

Appendix D Contamination Assessment



Preliminary Site Investigation

Urbis
On behalf of NSW Department of Housing
Rosemeadow and Ambarvale Public
Housing Estate
NSW

May 2010
JBS 41158-14856 (Rev 1)
JBS Environmental Pty Ltd

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List of Abbreviations

A list of the common abbreviations used throughout this report is provided below.

AEC	Area of Environmental Concern
AHD	Australian Height Datum
As	Arsenic
Cd	Cadmium
COPC	Contaminants Of Potential Concern
CSM	Conceptual site model
Cr	Chromium
Cu	Copper
bgl	below ground level
BTEX	Benzene, toluene, ethylbenzene and xylenes
B(a)P	Benzo(a)pyrene
DECCW	NSW Department of Environment, Climate Change and Water
DQOs	Data Quality Objectives
DWE	NSW Department of Water and Energy
EMP	Environmental Management Plan
ESA	Environmental Site Assessment
EPA	NSW Environment Protection Authority
Ha	Hectare
Hg	Mercury
HIL	Health based investigation level
JBS	JBS Environmental
LOR	Limit of Reporting
Mn	Manganese
Ni	Nickel
OCP	Organochlorine Pesticides
OPP	Organophosphorus Pesticides
PAHs	Polycyclic aromatic hydrocarbons
Pb	Lead
PCBs	Polychlorinated Biphenyls
PIL	Phytotoxicity based investigation level
PQL	Practical Quantitation Limit
QA/QC	Quality Assurance/Quality Control
RPD	Relative Percentage Difference
SAQP	Sampling, Analysis and Quality Plan
SPLP	Synthetic Precipitation Leaching Procedure
TPH	Total Petroleum Hydrocarbons
Zn	Zinc

1 Introduction

1.1 Background and Objectives

JBS Environmental Pty Ltd was engaged by Urbis Pty Ltd (Urbis) on the behalf of the NSW Department of Housing to conduct a Preliminary Site Investigation (PSI) at two sites in Rosemeadow and Ambarvale, NSW (**Figure 1**). The Rosemeadow site lies between Copperfield Drive and Julius Road, and forms part of the area south of Westminster Way. The Ambarvale site lies off Whitechapel Road between Copperfield Drive and Dickens Road.

The Rosemeadow site is legally described as Lot 33 in DP 700703 (**Figure 2a**). The Ambarvale site is legally described as Lot 12 in DP 700701, and Lot 13 in DP 700702 (**Figure 2b**). The total area of the sites is approximately 4.8 Ha.

It is understood that the Department of Housing plans to rezone the land for future residential use. The current investigation is required as part of the Planning Proposal for the Gateway determination.

1.2 Objectives

The objective of the site assessment was to identify potential site contamination risks associated with historical and existing site uses that may impact on the suitability of the site with respect to the proposed residential land use, and advise of further reporting requirements to support a rezoning of the lands (if required). The proposed investigation was developed in general accordance with relevant guidelines made or approved by the NSW Department of Environment, Climate Change and Water (DECCW incorporating the EPA).

1.3 Scope of Work

The scope of work comprised:

- Review of available Council documentation (including zoning certificate and DA/BA applications), aerial photos, legal title information, DECCW records and Heritage records to identify areas of environmental concern and associated contaminants of potential concern (COPCs);
- A desktop of review of geological, salinity, acid sulphate soils, groundwater risk and topographical maps;
- A site inspection of all accessible areas to identify any additional visible areas of concern and associated COPCs;
- Preparation of a PSI report in general accordance with relevant DECCW Guidelines.



Photo 2 – Wooden fences along the southwestern boundary of the Rosemeadow site

The site was largely grassed, with some bare patches in the northwest portion. The bare patches appeared to represent gullying and erosion caused by overland water flow. Sparse tree cover was present, with the trees typically under 15 m tall. A few dead trees were noted in the western portion of the site, however this appeared to be the result of burning rather than an indication of contamination. Sewer and storm water service pits were observed in the central southern part of the site.

A patch of dumped rubbish was observed in the northwest portion, consisting of partially burned household rubbish. A fragment of suspected ACM was recovered from the ground surface in the eastern portion of the site, in the proximity of Copperfield Drive.



Photo 3 – Burnt household in the northwest portion of the Rosemeadow site

There were no signs of staining or stressed vegetation at the Rosemeadow site considered to indicate the presence of contamination.



Photo 5 – Possible burnt areas in the western corridor

A trodden earth path was present along the eastern side of the corridor, extending from the southeast and curling around to the northeast. Where visible, the soils consisted of red-brown silty clay soils containing shale gravels.



Photo 2 – Trodden earth path in the western corridor

There was around 30% tree cover, with the trees typically less than 15 m tall. Trees were sparsely distributed in the southern section and became more concentrated in the northern area. Storm water or sewer access pits were present along the central low line of the western corridor.

There was some dumped household garbage in the northern area of the western corridor, primarily cardboard and plastic. A dumped and burnt out car was observed in what appeared to be the northern most area of the western corridor. However the boundaries in this area were not marked and it was not clear as to whether the car lay inside the site, or within the Nurra Reserve.

Dumped household garbage was present in the northern area of the eastern corridor, consisting primarily of clothing, plastic bottles and containers, beer cans and other metal.

There were no signs of staining or stressed vegetation at the Ambarvale site considered to indicate the presence of contamination.

2.3 Surrounding Landuse

The current landuse of adjacent properties or properties across adjacent roads is shown in **Figures 2a and 2b** and summarised below.

For the Rosemeadow site:

- North – Residential properties border the site.
- West – Residential properties are present across Julius Road to the west
- South – Residential properties border the site and are present across Julius Road to the south.
- East – Rosemeadow Sports Complex is present across Copperfield Drive to the east, consisting of a large open playing field-type space. A fire department, service station and fast food outlet are located around the intersection of Thomas Rose Drive and Copperfield Drive to the east.

It is noted that the surrounding landuses include a service station, however given the topography of the site, it is considered unlikely to be a significant source of site contamination. Therefore, based on the surrounding land uses identified during the site inspection there are no significant potential offsite contamination sources located in the vicinity of the Rosemeadow site.

For the Ambarvale site:

- North – The Nurra Reserve borders the site to the north. The surrounding landuse is residential.
- West – Residential properties border the site, and are present across Copperfield Drive to the west.
- South – Vacant land is adjacent to the southwestern boundary of the Ambarvale site. Residential land is present adjacent to the site and across Whitechapel Road.
- East – Residential properties border the site, and are present beyond Dickens Road. Open space is present beyond these properties, and extends to Appin Way.

Based on the surrounding land uses identified during the site inspection, there are no significant potential offsite contamination sources located in the vicinity of the Ambarvale site.

