Douglas Partners
Geotechnics / Environment / Groundwater

Integrated Practical Solutions

Report on
Preliminary Site Investigation (Contamination)

The Gables New Primary School
Fontana Drive, Gables

Prepared for
School Infrastructure NSW

Project 216255.01
November 2024

Douglas Partners
Geotechnics / Environment / Groundwater

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

	Signature	Date
Author		14 November 2024
Reviewer		14 November 2024

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Table of Contents

Report on Preliminary Site Investigation (Contamination)
The Gables New Primary School
Fontana Drive, Gables

1. Introduction

1.1 General

This Preliminary Site Investigation (contamination) (PSI) report has been prepared by Douglas Partners Pty Ltd (DP) on behalf of the NSW Department of Education (the Applicant) to assess the potential environmental impacts that could arise from the development of The Gables New Primary School at Lot 301 DP 1287967 on Fontana Drive, Gables (the site).

This report has been prepared to assess the potential for contamination at the site based on the review of available contamination information and past and present land uses and to comment on the need for further investigation and / or management of contamination with regard to the proposed development.

This report accompanies a Review of Environment Factors (REF) that seeks approval for the construction and operation of a new primary school at the site, which involves the following works:

- Construction of school buildings, including learning hubs, a school hall and an administration and library building.
- Construction and operation of a public preschool.
- Delivery of a sports court and fields.
- Construction of car parking, waste storage and loading area.
- Associated site landscaping and open space improvements.

Associated off-site infrastructure works to support the school, including (but not limited to) services, driveways and pedestrian crossings.

For a detailed project description, refer to the Review of Environmental Factors prepared by Ethos Urban.

The investigation was undertaken in accordance with the Standard Form Agreement SINSW00650/22 SINSW03210-22 dated 12 July 2022.

The site is shown on Drawing 1, Appendix A. This report must be read in conjunction with all appendices including the notes provided in Appendix B.

The following key guidelines were consulted in the preparation of this report:

- NEPC *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]* (NEPC, 2013); and
- NSW EPA *Guidelines for Consultants Reporting on Contaminated Land* (NSW EPA, 2020).

It is noted that a geotechnical desktop study was also conducted concurrently by DP and is reported separately (DP Reference 216255.00.R.001).

1.2 Statement of Significance

Based on the identification of potential issues, and an assessment of the nature and extent of the impacts of the proposed development, it is determined that:

- The extent and nature of potential impacts from the proposed development are low from an environmental engineering perspective, and will not have significant adverse effects on the locality, community and the environment if the comments and recommendations in this report are followed.
- Potential impacts can be appropriately mitigated or managed to ensure that there is minimal effect on the locality, community by following the comments and recommendation in this report.

1.3 REF Deliverable Requirements

The REF deliverable reporting requirements relevant to this report are summarised in Table 1.

Table 1: Summary of Relevant REF Requirements

Item	REF Requirement	Relevant Section of Report
55	In accordance with Chapter 4 of SEPP (Resilience and Hazards) 2021, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development.	Section 9 Conclusions and Recommendations.

2. Site Description

The site is located on Cataract Road, Gables, within The Hills Local Government Area (LGA), approximately 50km northwest of the Sydney CBD and 10km north of the Rouse Hill Town Centre. It comprises one lot, legally described as Lot 301 DP 1287967, that measures approximately 2.2ha in area. The site is bound by Pennant Way to the north, Cataract Road to the east, Fontana Drive to the west and a vacant lot to the south. An aerial image of the site is shown at Figure 1.

Figure 1: Site Aerial (Source: Nearmap, edits by Ethos Urban)

The proposed development is outlined in Section 1.1. The Overall Ground Level Plan (drawing no AR-SD2000) is included in Appendix A. It is understood that below ground basement structures are not currently proposed for the development, however, limited excavation may be necessary for foundations, localised leveling, landscaping and for the installation of buried services.

3. Scope of Works

The scope for the PSI comprised:

- Review of the following site / history information records:
  - Regional geological, soil and hydrogeological mapping;
  - Acid sulfate soil and salinity risk maps;

- o Registered groundwater bores;
- o Historical aerial photographs;
- o Land survey plans;
- o Section 10.7 (2&5) Planning Certificates (not received at the time of preparing this report);
- o Council records available under an informal application under the Government Information (Public Access) Act 2009 (GIPA Act);
- o NSW EPA databases held under the CLM and POEO Acts for the site and adjoining properties; and
- o SafeWork NSW Records for Hazardous Chemicals on Premise.

- A site walkover to determine current and recent land use (if possible) and assess the potential for contaminating activities;
- Identification of areas of environmental concern (AEC);
- Preparation of a conceptual site model (CSM); and
- Preparation of this report.

4. Site Information

Site Address	Fontana Drive, Gables
Legal Description	Lot 301 DP 1287967
Area	2.21 hectares
Zoning	Zone B4 High density residential development
Local Council Area	The Hills Shire Council
Current Use	Vacant land
Surrounding Uses	North - Rural residential, vacant/agricultural land and bushland beyond East - Cataract Road, agricultural land and rural residential South - Residential house West - Fontana Drive, then vacant/residential houses

The site is bounded by Fontana Road to the west, Cataract Road to the east, and Lots 302 and 300 to the north and south respectively, with both lots currently being vacant.

5. Environmental Setting

5.1 Topography

Gently undulating and slopes towards the north- east. The site is located on gently sloping terrain, with existing surface levels of approximately RL 38 m in the northwest and RL 34 m (relative to AHD) in the southeast.

5.2 Site Geology and Landscapes

Reference to the Sydney 1:100 000 Geological Series map indicates that the site is underlain by Ashfield Shale, which typically comprises black to dark grey shale and laminite (finely interbedded sandstones and siltstones) and is part of the Wianamatta Group. Ashfield Shale overlies Hawkesbury Sandstone which is mapped approximately 800 m to the east of the site.

Reference to the Sydney 1:100 000 Landscape Series Sheet indicates that the site is underlain by a soil landscape group known as the Blacktown Soil Landscape.

The Blacktown soil landscape is a residual soil unit, sourced from the progressive weathering of the Ashfield Shale with local relief to 30 m and slopes typically less than 5% gradient. Soils are generally moderately deep (>1 m) and comprise red and brown podzolic soils with some deeper soils on lower slopes and in areas of poor drainage.

5.3 Acid Sulphate Soils

Reference to the 1:25 000 Acid Sulphate Soils (ASS) Risk map indicates that the site is in an area of no known occurrence of acid sulphate soils. Given the location of the site and the underlying geology, the risk of acid sulphate soils occurring on the site is considered to be very low.

5.4 Surface Water and Groundwater

The site slopes towards the southeast, with surface runoff appearing to collect to the east of the site (a previous creek tributary) and drain northwards to Cattai Creek.

A search of the publicly available registered groundwater bore database indicated that there are three registered groundwater bores within 1 km of the site. Relevant information for these wells as obtained from the WaterNSW database is summarised below:

- GW072083 - located 400 m to the west of the site. The well is a functioning private domestic stock water supply bore drilled to 304 m below surface. The WaterNSW Well Summary indicates clay and shale from 0 - 13 m depth, and brown/yellow sandstone below 13 m. The well does not provide information on near surface groundwater.

- GW100182 - located 800 m to the north of the site. The well is a functioning private domestic stock water supply bore drilled to 248 m. The WaterNSW Well Summary indicates clay from 0 - 13 m depth, and white sandstone from 13 - 49 m depth. A standing water level of 30 m below surface is recorded.
- GW069066 - located 700 m to the east of the site. The well is a functioning private domestic bore of unknown purpose. The Well Summary indicates shallow sandstone with shale bands to 13.5 m, and light grey sandstone from 13.5 m. A standing water level of 23 m below surface is recorded.

It is likely that some perched groundwater seepage will occur along the interface between residual soil and weathered rock, and the volumes of seepage are likely to increase following periods of prolonged rainfall.

6. Site History

6.1 Historical Aerial Photography

Extracts of historical aerial photographs were obtained from land insight and resources for the years 1947, 1955, 1961, 1965, 1970, 1978, 1982, 1986, 1991, 1994, 2002, 2011, 2016 and 2022. The extracts extend to approximately 500 m or more around the site. Selected aerial photographs are included in Appendix C.

The site and surrounding areas appeared to have been open grassed agricultural lands within the 1947 and 1955 photographs. It is also apparent that adjacent areas to the south and south-west of the site had undergone clearance of grass and under construction of a significant farm dam in the 1961 photograph. Part of the dam construction works were within the site along the southern boundary. The farm dam is more visible in the 1965 photograph. No significant changes were observed in the 1970, 1978 and 1982 photographs. The surrounding areas appear to be market gardens and paddocks. The site has been cleared, likely for grazing or market garden purposes prior to 1986. A residential building was observed at the north-western portion of the site. The majority of the farm dam had been backfilled in / prior to 1994, and the neighbouring areas all appeared to be paddocks or market gardens in the 1991 and 1994 photographs. No significant development was apparent during the period of 1994 to 2011.

The 2016 photograph indicated that the farm dam had been completely backfilled. The site and surrounding areas had been cleared and the ground disturbed as part of the land development of The Gables Town Centre. The site appeared to be overgrown in the 2022 photograph, Fontana Drive along the western boundary of the site and Cataract Road along the eastern boundary of the site had been constructed. Re-development to the surrounding areas appears to have continued, with buildings consistent with residential houses / town houses.

6.2 Title Deeds

A historical title deeds search was used to obtain ownership and occupancy information including company names and the occupations of individuals. The title information can assist in the identification of previous land uses by the company names or the site owners and can, therefore, assist in establishing whether there were potentially contaminating activities occurring at the site. The results of the title deed

search are provided in Appendix C. A summary of the title deeds and possible land uses (with reference to the aerial photographs and other historical searches) is presented in Table 2 to Table 4.

Table 2: Historical Title Deeds - Lot 301, DP1273518

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
17.06.1922 (1922 to 1927)	James Henry Curvier (Contractor)	Rural Residential
01.02.1927 (1927 to 1931)	Henry John Andrews (Orchardist)	Orchard
09.09.1931 (1931 to 1938)	Marion Birdsall (Married Woman)	Rural Residential
01.09.1938 (1938 to 1943)	Patrick Michael McGirr (Grazier)	Rural Residential / Farmland
25.11.1943 (1943 to 1964)	Robert Hurrell (Dairy Farmer) Edgard Hurrell (Dairy Farmer)	Rural Residential / Farmland
24.04.1964 (1964 to 1965)	Edgard Hurrell (Dairy Farmer)	Rural Residential / Farmland
26.02.1965	Red Gables Pty Limited	Unknown

Table 3: Historical Title Deeds - Lot 201, DP1256554

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
19.07.1979 (1979 to 2016)	Edward Micallef (Market Gardener) Mario Micallef (Market Gardener) Emanuel Gino Micallef (Market Gardener) Alexius Micallef (Market Gardener)	Market garden
22.01.2016 (2016 to 2020)	EJC Box Hill Pty Limited	Unknown
30.04.2020 (2020 to Date)	# AW Bidco 4 Pty Limited	Unknown

Table 4: Historical Title Deeds - Lot 201, DP1256554

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
18.03.1980 (1980 to 1984)	Nellaiappan Doraisamy (Radiologist) Denise Ann Hill (Teacher) Now Denise Ann Doraisamy	Rural Residential

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
05.06.1984 (1984 to 1990)	William Lambiris Georgia Lambiris	Rural Residential
06.12.1990 (1990 to 2016)	Joseph Bugeja Stephen Bugeja	Rural Residential
22.01.2016 (2016 to 2020)	EJC Box Hill Pty Limited	Unknown
30.04.2020 (2020 to Date)	AW Bidco 4 Pty Limited	Unknown

6.3 Public Registers and Planning Records

EPA Notices available under Section 58 of the Contaminated Lands Management Act (CLM Act) Database searched 16/8/2022	The results indicated that the site was not listed as a notified contaminated site. However, there was one site located within 1 km of the site that was listed under Section 58 of the CLM Act: – Altogether Operations Pty Ltd (Sewage Treatment)
Sites notified to EPA under Section 60 of the CLM Act Database searched 16/8/2022	The site and adjacent sites were not listed as a notified contaminated site.
Licences listed under Section 308 of the Protection of the Environment Operations Act 1997 (POEO Act) Database searched 16/8/2022	The results of a search of the public register indicated that there were no licensed activities recorded for the site. The search indicated there was one site located within 1 km of the site (Altogether Operations Pty Ltd) that has surrendered a licence for wastewater recycling activity.
SafeWork NSW	A search of the SafeWork NSW database for the storage of hazardous chemicals was conducted for the site on 10 August 2022. The search did not locate any records pertaining the storage of hazardous chemicals on the site. A copy of the SafeWork NSW search results is included in Appendix C.

Planning Certificate(s)	Planning certificates were applied for on 11 August 2022. No certificates were available at the time of reporting.

6.4 Background and Previous Investigation

JBS&G completed a detailed site investigation (DSI) for the entire Box Hill North Precinct subdivision in 2014 (JBS&G, 2014). The entire area occupies part of the land bound by Boundary Road to the west, Old Pitt Town Road to the south, Maguires Road to the north, and Jampieter Road to the east. The entire area covers approximately 380 hectares, which also includes the current site, as shown on Drawing 2, Appendix A.

The report was made available to DP for review. JBS&G (2016) indicated that the areas of environmental concern (AEC) at the Box Hill North Precinct site were relating to historical and current agricultural land uses, potential lead paint associated with current / historical buildings, asbestos fragments and asbestos containing material (ACM) piping on groundwater surface, former workshop areas in which oil staining was observed, and at areas where petroleum products / diesel fuel were stored, areas where disturbed terrain / stockpiles and / or imported fill were observed. Details of the field observation are shown on Drawing 3, Appendix A. In terms of the current site, JBS&G (2016) identified AEC comprising potential asbestos containing materials (fragments in ground or part of building).

Soil samples were collected from the surface and test pits across the across the whole Box Hill North Precinct site, as part of the DSI, with four locations (#21-TP01, #21-TP03, #21-TP04 and #21-SS01) located at the current site boundary, as shown on Drawing 4, Appendix A. Borehole logs for those locations reported the ground conditions to comprise brown with orange and grey mottles, grey-brown, silty clay and silt (reworked natural) with grass roots, weathered shale. Soil samples were collected from #21-TP01 and #21-SS01. All recorded laboratory results were within the site assessment applicable to the assessment with the exception of benzo(a)pyrene which exceeded the ecological criteria at #21-SS01.

Relevant results from those previous investigations have been provided in Appendix C.

6.5 Site History Integrity Assessment

The information used to establish the history of the site was sourced from reputable and reliable reference documents, many of which were official records held by Government departments / agencies. The databases maintained by various Government agencies potentially can contain high quality information, but some of these do not contain any data at all.

In particular, aerial photographs can provide generally high quality information that is generally independent of memory or documentation. They are only available at intervals of several years, so some gaps exist in the information from this source. The observed site features are open to different interpretations and can be affected by the time of day and / or year at which they were taken, as well as specific events, such as flooding. Care has been taken to consider different possible interpretations of aerial photographs and to consider them in conjunction with other lines of evidence.

6.6 Summary of Site History

The site history information suggests that the site was acquired by the current owner in 2020. Information on historical aerial photographs and historical title deeds suggest the site was vacant land prior to 1982, since late-1980s the site appears to have been occupied by paddocks and market gardens. The southern part of the site is impacted by backfilling of a significant dam. The site had significant ground disturbance in/prior to 2016 in the undertaking of civil works for the Box Hill Town Centre, and was subdivided as part of the Box Hill Town Centre.

The historical agricultural / market garden site activities may have impacted the historical soils. In addition, the reclamation and filling of around the farm dam has the potential for impacted materials to have been imported to the site for use as fill.

7. Site Walkover

7.1 Observations

A site walkover was undertaken by an environmental engineer on 11 August 2022. The following key site features pertinent to the PSI were observed (refer to photographs in Appendix D):

- The site is located within a rural agricultural area and is a vacant land (Photographs 1 and 2);
- Several stockpiles were observed along the edge at the site, possibly sourced from the excavation of drainage installation (Photograph 3);
- A new road was under construction along the northern boundary of the site (Photograph 4);
- Evidence of potential herbicide use (e.g., dead or dying weeds) was observed at the site; and
- The surrounding areas are rural residential lots.

8. Preliminary Conceptual Site Model

A Conceptual Site Model (CSM) is a representation of site-related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The CSM provides the framework for identifying how the site became contaminated and how potential receptors may be exposed to contamination either in the present or the future i.e. it enables an assessment of the potential source - pathway - receptor linkages (complete pathways).

Potential Sources

Based on the current information sources, the following potential sources of contamination and associated contaminants of potential concern (COPC) have been identified.

