DA	Development Application
DP	Deposited Plan
EPA	Environment Protection Authority
km	Kilometres
m	Metres
mAHD	Metres relative to Australian Height Datum
NEPC	National Environmental Protection Council
NSW	New South Wales
OEH	Office of Environment and Heritage, NSW (formerly DEC, DECC, DECCW)
PAHs	Polycyclic Aromatic Hydrocarbons
PSI	Preliminary Site Investigation
TPHs	Total Petroleum Hydrocarbons
TRHs	Total Recoverable Hydrocarbons
UST	Underground Storage Tank
VOCs	Volatile Organic Compounds

FIGURES





LEGEND

--- Approximate site boundary



Suite 6.01, 55 Miller Street, PYRMONT 2009
Ph (02) 9516 0722 Fax (02) 9518 5088

Drawn:

D.R.

Approved:

E.W.

Date:

13-11-17

Prisma Rouse Hill Development Pty Ltd

Preliminary Site Investigation
54 Terry Road, Rouse hill NSW

Site Layout Plan

Figure:

2

Project: E23615.E01_Rev0

APPENDIX A

NR Atlas Groundwater Bore Search

+

-

Groundwater Bores

- Groundwater works
- ◆ Telemetered bores
- ▲ Logged bores
- Manual bores

Monitoring Bore Types

Alluvial

Coastal Sands

Fractured Rock

Porous Rock

Great Artesian Basin

Discontinued

Terry Road, Rouse Hill, Sydney, Blacktown, NSW, 2155, Australia

- Satellite
- Terrain
- Map
- Hybrid

- Groundwater Works**
- Monitoring Bores
 - Telemetered Bores
 - Coal Basin Bores
 - Discontinued Bores

There are **no sites** within 500 metres of the selected point.

APPENDIX B

Site Photographs



Photograph B1: Residential property located on the southern portion of the site.



Photograph B2: Septic tank located south-west of the residential property.



Photograph B3: Shed containing waste stockpiles, located in the southern portion of the site.



Photograph B4: Seconds Ponds Creek, located in the western portion of the site.



Photograph B5: Overgrown- vegetation located on the site. Photograph directed towards the northern direction.



Photograph B6: Overgrown- vegetation located on the site. Photograph directed towards the western direction.

APPENDIX C

Historical Property Title Searches

ABN: 42 166 543 255
Ph: 02 9099 7400
Fax: 02 9232 7141

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

Summary of Owners Report

LPI

Sydney

Address: 54 Terry Road, Rouse Hill

Description: - Lot 132 D.P. 208203

<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>
19.11.1901 (1901 to 1948)	Edwin Stephen Rouse (Esquire)	Vol 1381 Fol 133
14.10.1948 (1948 to 1953)	Nina Beatrice Terry (Married Woman) (Application by Transmission not investigated)	Vol 1381 Fol 133
19.06.1953 (1953 to 1960)	Richard Willoughby Aston Pubsey-Dawson (Grazier)	Vol 1381 Fol 133 Now Vol 6710 Fol 107
15.01.1960 (1960 to 1962)	Roderick Buchanan Rouse Terry (Farmer) Edwin Terrence Terry (Farmer) Gerald George Terry (Farmer)	Vol 6710 Fol 107 Now Vol 9433 Fol 62
04.08.1962 (1962 to 1970)	Alexander Clarke (Fitter) Betty Kathleen Clarke (Married Woman)	Vol 9433 Fol 62
08.07.1970 (1970 to 1986)	Francesco Leuzzi (Bootmaker) Francesca Leuzzi (Married Woman) Giuseppe Leuzzi (Bootmaker)	Vol 9433 Fol 62
29.04.1986 (1986 to 1987)	Christopher Vincent Goodsell	Vol 9433 Fol 62
17.03.1987 (1987 to 1993)	Christopher Vincent Goodsell Peter Stephen Goodsell	Vol 9433 Fol 62 Now 132/208203
06.12.1993 (1993 to Date)	# Terrence John Fitzgerald # Wendy Patricia Fitzgerald	132/208203

Denotes Current Registered Proprietors

Easements & Leases - NIL

Yours Sincerely
James McDonnell
22 November 2017

Email: james.mcdonnell@scottashwood.com

Cadastral Records Enquiry Report

Locality : ROUSE HILL

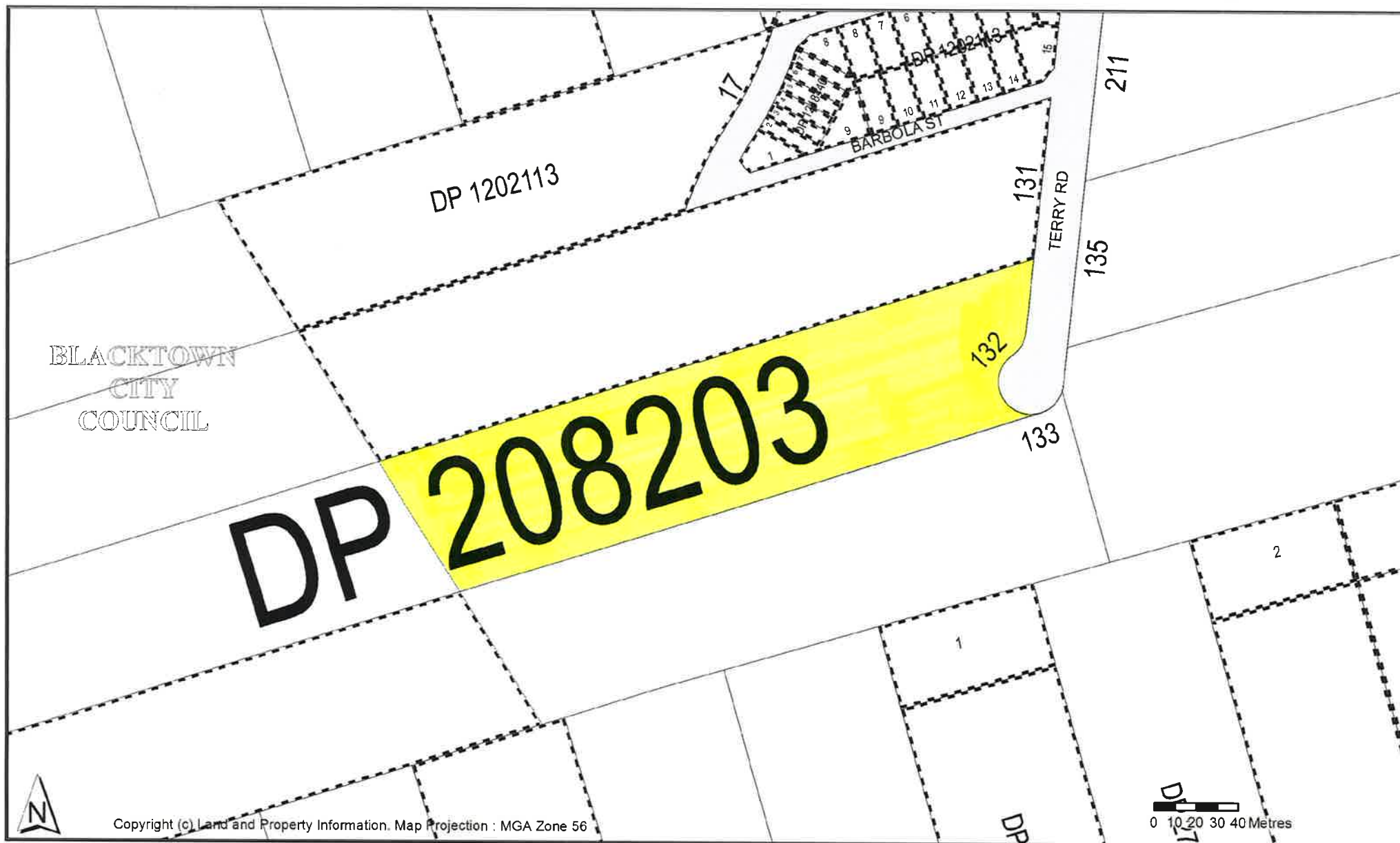
Requested Parcel : Lot 132 DP 208203

LGA : BLACKTOWN

Parish : GIDLEY

Identified Parcel : Lot 132 DP 208203

County : CUMBERLAND



Copyright (c) Land and Property Information. Map Projection : MGA Zone 56

DP208203(E)

Registered:  10/10/1963This is Sheet... 2 ... of my plan in... 4
Sheets dated... 5th. July, 1961

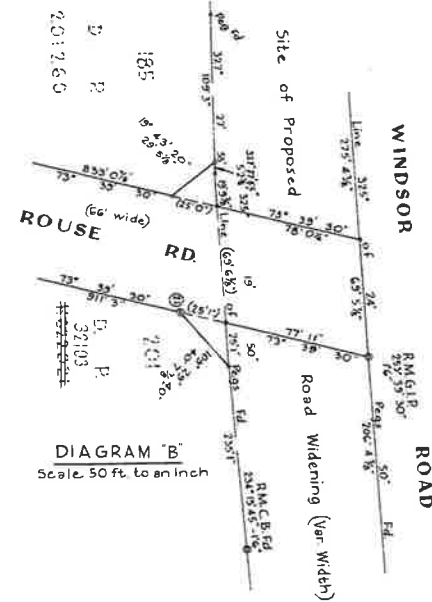
Surveyor registered under Statute No. 1924 as amended