2.4 Topography

Review of the regional topographic map (Department of Lands 2006¹) indicated that the Rosemeadow site has an elevation of between approximately 130 m and 150 m Australian Height Datum (AHD). The general area slopes gently towards the east, towards Spring Creek. The highest point on the Rosemeadow site is along the central western boundary,

¹ Topoview Raster 2006, Department of Lands, 2006

- GW110681, installed 9 m into gravel, clay, silt and sand. The standing water level is 6.1 m. It is listed as a privately owned monitoring bore.
- GW110682, installed 8 m into gravel, clay and sand. The standing water level is 6.2. It is listed as a privately owned monitoring bore.

A fourth bore, GW103996, is located approximately 1.2 km to the northeast of the site. It is identified as a monitoring bore, installed 3.87 metres into clayey sand and sandstone. Standing water level is not record.

Based on local topography, shallow groundwater flow from the Rosemeadow site is anticipated to be to the east following the local topography, while shallow groundwater from the Ambarvale site is expected to flow north.

Groundwater occurring in the shales and sandstones underlying the site is expected to be confined to zones of relatively higher permeability (i.e. fractures in bedrock and within interbedded sands and sandy clays) and therefore limited in extent. However there may be localised areas of seepage. The presence of silty clay soils at the site limits the potential for groundwater contamination, and migration of contamination (if any) via groundwater.

3.2 DECCW Records

A search of the DECCW's public register under the *Protection of the Environment Operations Act 1997* was undertaken (**Appendix C**). The search identified that, for the sites, there were:

- No prevention, clean-up or prohibition notices;
- No transfer, variation, suspension, surrender or revocation of an environment protection licence.

A search was also undertaken through the DECCW's public contaminated land register (**Appendix C**). The search identified that there have been no notices issued under the *Contaminated Land Management Act 1997* for the sites.

3.3 Title Details

A historic title search was conducted for each site, and results are summarised below. Copies of title records are included in **Appendix D**.

Lot 33 in DP 700703

In 1925, Lot 33 was transferred to John S. Rofe, a dairy farmer. In 1931, Lot 33 was transferred to Stewart C Rofe and Rupert E Rofe, hairdressers. In 1951, Lot 33 was transferred to George W. L. Rofe, a hairdresser. In 1956, Lot 33 was transferred to Rupert E Rofe. In 1962, Lot 33 was transferred to Stocks and Holdings Pty Ltd, promoters, before being transferred to the Housing Commission of NSW in 1974.

Lot 12 in DP 700701

Lot 12 was separated into two parts in 1954, which have been transferred simultaneously for the period for which land titles were obtained. In 1954, Lot 12 was transferred to George W. L. Rofe, a farmer. In 1962, Lot 12 was transferred to Stocks and Holdings Ltd, promoters. In 1974, Lot 12 was transferred to the Housing Commission of NSW.

Lot 13 in DP 700702

In 1973, part of Lot 13 was transferred to Sherwood Hills Pty Limited. In 1975, it was transferred to the Housing Commission of NSW. No further land title records were available.

3.4 Council Records

3.4.1 Zoning Certificates

The zoning certificates for the sites were obtained from Campbelltown City Council, and are included in **Appendix E**. Relevant information is summarised below.

For the Ambarvale site, Lot 33 in DP 700703:

- Lot 33 in DP 700703 is zoned a combination of 5(a) Special Uses A Zone – Drainage, and 6(a) – Local Open Space Zone
- The land does not include or comprise critical habitat;
- The land is not in a conservation area, and there are no items of environmental heritage identified on the land.

3.4.2 DA/BA Records

Development Application/Building Application (DA/BA) records for the site were requested from Campbelltown City Council. The information was not returned in time to be included in this report. However, given the current open space use of the site, historical photos indicating the absence of development at the site, and the agreement of information from other historical sources, the absence of review of any DA/BA records for the site is unlikely to significantly affect the outcomes of this investigation.

3.5 Australian and NSW Heritage Register

A search of the Australian Heritage Trust database and the NSW Heritage Inventory did not reveal any Heritage listed items at the site (**Appendix F**).

3.6 Workcover Dangerous Goods Licenses

Given the historical uses of the sites and their current undeveloped nature, a search of the WorkCover Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover was considered not necessary.

3.7 Site History Summary

A summary of the site histories are provided in **Tables 3.1**.

Table 3.1 Summary Site History: Lot 33 in DP 700703

Period	Activity	Source
1925	The Rosemeadow site was part of a rural property	Title Documentation
1930s	The Rosemeadow site was owned by hairdressers, the property remained undeveloped	Title documentation
1950s	The Rosemeadow site and Lot 12 were owned by farmers. The land was undeveloped.	Aerial photograph, title documentation
1962	The Rosemeadow site and Lot 12 were owned by farmers. The land remained undeveloped.	Title documentation, aerial photograph
1973	Lot 13 was transferred to Sherwood Hills Pty Ltd. The site was undeveloped.	Title documentation, aerial photograph
1974-1975	Both sites were transferred to the NSW Housing Commission. The land was undeveloped.	Title documentation, aerial photograph
1980s	Both sites were undeveloped	Aerial photograph
1990s	Both sites were undeveloped	Aerial photograph
2000s	Both sites were undeveloped	Aerial photograph
2010	Both sites were undeveloped	Aerial photograph

3.8 Integrity Assessment

The information obtained from the historical sources reviewed has been found to be in general agreement. It is therefore considered that the information provided in this historical assessment has an acceptable level of accuracy.



5 Conclusions and Recommendations

Based on the results of the investigation, and subject to the limitations in **Section 7**, it is considered that there are no potential sources of significant contamination present at the sites.

However, in order to draw conclusions regarding the suitability of the sites for the proposed residential use, sampling of the surface and subsurface soil is recommended to confirm the findings of the site history review.

It is unlikely that sampling will be required to support any rezoning application. However, given the proposed change to a more sensitive landuse, Council may require through the DA process that sampling be undertaken on a lot by lot basis in accordance with SEPP 55.