Table5: Potential Contamination Sources and COPC

Potential Source	Source Reference	Description of Potential Source	Contaminants of Potential Concern
Possible filling (including historical burial of waste)	S1	Ground disturbance including the filled-in farm dam were observed throughout the aerial photographs reviewed as part of this report. Whilst it is unlikely that new fill was imported to the site, there was also extensive ground disturbance as part of the Box Hill Town Centre development. Rural lots in NSW were often subject to burial of waste (or animal carcasses), particularly before key environmental and waste legislation and before lots were serviced by Council for waste collection needs. Areas of ground disturbance therefore also may or may not coincide with historical burial (of waste) areas.	Metals, TRH, BTEX, PAH, OCP, OPP, PCB, phenols and asbestos
Historical agriculture (Market gardens and paddocks)	S2	Pesticide and herbicide application are known to be used where market gardens or similar land use is present. Localised hydrocarbon impact from machinery (leaks and spills) may occur during the application process. Agriculture may possibly give rise to low levels of impact to the site surface, depending on how much pesticide, herbicide and fertiliser has been applied to the site.	Metals, TRH, BTEX, PAH, OCP, OPP, pesticides, herbicides, phenols,
Surface debris/ stockpiles	S3	Several stockpiles are located at the site; The contents and source of the material are unknown, possibly sourced from the topsoil excavation from installation of drainages at the site.	Metals, TRH, BTEX, PAH, OCP, OPP, PCB, phenols and asbestos
Former site structures / Potential asbestos containing material	S4	Hazardous Building Materials in former structures Potential asbestos containing materials (fragments in ground or part of building) were identified in the JBS&G report	Lead paint, asbestos

Potential Receptors

The following potential human receptors have been identified:

- R1: Construction and maintenance workers;
- R2: End users [primary school and visitors]; and

- R3: Adjacent site users [residential and commercial].

The following potential environmental receptors have been identified:

- R4: Surface water [Cattai Creek];
- R5: Groundwater; and
- R6: Terrestrial ecosystems.

Potential Pathways

Potential pathways for contamination include the following:

- P1 - Ingestion and dermal contact;
- P2 - Inhalation of fibres and / or dust and / or vapours;
- P3 - Leaching of contaminants and vertical migration into groundwater;
- P4 - Surface water runoff;
- P5 - Lateral migration of groundwater providing base flow to watercourses; and
- P6 - Direct contact with ecological receptors.

Summary of Potentially Complete Exposure Pathways

A 'source–pathway–receptor' approach has been used to assess the potential risks of harm being caused to human or environmental receptors from contamination sources on or in the vicinity of the site, via exposure pathways (potential complete pathways). The possible pathways between the above sources (S1 to S4) and receptors (R1 to R6) are provided in below Table 6.

Table 6: Summary of Potentially Complete Exposure Pathways

Source and COPC	Transport Pathway	Receptor	Risk Management Action
S1: Possible fill S2: Historical agriculture and market garden S3: Surface debris / stockpiles	P1: Ingestion and dermal contact P2: Inhalation of dust and/or vapours P3: Leaching of contaminants and vertical migration into groundwater P4: Surface water runoff P5: Lateral migration of groundwater providing base flow to watercourses P6: Direct contact with ecological receptors	R1: Construction and maintenance workers R2: Future site users R3: Adjacent site users R4: Surface water bodies R5: Groundwater R6: Terrestrial ecosystems.	An intrusive investigation is recommended to assess possible contamination including testing of the soils. Groundwater assessment might be required depending on the soil investigation results.
S4: Former structures at the site /	P1: Ingestion and dermal contact	R1: Construction and maintenance workers	

Source and COPC	Transport Pathway	Receptor	Risk Management Action
asbestos containing material	P2: Inhalation of dust and/or vapours	R2: Future site users R3: Adjacent site users	

9. Conclusions and Recommendations

The available site history is considered to provide a reasonable understanding of the historic land uses. Based on site history, the identified sources of contamination are fill, demolition / deterioration of former and existing buildings on site, former agricultural and market garden land uses, and surface stockpiles.

Based on the results of this PSI, the following is recommended prior to construction of the proposed primary school development:

- Detailed Site Investigation: A detailed site investigation (DSI) with intrusive soil sampling to evaluate the potential contamination status of the site and assess the site's suitability (from a contamination standpoint) for the proposed primary school development. In addition, the DSI should provide recommendations on the need for any further targeted investigation(s) and / or site remediation (if deemed necessary). The proposed test locations are shown on Drawing 1, Appendix A.
- Waste Classification: As part of the DSI and during construction all soil / rock to be removed from the site will require classification for off-site disposal in accordance with the POEO Act. A preliminary waste classification can be incorporated into the scope of the DSI.

Based on the results of the PSI, it is considered that the site can be made suitable for the proposed development, subject to implementation of the recommended intrusive investigation and remediation and / or management of contamination, if identified.

10. Mitigation Measures

The mitigation measures for the REF deliverables for the proposed development at the site relevant to this report, as discussed in the Section 9, are summarised in Table 7.

Table 7: Summary of Mitigation Measures

Project Stage Design (D) Construction (C) Operation (O)	Mitigation Measures	Relevant Section of Report
D	Detailed Site Investigation: A detailed site investigation (DSI) with intrusive soil sampling to evaluate the potential contamination status of the site and assess the site's suitability (from a contamination standpoint) for the proposed primary school development. In addition, the DSI should provide	Section 9

Project Stage Design (D) Construction (C) Operation (O)	Mitigation Measures	Relevant Section of Report
	recommendations on the need for any further targeted investigation(s) and / or site remediation (if deemed necessary). The proposed test locations are shown on Drawing 1, Appendix A.	
C	Undertake waste classification for any material requiring off-site disposal.	Section 9

11. References

JBS&G. (2014). *Report on Detailed Site Investigation, Box Hill Norht, NSW, dated 4 August 2014.* JBS&G Pty Ltd: Reference 43376/58442 (RevA).

NEPC. (2013). *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM].* Australian Government Publishing Services Canberra: National Environment Protection Council.

NSW EPA. (2020). *Guidelines for Consultants Reporting on Contaminated Land.* Contaminated Land Guidelines: NSW Environment Protection Authority.

12. Limitations

Douglas Partners (DP) has prepared this report (or services) for this project at Lot 301, Fontana Drive, Box Hill in accordance with DP's proposal dated 24/06/2022 and acceptance received from SINSW. The work was carried out under contract SINSW0310-22. This report is provided for the exclusive use of School Infrastructure NSW for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

The results provided in the report are indicative of the sub-surface conditions on the site only at the specific sampling and/or testing locations, and then only to the depths investigated and at the time the work was carried out. Sub-surface conditions can change abruptly due to variable geological processes and also as a result of human influences. Such changes may occur after DP's field testing has been completed.

DP's advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by DP in this report may be affected by undetected variations in ground conditions

across the site between and beyond the sampling and/or testing locations. The advice may also be limited by budget constraints imposed by others or by site accessibility.

The assessment of atypical safety hazards arising from this advice is restricted to the (geotechnical / environmental / groundwater) components set out in this report and based on known project conditions and stated design advice and assumptions. While some recommendations for safe controls may be provided, detailed 'safety in design' assessment is outside the current scope of this report and requires additional project data and assessment.

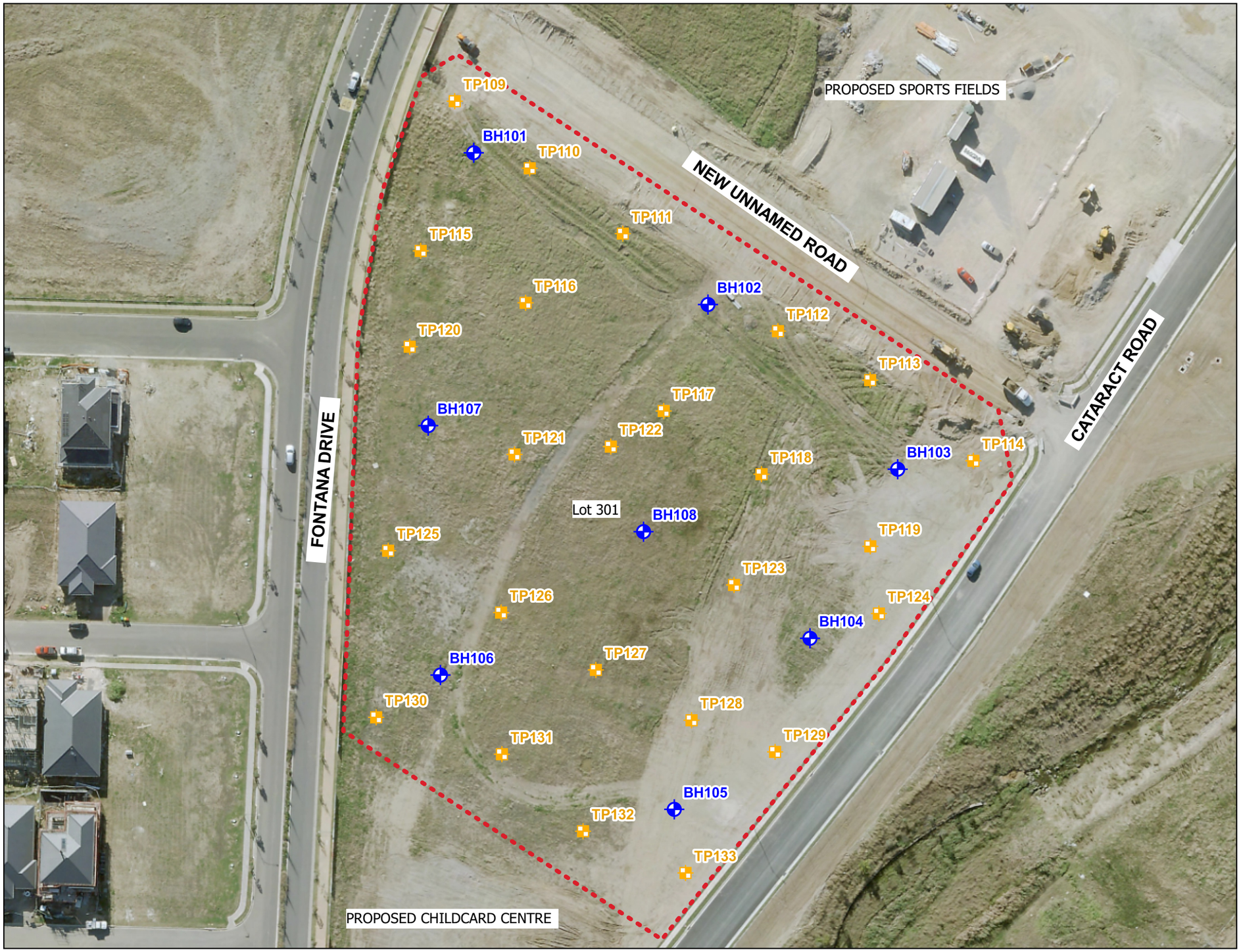
This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation,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

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

Douglas Partners Pty Ltd

Appendix A

Drawings



Locality Plan

NOTE:
1. Drawing adapted from aerial imagery from MetroMap (Dated 06.06.2022)
2. Test locations captured using DGPS, accurate to within approx. 100mm

0 10 20 30 40 50 60 m

1:1000 @ A3

LEGEND

- Approximate Site Boundary
- Borehole Location
- Test Pit Location

Douglas Partners
Geotechnics / Environment / Groundwater

CLIENT:	School Infrastructure NSW		
OFFICE:	Sydney	DRAWN BY:	JV/MG
SCALE:	1:1000 @ A3	DATE:	24.08.2022

TITLE: **Test Location Plan**

Environmental Investigation
The Gables New Primary School

PROJECT No: 216255.00
DRAWING No: 1
REVISION: 0

Locality Plan

NOTE:
1. Drawing adapted from aerial imagery from MetroMap (Dated 06.06.2022)
2. Drawing overlay is adapted from JBS&G, Job No. 43376, File Name 43376_02, Revision A (Dated 04.08.2014)

0 100 200 300 400 500 m

1:8000 @ A3

LEGEND

Approximate Site Boundary

Douglas Partners
Geotechnics / Environment / Groundwater

CLIENT:	School Infrastructure NSW		
OFFICE:	Sydney	DRAWN BY:	MG
SCALE:	1:8000 @ A3	DATE:	24.08.2022

TITLE: **Site Layout**
Environmental Investigation
The Gables New Primary School

PROJECT No:	216255.00
DRAWING No:	2
REVISION:	0

Locality Plan

NOTE:
1. Drawing adapted from aerial imagery from MetroMap (Dated 06.06.2022)
2. Drawing overlay is adapted from JBS&G, Job No. 43376, File Name 43376_03, Revision A (Dated 04.08.2014)

0 100 200 300 400 500 m

1:8000 @ A3

LEGEND

Approximate Site Boundary

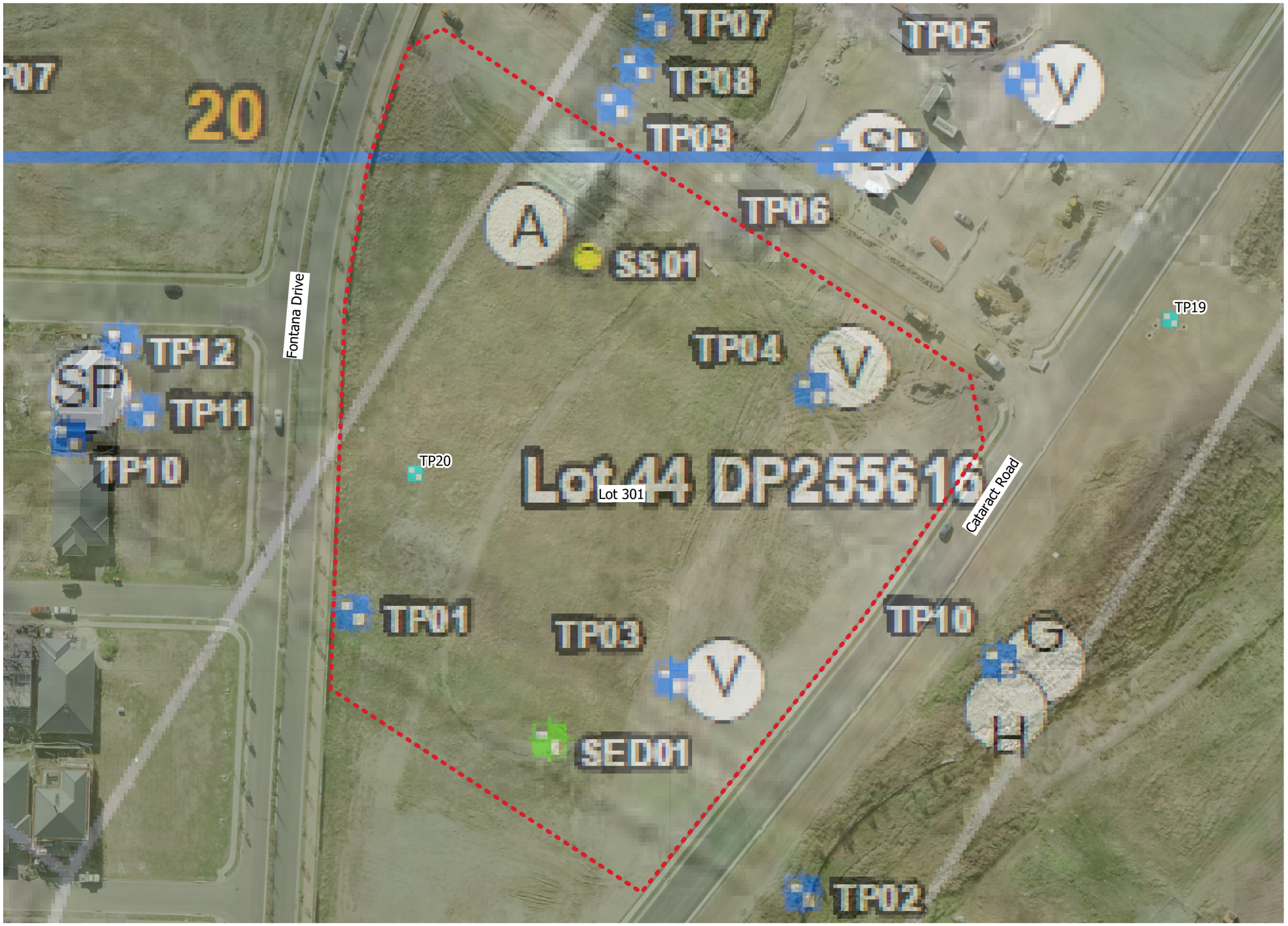
A - Potential asbestos containing materials (fragments in ground or part of building)
S - Surface staining
SP - Stockpile with debris (tyres, metal, building materials)
SD - Surficial debris (machinery, drums)
F - Fire pit / Burn area
AST - Petrol / Diesel above ground storage tank
IF - Suspected imported fill
O - Former Orchard / Tree Nursery
V- Visual Test Pits

Douglas Partners
Geotechnics / Environment / Groundwater

CLIENT:	School Infrastructure NSW	TITLE:	**Areas of Environmental Concern**
OFFICE:	Sydney	DRAWN BY:	MG
SCALE:	1:8000 @ A3	DATE:	24.08.2022