This is Sheet... 2 ... of the plan of...
Sheets covered by my Certificate No. 5295

Council Clerk

Signature
10/10/1963

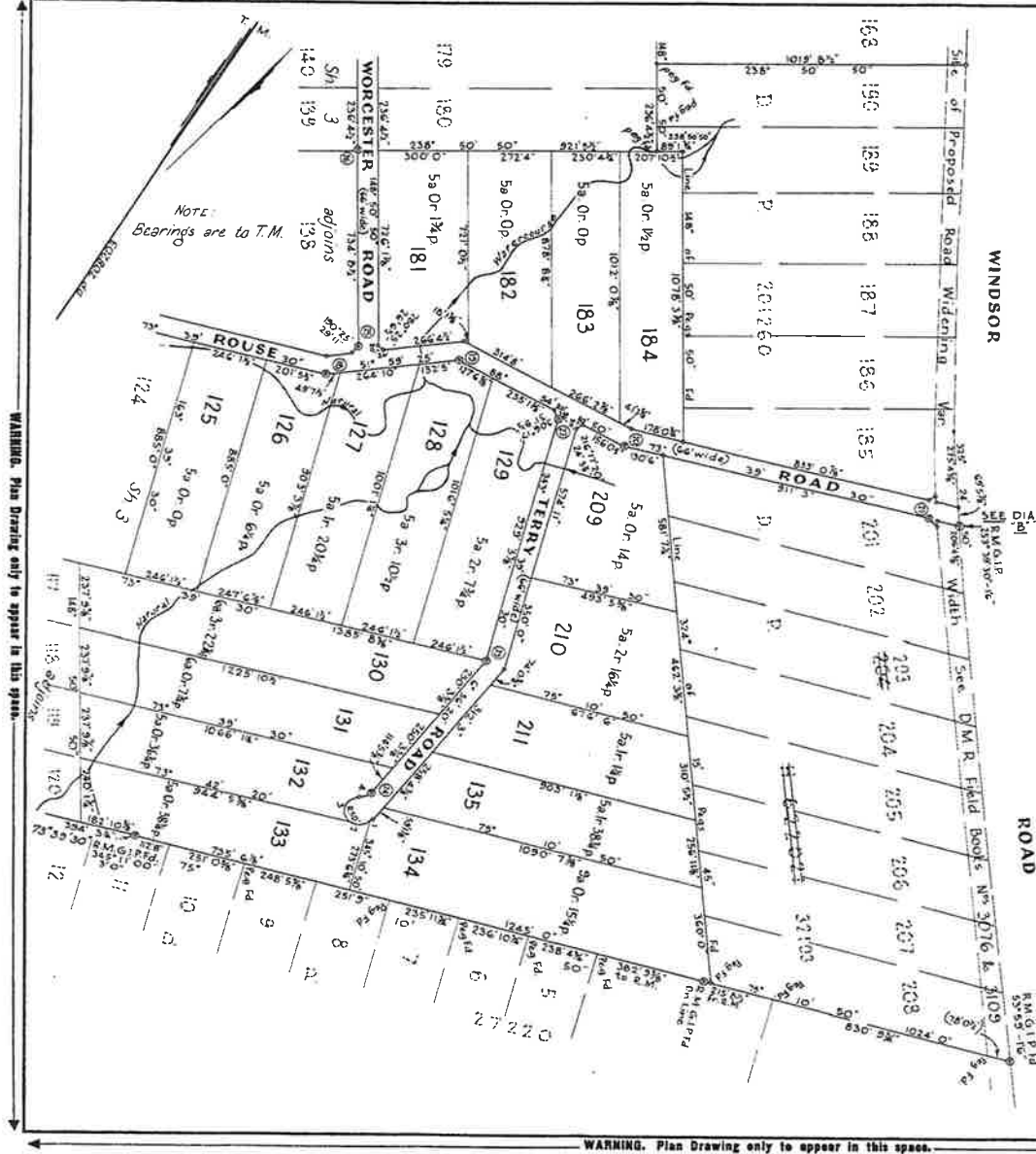
Scale: 300 ft. to an inch

REFERENCE TO PERMANENT
MARKS CONCRETE BLOCKS

N°	Bearing	Dist.
1	152° 40' 25"	1' 6 1/2"
2	140° 27' 05"	1' 7"
3	171° 17' 10"	1' 6 1/2"
4	163° 38' 30"	1' 6"
5	233° 35' 30"	1' 6"
6	265° 17' 55"	1' 6 1/2"
7	276° 56' 20"	1' 6"
8	238° 51' 00"	1' 6"

REFERENCE TO CURVES

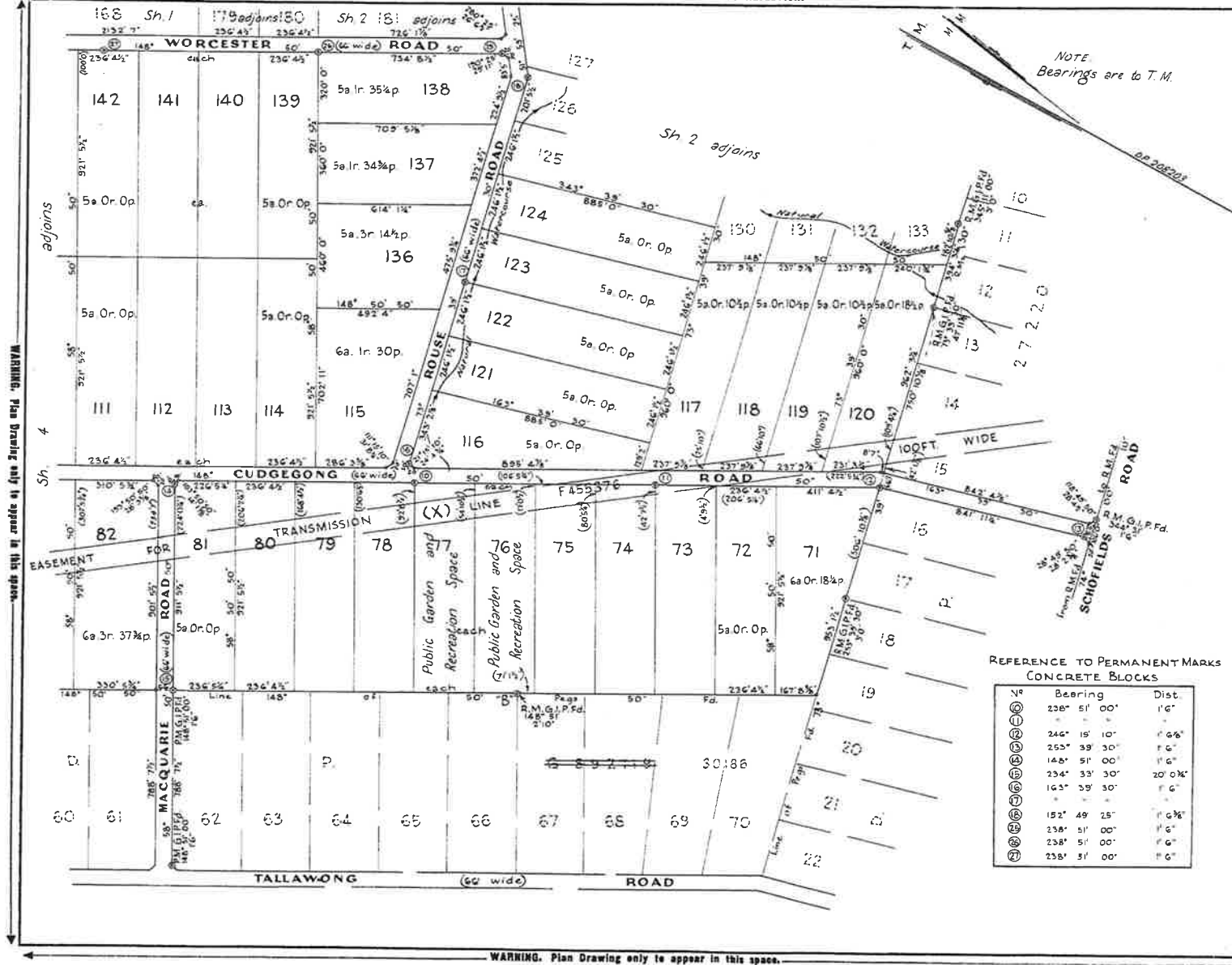
N°	Arc	Chord	Radius
1	5° 58'	191' 57" 55"	8' 9 1/2"
2	50° 0'	225' 38' 20"	47' 11 1/2"
3	140° 9'	334' 57' 45"	98' 8 1/2"
4	42° 6'	211' 17' 20"	41' 2 1/2"



WARNING: Plan Drawing only to appear in this space.