Figures



 Area to be rezoned

 JBS ENVIRONMENTAL	Figure 2a: Ambarvale Site Layout
Client: Urbis	Job Number: 41158
Project: Phase 1 Investigation, Rosemeadow and Ambarvale	
Site: Copperfield Drive, Rosemeadow and Ambarvale	
File Name: 41158_02a (Rev 0)	

Appendix A
Groundwater Bore Search

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Monday, March 29, 2010

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW110681

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW110681
LIC-NUM 10BL603219
AUTHORISED-PURPOSES MONITORING BORE
INTENDED-PURPOSES MONITORING BORE
WORK-TYPE Well
WORK-STATUS
CONSTRUCTION-METHOD Other
OWNER-TYPE Private
COMMENCE-DATE
COMPLETION-DATE 2009-08-13
FINAL-DEPTH (metres) 8.00
DRILLED-DEPTH (metres) 9.00
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY WOOLWORTHS PETROL DIVISION
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL 6.10
SALINITY
YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN
AREA-DISTRICT
CMA-MAP
GRID-ZONE
SCALE
ELEVATION
ELEVATION-SOURCE
NORTHING 6227008.00
EASTING 296723.00
LATITUDE 34 4' 41"
LONGITUDE 150 47' 49"
GS-MAP
AMG-ZONE 56
COORD-SOURCE
REMARK

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Monday, March 29, 2010

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A Licensed Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW110680

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW110680
LIC-NUM 10BL603219
AUTHORISED-PURPOSES MONITORING BORE
INTENDED-PURPOSES MONITORING BORE
WORK-TYPE Well
WORK-STATUS
CONSTRUCTION-METHOD (Unknown)
OWNER-TYPE Private
COMMENCE-DATE
COMPLETION-DATE 2009-08-13
FINAL-DEPTH (metres) 8.00
DRILLED-DEPTH (metres) 8.00
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY WOOLWORTHS PETROL DIVISION
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL 6.20
SALINITY
YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN
AREA-DISTRICT
CMA-MAP
GRID-ZONE
SCALE
ELEVATION
ELEVATION-SOURCE
NORTHING 6227010.00
EASTING 296841.00
LATITUDE 34 4' 41"
LONGITUDE 150 47' 54"
GS-MAP
AMG-ZONE 56
COORD-SOURCE
REMARK

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Monday, March 29, 2010

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW103996

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW103996
LIC-NUM 10BL158732
AUTHORISED-PURPOSES MONITORING BORE
INTENDED-PURPOSES MONITORING BORE
WORK-TYPE Bore
WORK-STATUS (Unknown)
CONSTRUCTION-METHOD
OWNER-TYPE
COMMENCE-DATE
COMPLETION-DATE 1998-08-13
FINAL-DEPTH (metres) 3.87
DRILLED-DEPTH (metres) 3.87
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY N/A
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL
SALINITY
YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN
AREA-DISTRICT
CMA-MAP
GRID-ZONE
SCALE
ELEVATION
ELEVATION-SOURCE
NORTHING 6226575.00
EASTING 298153.00
LATITUDE 34 4' 56"
LONGITUDE 150 48' 45"
GS-MAP
AMG-ZONE 56
COORD-SOURCE
REMARK

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Monday, March 29, 2010

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW110682

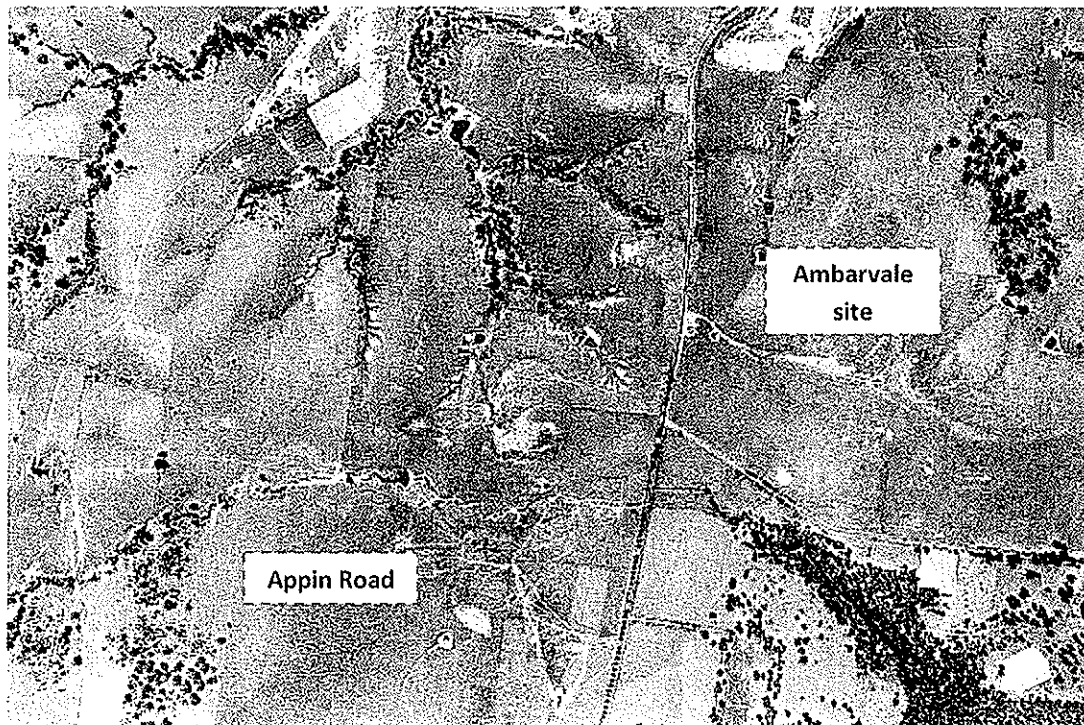
Works Details [\(top\)](#)

GROUNDWATER NUMBER GW110682
LIC-NUM 10BL603219
AUTHORISED-PURPOSES MONITORING BORE
INTENDED-PURPOSES MONITORING BORE
WORK-TYPE Well
WORK-STATUS
CONSTRUCTION-METHOD Other
OWNER-TYPE Private
COMMENCE-DATE
COMPLETION-DATE 2009-08-13
FINAL-DEPTH (metres) 8.00
DRILLED-DEPTH (metres) 8.00
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY WOOLWORTHIS PETROL DIVISION
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL 6.20
SALINITY
YIELD

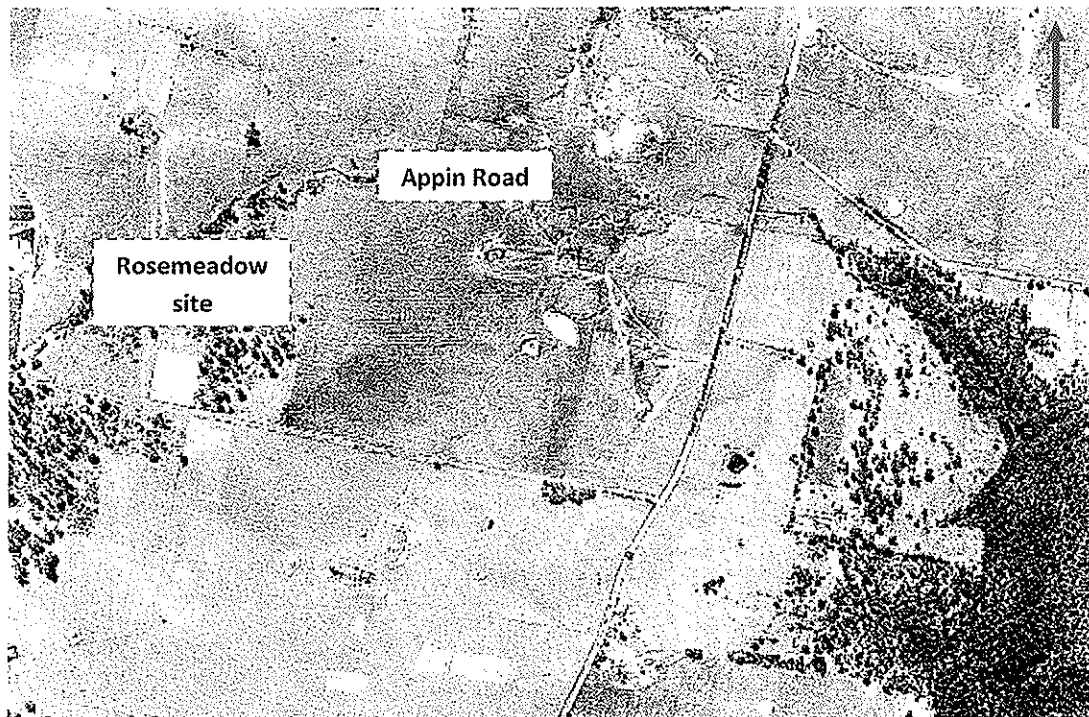
Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN
AREA-DISTRICT
CMA-MAP
GRID-ZONE
SCALE
ELEVATION
ELEVATION-SOURCE
NORTHING 6227075.00
EASTING 296811.00
LATITUDE 34 4' 39"
LONGITUDE 150 47' 53"
GS-MAP
AMG-ZONE 56
COORD-SOURCE
REMARK