Environmental Investigation
The Gables New Primary School

PROJECT No: 216255.00
DRAWING No: 3
REVISION: 0



Legend

Approximate site area

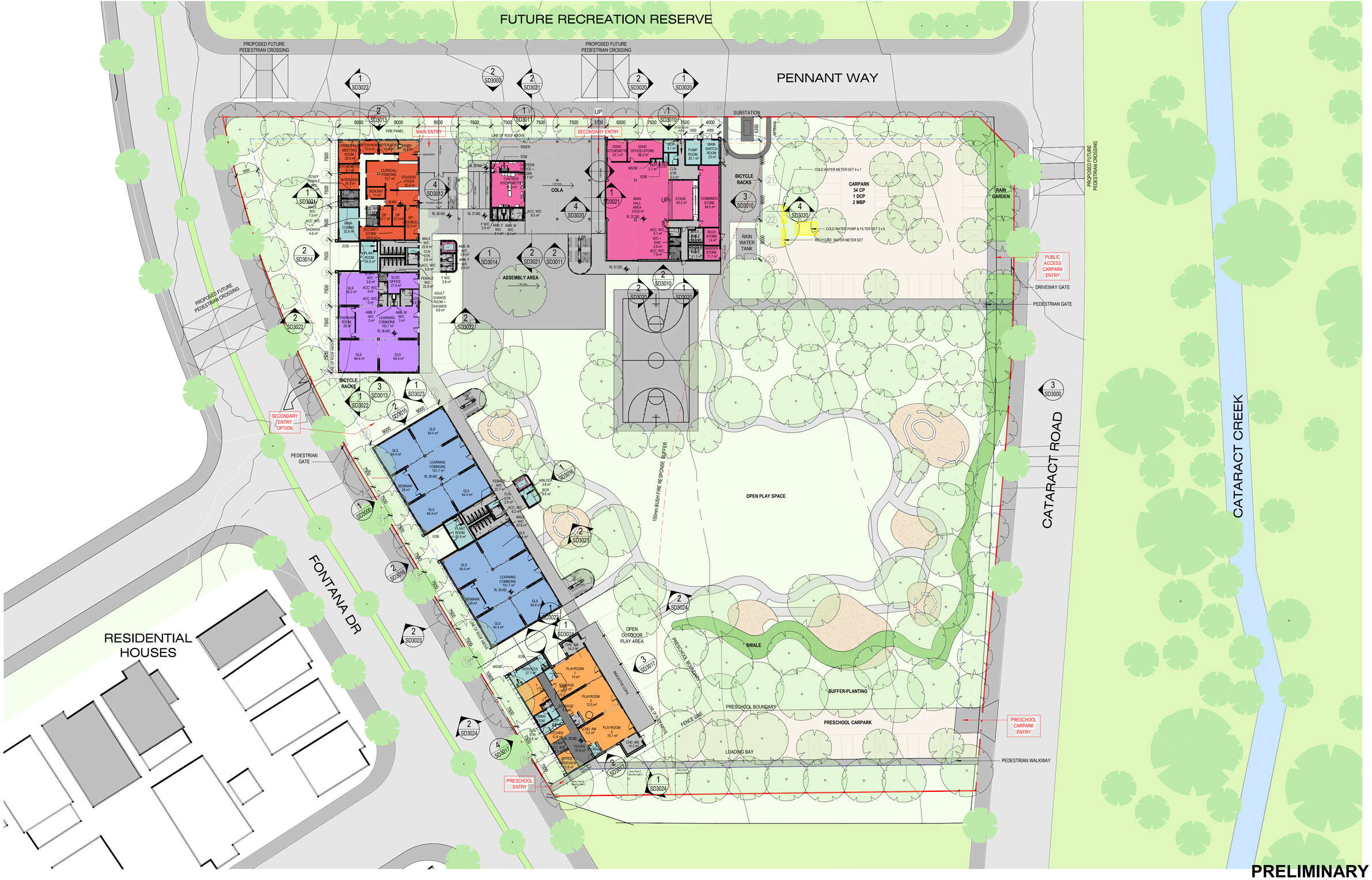
Drawing adapted from aerial imagery from Metro Map dated 06 June 2022 and JBS&G Drawings

Test locations are approximate only

0 8 16 24 32 m

Douglas Partners Geotechnics / Environment / Groundwater	CLIENT: School Infrastructure NSW	TITLE: **JBS&G DSI Test Locations**	Project: 216255.01
	OFFICE: Sydney / DRAWN BY: JV		DRAWING No: 4
	SCALE: 1:1,000 @ A3 / DATE: 17.August.2022	**The Gables New Primary School**	REVISION: 0

DP.QGIS.A3LandScapeDrawingLayout.DftA



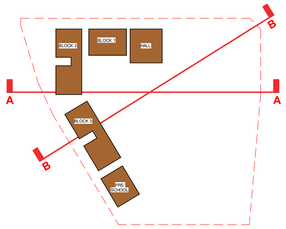
PRELIMINARY

Nominated Architect
Ray Brown, NSWARB 6359

0 4 8 12 20 m

Do not scale drawings. Verify all dimensions on site

revision	purpose of issue	checked	date



ROOM DEPARTMENT LEGEND:

- SCHOOL HALL + CANTEEN AREAS
- ADMINISTRATION + STAFF AREAS
- LIBRARY AREAS
- GENERAL LEARNING SPACES (GLS)
- SUPPORT LEARNING UNIT SPACES (SLU)
- PRESCHOOL SPACES
- SERVICES
- STAFF AMENITIES
- STUDENT AMENITIES

NOTES:

- REFER TO GENERAL NOTES
- REFER TO INTERIOR FINISHES T-SCHEDULE AND SCHEMATIC DESIGN REPORT
- LANDSCAPING AS PER PROPOSED LANDSCAPE PLANS
- REFER TO CIVIL ENGINEERS DOCUMENTATION

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Brisbane
Melbourne
Perth
Sydney

approved	scale
AC	1:400 @A1
prepared	**project no**
EL	210463.01

project
SINSW Gables New Primary School
Lot 301 - Fontana Drive, The Gables (Box Hill North)

drawing
OVERALL GROUND LEVEL PLAN

drawing no. revision
AR-SD2000

6/09/2024 6:40:50 PM

Appendix B

About this Report

About this Report

Douglas Partners

Introduction

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

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

Copyright

Borehole and Test Pit Logs

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

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

Groundwater

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

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

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

Reports

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

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

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

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

About this Report

Site Anomalies

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

Information for Contractual Purposes

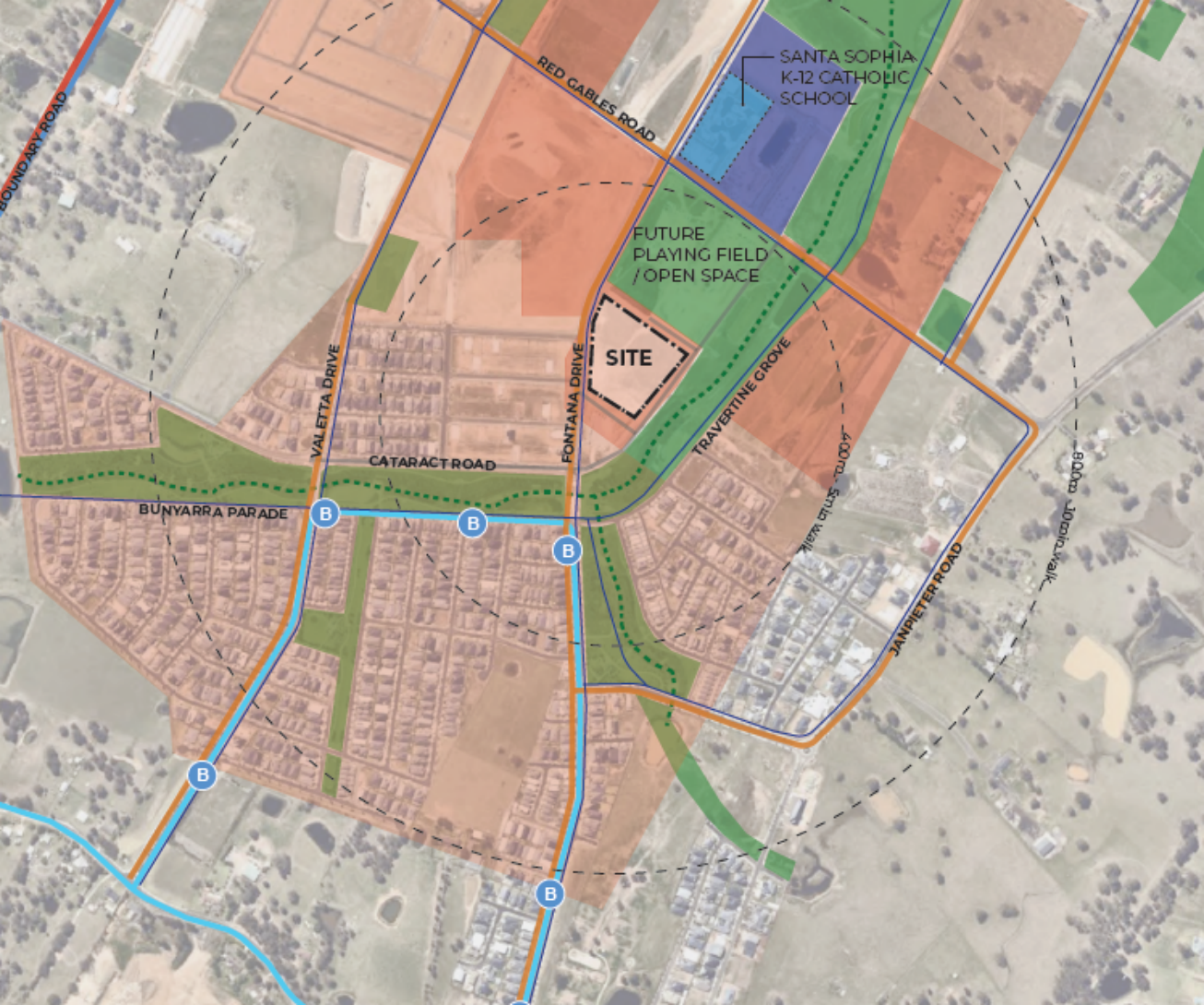
Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate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

Site Inspection

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

Appendix C

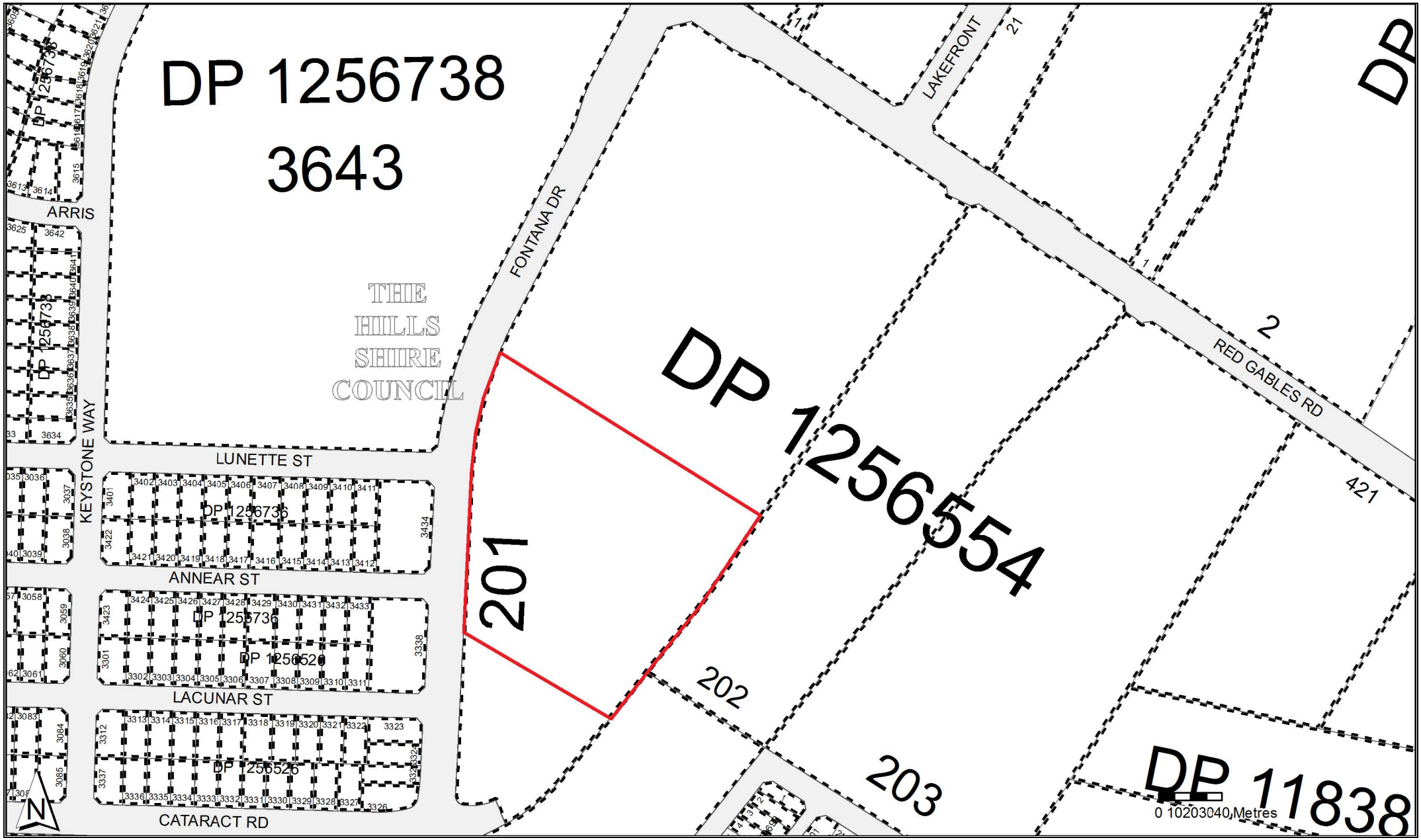
Site Historical Information


SANTA SOPHIA
K-12 CATHOLIC
SCHOOL
RED GABLES ROAD
BOUNDARY ROAD
FUTURE
PLAYING FIELD
/ OPEN SPACE
SITE
VALETTA DRIVE
FONTANA DRIVE
TRAVERTINE GROVE
CATARACT ROAD
BUNYARRA PARADE
JANPIETER ROAD
B

Cadastral Records Enquiry Report : Lot 201 DP 1256554

Ref : Fontana Drive, Box Hill

Locality : GABLES
Parish : NELSON
LGA : THE HILLS SHIRE
County : CUMBERLAND



NEW SOUTH WALES LAND REGISTRY SERVICES - PLAN INQUIRY

Plan Number: DP1273518

Plan Purpose: SUBDIVISION - PREALLOCATED PLAN

First Lot: 300 Last Lot: 302

Plan Registration Date: Unregistered - See Document Inquiry

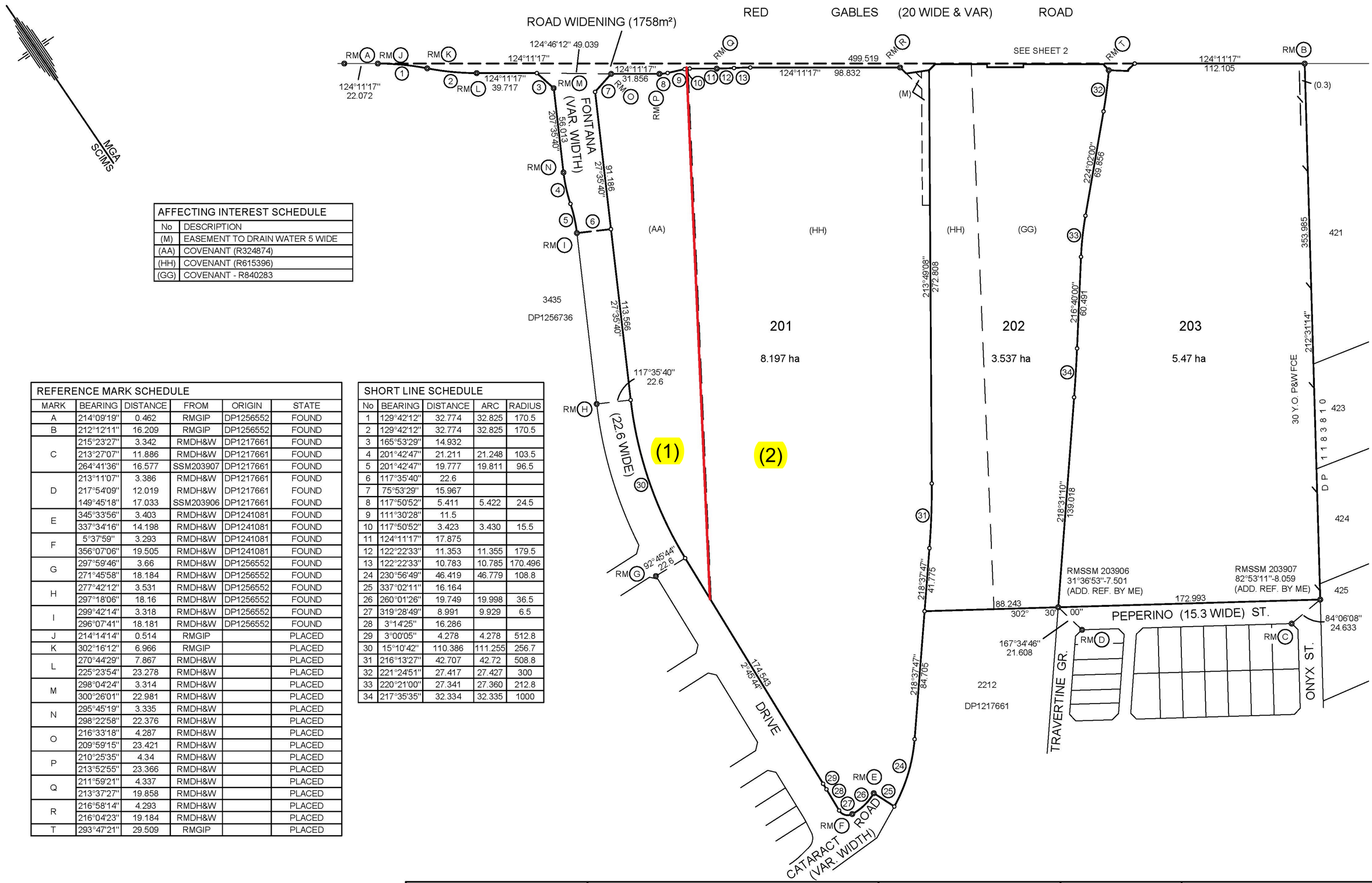
Surveyor: GLENN ROBERT BEASLEY

Surveyor Reference: 23273-CE

Council: THE HILLS SHIRE

Issue Date: 14/11/2019 Issue Number: 1099/2019/ZB

*** END OF SEARCH ***



AFFECTING INTEREST SCHEDULE	
No	DESCRIPTION
(M)	EASEMENT TO DRAIN WATER 5 WIDE
(AA)	COVENANT (R324874)
(HH)	COVENANT (R615396)
(GG)	COVENANT - R840283