Form No. 4.—To be used in conjunction with Forms 2 or 3.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.



DP208203(E)

Registered:

This is Sheet... 3 ... of my plan in... 4
Sheets dated... 5th. July, 1961

Surveyor registered under Surveyors Act, 1928, as amended

This is Sheet... 3 ... of the plan of... 4
Sheets covered by my Certificate No. 3795

... of ...

Council Clerk.

W. J. L. L.

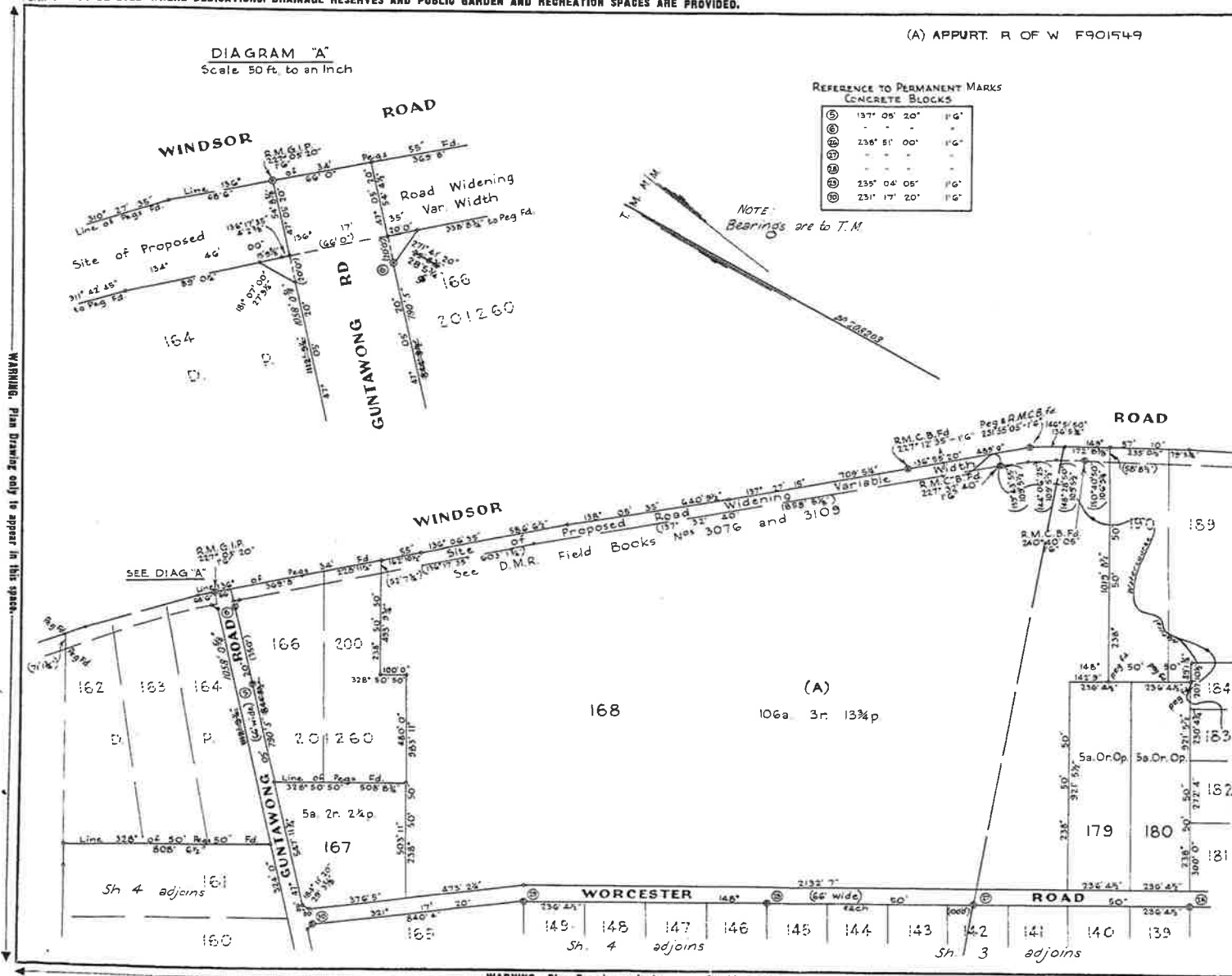
(A) APPURT. R OF W F901549

DIAGRAM "A"
Scale 50 ft. to an Inch

REFERENCE TO PERMANENT MARKS
CONCRETE BLOCKS

⑤	137° 05' 20"	16'
⑥	- - - -	-
⑦	238° 51' 00"	16'
⑧	- - - -	-
⑨	- - - -	-
⑩	235° 04' 05"	16'
⑪	231° 17' 20"	16'

NOTE:
Bearings are to T.M.



(A)
106a 3r. 13 3/4p

DP208203E
(Sheet 1 of 4 sheets)

Registered: *[Signature]*
C.A. No 3295 of 9861
Title System: *Torrens*
Purpose: *Subdivision*
Ref. Map: *C.C.C. 220 and 241*
Last Plan: *DP 201260*

PLAN OF
Subdivision of Lot 191 in
D.P. 201260

Scale: 300 feet to an inch

Mun./Shire: *Blacktown*
Locality: *Rouse Hill*
Parish: *Gidley*
County: *Cumberland*

Vincent, Kaye, Exley
of 48 Macquarie St., Parramatta
A surveyor registered under the Surveyors Act, 1959, as amended, hereby certifies that the survey represented in this plan is accurate and has been made in accordance with the Survey Practice Regulations, 1933, and was completed on 24.05.1991.

Signature: *[Signature]*
Surveyor registered under Surveyors Act, 1959, as amended.
Station Line of Admth. "A" - 8

Statements of Dedications, Easements,
(Signatures and Seals to appear in panel provided.)

It is intended to dedicate
Worcester Rd, Cudgong Rd,
Rouse Rd, the extensions of
Guntawong Rd, and Macquarie Rd,
each 66'0" wide, and Tenny Rd,
66'0" wide and var width, together
with the spilted corners of Lots
81, 82, 92, 101, 115, 116, 129, 138, 165,
167, 181, 209, Lots 15 and 16 in
D.P. 201260, Lots 52, 61 and 62 in
D.P. 201260, Lot 201 in D.P. 201260
to the Public for Road Purposes.

It is intended to transfer
Lots 76 and 77 to Blacktown
Shire Council for use as Public
Garden and Recreation Space.

OFFICE USE ONLY.

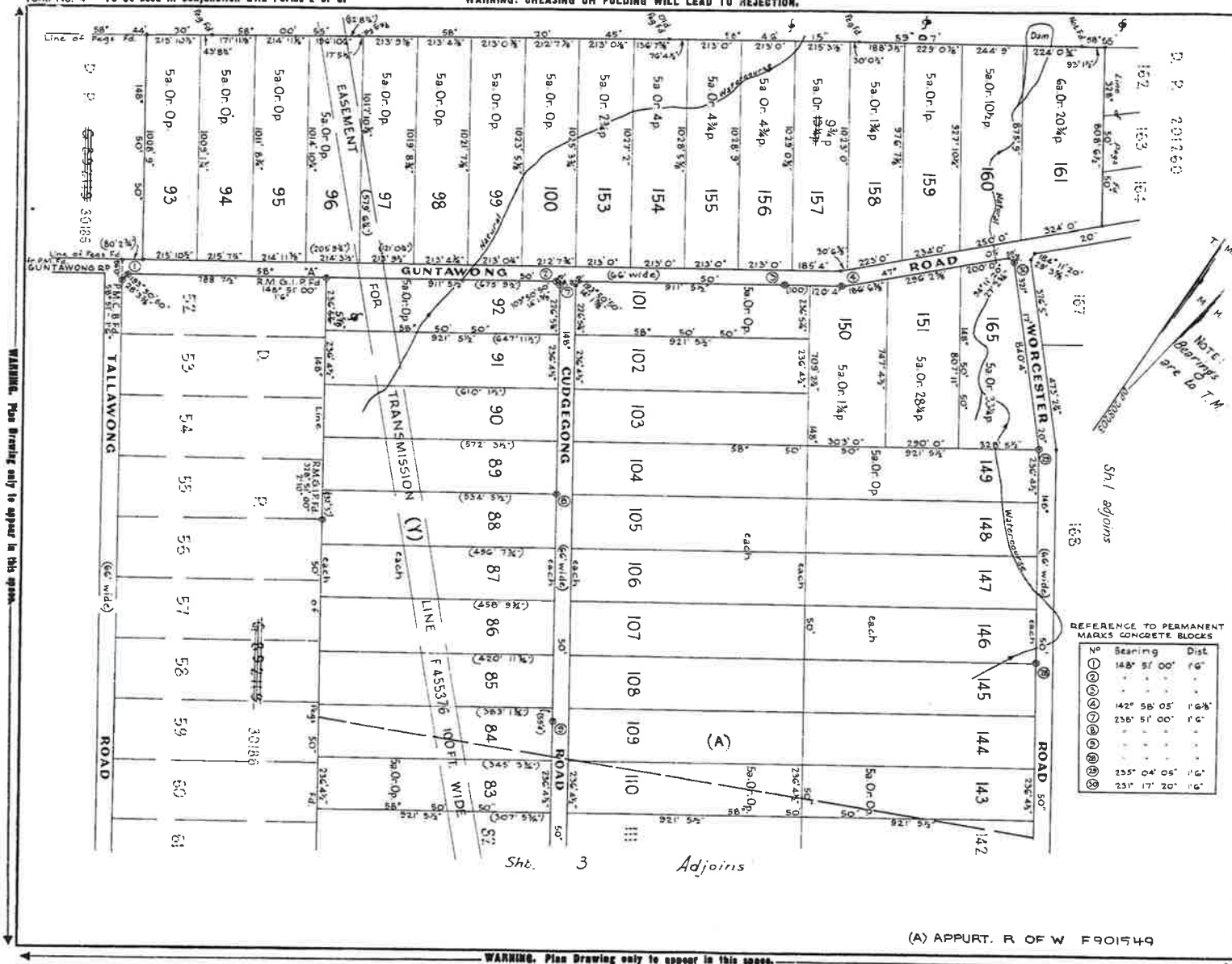
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.