Appendix B
Aerial Photographs



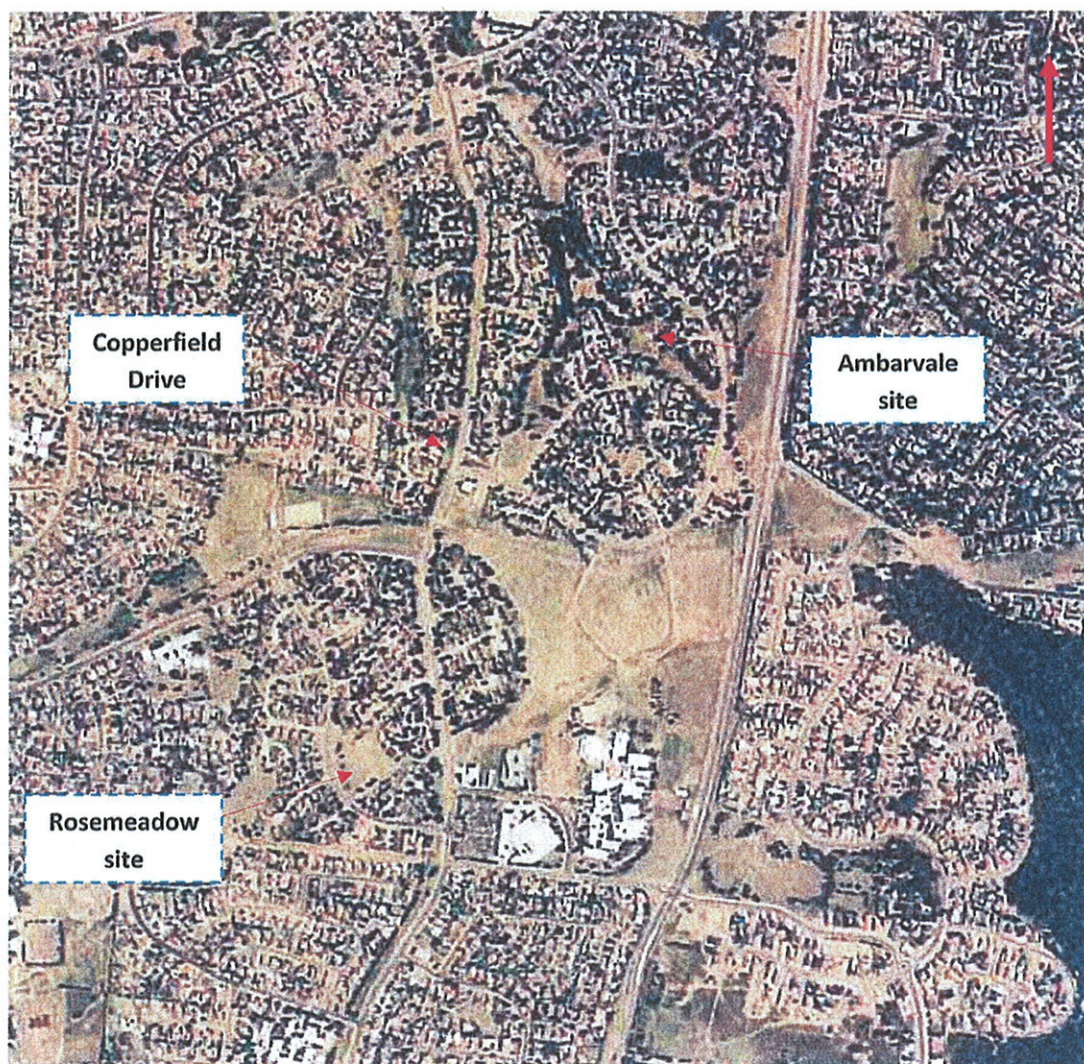
Aerial Photo 2a – Cumberland Series, Run 29W, October 1965



Aerial Photo 2b – Cumberland Series, Run 30W, October 1965



Aerial Photo 4 – Wollongong, Run 5, October 1984.



Aerial Photo 6 – Wollongong, Run 3, December 2005



Print



Close page

Search results

Your search for: **Suburb - ambarvale**

matched

No records match your query.

29 March 2010



Print



Close page

Search results

Your search for: **Suburb - rosemeadow**

matched

No records match your query.