REFERENCE MARK SCHEDULE

MARK	BEARING	DISTANCE	FROM	ORIGIN	STATE
A	214°09'19"	0.462	RMGIP	DP1256552	FOUND
B	212°12'11"	16.209	RMGIP	DP1256552	FOUND
C	215°23'27"	3.342	RMDH&W	DP1217661	FOUND
	213°27'07"	11.886	RMDH&W	DP1217661	FOUND
	264°41'36"	16.577	SSM203907	DP1217661	FOUND
D	213°11'07"	3.386	RMDH&W	DP1217661	FOUND
	217°54'09"	12.019	RMDH&W	DP1217661	FOUND
	149°45'18"	17.033	SSM203906	DP1217661	FOUND
E	345°33'56"	3.403	RMDH&W	DP1241081	FOUND
	337°34'16"	14.198	RMDH&W	DP1241081	FOUND
F	5°37'59"	3.293	RMDH&W	DP1241081	FOUND
	356°07'06"	19.505	RMDH&W	DP1241081	FOUND
G	297°59'46"	3.66	RMDH&W	DP1256552	FOUND
	271°45'58"	18.184	RMDH&W	DP1256552	FOUND
H	277°42'12"	3.531	RMDH&W	DP1256552	FOUND
	297°18'06"	18.16	RMDH&W	DP1256552	FOUND
I	299°42'14"	3.318	RMDH&W	DP1256552	FOUND
	296°07'41"	18.181	RMDH&W	DP1256552	FOUND
J	214°14'14"	0.514	RMGIP		PLACED
K	302°16'12"	6.966	RMGIP		PLACED
L	270°44'29"	7.867	RMDH&W		PLACED
	225°23'54"	23.278	RMDH&W		PLACED
M	298°04'24"	3.314	RMDH&W		PLACED
	300°26'01"	22.981	RMDH&W		PLACED
N	295°45'19"	3.335	RMDH&W		PLACED
	298°22'58"	22.376	RMDH&W		PLACED
O	216°33'18"	4.287	RMDH&W		PLACED
	209°59'15"	23.421	RMDH&W		PLACED
P	210°25'35"	4.34	RMDH&W		PLACED
	213°52'55"	23.366	RMDH&W		PLACED
Q	211°59'21"	4.337	RMDH&W		PLACED
	213°37'27"	19.858	RMDH&W		PLACED
R	216°58'14"	4.293	RMDH&W		PLACED
	216°04'23"	19.184	RMDH&W		PLACED
T	293°47'21"	29.509	RMGIP		PLACED

SHORT LINE SCHEDULE

No	BEARING	DISTANCE	ARC	RADIUS
1	129°42'12"	32.774	32.825	170.5
2	129°42'12"	32.774	32.825	170.5
3	165°53'29"	14.932		
4	201°42'47"	21.211	21.248	103.5
5	201°42'47"	19.777	19.811	96.5
6	117°35'40"	22.6		
7	75°53'29"	15.967		
8	117°50'52"	5.411	5.422	24.5
9	111°30'28"	11.5		
10	117°50'52"	3.423	3.430	15.5
11	124°11'17"	17.875		
12	122°22'33"	11.353	11.355	179.5
13	122°22'33"	10.783	10.785	170.496
24	230°56'49"	46.419	46.779	108.8
25	337°02'11"	16.164		
26	260°01'26"	19.749	19.998	36.5
27	319°28'49"	8.991	9.929	6.5
28	3°14'25"	16.286		
29	3°00'05"	4.278	4.278	512.8
30	15°10'42"	110.386	111.255	256.7
31	216°13'27"	42.707	42.72	508.8
32	221°24'51"	27.417	27.427	300
33	220°21'00"	27.341	27.360	212.8
34	217°35'35"	32.334	32.335	1000

Surveyor: GLENN BEASLEY
Date of Survey: 12/02/2021
Surveyor's Ref: 23273 FRI

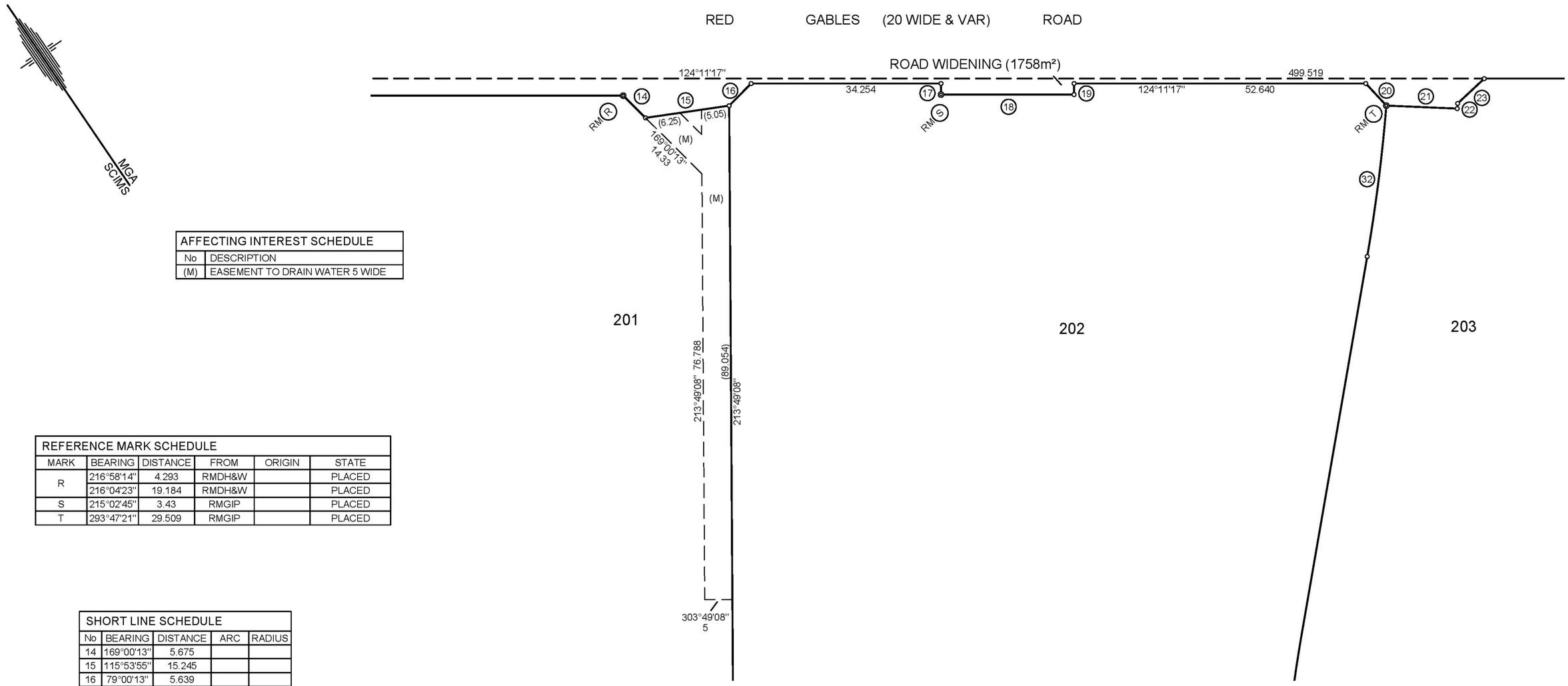
PLAN OF:
SUBDIVISION OF LOT 3340 DP1256526

LGA: THE HILLS SHIRE
Locality: GABLES
Subdivision No: 83/2021/SC
Lengths are in metres. Reduction Ratio 1: 1600

Registered
22/06/2021

DP1256554

10 20 30 40 50 60 Table of mm 100 110 120 130 140 150



AFFECTING INTEREST SCHEDULE	
No	DESCRIPTION
(M)	EASEMENT TO DRAIN WATER 5 WIDE

REFERENCE MARK SCHEDULE					
MARK	BEARING	DISTANCE	FROM	ORIGIN	STATE
R	216°58'14"	4.293	RMDH&W		PLACED
	216°04'23"	19.184	RMDH&W		PLACED
S	215°02'45"	3.43	RMGIP		PLACED
T	293°47'21"	29.509	RMGIP		PLACED

SHORT LINE SCHEDULE				
No	BEARING	DISTANCE	ARC	RADIUS
14	169°00'13"	5.675		
15	115°53'55"	15.245		
16	79°00'13"	5.639		
17	214°11'17"	2		
18	124°11'17"	24		
19	34°11'17"	2		
20	171°18'02"	5.444		
21	126°33'40"	12.809		
22	38°37'06"	0.932	0.932	312.8
23	81°10'38"	5.85		
32	221°24'51"	27.417	27.427	300

Surveyor: GLENN BEASLEY
Date of Survey: 12/02/2021
Surveyor's Ref: 23273 FRI

PLAN OF:
SUBDIVISION OF LOT 3340 DP1256526

LGA: THE HILLS SHIRE
Locality: GABLES
Subdivision No: 83/2021/SC
Lengths are in metres. Reduction Ratio 1: 500

Registered
22/06/2021

DP1256554

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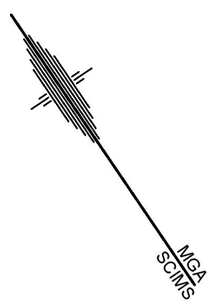
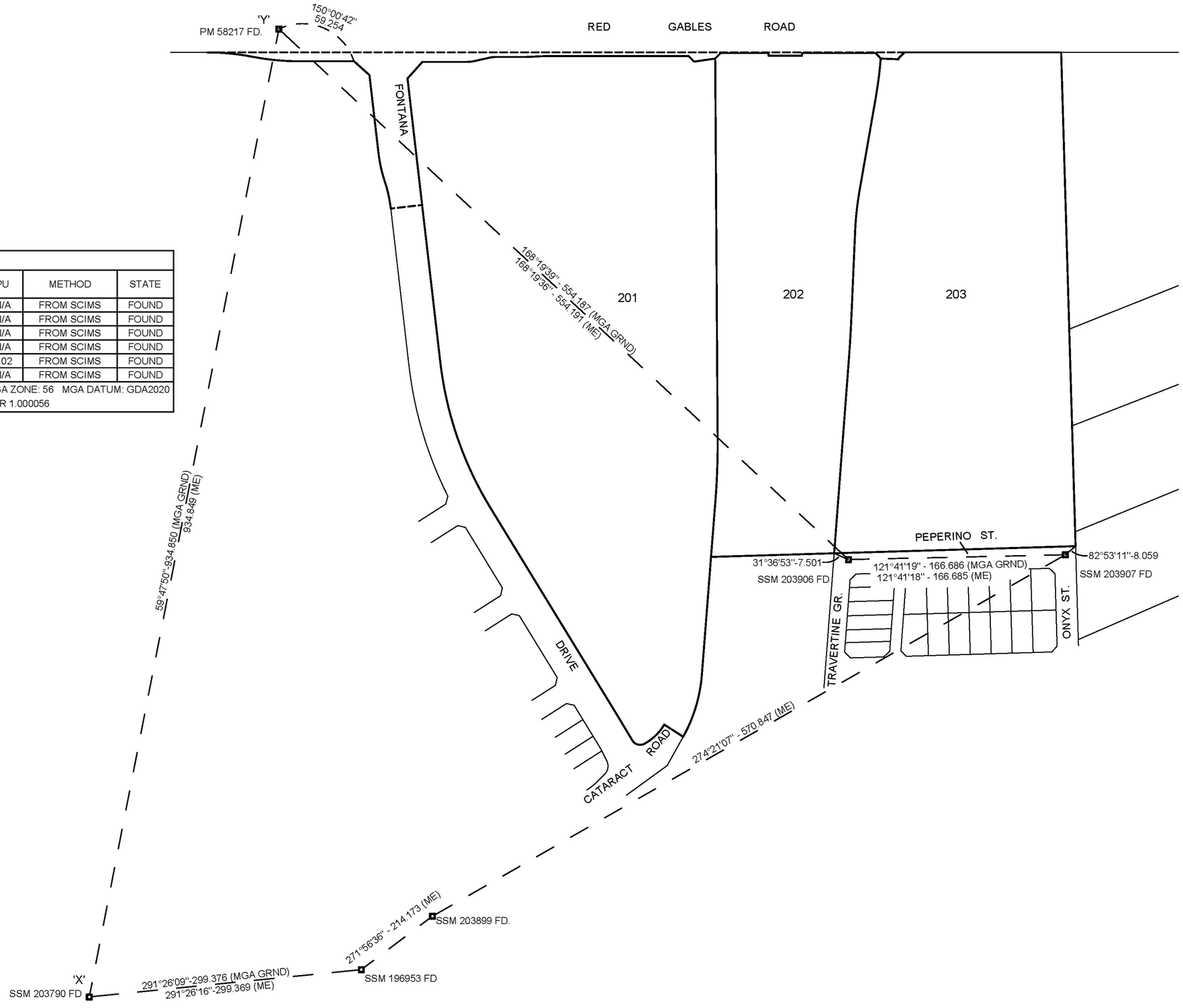


COORDINATE SCHEDULE						
MARK	M.G.A. CO-ORDINATES		CLASS	PU	METHOD	STATE
	EASTING	NORTHING				
PM 58217	305815.189	6277480.891	D	N/A	FROM SCIMS	FOUND
SS 203790	305007.199	6277010.578	D	N/A	FROM SCIMS	FOUND
SS 203906	305927.318	6276938.134	D	N/A	FROM SCIMS	FOUND
SS 203907	306069.161	6276850.569	D	N/A	FROM SCIMS	FOUND
SS 196953	305285.882	6276901.162	B	0.02	FROM SCIMS	FOUND
SS 203899	305499.	6276893.	U	N/A	FROM SCIMS	FOUND
DATE OF SCIMS COORDINATES: 20/11/2020 MGA ZONE: 56 MGA DATUM: GDA2020 COMBINED SCALE FACTOR 1.000056						



Surveyor: GLENN BEASLEY Date of Survey: 12/02/2021 Surveyor's Ref: 23273 FRI	PLAN OF: SUBDIVISION OF LOT 3340 DP1256526	LGA: THE HILLS SHIRE Locality: GABLES Subdivision No: 83/2021/SC Lengths are in metres. Reduction Ratio 1: 1600	Registered 22/06/2021	DP1256554

10 20 30 40 50 60 Table of mm 100 110 120 130 140 150

PLAN FORM 6 (2019) WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 4 sheet(s)

Office Use Only

Registered: 22/06/2021

Title System: TORRENS

Office Use Only

DP1256554

PLAN OF SUBDIVISION OF LOT 3340
~~DP1256525~~ DP1256526

LGA: THE HILLS SHIRE
Locality: GABLES
Parish: NELSON
County: CUMBERLAND

Survey Certificate

I, GLENN BEASLEY

of Proust and Gardner Consulting Pty Ltd

a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that:

*(a) The land shown in the plan was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, is accurate and the survey was completed on 12/02/2021, or

~~*(b) The part of the land shown in the plan (*being/*excluding **.....) was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, the part surveyed is accurate and the survey was completed on,..... the part not surveyed was compiled in accordance with that Regulation, or~~

~~*(c) The land shown in this plan was compiled in accordance with the *Surveying and Spatial Information Regulation 2017*.~~

Datum Line: 'X'-'Y'

Type: *Urban/~~*Rural~~

The terrain is *Level-Undulating / ~~*Steep-Mountainous.~~

Signature: ..... Dated: 16/02/2021

Surveyor Identification No: 446
Surveyor registered under
the *Surveying and Spatial Information Act 2002*

*Strike out inappropriate words.

**Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.

Crown Lands NSW/Western Lands Office Approval

I, ... (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.