Req:R728436 /Doc:DP 0208203 P /Rev:01-Jul-1998 /Sts:OK,OK /Fgs:ALL /Frt:20-Nov-2017 15:23 /Seq:1 of 6
Ref:rouse hill /Src:M

WARNING: Plan Drawing only to appear in this space.

WARNING: Plan Drawing only to appear in this space.

* Strike out either (1) or (2). † Insert date of survey.



Registered,  1963

This is Sheet . . . 4 . . . of my plan in 4

Sheets dated... 5th July, 1961.

Surveyor registered under Surveyors Act, 1929, as amended

This is Sheet of the plan of

Sheets covered by my Certificate No. . . .

Council Clerk

22 May

NOTE:
Bearings
are to T.M.

Sh.1 adjoins



REFERENCE TO PERMANENT
MARKS CONCRETE BLOCKS

Nº	Bearing	Dist.
①	148° 51' 00"	16"
②	"	"
③	"	"
④	142° 58' 05"	1' 6 1/8"
⑤	238° 51' 00"	1' 6"
⑥	"	"
⑦	"	"
⑧	"	"
⑨	"	"
⑩	"	"
⑪	235° 04' 05"	1' 6"
⑫	231° 17' 20"	1' 6"

Scale: 300 ft. to an inch


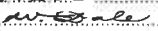


(A) APPURT. R OF W F901549

6 AMENDMENTS MADE IN OFFICE BY REQUEST OF 14-9

DP208203E (Sheet 1 of 4 sheets)	
Registered:	
C.A.:	No 3295 of 9861
Title System:	Torrens
Purpose:	Subdivision
Ref. Map:	C.C.C. 220 and 241
Last Plan	DP 201260
PLAN OF Subdivision of Lot 191 D.P. 201260 Scale: 300 feet to an inch	
Mun./City:	Blacktown
Locality:	Rouse Hill
Parish:	Gidley
County:	Cumberland
I, Vincent K. Key, Esq., of A.B. Macquarie St., Parramatta, a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan is accurate and has been made in accordance with the Survey Practice Regulations, 1932, and was completed on 15.09.1961. Signature:  Surveyor registered under Surveyors Act, 1929, as amended. Datum Line of Astronomical "A" & "B"	
Statements of Dedications, Easements, (Signatures and Seals to appear in panel provided.) It is intended to dedicate Worcester Rd, Cudgegong Rd, Rouse Rd, the extensions of Gunterburg Rd, and Macquarie Rd, each 66'0" wide, and Terry Rd, 66'0" wide and var width, together with the splayed corners of Lots 81, 82, 92, 101, 115, 116, 129, 138, 165, 167, 181, 209, Lots 15 and 16 in D.P. 271220, Lots 52, 61 and 62 in D.P. 271224, Lot 201 in D.P. 32103 and Lots 164, 166 and 185 in D.P. 201260 to the Public for Road Purposes It is intended to transfer Lots 76 and 77 to Blacktown Shire Council for use as Public Garden and Recreation Space.	

OFFICE USE ONLY.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.

SIGNATURES AND SEALS ONLY.	
	
I hereby certify that the requirements of the Local Government Act, 1916 (other than the requirements for registration of plans), have been complied with by the applicant in relation to the proposed subdivision and new road(s) set out.	
Subdivision No.	3295
Date	9-8-1961
Council Clerk	 M. W. R. G. T.
Approved by Council. The Common Seal of the Council of the Municipality of Blacktown was hereunto affixed on 12.11.1961 pursuant to a resolution of Council passed on 9-8-1961. Council Clerk:  Mayor/President: 	

* Strike out either (1) or (2). } Insert date of survey.

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 208203 SH 1/4	FEET INCHES	METRES
1 6	0.437	
2 3/8	1.280	
10 11 1/4	3.334	
15 9 5/8	4.816	
20 -	6.096	
27 9 1/4	8.465	
28 5 3/4	8.680	
29 8 9/16	8.931	
52 7 3/4	16.046	
54 4 1/2	16.574	
54 8 5/8	16.678	
58 8 1/2	17.894	
66 -	20.117	
68 6	20.879	
71 1 3/4	21.685	
79 3 3/4	24.174	
89 0 1/4	27.134	
89 1 3/4	27.172	
100 -	30.480	
106 5 1/4	32.442	
109 5 1/2	33.363	
136 3 3/4	41.599	
142 9	43.510	
162 10 1/2	49.643	
172 8 3/8	52.638	
207 10 1/2	63.360	
228 11 1/4	69.780	
230 4 3/4	70.225	
235 0 1/2	71.681	
236 4 1/2	72.047	
272 4	83.007	
300 -	91.440	
324 -	98.755	
338 8 3/4	103.245	
350 -	106.680	
369 8	112.674	
376 5	114.732	
473 2 1/4	144.228	
480 -	146.304	
489 9	149.276	
493 9 3/4	150.514	
503 11	153.594	
508 8 3/4	155.061	
547 11 3/4	167.024	
586 6 1/2	170.778	
603 1 3/4	183.839	
640 9 1/2	195.313	
709 5 1/4	216.237	
790 5	240.919	
808 6 1/2	246.444	
840 4	256.134	
921 5 1/2	280.861	
983 11	299.898	
1019 8 1/2	310.807	
1058 0 5/8	322.494	
1658 0 1/8	566.525	
2132 7	650.011	

AC	RD	P	HA
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5 -	2 1/4	-	2.251
106 3 13 3/4	-	-	43.23

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 208203 SH 2/4	FEET INCHES	METRES
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1 5 3/8	0.467	
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5 2 1/8	1.578	
8 9 1/8	2.670	
8 9 1/4	2.673	
18 1 3/8	5.521	
19 9 3/8	6.029	
20 8	6.096	
24 3 1/4	7.398	
25 -	7.620	
25 1	7.645	
26 6 1/2	8.090	
29 5 1/8	8.969	
29 11	9.119	
31 9 1/2	9.690	
40 7 7/8	12.392	
41 2 3/4	12.567	
41 3 5/8	12.589	
42 6	12.803	
47 11 1/4	14.611	
49 7 1/2	15.126	
50 -	15.240	
59 1 3/8	18.018	
69 5 7/8	21.180	
69 6 3/8	21.193	
74 0 5/8	22.571	
77 11	23.789	
78 0 1/4	23.781	
78 0 1/2	23.787	
89 1 3/4	27.172	
98 8 1/8	30.077	
109 3	33.299	
112 8	34.391	
114 5 7/8	34.896	
127 6 5/8	38.878	
130 6	39.776	
132 5	40.361	
140 9 5/8	42.916	
156 0 1/2	47.562	
178 0 3/4	54.273	
182 10 5/8	55.743	
201 5 1/2	61.405	
206 4 3/8	62.900	
206 4 3/8	62.900	
207 10 1/2	63.360	
213 8 1/2	65.748	
230 4 3/4	70.225	
235 1	71.653	
235 1 3/8	71.663	
235 11 3/4	71.926	
236 4 1/2	72.047	
236 10 3/4	72.206	
237 9 7/8	72.488	
238 4 3/4	72.663	
240 1 3/8	73.187	
240 1 3/4	73.196	
246 1 1/2	75.019	
248 5 5/8	75.733	
250 3 5/8	76.292	
251 0 5/8	76.821	
251 9	76.733	
256 11 1/8	78.311	
258 4 7/8	78.762	
264 10	80.721	
266 2 5/8	81.143	
266 2 7/8	81.150	
266 4 1/2	81.191	
272 4	83.007	
273 6 3/4	83.382	
275 4 3/8	83.931	
300 -	91.440	