29 March 2010

NEW SOUTH WALES
Appln. No. 43497

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



10382

SC. Vol. 10382 Fol. 215

Edition issued 25-8-1966



CANCELLED W

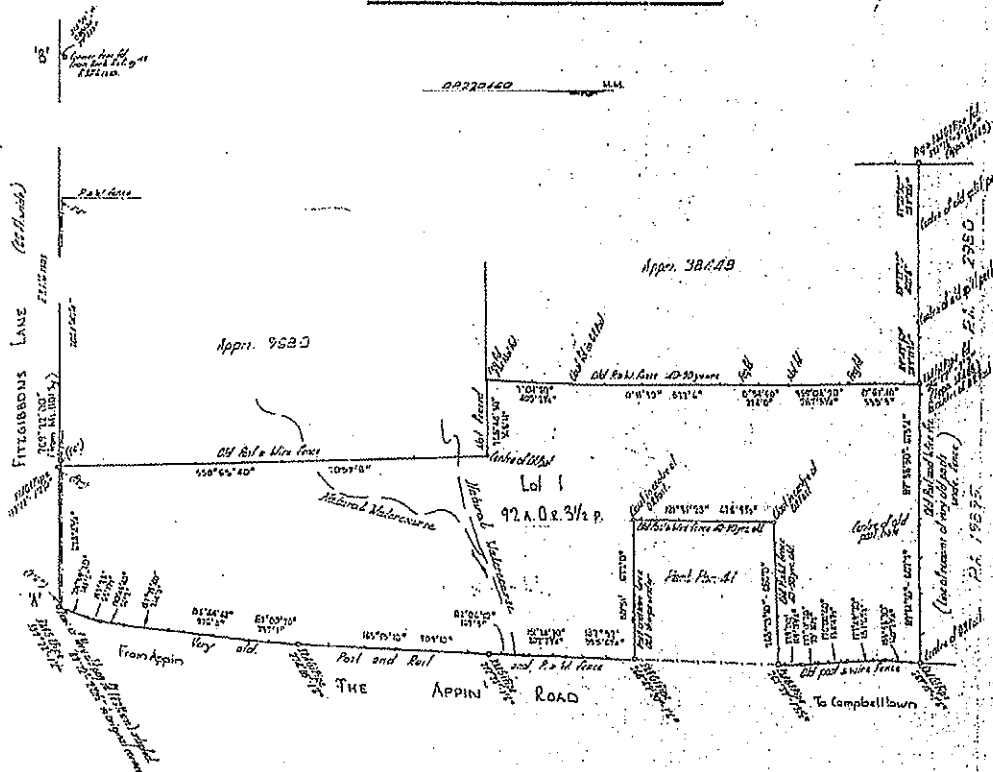
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness D. O'Sullivan ..

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 1 in Deposited Plan 220460 in the Municipality of Campbelltown, Parish of St. Peter and County of Cumberland, being part of Portion 39 granted to Cornelius Lyons on 8-10-1816, part of Portion 40 granted to Thomas Acres Senior on 8-10-1816 and parts of Portion 41 granted to Thomas Phillips on 8-10-1816.

FIRST SCHEDULE (Continued overleaf)

~~STOCKS & HOLDINGS (P.L.C.) LTD.~~

Jawatson
Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.

Jawatson
Registrar General.

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

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

DL
/Rev. 3082-215
/Doc: CT 10382-215
/Prt: 12-Apr-2010

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING

REON

(Page 2) Vol. 10382 Fol. 215

(a) This form may be modified to suit the case of a leasehold title.



APPLICATION TO BRING LANDS UNDER
THE REAL PROPERTY

FEE SIMPLE

CAUTION—Applicants are reminded that by virtue of the provisions of the Immigration and Naturalization Act of 1952, the penalty for making a false declaration concerning any matter or procedure under this Act is imprisonment for not more than five years and a fine of not more than \$10,000. It is therefore necessary in framing (or reading over, if the form be filled up by an Attorney) every particular statement herein.

It is further provided by Section 123 of the Real Property Act, 1900, that any applicant procuring a Certificate through any fraud, error, omission, misrepresentation, or misstatement (will, notwithstanding the true facts of such Certificate remain liable for damages to any person thereby prejudiced. Any person who fraudulently procures, or fraudulently procures or is privy to the fraudulent procurement of any Certificate of Title, is declared to be a defaulter, and liable to a penalty not exceeding £500, or imprisonment not exceeding three years; and any Certificate thereby procured is rendered void as between all parties or privies to the fraud.

(b) Here state Christian and
socioeconomic (or names) in full
with postal address and
occupation.

ERVIN GRAE of ~~Hewlett 26a Victoria Road, BELLEVUE HILL~~
~~Elbury Street, Waverley,~~ in the State of New
South Wales, Company Director

do solemnly and sincerely declare, that^(a) ----- seized for no estate in fee simple of
STOCKS & HOLDINGS (PROMOTERS) PTY. LIMITED a Company deemed to have been
duly incorporated under the Companies Act 1961 of the said State is seized
for an estate in fee simple of about 92 acres 0 roods 3 perches comprising
the following parcels of land situated in the Municipality of Campbelltown
Parish of St. Peter's County of Cumberland and being the whole of the land
comprised in Conveyance dated 15th November 1962 from George William
Lester Rofe to the said Company registered No. 912 Book 2635, namely:-

(1) Portion 39 of the said Parish
 (2) " 40 of the said Parish
 (3) 10 ac. 1 rood 29 perches being part of Portion 41 of the said Parish
 (4) 10 ac. 1 rood 37 per. being part of Portion 41 of the said Parish
 and is the whole of 30 acres (said Portion 39) originally granted to
 Cornelius Lyons on the 8th day of October 1816 the whole 40 acres (said
 Portion 40) originally granted to Thomas Acres Senior on the 8th day of
 October 1816 and parts of 30 acres (said Portion 41) originally granted
 to Thomas Phillips by respective Crown Grants under the hand of the
 Governor of the Colony.

which land is (a) *See 8 Page 216* as (b) *See 8 Page 219* *12/63* originally granted to the ----- by Crown grant, under the hand of the Governor of the Colony, dated the ----- of ----- 18-----

(b) If there be any Lease, add the words "except as follows" and insert particulars thereof.

And I/we further declare, that I/we verily believe there does not exist any lease or agreement for lease of the said land for any term exceeding a term of one year, or from year to year, ^{excepting} Agreement for a Lease dated 15/11/1962 between the said Company as Lessor and William Lunt as Lessee comprising inter alia the subject land for 2 years and from 15/11/62 with option for a further Lease for 3 years after expiration of said 2 years.

U- If there be any mortgages, liens, etc., add the words "except as follows" and insert particulars thereof.

Also, that there does not exist any mortgage, lien, writ of execution, charge or encumbrance, will or settlement, or any deed or writing, contract, or dealing (other than such lease or tenancy as aforesaid), giving any right, claim, or interest in or to the said land, or any part thereof, to any other person than myself/~~ourselves~~ or the said Company except as follows:

Mortgage dated 15/11/1962 from the said Company to George William Lester

Ref: read No. 913 Book 2635

lowest "unoccupied" or "in the occupation of" adding names and addresses of tenants in full. State also nature of tenancy if not under some lease or before mentioned. When the applicant is not in actual occupation, but has a caretaker or manager in occupation, the name of such caretaker or manager should be stated, together with the nature of his occupancy.

and I/we further declare, that there is no person in possession or occupation of the said land or any part thereof adversely to the said Company's ~~any~~ Estate or interest therein, and that the said land is now^{at} in the occupation of Leslie William Lunt of Campbelltown, Farmer under Agreement for Lease dated 15/11/1962 referred to above

(m) Here insert name and residence of adjacent owners and occupiers on all sides.

and that the owners and occupiers of adjacent lands are as follows^(a):—

State whether on North, South, East, or West.	Name of owner and occupier.	State whether owner or occupier.	Postal Address.
North	CECEC (MO.15) PTY. LIMITED (Portion 28P.h) C.V. and Norman Victor McMahon	Owner Occupiers	13th Floor Lend Lease House, 47-53 Macquarie Street, Sydney Graziers Appin Road. (near Rixon's Hill) Campbelltown N.S.W.
South (part)	Fitzgibbons Lane		
South (part)	Stocks & Holdings (Promoters) Pty. Limited (Portion 37 C/T Volume 3714 Folio 16) Leslie & William Lunt	Owner Occupier	329 George Street, Sydney Farmer, Appin Road (near Rixon's Hill) Campbelltown.
East Partly OWN. S. & E.	Appin Road Roman Catholic Church (part of Portion 41 on Appin Road (about 10 ac.)	Owners (unoccupied)	C/- Parish Priest, Cordeaux Street, Campbelltown
West	Stocks & Holdings (Promoters) Pty. Limited (Portions 37 and 38 - C/T Vol. 3711 Fol. 16 Vol. 6895 Fol. 68 Leslie William Lunt	Owner Occupier	329 George Street, Sydney Farmer, Appin Rd. (near Rixon's Hill) Campbelltown.