Signature: .....

Date: .....

File Number: .....

Office: .....

Subdivision Certificate

I, Ben Hawkins

*Authorised Person/~~*General Manager/*Accredited Certifier~~, certify that the provisions of s.6.15 of the *Environmental Planning and Assessment Act 1979* have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.

Signature: Electronically signed by me Ben Hawkins, affixed by me on 27/05/2021

Accreditation number: N/A

Consent Authority: THE HILLS SHIRE COUNCIL

Date of endorsement: 27/05/2021

Subdivision Certificate number: 83/2021/SC

File number: DA 2051/2018/ZB

*Strike through if inapplicable.

Plans used in the preparation of survey/~~compilation.~~

DP1256526	DP1220535	DP1256552
DP1183810	DP1217661	DP1241081

Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.

IT IS INTENDED TO DEDICATE THE EXTENSION OF FONTANA DRIVE AND ROAD WIDENING 1758m² TO THE PUBLIC AS PUBLIC ROAD.

Surveyor's Reference: 23273-FRI

Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A

PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 2 of 4 sheet(s)

Office Use Only

Registered: 22/06/2021

Office Use Only

DP1256554

PLAN OF SUBDIVISION OF LOT 3340
~~**DP1256525**~~ DP1256526

Subdivision Certificate number: 83/2021/SC

Date of Endorsement: 27/05/2021

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919,

IT IS INTENDED TO CREATE:

1. EASEMENT TO DRAIN WATER 5 WIDE (M)
2. RESTRICTION ON THE USE OF LAND

IT IS INTENDED TO RELEASE:

1. EASEMENT TO DRAIN WATER 6 WIDE (DP255616)
2. EASEMENT FOR UNDERGROUND CABLES VARIABLE WIDTH (DP1261072)

STREET ADDRESSES:

Lot	Street Number	Street Name	Street Type	Locality
201	N/A	Red Gables	Road	Gables
202	N/A	Red Gables	Road	Gables
203	N/A	Red Gables	Road	Gables

If space is insufficient use additional annexure sheet

Surveyor's Reference: 23273-FRI

PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 3 of 4 sheet(s)

Office Use Only

Registered: 22/06/2021

Office Use Only

DP1256554

PLAN OF SUBDIVISION OF LOT 3340
~~DP1256525~~ DP1256526

Subdivision Certificate number: 83/2021/SC

Date of Endorsement: 27/05/2021

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

SIGNATURES AND SEALS

Executed for and on behalf of AW Bidco 4 Pty Limited ACN 637 312 700 by its duly authorised attorney under Power of Attorney registered in Book 4771 No. 801 who declares that (s)he has no notice of the revocation of the said Power of Attorney in the presence of:

Signature of Witness

Signature of Attorney

Ryan Beitz
Name of Witness

Alisan McDonald
Name of Attorney (print)

133 Castlereagh Street, Sydney, NSW, 2000
Address of Witness (print)

If space is insufficient use additional annexure sheet

Surveyor's Reference: 23273-FRI

PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 4 of 4 sheet(s)

Office Use Only

Registered: 22/06/2021

Office Use Only

DP1256554

PLAN OF SUBDIVISION OF LOT 3340
~~DP1256525~~ DP1256526

Subdivision Certificate number: 83/2021/SC

Date of Endorsement: 27/05/2021

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

SIGNATURES AND SEALS

Signed, sealed and delivered for Australia and New Zealand Banking Group Limited by its attorney under power of attorney registered Book . . . . . No . . . . . and the Attorney declares that the Attorney has not received any notice of the revocation of such Power of Attorney, in the presence of:

Signature of Witness

Signature of Attorney

Name of Witness

Name of Attorney (print)

Address of Witness (print)

If space is insufficient use additional annexure sheet

Surveyor's Reference: 23273-FRI

PLAN FORM 2

Plan Drawing only to appear in this space

* OFFICE USE ONLY

Signatures and seals only.

RED GABLES PTY. LIMITED

DIRECTOR

E. J. Richardson
SECRETARY

AUSTRALIAN MUTUAL PROVIDENT SOCIETY by its undersigned Attorneys who have no notice of the revocation of the Power of Attorney Registered No. ... under the authority of which ...

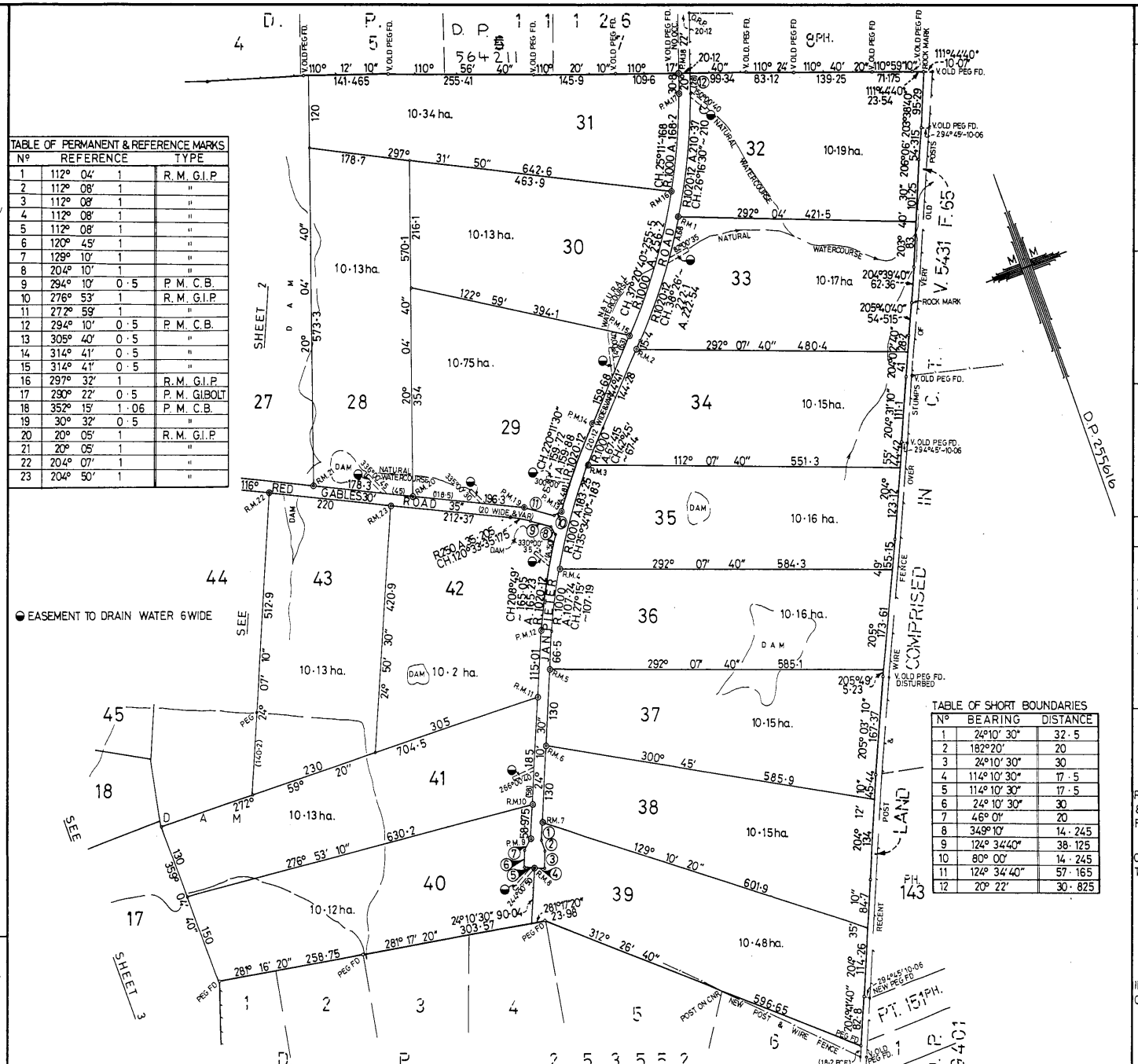
RAYMOND GREENSHIELDS

JOHN ROWAN

JOHN TERENCE BYRNE J.P.

The Common Seal of INTERMARINE AUSTRALIA LIMITED was affixed hereto by authority of a Committee of Directors and in the presence of:

INTERMARINE AUSTRALIA LIMITED



● EASEMENT TO DRAIN WATER 6WIDE

TABLE OF PERMANENT & REFERENCE MARKS

Nº	REFERENCE			TYPE
1	112°	04′	1	R. M. G.I.P.
2	112°	08′	1	"
3	112°	08′	1	"
4	112°	08′	1	"
5	112°	08′	1	"
6	120°	45′	1	"
7	129°	10′	1	"
8	204°	10′	1	"
9	294°	10′	0·5	P. M. C.B.
10	276°	53′	1	R. M. G.I.P.
11	272°	59′	1	"
12	294°	10′	0·5	P. M. C.B.
13	305°	40′	0·5	"
14	314°	41′	0·5	"
15	314°	41′	0·5	"
16	297°	32′	1	R. M. G.I.P.
17	290°	22′	0·5	P. M. G.I.BOLT
18	352°	15′	1·06	P. M. C.B.
19	30°	32′	0·5	"
20	20°	05′	1	R. M. G.I.P.
21	20°	05′	1	"
22	204°	07′	1	"
23	204°	50′	1	"

TABLE OF SHORT BOUNDARIES

Nº	BEARING	DISTANCE
1	24° 10′ 30″	32·5
2	182° 20′	20
3	24° 10′ 30″	30
4	114° 10′ 30″	17·5
5	114° 10′ 30″	17·5
6	24° 10′ 30″	30
7	46° 01′	20
8	349° 10′	14·245
9	124° 34′40″	38·125
10	80° 00′	14·245
11	124° 34′ 40″	57·165
12	20° 22′	30·825

Council Clerk's Certificate

I hereby certify that –

(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and

*(b) the requirements of section 34B of the †Metropolitan Water, Sewerage and Drainage Act, 1924, as amended. †Hunter District Water, Sewerage, and Drainage Act, 1938, as amended

have been complied with by the applicant in relation to the proposed SUBDIVISION
(insert "new road", "subdivision" or "consolidated lot") set out herein

Subdivision No. 5269

Date 9th September '77.

(Signature) ....
Council Clerk

*This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the areas of operations of the Metropolitan Water Sewerage and Drainage Board and the Hunter District Water Board.
†Delete if inapplicable.

D[redacted] Ⓔ*

Registered: 29-12-1977

C.A.: No. 5269 of 9·9·1977

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: U8275 - 6#, 9#
U9175 - 4#, 7#

Last Plan: D.P. 593517

PLAN OF SUBDIVISION OF
LOT 12 D. P. 593517

Reduction Ratio 1: 5000
Lengths are in metres.

~~Mun.~~/Shire ~~City~~: BAULKHAM HILLS

Locality: BOX HILL

Parish: NELSON

County: CUMBERLAND

This is sheet 1 of my plan in ~~3~~ 4 sheets.
(Delete if inapplicable).

I, ROBERT IVAN HORTON
PROUST & GARDNER
of 406 PACIFIC HWAY LINDFIELD
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 *(1) ~~by me~~ (2) under my immediate supervision in accordance with the Survey Practice Regulations, 1933, and was completed on † AUGUST 1977

Signature R. Horton

Surveyor registered under Surveyors Act, 1929, as amended.
Datum Line of Azimuth. 'A – B' (Sheet 2)
*Strike out either (1) or (2). †Insert date of survey.

Panel for use only for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user.

IT IS INTENDED TO DEDICATE RED GABLES ROAD JANPIETER ROAD & CATARACT ROAD TO THE PUBLIC FOR ROAD PURPOSES

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 IT IS INTENDED TO CREATE :–

1. EASEMENT TO DRAIN WATER 6 WIDE
2. EASEMENT TO DRAIN WATER 6 WIDE & VARIABLE
3. EASEMENT TO DRAIN WATER 25 WIDE

AS SET OUT IN THE ACCOMPANYING INSTRUMENT ENDORSED BY THE COUNCIL CLERK.

YO35A4A

D.P. 255616 24/11/7

Table of mm

1.P.D.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SURVEYOR'S REFERENCE: RED GABLES – 3

PLAN FORM 3 To be used in conjunction with Plan Form 2 WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION * OFFICE USE ONLY

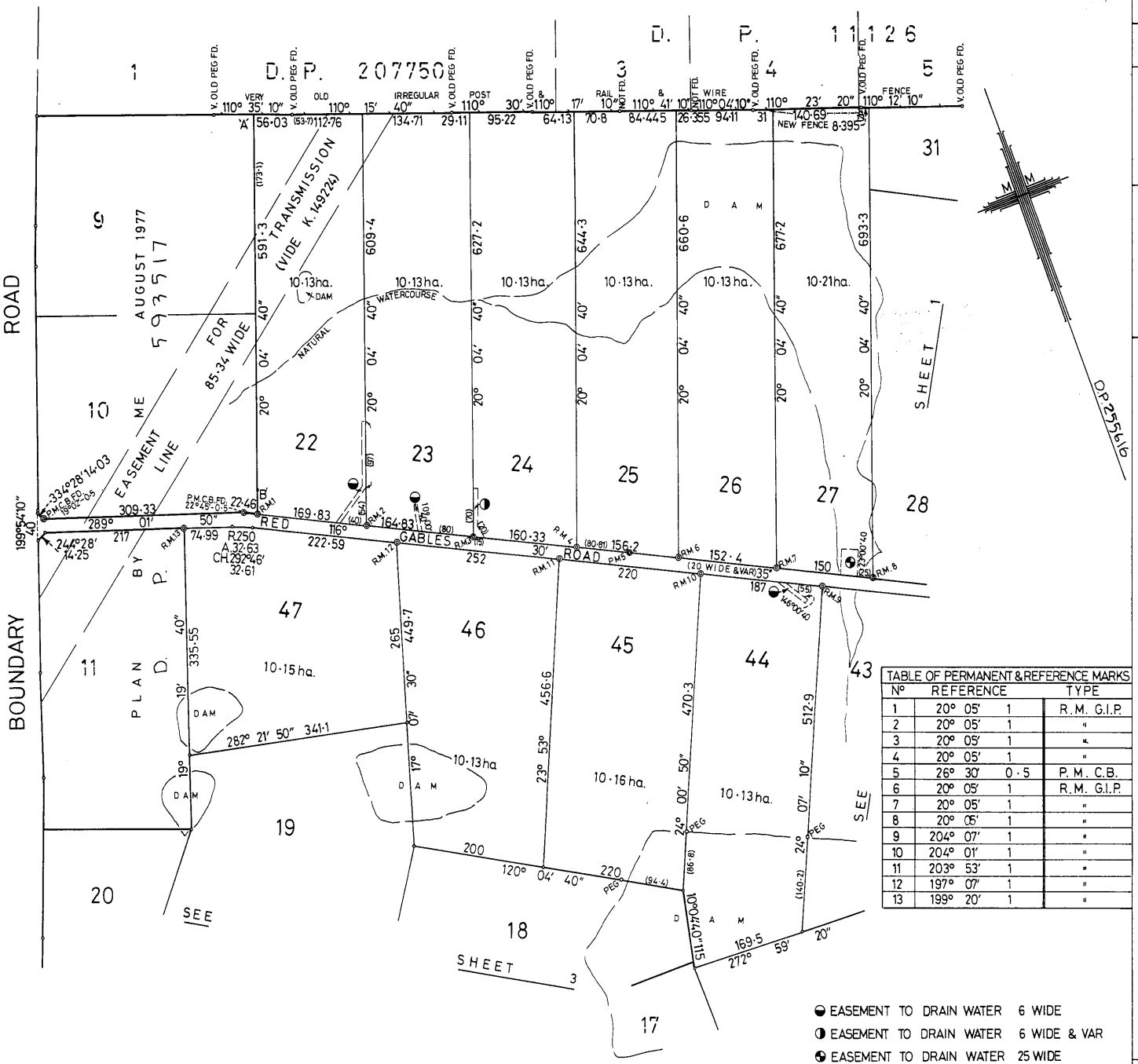


TABLE OF PERMANENT & REFERENCE MARKS			
Nº	REFERENCE		TYPE
1	20° 05′	1	R.M. G.I.P.
2	20° 05′	1	"
3	20° 05′	1	"
4	20° 05′	1	"
5	26° 30′	0·5	P.M. C.B.
6	20° 05′	1	R.M. G.I.P.
7	20° 05′	1	"
8	20° 05′	1	"
9	204° 07′	1	"
10	204° 01′	1	"
11	203° 53′	1	"
12	197° 07′	1	"
13	199° 20′	1	"

Registered: 29-12-1977

This is sheet 2 of my plan in 4 sheets dated AUGUST 1977

Surveyor registered under Surveyors Act 1929.

This is sheet 2 of the plan of 4 Sheets covered by my Certificate No. 5269 of 9-9-1977

Council Clerk

Signatures and seals only.

DIRECTOR

SECRETARY

RAYMOND GREENSHIELDS

DENIS JOHN ROWAN

JAMES TERENCE BYRNE J.P.