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 208203 SH 2/4 CONTO	FEET INCHES	METRES
310 5 1/2	94.628	
312 3	95.174	
314 6	95.910	
314 6 1/4	95.917	
350 -	106.680	
360 -	109.728	
382 9 3/8	116.672	
394 3 1/4	120.174	
462 3 1/8	140.837	
493 5 5/8	150.409	
574 11	179.233	
581 7 1/4	177.273	
676 6	206.197	
721 0 1/2	219.774	
726 1 7/8	221.332	
734 8 1/2	223.939	
735 6 1/8	224.104	
830 9 3/4	235.232	
833 0 7/8	235.921	
878 8 1/4	267.824	
885 -	269.748	
903 1 1/8	275.263	
903 3 7/8	275.333	
911 3	277.749	
921 5 1/2	280.861	
929 3 7/8	283.258	
944 5 3/8	287.868	
1001 1 1/4	305.137	
1012 0 7/8	308.480	
1016 5 1/4	309.810	
1019 8 1/2	310.807	
1024 -	312.115	
1066 1 1/4	324.949	
1078 3 3/8	328.660	
1090 7 3/8	332.419	
1090 7 3/8	332.419	
1225 10 1/2	373.647	
1248 -	379.476	
1385 8 3/8	422.361	
1385 8 5/8	422.367	

LINKS METRES

32.42	6.522
49.63	9.984
127.55	25.659
201.46	40.527
235.11	47.297
246.13	49.513
264.83	53.275
885	181.719
903.32	201.389

AC	RD	P	HA
5 -	-	-	2.023
5 -	1 1/2	-	2.027
5 -	1 3/4	-	2.028
5 -	6 1/4	-	2.039
5 -	14	-	2.059
5 -	36 3/4	-	2.116
5 -	38 3/4	-	2.121
5 -	1 1/4	-	2.126
5 -	20 3/4	-	2.177
5 -	18 3/4	-	2.223
5 -	7 3/4	-	2.245
5 -	1 1/4	-	2.267
5 -	10 1/2	-	2.351
6 -	7 3/4	-	2.448
6 -	22 3/4	-	2.789
9 -	15 1/4	-	3.681

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 208203 SH 3/4	FEET INCHES	METRES
1 6	0.437	
1 5 1/8	0.460	
1 5 3/8	0.467	
2 10	0.864	
3 -	0.914	
4 9 1/2	1.461	
8 7	2.616	
10 -	3.048	
14 1 5/8	4.308	
17 0 1/2	5.194	
20 -	6.096	
20 0 3/4	6.115	
24 4 3/4	7.436	
25 10	7.674	
26 6 1/2	8.090	
28 2 3/8	8.595	
28 3 3/8	8.620	
28 4 1/2	8.649	
29 11	9.119	
31 8 1/4	9.658	
31 8 1/4	12.849	
42 7 1/2	12.992	
47 11 3/8	14.615	
50 10 1/2	16.726	
66 -	20.117	
66 10	20.371	
71 1 1/2	21.679	
80 5 1/4	24.517	
83 5	25.428	
92 8 1/2	26.258	
100 -	30.480	
106 -	32.309	
106 5 1/4	32.442	
107 10 1/2	32.680	
106 4 1/4	33.331	
129 2	39.370	
130 6 1/2	39.789	
167 8 5/8	51.121	
168 4 1/2	51.321	
182 10 5/8	53.737	
182 10 5/8	55.743	
201 5 1/2	61.405	
206 2 1/4	62.846	
206 5 1/4	62.928	
222 5 3/4	67.812	
224 0 1/4	68.282	
224 9 1/2	68.517	
226 9 1/4	69.018	
231 3 1/4	70.491	
234 7	71.501	
236 4 1/2	72.047	
236 5 1/4	72.066	
237 9 7/8	72.488	
240 1 3/4	73.196	
246 1 1/2	75.019	
246 3 5/8	87.265	
307 5 3/4	93.720	
310 5 3/4	94.534	
320 -	97.536	
330 5 3/4	100.730	
345 2 1/8	104.600	
360 -	109.728	
372 4 1/2	113.500	
394 3 1/4	120.174	
411 4 1/2	125.387	
460 -	140.208	
475 9 3/4	145.028	
492 4	150.063	
506 10 3/8	154.492	
614 1 1/4	187.179	
702 11	214.249	
707 1	215.519	
709 5 1/8	216.233	
726 1 7/8	221.332	
734 8 1/2	223.939	
750 10 3/8	228.864	
750 10 5/8	228.870	

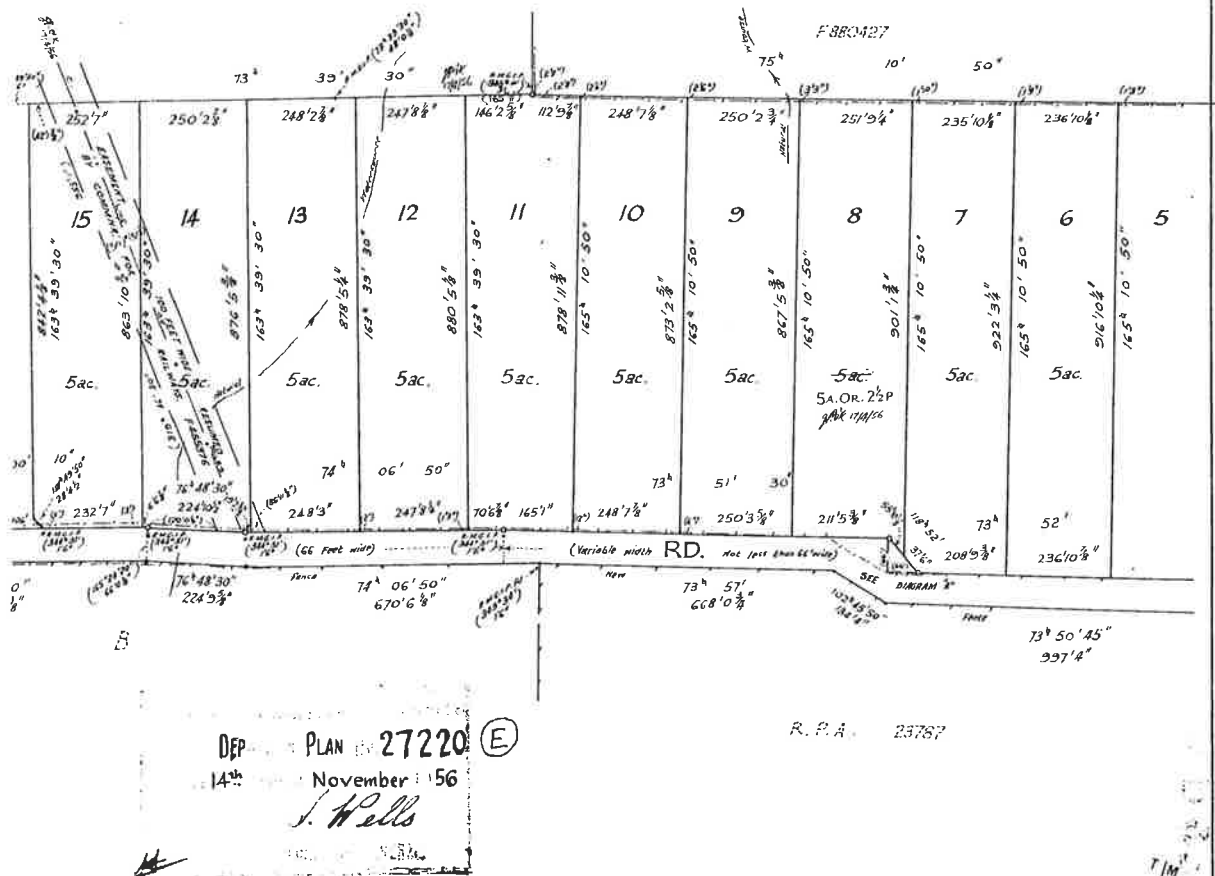
CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 208203 SH 3/4 CONTO	FEET INCHES	METRES
788 7 1/2	248.373	
841 11 1/4	256.623	
842 4 1/8	256.746	
855 -	260.604	
885 -	269.748	
895 4 7/8	272.920	
901 5 1/2	274.765	
911 5 1/2	277.813	
921 5 1/2	280.861	
953 1 1/2	290.513	
960 -	292.608	
962 3 1/4	293.300	
2132 7	650.011	

AC	RD	P	HA
5 -	-	-	2.023
5 -	10 1/2	-	2.05
5 -	18 1/2	-	2.07
5 -	34 3/4	-	2.212
5 -	35 1/4	-	2.214
5 -	34 1/2	-	2.364
6 -	18 1/4	-	2.474
6 -	30	-	2.6
6 -	37 3/4	-	2.827