5c 7257-1-W

Cert. of T., issued Jul. 10 1966
Dated 25 AUG 1966

66133

3

SCHEDULE REFERRED TO - (Continued).

No.	Date	Nature of Instrument	Parties	Registration Book	Registration No.	When Lodged
37	23.3.38	Lease & Release	Thomas Rixon & Anne Rixon (wife) to David Graham	M	747	
38	30.10.38	Conveyance	William Graham (ADM of Estate of James Graham (decd) re Will of David Graham) to Edwin Hallett Fieldhouse and William Fieldhouse	279	215	
39	1.6.1904	Partition	Edwin Hallett Fieldhouse to William Fieldhouse	760	715	
40	14.7.11	Will	of William Fieldhouse			
41	14.7.11	Conveyance	Emma (wife of Charles) Stanley and Edwin Hallett Fieldhouse (Administrator of Will of William Fieldhouse) to James Dunne	940	507	
42	25.4.12	"	James Dunne to Michael Kelly & Ors. (Trustees R.C. Church at Campbelltown)	963	678	
43	25.4.12	"	James Dunne to Michael Kelly Patrick Lewis Connan & said James Dunne and Arthur James Keane and Ernest Bede Keane (Trustees for Church purposes)	963	678	
11 to 16 inc.		See under Portion 39 (30 acres) above				
34	8.10.1816	Crown Grant	Thomas Phillips	PART OF PORTION 41- 10 ACRES- 1 ROOD- 37 PERCHES		
44	11.2.22	Will	of Thomas Phillips	Series Vol 4	p 219	
45	14.8.89	Conveyance	Ann Rixon to Edwin Hallett Fieldhouse & William Fieldhouse (T.M.C.)	412	183	
39	1.6.1904	Partition	Conveyance Edwin Hallett Fieldhouse to William Fieldhouse of his moiety	760	715	
47	20.10.10	Letters of Administration	of Estate of William Fieldhouse granted to Edwin Hallett Fieldhouse and Emma Stanley			
48	18.1.11	Order of Court (Probate)	Authorising Administrators to see the real estate			
49	19.5.11	Conveyance	Edwin Hallett Fieldhouse and Emma Stanley to Henry O'Loughlin	935	110	
50	29.12.13	Will	Office copy Will of Henry O'Loughlin (therein named Henry James O'Loughlin died 4/1/1914) Probate to H.R. & H.H. O'Loughlin (No. 63301)			
51	20.10.22	Certified Copy	Entry of Death of Helena Augusta O'Laughlan			
52	20.1.23	Stat. Dec.	of Henry Hare O'Laughlan re entry of such death & identification of Father			
53	12.2.23	Conveyance	Henry Hare O'Laughlan (surviving Executor Will of Henry James O'Loughlin) to John Thomas Gately	1328	170	
54	12.2.38	"	John Thomas Gately to Rupert Edgar Rofe	1807	745	
55	4.11.38	Stat. Dec.	of Rupert Edgar Rofe			
56	19.5.50	Conveyance	Rupert Edgar Rofe to George William Lester Rofe	2173	506	
57	19.5.50	Mortgage	George William Lester Rofe to Rupert Edgar Rofe	2173	507	
58	15.11.62	Conveyance	George William Lester Rofe to Stocks & Holdings (Promoters) Pty. Limited	2635	912	
15	15.11.62	Agreement	For lease Stocks & Holdings (Developers) Pty. Limited to Leslie William Lunt			
16	15.11.62	Mortgage	Stocks & Holdings (Promoters) Pty. Limited to George William Lester Rofe	2635	913	

W. J. G. G.
Justice of the Peace

Rec'd P.A. to E. G. G. to 1963.

Rec'd Dec 60

Jan 14. 11. 1963

W. B. Meehan
66155

FEES.

	s	d
Preparation of Plan (when a Plan is not furnished)	2	10 0
Advertisement, unless dispensed with	—	4 0 0
Lodgment fee	—	2 10 0

State to whom all correspondence relating to this Application should be sent, with address, as under, viz:—

Name W. B. MEEHAN

Occupation SOLICITOR

Post Town 66 KING STREET,
SYDNEY.

DP220460

DP220181

92-0-3

REGISTERED PROPRIETOR

The Foreign Commission of New South Wales
Foreign Commission

The ~~Commissioner~~ ^{Personnel Commission} of New South Wales as regards the whole of the land excepting Lot 8 in D.P. 609561 and the Commission for Māori Lands as regards the said Lot 8 in D.P. 609561.

205702 1-8-1984

the info is contained as to what part of the
computer folder for 105-946-3740-443
of mentioned plan.

ol, conventional plan.

Registrar General.

Registered

[illegible]

SECOND SCHEDULE (continued)

NATURE OF INSTRUMENT	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
<i>Transfer</i>	<i>S-1419</i>	—	The land so indicated in the plan herein being sold & D.P. 607561 is required for road purposes	11-12-1980	[Signature]	
587460B Transfer - Easement for sewer	17-1-1984.		affecting the land shown so burdened in D.P. 580965 registered by the registration of Deposited Plan 700702 Registered 1-8-1984		[Signature]	
D.P. 700702			Licence created pursuant to Section 98B Conveyancing Act 1919, by the registration of Deposited Plan 700702 Registered 1-8-1984		[Signature]	
<i>D.P. 700704</i>			<i>Licence created pursuant to Section 98B Conveyancing Act 1919, by the registration of Deposited Plan 700704 Registered 1-8-1984</i>		[Signature]	
			The residue of land in this folio comprises the roads shown in D.P. 607561, 700702 & 700704			
			 REGISTRAR GENERAL			

GENERAL GENERAL

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

9. I have been authorised by power of attorney dated the Twenty-ninth day of January, 1973
to make this application on behalf of the applicant, and I have received no notice of revocation of such authority.⁽¹⁾

(1) Delete this clause if inapplicable.
The printed power of attorney of other such authority should be lodged with the application.