Reduction Ratio 1: 5 000

Lengths are in metres

Plan Drawing only to appear in this space

SURVEYOR'S REFERENCE RED GABLES -3

DP 255616 sh 2 of 4

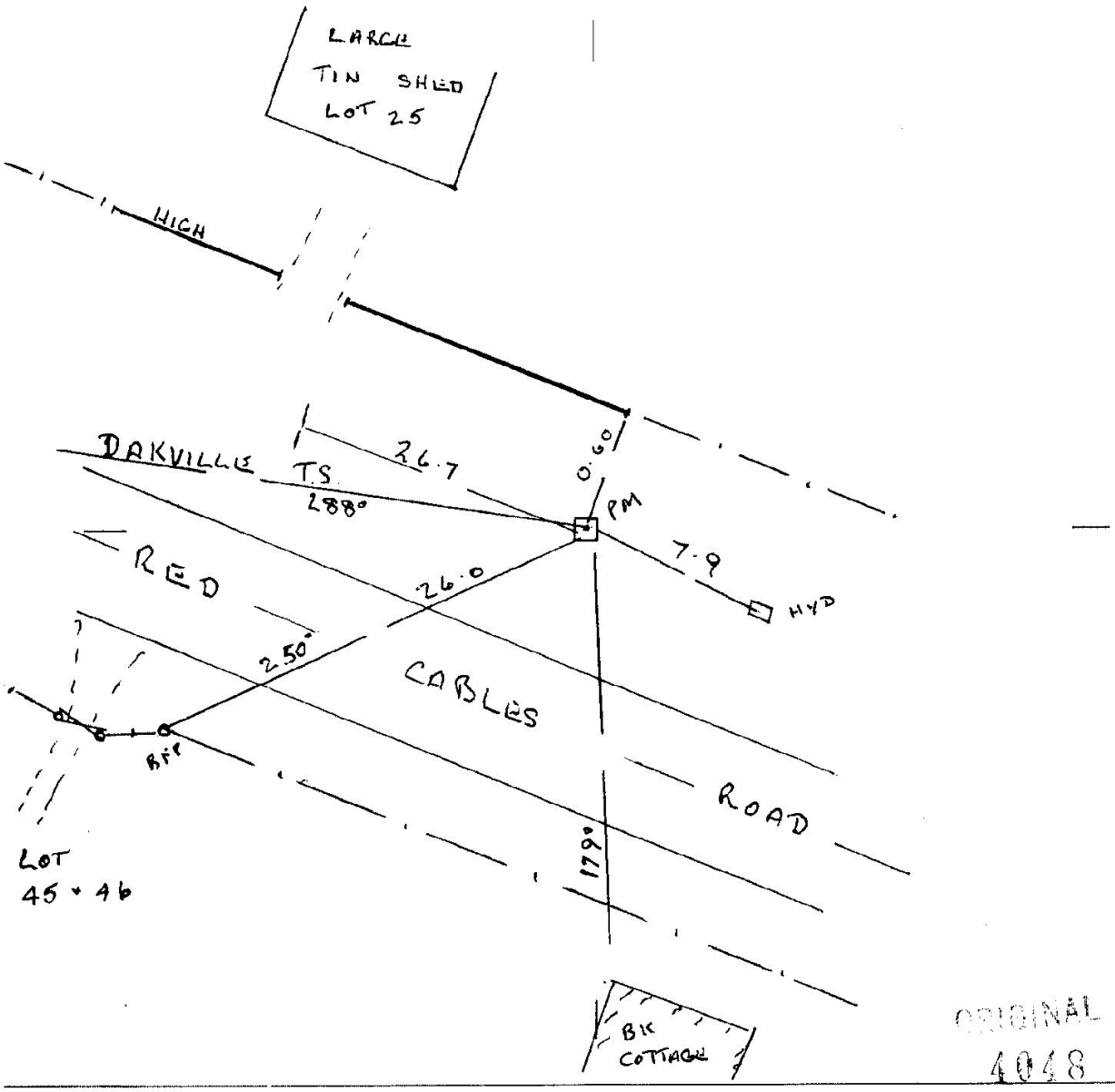
PM 58217
SSM
M:M

LOCALITY SKETCH PLAN

Parish ..... County CUMBERLAND City or Town MARAYLYA

Municipality or Shire BAULKHAM HILLS C.M.A. Map Sheet RIVERSTONE 1:25000

Measurements are in metres Zone 56/1



ORIGINAL
4048

Organization placing Marks S C B Ref. .....

Mark placed 26/2 / 1986

Note: Replaces PM ..... SSM .....

Locality Sketch Book No. ..... Fol. .....

Plan Register noted / / 19

PM 58217
SSM
M:M

I certify that the Mark or Marks have been placed and numbered as detailed hereon.

W. M. Gillivray

Designation S/OVERSEER

Date 26/2/1986

S.O. 2019 D. West, Government Printer

NEW SOUTH WALES

[redacted]FICATE OF TITLE
[redacted]ERTY ACT, 1900, as amended.

Appln. No. 5270
Prior Title Vol. 5410 Fols. 59 and 60 and 60

Vol. 9996 Fol. 5

1st Edition issued 8-5-1965

IT J921218

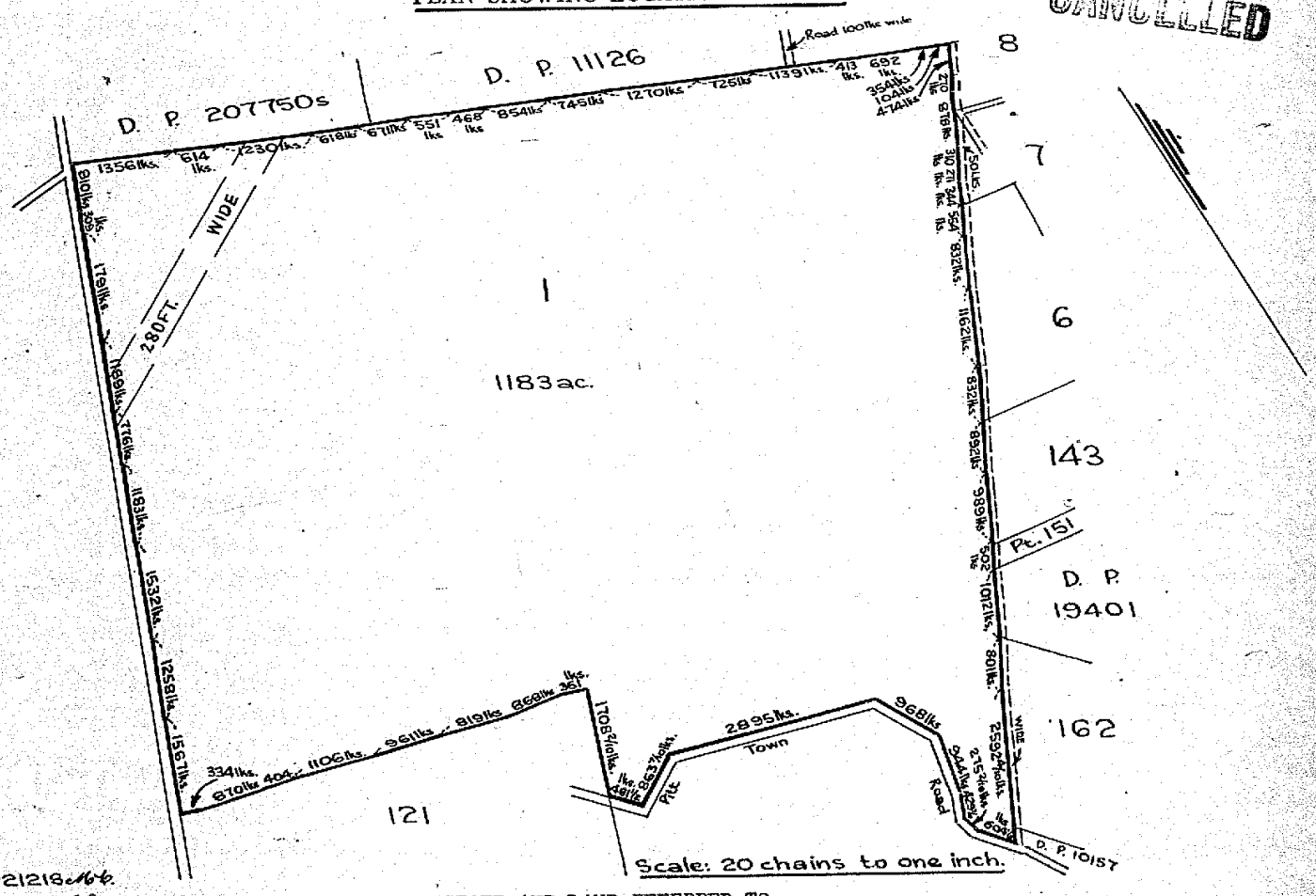
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness S Maclennan

Registrar General.

CANCELLED

PLAN SHOWING LOCATION OF LAND



J921218 GG

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 103338 in the Shire of Baulkham Hills Parish of Nelson and County of Cumberland being part Portion 120 granted to Robert Fitz on 20-6-1816.

FIRST SCHEDULE (continued overleaf)

RED GABLES PTY. LIMITED.

Registrar General.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Right of way created by Transfer No. 344680 appurtenant to the land above described affecting the land shown as 50 links wide in the plan hereon.

Registrar General.

ST 1608 V. C. N. BLIGHT, GOVERNMENT PRINTER

Vol. 9996 Fol 5

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
This deed is cancelled as to the whole ex road. New Certificates of Title have issued on 4-5-1977 for lots in Deposited Plan No 253552 as follows:- Lots 1 to 8 Vol. 13307 Fol. 93 to 100 respectively. REGISTRAR GENERAL	No dealing to be registered				
The residue of land in this folio comprises road Registered 4th May 1977 REGISTRAR GENERAL					
Interests created pursuant to Section 88B Conveyancing Act, 1919, by the registration of Deposited Plan 253552	88 B INST	Q60927		17-3-1977	

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
~~Mortgage~~	~~J921219~~	~~26-2-1965~~	~~to Robert Hunell of Marrickville Dairy Farmer~~	~~18-5-1965~~		Discharged	L44284	
~~Mortgage~~	~~K183935~~	~~8-10-1965~~	~~to A.G.C. (General Finance) Limited~~	~~30-11-1965~~		Discharged	L44285	
~~Mortgage~~	~~K144688~~	~~18-10-1965~~	~~to Commonwealth Development Bank of Australia~~	~~30-11-1965~~		Discharged	M876912	
RESUMPTION	K149224	28-10-1965	Easement for Transmission Line affecting that part of the land within described shown by broken black lines and notation 280 feet wide on plan hereon freed from all other interests	8-3-1966				
~~Mortgage~~	K624207	21-3-1967	~~to A.G.C. (General Finance) Limited~~	19-6-1967		Discharged	L44286	
~~Postponement~~	~~K624208~~	~~21-2-1967~~	~~Mortgage K624207 is entitled in priority as if registered before K144688~~	19-6-1967				
Mortgage	L44287	26-4-1968	to Australian Mutual Provident Society	23-5-1968				
~~Postponement~~	~~L44288~~	~~22-21-2-1968~~	~~whereby Mortgage No L44287 is entitled in priority as if registered before K144688~~	23-5-1968				
Mortgage	M872596	17-8-1972	to Marine Midland Bank - New York	6-9-1972		Discharged	P629657	
Mortgage	N464410	17-8-1973	To Patrick Intermarine (Australia) limited	2-10-1973				
~~Caveat~~	~~P275244~~	—		~~6-6-1975~~		Withdrawn	P629656	
~~Mortgage~~	~~P629658~~		~~to Marine Midland Bank - New York~~	~~28-4-1976~~		Discharged	Q60758	
Caveat	Q86750	-	by The Council of the Shire of Baulkham Hills	18-3-1977				

FORM No. 62 NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

(Page 2 of 2 pages)

J921219 ~~Mortgage~~ 26-2-1965 to Robert Hunell of Marrickville Dairy Farmer 18-5-1965 Discharged L44284

K183935 ~~Mortgage~~ 8-10-1965 to A.G.C. (General Finance) Limited 30-11-1965 Discharged L44285

K144688 ~~Mortgage~~ 18-10-1965 to Commonwealth Development Bank of Australia 30-11-1965 Discharged M876912

K624207 ~~Mortgage~~ 21-3-1967 to A.G.C. (General Finance) Limited 19-6-1967 Discharged L44286

K624208 ~~Postponement~~ 21-2-1967 ~~Mortgage K624207 is entitled in priority as if registered before K144688~~ 19-6-1967

L44287 Mortgage 26-4-1968 to Australian Mutual Provident Society 23-5-1968

L44288 ~~Postponement~~ ~~22-21-2-1968~~ ~~whereby Mortgage No L44287 is entitled in priority as if registered before K144688~~ 23-5-1968

M872596 Mortgage 17-8-1972 to Marine Midland Bank - New York 6-9-1972 Discharged P629657

N464410 Mortgage 17-8-1973 To Patrick Intermarine (Australia) limited 2-10-1973

~~P275244 Caveat~~ ~~6-6-1975~~ Withdrawn P629656

~~P629658 Mortgage~~ ~~to Marine Midland Bank - New York~~ ~~28-4-1976~~ Discharged Q60758

Q86750 Caveat - by The Council of the Shire of Baulkham Hills 18-3-1977

CT 10/3/73 K624207 -208

CT 9-9-73 N464410 M R

CT 8.11.74

P275244 Caveat

CT 20/2/76 P629656 W/X 7 8

CT 21.12.76 ~~OP5~~ OP253552 W/M 2 ment to drain water (lots 1,2,3)

Q60758D/M.R

Q86750 Plex R

CA

13307100

C[redacted]ICATE OF TITLE

NEW SOUTH WALES

[redacted] PROPERTY ACT, 1900

Appln. No.5270

Prior Title Vol.9996 Fol. 5

Vol. 13307 Fol. 100

EDITION ISSUED

5 5 1977

13307 Fol. 100

(Page 1) Vol.

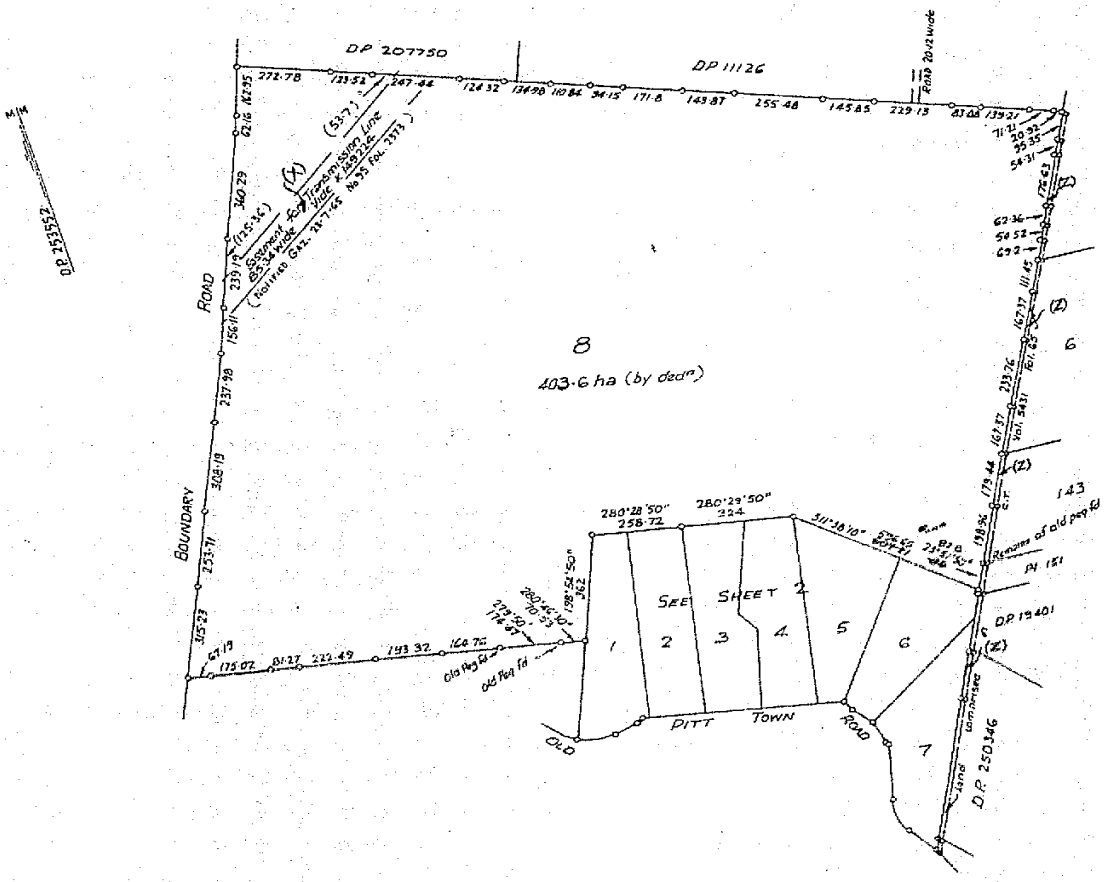
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Registrar General.

CANCELLED

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 8 in Deposited Plan 253552 at Box Hill in the Shire of Baulkham Hills Parish of Nelson and County of Cumberland being part of Portion 120 granted to Robert Fitz on 20-6-1816.