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

REGISTRAR GENERAL'S DEPARTMENT		
DP 208203	SH 4/4	
FEET INCHES		METRES
-	6 5/8	0.168
1	6	0.437
1	6 1/8	0.460
1	9 5/8	0.549
2	10	0.864
9	2 1/4	2.800
14	1 5/8	4.308
17	5 1/2	5.321
20	-	6.096
27	2 3/4	8.293
28	3 3/8	8.620
29	3 5/8	8.931
30	0 1/2	9.157
30	6 5/8	9.312
43	8 1/4	13.316
52	8 1/4	16.059
59	4	18.085
66	-	20.117
76	4 1/2	23.279
78	10 3/8	24.038
80	2 3/4	24.454
86	-	26.213
93	1 1/2	28.385
100	-	30.480
120	4	36.678
121	0 1/4	36.887
132	3	40.310
136	7 5/8	41.646
171	11 1/8	52.403
185	4	55.490
186	6 3/8	56.835
188	3 1/2	57.391
196	10 1/4	60.001
200	-	60.960
205	9 1/4	62.719
212	7 3/4	64.814
212	7 7/8	64.818
213	-	64.922
213	0 1/8	64.926
213	0 1/4	64.929
213	0 3/8	64.932
213	4 3/4	65.043
213	4 7/8	65.046
213	9 1/2	65.164
213	9 5/8	65.187
214	3 1/2	65.181
214	11 3/8	65.516
214	11 5/8	65.522
215	3 1/2	65.611
215	7 1/4	65.814
215	10 1/2	65.779
223	-	67.970
224	0 3/4	68.294
225	1 5/8	69.018
229	0 7/8	69.182
234	-	71.323
236	4 1/2	72.047
236	5 1/4	72.866
238	9 5/8	72.615
244	9	74.600
249	-	76.200
290	-	88.392
296	2 5/8	90.287
296	5 7/8	90.869
303	-	92.354
307	5 3/4	93.720
324	-	98.755
328	5 1/2	100.000
345	3 3/4	105.251
376	5	114.732
383	1 3/4	116.783
384	11 3/4	128.314
458	9 1/4	139.466
475	2 1/4	144.228
496	5 1/2	151.378
534	7 1/2	162.013
722	7 3/4	162.903



PLAN
 of subdivision of part of
 LAND IN CERT OF TITLE VOL 1381 FOL 133

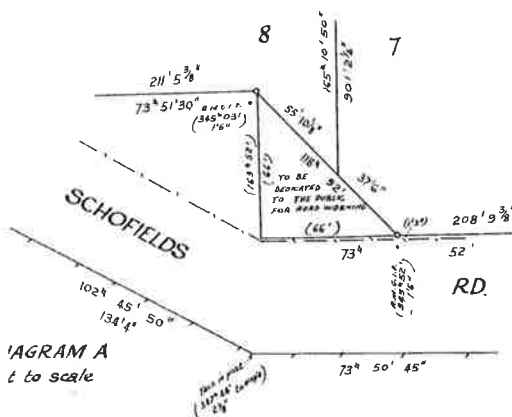
PARISH OF GIDLEY COUNTY OF CUMBERLAND

Scale 200 feet to 1 inch

Note: Bearings are to True Meridian

It is intended to dedicate the splayed corners of Lots 3, 7 & 8 as shown hereon to the public.

DP27220 (E)

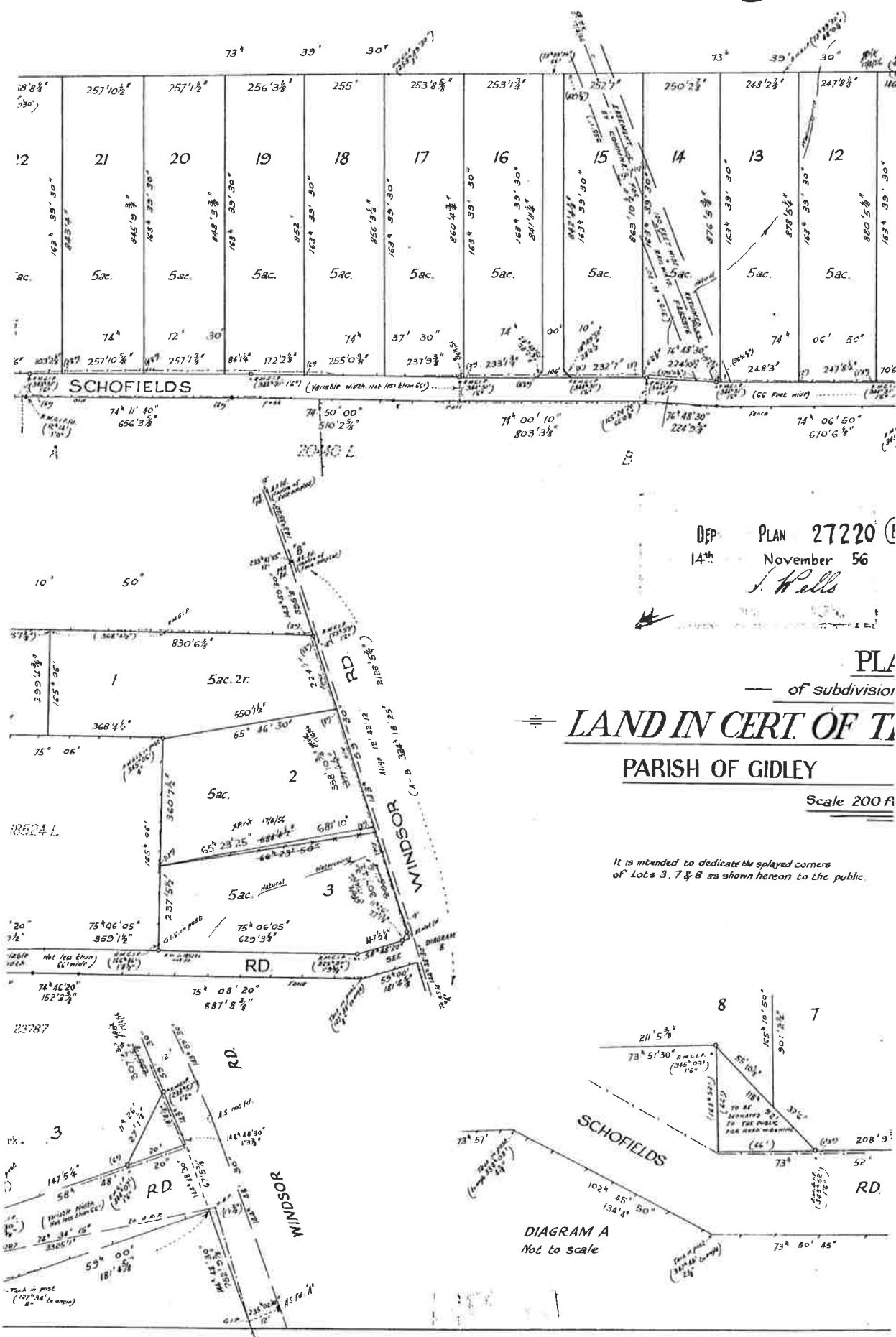


I, John Patrick O'Keefe of 16 George St. Parramatta, a surveyor registered under the Surveyors Act, 1929-1946, hereby certify that the survey represented in this plan is accurate and has been made by me in accordance with the Survey Practice Regulations, 1933, and was completed on 23rd November 1955.

J. P. O'Keefe
 Surveyor registered under the Surveyors Act, 1929-1946

Datum line of Azimuth A-B.