(2) If made, outside N.S.W., write out Oaths Act, 1900 and insert reference to local Act.
(3) Any person liable of perjury, committing is liable to the penalties provided by section 117 of the Real Property Act, 1900.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act, 1900,⁽²⁾ and certify this application to be correct for the purposes of the Real Property Act, 1900.⁽³⁾

Made and subscribed

at SYDNEY

the 16th February, 1973,

in the presence of

Patricia T. A. McGarry
Signature of witness

PATRICIA T. A. MCGARRY
Name of witness (BLOCK LETTERS)

(4) This application is a statutory declaration and must be made before a prescribed functionary. Attention is drawn to the penalties provided by law for any false statement therein.

Justice of the Peace
Qualification of witness

[Signature]
Applicant or authorised agent of applicant⁽⁵⁾

CONSENT OF MORTGAGEE

_____, being the mortgagee under mortgage registered Book _____ Number _____, hereby join in and consent to this application subject to registration of a mortgage under the Real Property Act, 1900 in substitution for such mortgage and the delivery to me of the certificate of title to issue herein.

Witness

Mortgagee

FIRST SCHEDULE

(To be signed by declarant immediately below last entry scheduled)

OCCUPIERS AND PERSONS HOLDING INTERESTS REFERRED TO IN CLAUSES 3, 4, AND 5 OF DECLARATION

(5) Where the whole or any part of the land is occupied by a tenant state also the nature and duration of the tenancy.

Full name and address (of occupier, lessee, mortgagee, etc.)	Nature of entitlement ("occupier", "lessee", "mortgagee", etc.)	Particulars of instrument (if any) by which entitlement created ⁽⁶⁾
Sherwood Hills Pty. Limited of 43 Macquarie Street, Sydney 323-339 Castlereagh Street,	Purchaser under contract for sale <u>[Signature]</u>	Contract for sale of the beforementioned land dated the 29th October, 1969, Regd. No. 537, Book 2951 (as varied)

DEPARTMENTAL USE ONLY		TO BE COMPLETED BY LOGGING PARTY	
PRIMARY APPLICATION	49740	Lodged by	Freahill Hollingdale & Page
		Address:	60 Martin Place
		Phone No.:	20359

DP560500

THIRD SCHEDULE—(continued)

(To be signed by declarant immediately below last document scheduled)

10A 20/1/73
P/A

No.	Date	Nature of document	Parties	Registration		FOR OFFICE USE ONLY
				Book	No.	By whom produced
8	4.2.70	Copy Death Certificate	of the death of Louisa Akers.			
9	8.4.70	Copy Death Certificate	of the death of Thomas Akers			
10		Statutory Declaration				
10	18.10.72		Elsie May EGELTON			
11	30.10.72		Raymond John EGELTON			
12	21.10.72		Kenneth Roy FITZGIBBONS.			
13	26.10.72		Thomas GRANT			
14	22.11.72		Myrtle MACDONALD			
15	11.11.72		Frank John O'LOUGHLIN			
16	19.10.72		George William Lester ROFE			
17	24.10.72		Ovi Joyce SMITH			
18	27.10.72		Charles Wilfred SERNEY			
19	18.12.72		Pauline Mavyn SMITH			
20	29/1/73	P/A.				
21	16/5/73	Stat Dec	James Douglas Fry			
22	7/2/73	Stat Dec	Shirwood Hill + Roman Catholic Trustees			
22	8/10/73	FINAL STAT DEC.	JAMES DOUGLAS FRY.			

Return doc 5 to Freahill Hollingdale & Page.

26/1/73

received Freahill Hollingdale & Page.
document 5 P/A No 49740
per W. Gordon 5/12/73.

Sched 4
RC 21/5/73
Sched 72
RC 21/5/73
Sched 11/3
16/10/73

Interests created pursuant to Section 88B Conveyancing Act, 1919,
by the registration of Deposited Plan 700701

[Signature]
REGISTERAR GENERAL



Interests created pursuant to Section 88B Conveyancing Act, 1919,
by the registration of Deposited Plan 700702

[Signature]
REGISTERAR GENERAL



Interests created pursuant to Section 88B Conveyancing Act, 1919,
by the registration of Deposited Plan 700703

[Signature]
REGISTERAR GENERAL



Interests created pursuant to Section 88B Conveyancing Act, 1919,
by the registration of Deposited Plan 700704

[Signature]
REGISTERAR GENERAL



The Registrar General
of the State of New South Wales
do hereby certify that the above
mentioned interests have been
correctly registered.

Registrar General

The Registrar General
of the State of New South Wales
do hereby certify that the above
mentioned interests have been
correctly registered.

Registrar General

The Registrar General
of the State of New South Wales
do hereby certify that the above
mentioned interests have been
correctly registered.

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of the State of New South Wales
do hereby certify that the above
mentioned interests have been
correctly registered.

Registrar General

The Registrar General
of the State of New South Wales
do hereby certify that the above
mentioned interests have been
correctly registered.

Registrar General

The declaration may be qualified to the extent to which Applicant's title has been previously noted by the Registrar General by inserting the words "Commanding with Conveyance dated....." registered..... or as the case may be. Otherwise all documents from the Crown Grant records must be annexed to the Schedule.

If there be any exception add the words "except as follows" and insert necessary particulars.

If made in New North
Carolina this declaration
must be attested by the
Register General or
County, or by a Notary
Public, or by a Justice of
Peace, or by a Clerk of
Court, or by a Commissioner
for the State, made
within the State, should
be made according to the
law of the State where
made, before a person
qualified by that law to
take declarations.

If the signature be by
seal, the attestation
must state that the
person so made over
to the attestation that
he appeared fully to under-
stand the contents. This
applies also to the en-
dorsed direction, par-
ticularly if a different
person be nominated to
receive the seal.

And ² ~~we~~ make this solemn Declaration, conscientiously believing the same to be true.

DATED at

Campbelltown

this th ~~the~~ ^{day} ~~day~~ ^{second} ~~day~~ of ~~May~~

1953

(RULE UP ALL BLANKS BEFORE SIGNING.)

Made and subscribed by the abovesigned
GEORGE WILLIAM LESTER ROFE
 this twenty second day of May 19 53
 in the presence of:

Signature
Applicant

To the Registrar-General.—

1 GEORGE WILLIAM LESTER ROBE
NW

If to Applicant, say "myself"; if to other person write name at full length, with address and designation.
If to two or more, state whether as joint tenants or tenants in common; if as tenants in common state shares. If to an infant, the card should be tested, witnessed by Certificate of Birth, or by Statutory Declaration.
If to a married woman, the name of the husband, together with his residence and occupation, should be stated.

above declaration brought under the provisions of the Real Property Act, and request you to issue the Certificate of Title in the name of
myself.