FIRST SCHEDULE

RED GABLES PTY. LIMITED.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Easement for Transmission Line created by Resumption No.K149224 affecting the part of the land above described designated (X) in the plan hereon.
3. Right of Way created by Transfer No.344680 appurtenant to the land above described affecting the piece of land designated (Z) in the plan hereon.
4. Mortgage No.L44287 to Australian Mutual Provident Society. Registered 23-5-1968.
5. Mortgage No.N464410 to Intermarine (Australia) Limited. Registered 2-10-1973.
6. ~~Caveat No.Q86750 by The Council of the Shire of Baulkham Hills. Registered 18-3-1977.~~ Withdrawn Q 263079

Q2630 Q401638 DP255616 DP593517

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
This Deed is cancelled as to part and New Certificates of Title Vol 13537 Fol. 133-135					
Issued on 2-2-1978 for lots 9-11 in D.P 593517.					

This deed is cancelled as to Whole ex road
New Certificates of Title have issued on 2-2-1978
for lots in Deposited Plan No. 255616 as follows:-
Lots 13-47 Vol. 13537 Fol. 144-178 respectively.

REGISTRAR GENERAL

The residue of land in this folio comprises the road

REGISTRAR GENERAL

NEW CERTIFICATE(S) OF TITLE ISSUING ON DP255616 DP593517
NO DEALING TO BE REGISTERED WITHOUT REFERENCE TO SURVEY DRAFTING BRANCH.

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
Mortgage	Q401638	-------	to Australia and New Zealand Banking Group Limited.	11-10-1977				
			Interests created pursuant to Section 88B Conveyancing Act, 1919, by the registration of Deposited Plan 593517.	29.12.1977				
			Interests created pursuant to Section 88B Conveyancing Act, 1919, by the registration of Deposited Plan 255616.	29.12.1977				
			The interest of the Council of the Shire of Baulkham Hills in the new road shown on DP 255616	29.12.1977				

DP1243115 : ROADS ACT, 1993

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

13537176

[redacted]ICATE OF TITLE

NEW SOUTH WALES

[redacted] PROPERTY ACT, 1900

Appln. No.5270

[redacted]

[redacted]

Vol. [redacted] Fol. [redacted]

EDITION ISSUED

[redacted]

13537 Fol. 176

(Page 1) Vol.

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.

Registrar General.

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

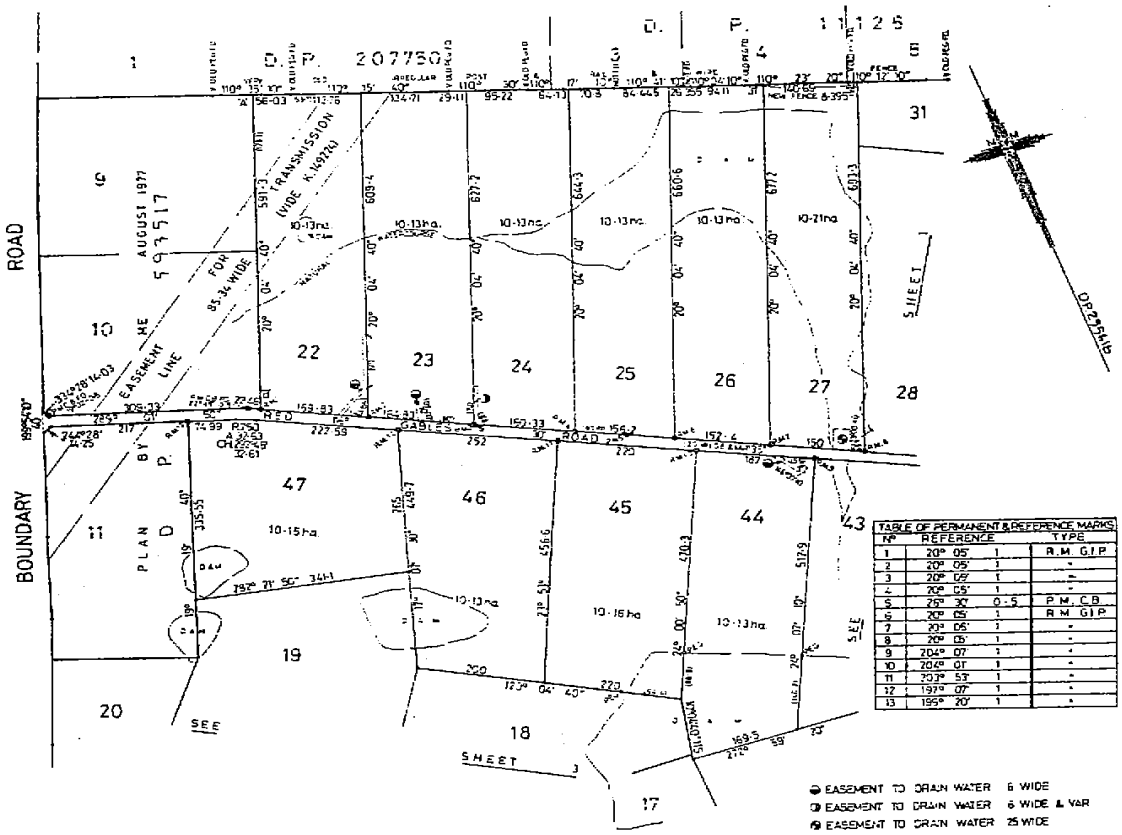


TABLE OF PERMANENT & REFERENCE MARKS

Nº	REFERENCE		TYPE	
1	20° 05'	1		R.M. G.I.P.
2	20° 05'	1		"
3	20° 05'	1		"
4	20° 05'	1		"
5	20° 30'	0.5		P.M. C.B.
6	20° 05'	1		R.M. G.I.P.
7	20° 05'	1		"
8	20° 05'	1		"
9	204° 07'	1		"
10	204° 01'	1		"
11	203° 53'	1		"
12	197° 07'	1		"
13	195° 20'	1		"

S

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 45 in Deposited Plan 255616 at Box Hill in the Shire of Baulkham Hills Parish of Nelson and County of Cumberland being part of Portion 120 granted to Robert Fitz on 20-6-1816.

FIRST SCHEDULE

[redacted]

SECOND SCHEDULE

GRY RWZ

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. 344680 Right of Way appurtenant to the land above described affecting the land designated (Z) in Deposited Plan 253552.
3. ~~L44287 Mortgage to Australian Mutual Provident Society.~~ Discharged R48256.
4. ~~N464410 Mortgage to Intermarine (Australia) Limited.~~ Discharged Q967281.
5. ~~Q401638 Mortgage to Australia and New Zealand Banking Group Limited.~~ Discharged R324873

Vol. 13537 Fol. 176

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
[redacted]					
[redacted]					

CT 4/9/78
Q967231 D/M
R48256 D/M
R 324873 — 4T (OV) — 5M

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
Covenant	R324874	--------	Created by Transfer No. R324874	19-7-1979				
Mortgage	R324875	--------	to Bank of New South Wales	19-7-1979				

(Page 2 of 2 pages)

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

LAND REGISTRY SERVICES Historical Search InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
8/8/2022 4:42PM

FOLIO: 45/255616

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 13537 FOL 176

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
14/10/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
8/3/1999	5657440	DEPARTMENTAL DEALING	
31/3/2000	5823092	WITHDRAWN - REQUEST	
26/8/2009	AE928971	DISCHARGE OF MORTGAGE	
26/8/2009	AE928972	TRANSFER ALTERING TENANCY	EDITION 1
3/5/2012	AG960024	CAVEAT	
22/1/2016	AK161836	WITHDRAWAL OF CAVEAT	
22/1/2016	AK161837	TRANSFER	EDITION 2
30/3/2016	AK317611	REQUEST	EDITION 3
1/7/2016	AK548936	MORTGAGE	EDITION 4
29/3/2019	DP1220535	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

*** END OF SEARCH ***

Fontana Drive, Box Hill PRINTED ON 8/8/2022

Received: 08/08/2022 16:42:11

Form: 01T
Release: 6·1

①

TRANSFER

New South Wales
Real Property Act 1900

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

STAMP DUTY Office of State Revenue use only

Office of State Revenue (NSW)
Client No: 3323749 4541
Duty: $10.00 Trans No: 8500729-001
Asst details: S18(2)

(A) **TORRENS TITLE**

(B) **LODGED BY**

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any	CODES
124E	LLPN: 123820V GlobalX Pty Ltd Level 3, 175 Castlereagh Street SYDNEY NSW 2000 PH: (02) 9230 6900 Reference: HDY 3962626 ~~(17240612/PND/3128929)~~	T TW

(C) **TRANSFEROR**

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $ Pursuant to contract for sale and as regards

(E) **ESTATE** the abovementioned land transfers to the transferee an estate in fee simple dated 17/9/2015

(F) **SHARE TRANSFERRED**

(G) Encumbrances (if applicable):

(H) **TRANSFEREE**

(I) **TENANCY:**

DATE 18 December 2015

(J) I certify I am an eligible witness and that the transferor signed this dealing in my presence. [See note* below]

Signature of witness:

Name of witness:
Address of witness: SEE ANNEXURE A

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

Signature of transferor:

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

Signature:

Signatory's name: PENNY LEE DIXON
Signatory's capacity: Solicitor
solicitor for transferee

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 955795 Full name: PENNY LEE DIXON Signature:

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

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

1303

THIS IS ANNEXURE A TO THE TRANSFER BETWEEN EDWARD MICALLEF, MARIO MICALLEF, EMANUEL MICALLEF, GINO MICALLEF AND ALEXIUS MICALLEF AND EJC BOX HILL PTY LIMITED ACN 602 838 906 IN RESPECT OF FOLIO IDENTIFIER 45/255616

I certify that I am an eligible witness and that the person(s) signing opposite signed this dealing in my presence. [See note* below]

Signature of witness

CHRISTOPHER EDWARDS
Name of witness

209 Windsor St. Richmond
Address of witness

Certified correct for the purposes of the Real Property Act 1900 by the transferor

E. Micallef
Edward Micallef

I certify that I am an eligible witness and that the person(s) signing opposite signed this dealing in my presence. [See note* below]

Signature of witness

CHRISTOPHER EDWARDS
Name of witness

209 Windsor St. Richmond
Address of witness

Certified correct for the purposes of the Real Property Act 1900 by the transferor

Mario Micallef
Mario Micallef

I certify that I am an eligible witness and that the person(s) signing opposite signed this dealing in my presence. [See note* below]

Signature of witness

CHRISTOPHER EDWARDS
Name of witness

209 Windsor St. Richmond
Address of witness

Certified correct for the purposes of the Real Property Act 1900 by the transferor

E. Micallef
Emanuel Micallef

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

I certify that I am an eligible witness and that the person(s) signing opposite signed this dealing in my presence. [See note* below]

Signature of witness

CHRISTOPHER EDWARDS
Name of witness

209 Windsor St. Richmond
Address of witness

Certified correct for the purposes of the Real Property Act 1900 by the transferor

Gino Micallef

I certify that I am an eligible witness and that the person(s) signing opposite signed this dealing in my presence. [See note* below]

Signature of witness

CHRISTOPHER EDWARDS
Name of witness

209 Windsor St. Richmond
Address of witness

Certified correct for the purposes of the Real Property Act 1900 by the transferor

Alexius Micallef

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

LAND REGISTRY SERVICES Historical Search

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

8/8/2022 4:42PM

FOLIO: 3100/1241081

First Title(s): OLD SYSTEM
Prior Title(s): 3099/1220535

Recorded	Number	Type of Instrument	C.T. Issue
11/6/2019	DP1241081	DEPOSITED PLAN	FOLIO CREATED EDITION 1
31/3/2020	AQ2151	DISCHARGE OF MORTGAGE	EDITION 2
30/4/2020	AQ71263	TRANSFER	
30/4/2020	AQ71264	MORTGAGE	EDITION 3 CORD ISSUED
17/7/2020	DP1261072	DEPOSITED PLAN	EDITION 4 CORD ISSUED
17/3/2021	AQ877283	DISCHARGE OF MORTGAGE	EDITION 5
8/4/2021	DP1256552	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

*** END OF SEARCH ***

Fontana Drive, Box Hill PRINTED ON 8/8/2022

Received: 08/08/2022 16:42:12

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
8/8/2022 2:11PM

FOLIO: 201/1256554

First Title(s): OLD SYSTEM
Prior Title(s): 3340/1256526

Recorded	Number	Type of Instrument	C.T. Issue
22/6/2021	DP1256554	DEPOSITED PLAN	FOLIO CREATED EDITION 1

*** END OF SEARCH ***

Fontana Drive, Box Hill PRINTED ON 8/8/2022

Received: 08/08/2022 14:11:28

LAND REGISTRY SERVICES

Title Search

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 201/1256554

SEARCH DATE	TIME	EDITION NO	DATE
8/8/2022	2:10 PM	1	22/6/2021

LAND

LOT 201 IN DEPOSITED PLAN 1256554
AT GABLES
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF NELSON COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1256554

FIRST SCHEDULE

AW BIDCO 4 PTY LIMITED

SECOND SCHEDULE (7 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 AK317611 PLANNING AGREEMENT PURSUANT TO SECTION 7.6 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
3 R324874 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
4 R615396 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
5 DP1256526 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (6) IN THE S.88B INSTRUMENT
6 DP1256554 EASEMENT TO DRAIN WATER 5 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM Easement not affecting
7 DP1256554 RESTRICTION(S) ON THE USE OF LAND

NOTATIONS

UNREGISTERED DEALINGS: PP DP1273518 PP DP1286147.

*** END OF SEARCH ***

Fontana Drive, Box Hill PRINTED ON 8/8/2022

Received: 08/08/2022 14:10:52

LOTSEARCH

LOTSEARCH AERIALS

Date: 29 Jul 2022

Reference: LS034854 EA

Address: 68 May Holman Drive, Bassendean, WA 6054

Aerial Imagery 2022

Lot 301 Fontana Drive, Box Hill, NSW 2765

Scale:
0 30 60 90 120
Meters

Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56

Date: 29 July 2022

Aerial Imagery 2016

Lot 301 Fontana Drive, Box Hill, NSW 2765

Scale:	Data Source Aerial Imagery:	Coordinate System:	Date: 29 July 2022
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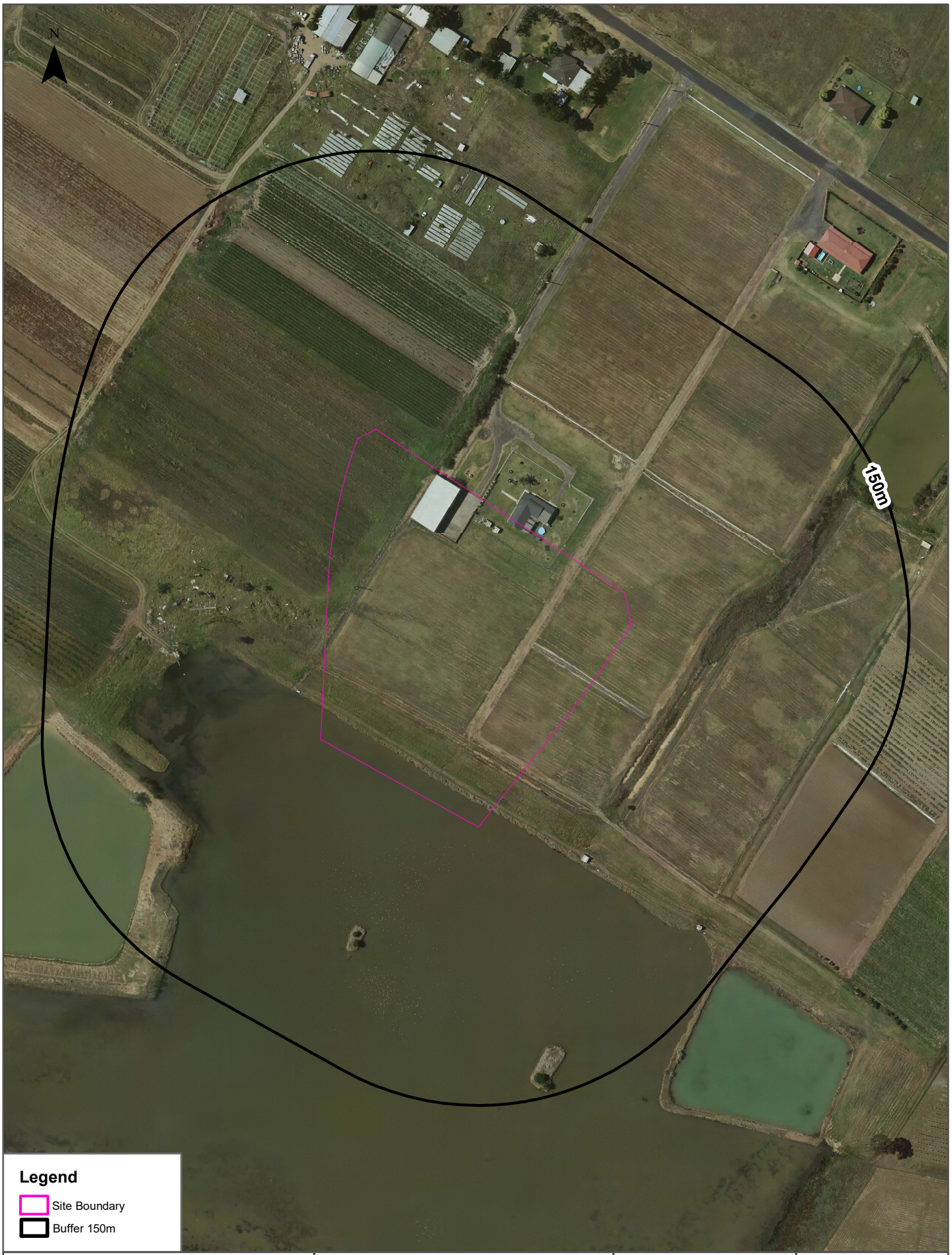
Aerial Imagery 2011