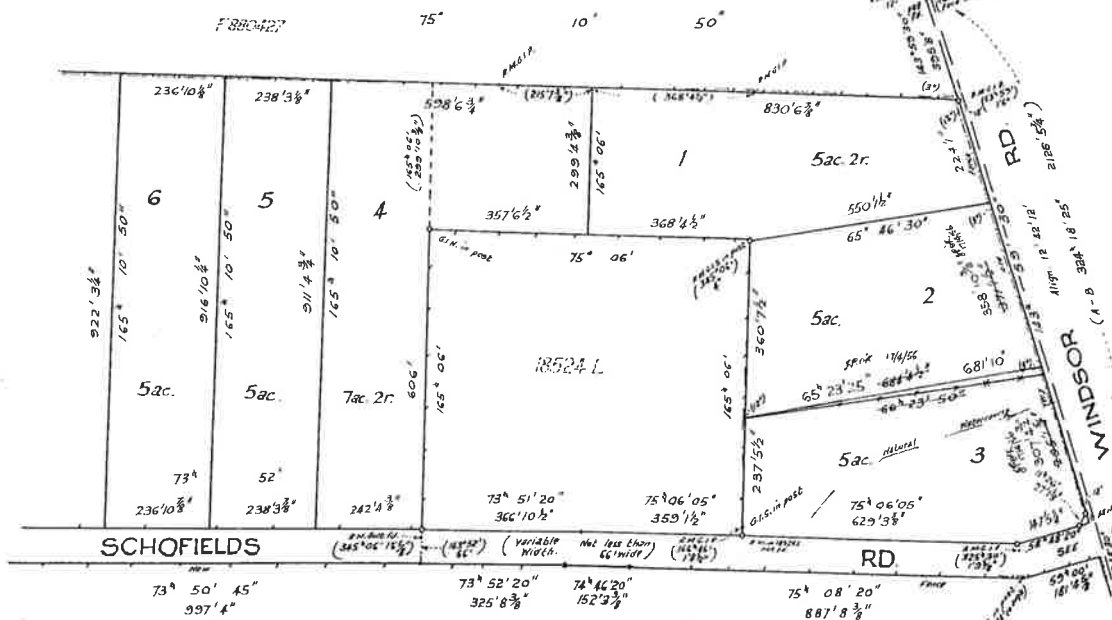
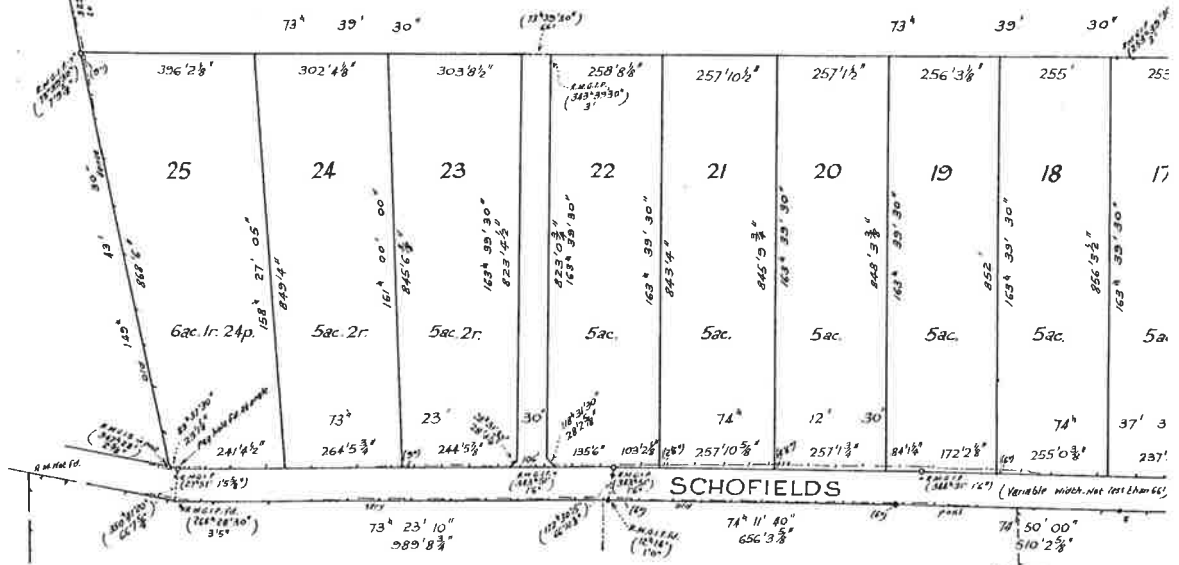
DP 27220 (E)



Shire of Blacktown
 G451112 14 256

DP27220 (E)

DP 27220



R. R. A. 23787

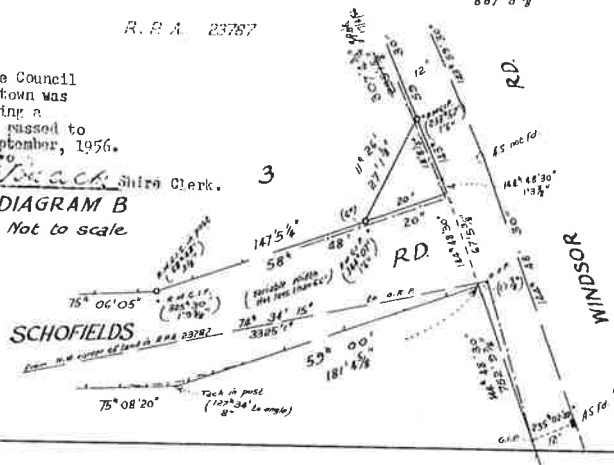
The Common Seal of the Council
 of the Shire of Blacktown was
 hereto affixed following a
 Resolution of Council passed to
 that effect on 6th September, 1956.

[Signature] President. *[Signature]* Shire Clerk.

PLAN APPROVED BY COUNCIL.
 COVERED BY COUNCIL CLERK'S
 CERTIFICATE No. 11 OF
 2ND FEBRUARY 1956.

[Signature]
 SHIRE CLERK, BLACKTOWN

DIAGRAM B
 Not to scale



CONVERSION TABLE ADDED IN
 REGISTRAR GENERAL'S DEPARTMENT

FEET INCHES	METRES
- 1 3/8	0.035
- 2 5/8	0.067
- 2 7/8	0.073
- 3	0.076
- 3 1/8	0.079
- 4	0.102
- 4 7/8	0.124
- 6	0.152
- 8	0.203
- 9	0.229
- 1	0.305
1 1 3/8	0.340
1 3	0.381
1 3 7/8	0.403
1 5 5/8	0.448
1 6	0.457
1 6 5/8	0.473
1 8 1/2	0.521
1 9	0.533
1 9 3/8	0.543
1 10	0.559
2	0.610
2 6	0.762
2 8	0.813
3	0.914
3 3	0.991
3 5	1.041
3 6	1.067
4 6	1.372
5	1.524
6 6	1.981
6 6 1/8	1.984
7 9 7/8	2.384
12	3.658
15 11 5/8	4.867
18 8 1/8	5.693
19 2 3/8	5.852
20	6.096
23 1 1/4	7.042
25 7 3/8	7.807
27 1 1/8	8.258
28 2 3/8	8.595
28 2 5/8	8.601
28 2 7/8	8.607
28 4 1/4	8.642
28 4 1/2	8.649
36 11 1/8	11.255
37 6	11.430
42	12.802
48 0 1/4	12.849
42 1 7/8	14.637
50	15.240
55 10 1/8	17.021
66	20.117
66 0 1/4	20.123
66 7 5/8	20.317
66 10 1/4	20.358
67 5 3/8	21.511
70 6 7/8	21.511
84 1 1/4	25.635
100	30.480
103 2 1/8	31.448
106	32.309
112 9 7/8	34.388
134 4	40.945
135 6	41.300
146 2 5/8	44.567
146 2 7/8	44.574
147 5 1/4	44.939
152 3 3/8	46.415
165 1	50.317
165 11	50.371
170 0 1/4	51.622
172 2 1/8	52.480
181 4 3/8	55.280
181 4 5/8	55.286
208 9 3/8	63.637

CONVERSION TABLE ADDED IN
 REGISTRAR GENERAL'S DEPARTMENT

FEET INCHES	METRES
211 5 3/8	64.440
215 7 3/8	65.719
215 7 3/8	65.719
224 1	68.301
224 9 5/8	68.320
224 10 1/2	68.342
232 7	70.891
232 10 1/2	70.980
233 1 3/4	71.063
235 10 1/8	71.885
236 10 1/8	72.190
236 10 7/8	72.209
237 5 1/2	72.377
237 9 3/8	72.476
238 3 1/8	72.622
238 3 7/8	72.641
241 4 1/2	73.571
242 4 3/8	73.873
242 4 3/8	73.873
244 5 7/8	74.520
247 7 7/8	75.486
247 8 1/8	75.492
247 8 1/4	75.495
248 2 7/8	75.863
248 3	75.867
248 7 1/8	75.771
248 7 7/8	75.790
250 2 3/4	76.270
250 2 7/8	76.473
250 3 5/8	76.492
251 9 1/4	76.740
252 7	76.987
253 1 3/4	77.159
253 8 5/8	77.333
255	77.124
255 0 3/8	77.134
256 3 1/8	78.108
257 1 1/2	78.372
257 1 3/4	78.378
257 10 1/2	78.600
257 10 5/8	78.603
258 8 1/8	78.845
264 5 3/4	80.613
299 4 3/8	91.446
299 4 3/8	91.446
299 10 3/8	91.399
302 4 1/8	92.154
303 8 1/2	92.570
307 4 3/4	93.594
325 8 3/8	99.273
325 8 5/8	99.479
357 6 1/2	108.979
358 10 3/8	109.382
359 1 1/2	109.461
360 7 1/2	109.919
366 10 1/2	111.824
368 4 1/2	112.481
395 8	120.599
396 2 1/8	120.755
510 2 5/8	155.315
510 2 7/8	155.321
550 1 1/2	167.678
598 6 3/4	182.442
606	184.709
629 3 7/8	191.818
645 9 3/4	196.844
656 3 5/8	200.041
668 0 3/4	203.625
670 6 1/8	204.372
681 10	207.823
752 9 7/8	229.460
803 3 1/8	244.834
823 0 3/4	250.869
823 4 1/2	250.965
830 6 7/8	253.159
841 11 1/4	256.623
842 4 1/8	256.746