Lot 301 Fontana Drive, Box Hill, NSW 2765



Scale:	Data Source Aerial Imagery:	Coordinate System:	Date: 29 July 2022
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Aerial Imagery 2002

Lot 301 Fontana Drive, Box Hill, NSW 2765

Scale:
0 30 60 90 120
Meters

Data Source Aerial Imagery:
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Coordinate System:
GDA 1994 MGA Zone 56

Date: 28 July 2022

Aerial Imagery 1994

Lot 301 Fontana Drive, Box Hill, NSW 2765

Scale:	Data Source Aerial Imagery:	Coordinate System:	Date: 28 July 2022
0 30 60 90 120 Meters	© NSW Department of Customer Service	GDA 1994 MGA Zone 56	

Aerial Imagery 1991

Lot 301 Fontana Drive, Box Hill, NSW 2765

Scale:	Data Sources: Aerial Imagery: © NSW Department of Customer Service	Coordinate System: GDA 1994 MGA Zone 56	Date: 29 July 2022
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Aerial Imagery 1986

Lot 301 Fontana Drive, Box Hill, NSW 2765

Scale:
0 30 60 90 120
Meters

Data Source Aerial Imagery:
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Coordinate System:
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Date: 28 July 2022

Aerial Imagery 1982

Lot 301 Fontana Drive, Box Hill, NSW 2765

Scale:
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Meters

Data Sources: Aerial Imagery:
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Coordinate System:
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Date: 29 July 2022

Aerial Imagery 1978

Lot 301 Fontana Drive, Box Hill, NSW 2765

Scale:
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Meters

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Coordinate System:
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Date: 28 July 2022

Aerial Imagery 1970

Lot 301 Fontana Drive, Box Hill, NSW 2765

Scale:	Data Sources: Aerial Imagery: © NSW Department of Customer Service	Coordinate System: GDA 1994 MGA Zone 56	Date: 29 July 2022
0 30 60 90 120 Meters			

Aerial Imagery 1965

Lot 301 Fontana Drive, Box Hill, NSW 2765

Scale:
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Meters

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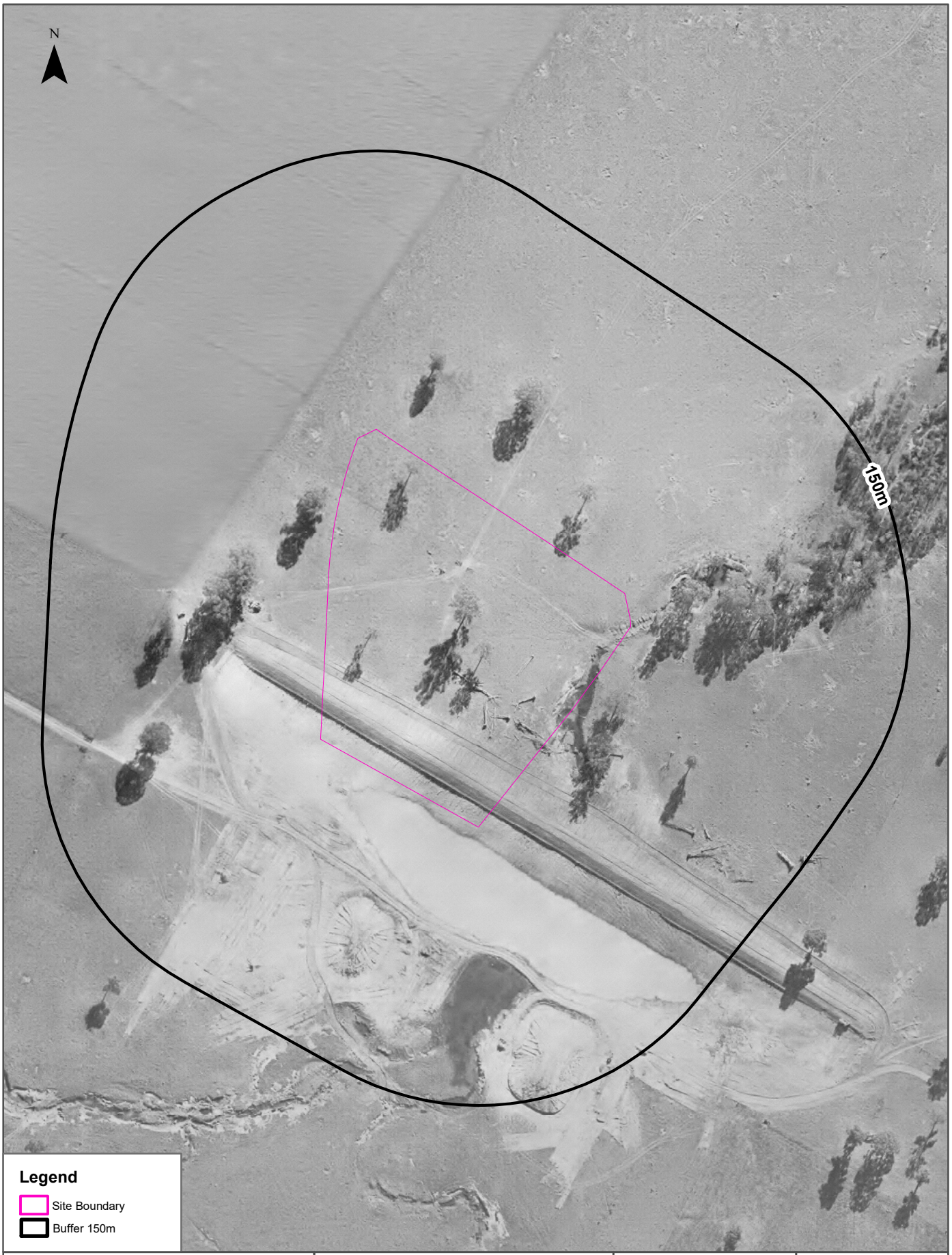
Coordinate System:
GDA 1994 MGA Zone 56

Date: 28 July 2022

Aerial Imagery 1961

Lot 301 Fontana Drive, Box Hill, NSW 2765



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Meters

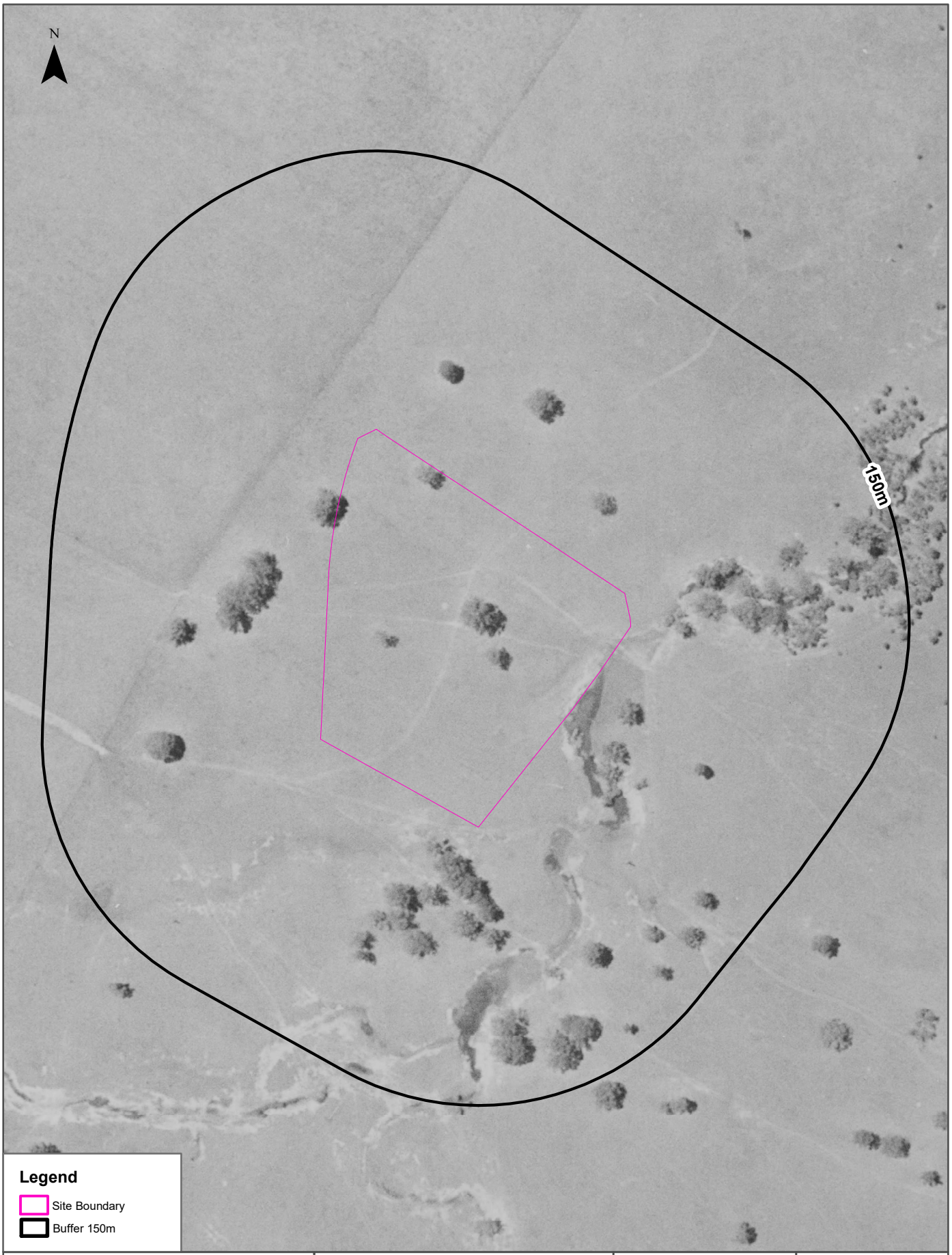
Data Sources: Aerial Imagery:
© NSW Department of Customer Service

Coordinate System:
GDA 1994 MGA Zone 56

Date: 29 July 2022

Aerial Imagery 1955, 1956

Lot 301 Fontana Drive, Box Hill, NSW 2765



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Meters

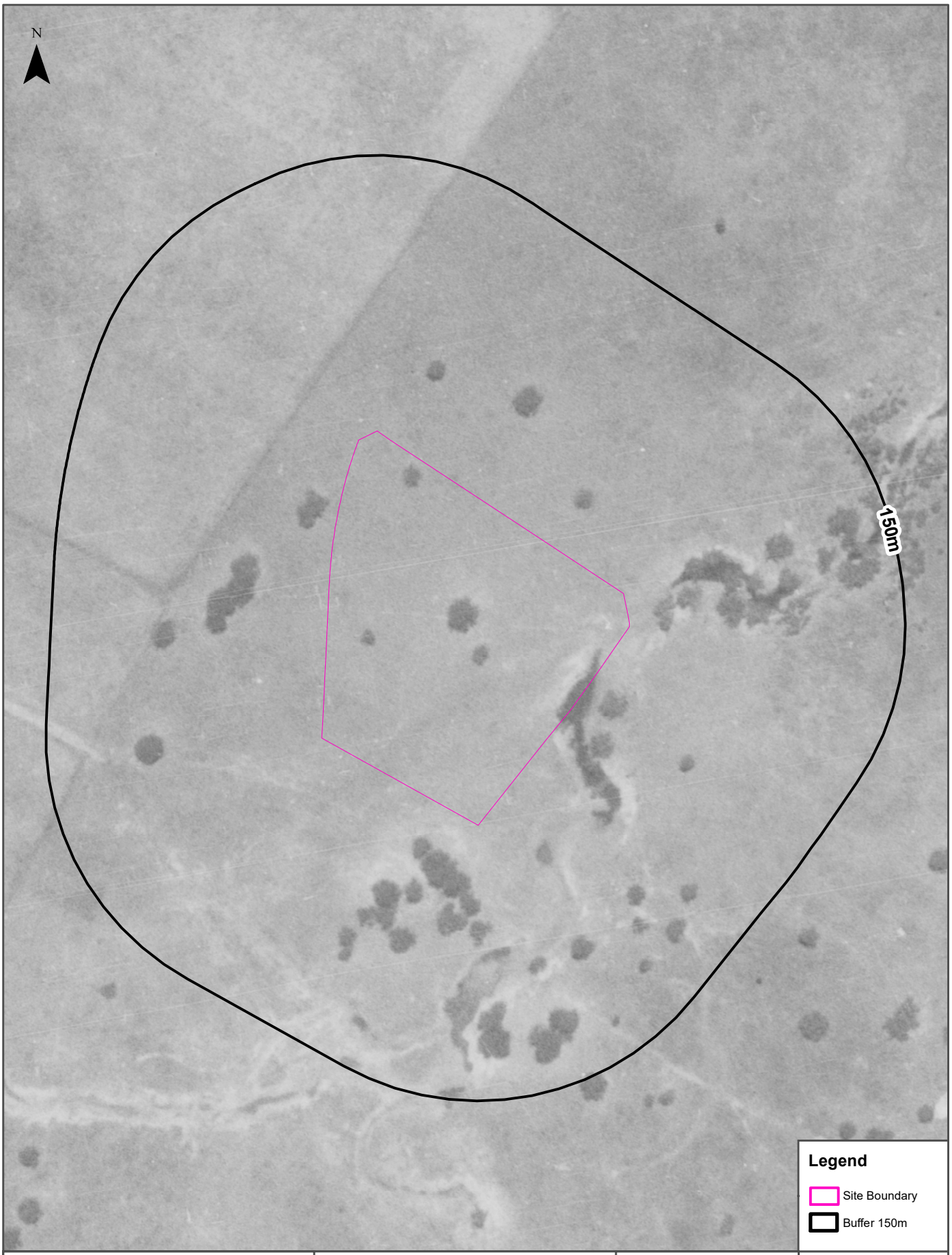
Data Sources: Aerial Imagery:
© NSW Department of Customer Service

Coordinate System:
GDA 1994 MGA Zone 56

Date: 29 July 2022

Aerial Imagery 1947

Lot 301 Fontana Drive, Box Hill, NSW 2765



Scale:
0 30 60 90 120
Meters

Data Source Aerial Imagery: ©2022 Geoscience Australia

Coordinate System:
GDA 1994 MGA Zone 56

Date: 28 July 2022

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Jelica Ljubic

From: Licensing <licensing@safework.nsw.gov.au>
Sent: Wednesday, 10 August 2022 10:06 AM
To: Celine Li
Subject: SafeWork NSW: 00733685 –Site Search application – Result not found [ref:_ 00D281hl6J._5004a967tN:ref]

Security Classification: Sensitive Personal
Please do not amend the subject line of this email

Dear Celine

Re: Site Search for Schedule 11 Hazardous Chemicals on premises Application – Result not found

I refer to your application for a Site Search for Schedule 11 Hazardous Chemicals on premises for the following site: Lot 301 DP 1256554 Fontana Drive Gables 2765 NSW.

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

If you have any further information or if you have any questions, please use one of the following options, quoting the SafeWork NSW enquiry reference number: 00733685

- Email: licensing@safework.nsw.gov.au
- Phone: 13 10 50

Kind regards

Gabriela Draper
Licensing Representative
SafeWork NSW | Better Regulation Division
Department of Customer Service
p- 13 10 50
e- licensing@safework.nsw.gov.au | www.customerservice.nsw.gov.au
Level 3, 32 Mann Street, Gosford, NSW 2250

ref:_00D281hl6J._5004a967tN:ref

Appendix D

Site Photographs

Photo 1: The site is a vacant land with heavy vegetation

Photo 2: The exposed soil surface at the site

Douglas Partners Geotechnics / Environment / Groundwater	**Site Photographs**	PROJECT:	216255.01
	Proposed The Gables New Public School	PLATE No:	1
	Lot301, Fontana Drive, Box Hill	REV:	0
	CLIENT School Infrastructure NSW	DATE	23/8/22

Photo 3: The stockpiles located along the edge of the site

Photo 4: The new road to the north of the site

Douglas Partners Geotechnics / Environment / Groundwater	**Site Photographs**	PROJECT:	216255.01
	Proposed The Gables New Public School	PLATE No:	2
	Lot301, Fontana Drive, Box Hill	REV:	0
	CLIENT School Infrastructure NSW	DATE	23/8/22

Photo 5: Residential lots in the surrounding areas

Douglas Partners Geotechnics / Environment / Groundwater	**Site Photographs**	PROJECT:	216255.01
	Proposed The Gables New Public School	PLATE No:	3
	Lot301, Fontana Drive, Box Hill	REV:	0
	CLIENT School Infrastructure NSW	DATE	23/8/22