CONVERSION TABLE ADDED IN
 REGISTRAR GENERAL'S DEPARTMENT

FEET INCHES	METRES
843 4	257.048
845 6 3/8	257.718
845 9 3/4	257.804
848 3 3/8	258.556
849	258.817
852	259.690
856 3 1/2	260.998
860 4 3/4	262.249
863 10 1/2	263.309
867 5 3/8	264.398
868 6	264.719
873 2 5/8	266.157
873 2 7/8	266.163
876 5 3/8	267.141
878 5 1/4	267.748
878 11 3/8	267.903
880 5 1/8	268.354
887 8 3/8	270.570
887 8 5/8	270.570
901 1 3/4	274.669
901 2 1/4	274.682
911 4 3/4	277.793
916 10 1/4	279.457
922 3 1/4	281.108
955 1	291.109
989 8 3/4	301.666
997 4	303.987
2126 5 3/4	648.151
3303 8 1/2	1006.970
3325 1	1013.485

AC	RD	P	HA
5	-	-	2.023
5	-	2 1/2	2.03
5	2	-	2.226
6	1	24	2.59
7	2	-	3.035

M
NEW SOUTH WALES

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



CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



Vol. **9433** Fol. **62**

1st Edition issued 14-5-1963

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

Witness

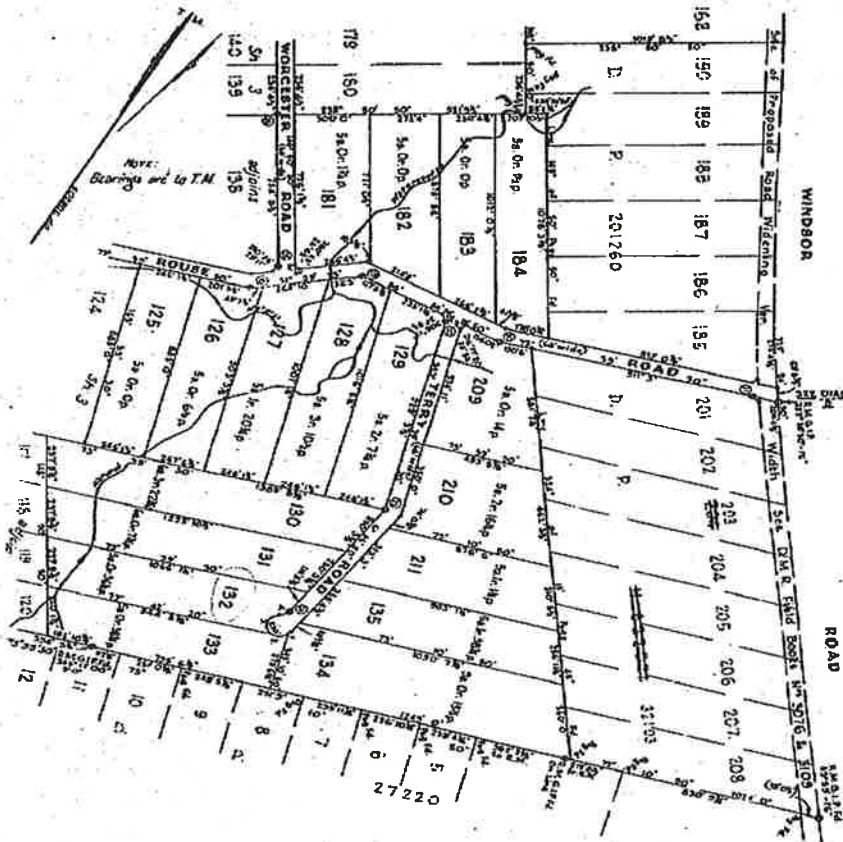
B. Bailey

CANCELLED

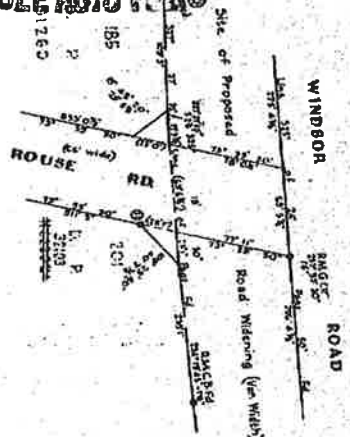
Registrar-General.



PLAN SHOWING LOCATION OF LAND



SEE AUTO FILE



REFERENCE TO PERMANENT MARKS CONCRETE BLOCKS

NO.	BEARING	DIST.
1.	N 88° 48' 15" E	1.60"
2.	N 80° 27' 00" E	1.10"
3.	N 77° 17' 10" E	1.10"
4.	N 55° 30' 30" E	1.10"
5.	N 55° 17' 30" E	1.10"
6.	N 77° 16' 20" E	1.10"
7.	N 88° 48' 15" E	1.10"

REFERENCE TO CURVES

NO.	ARC	CHORD	RADIUS
1.	88° 48' 15"	1.60"	300"
2.	80° 27' 00"	1.10"	300"
3.	77° 17' 10"	1.10"	300"
4.	55° 30' 30"	1.10"	300"
5.	55° 17' 30"	1.10"	300"
6.	77° 16' 20"	1.10"	300"
7.	88° 48' 15"	1.10"	300"

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in lot **132** in Deposited Plan 208203 at Rouse Hill in the Municipality of Blacktown Parish of Gidley and County of Cumberland.

FIRST SCHEDULE (Continued overleaf)

~~RODERICK DEWMAN ROUSE TERRY, EDWIN TERENCE TERRY and GERALD GEORGE TERRY all of Rouse Hill, Farmers, as Joint Tenants.~~

J. Watkinson
Registrar General

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.
2. Caveat No. **CL94029** by ~~the Registrar General~~ affecting the part of the land above described formerly comprised in Certificate of Title Volume 7988 Folio 36. Entered 1-6-1956.

J. Watkinson
Registrar General

W. Witham 182406

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

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

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

AT 1609 V. C. N. BLIGHT, GOVERNMENT PRINTER

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
<i>Albanor Clarke of House Hill, Tenter and Betty Kathleen Clarke, formerly as joint tenants to</i>	<i>Transfer</i>	<i>182006</i>	<i>4-8-1962</i>	<i>31-5-1963</i>	<i>Jonathan</i>
<i>Francesco Linggi, Bootmaker and Francisca Linggi his wife, and Giuseppe Linggi, Bootmaker, all of Kentwood at Saint Leonards</i>	<i>Transfer</i>	<i>192631</i>	<i>8-7-1970</i>	<i>22-7-1970</i>	<i>Jonathan</i>
Christopher Vincent Goodsell by Transfer W137251. Registered 29.1.1986.					
Christopher Vincent Goodsell in $\frac{1}{3}$ share and Peter Stephen Goodsell in $\frac{1}{3}$ share as tenants in common. Registered 17.3.1987.					

CANCELLED

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
	NUMBER	DATE						
<i>Coinage & Mortgage</i>	<i>182006</i>	<i>4-8-1962</i>	<i>Created by Transfer 182006 to House Hill Estate Pty. Limited</i>	<i>31-5-1963</i>	<i>Jonathan</i>	<i>Discharged</i>	<i>L773076</i>	<i>Jonathan</i>
<i>Mortgage</i>	<i>192631</i>	<i>8-7-1970</i>	<i>to Commonwealth Savings Bank of Australia</i>	<i>22-7-1970</i>	<i>Jonathan</i>			
<i>Mortgage</i>	<i>W701552</i>	<i>4-3-1974</i>	<i>to Commonwealth Trading Bank of Australia</i>	<i>5-4-1974</i>	<i>Jonathan</i>	<i>Discharged</i>	<i>P348062</i>	<i>Jonathan</i>
<i>W137252 Mortgage to</i>			<i>St. George Building Society Ltd. Registered 29.1.1986.</i>			<i>Discharged</i>	<i>S924444</i>	
						<i>Discharged</i>	<i>W735927</i>	

FORM No. 184a

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

Vol. 9433 Fol. 62

(Page 2 of 2 pages)

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

20/11/2017 3:14PM

FOLIO: 132/208203

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

Prior Title(s): VOL 9433 FOL 62

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
4/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
20/5/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
11/11/1993		AMENDMENT: LOCAL GOVT AREA	
6/12/1993	I849904	TRANSFER	
6/12/1993	I849905	MORTGAGE	EDITION 1
1/3/1999	5634806	DISCHARGE OF MORTGAGE	
1/3/1999	5634807	MORTGAGE	EDITION 2

*** END OF SEARCH ***

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 132/208203

SEARCH DATE	TIME	EDITION NO	DATE
22/11/2017	7:59 AM	2	1/3/1999

LAND

LOT 132 IN DEPOSITED PLAN 208203
AT ROUSE HILL
LOCAL GOVERNMENT AREA BLACKTOWN
PARISH OF GIDLEY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP208203

FIRST SCHEDULE

TERRENCE JOHN FITZGERALD
WENDY PATRICIA FITZGERALD
AS JOINT TENANTS

(T I849904)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 J182006 COVENANT
- 3 5634807 MORTGAGE TO CITIGROUP PTY 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 ***

rouse hill

PRINTED ON 22/11/2017