DATED at Campbell - wa this

twenty seventh day of

19 52

Witness to Signature--

(Signature of Applicant)

In no case can any alterations, however trifling, be allowed to be made after the application has been once declared, unless all the parties re-sign and re-declare the same. If it is discovered that any alterations are necessary, the applicants must make a statutory declaration setting out in what manner the desired alteration is to be altered, which declaration will then (unless the Registrar General consents that a fresh application ought to be made) be read and signed with the application.

(RULE UP ALL BLANKS BEFORE SIGNING.)

SCHEDULE REFERRED TO:

(TO BE SIGNED BY APPLICANT IMMEDIATELY BELOW THE LAST DOCUMENT SCHEDULED.)

To include not only Title Deeds, Probates, Letters of Administration, etc., but also the Surveyor's Plan or Statement in connection therewith.

* For the particulars which this Schedule must comprise, see concluding part of Declaration, to which particular attention is directed, so any omission or misstatement will render applicant liable to the penalties of false Declaration.

No.	Date.	Nature of Instrument.	Parties.	Registration.		When and by whom lodged.
				Book.	No.	
2241	8 Octbr. 1816	Crown Grant	to Charles Daly.			Whereabouts unknown.
2242	27 Jan. 1953		Declaration of Irene Cecil Rixon with death certificates annexed			Lodged herewith.
2243	27 Jan. 1953		Conveyance: Irene Cecil Rixon to applicant.	2240	217	do.
2244	27 May 1953		Declaration of applicant with annexures			do.
2245	25 May 1953		Declaration of Rupert Edgar Rofe			do.
2246	18 May 1953		Plan of Mr. Surveyor G.H.S. Dovers of Wollongong			do.

Should any transaction affecting the land in this application be entered into or any alterations in the buildings or fences be made subsequent to the date of the application, but prior to the issue of the Certificate of Title, the Registrar General should be informed immediately, and all documents evidencing such transaction should be lodged.

26

Section 117 requires that the Certificate be signed by a President or Vice President and require the presence of two members of the governing body of the company certifying to a majority of 66 2/3; also, to require to be signed by a member of the governing body.

(Signatures)

EXTRA FEES	
3 DEC 1954	Y17
Extra Folios	

THE

Received from Mrs. A. F. M. 3.25

208 - 12/10/52

THESE MUST ACCOMPANY THIS APPLICATION.

Certificate of Title	£	s.	d.
Office Copy of Plan (when a Plan is furnished) ...	1	5	0
Preparation of Plan (when a Plan is not furnished)	0	7	6
Advertisement	1	10	0
Lodgment fee	1	0	0

~~15~~ State to whom all correspondence relating to this Application should be sent, with address, as under, viz.:-

Name R. A. C. Adams.

Occupation: *Scholar*

Post Town
Toll W & C.

Campbelltown

202. 625 - 25

FIRST SCHEDULE (continued)

RECORDS AND TRAFFIC AUTHORITY OF NEW SOUTH WALES OF PATTY BERING LOT 12 IN DP 2393 E E

SECOND SCHEDULE (continued)

NATURE	NUMBER	PARTICULARS	REGISTERED	Signature of Registrar General	CANCELLATION
Reverse	S14419	The land as indicated in the plan beyond being lot 9 in D.P. 609561 is required for sewer affecting the land shown so burdened in D.P. 580865. Registered 17-1-1984.	11-12-1983	[Signature]	
D.P. 700701		Interest created pursuant to Section 82B Corresponding Act, 1913. The registration of Deputed Plan 700701 Registered 1-8-1984		[Signature]	
D.P. 700702		Interest created pursuant to Section 82B Corresponding Act, 1913 by the registration of Deputed Plan 700702 Registered 7-8-1984		[Signature]	
D.P. 700703		Interest created pursuant to Section 82B Corresponding Act, 1913 by the registration of Deputed Plan 700703 Registered 1-8-1984		[Signature]	
D.P. 700704		Interest created pursuant to Section 82B Corresponding Act, 1913 by the registration of Deputed Plan 700704 Registered 1-8-1984		[Signature]	
the residue of land in this form in the record situated in D.P. 609561 & 700702		AA 645524 PART B/C IN LOT 2 IN D/P 239384 IS FOR ROAD PURPOSES.	11/6/2004	[Signature]	
700703 - 700704 and proposed road shown in B.R. 231386.					
REVISOR GENERAL					

Registrar General

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

00165025 611
Rt22 Long Bay, Jamaica
Island public road used
928 S 9280 (H. 1100)
514120 JMC
66928 60928
DP 6128418
7874028 TFC &
B7700101
D7700702
B7700703
B7700104
00785023 R



Issue Date: 31 March 2010
Application Number: 201000960
Receipt Number: 1375705

JBS Environmental
PO Box 940
MASCOT NSW 1460

Your Reference: G
CARTHEY/AMBARV
ALE

PLANNING CERTIFICATE UNDER SECTION 149 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Section 149 Planning Certificate phone enquiries: (02) 4645 4560.

* **Property Address:** Nurra Reserve
Dickens Road
AMBARVALE NSW 2560

 **Property Description:** Lot 13 DP 700702

As at the date of issue, the following matters apply to the land subject of this certificate:

INFORMATION PROVIDED UNDER SECTION 149(2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (the Act)

PART 1 – Names of relevant planning instruments and DCPs

Planning Instrument: Campbelltown (Urban Area) LEP 2002

Effect: 6(a) - Local Open Space Zone

- (1) In addition to the environmental planning instrument(s) named above, the following planning instruments also apply to the carrying out of development on the land subject of this certificate:

Local environmental plans (LEPs) and deemed environmental planning instruments

Campbelltown LEP No.209 – Exempt Development

For further information about these local environmental plans and deemed environmental planning instruments, contact Council's Environmental Planning Section on (02) 4645 4842.

State environmental planning policies (SEPPs)

SEPP No.1 – Development Standards

SEPP No.4 – Development Without Consent and Miscellaneous Complying Development

SEPP No.6 – Number of Storeys in a Building

SEPP No.21 – Caravan Parks

Civic Centre Queen Street Campbelltown PO Box 57 Campbelltown NSW 2560 DX5114
Telephone 02 4645 4000 Facsimile 02 4645 4111 TTY 02 4645 4615
Email council@campbelltown.nsw.gov.au Web www.campbelltown.nsw.gov.au
ABN 31 459 914 087

**PLANNING CERTIFICATE UNDER SECTION 149
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

For further information about these draft State environmental planning policies, contact the Department of Planning (www.planning.nsw.gov.au).

- (3) The following development control plans (DCPs) apply to the carrying out of development on the land subject of this certificate:

Campbelltown DCP No.82 – Religious Establishment Policy
Campbelltown DCP No.87 – Public Notification & Public Exhibition Policy
Campbelltown DCP No.96 – The Provision of Parenting Facilities
DCP No.99 – Advertising Signs
DCP No.107 – Siting of Communication Facilities (Telecommunication Towers)
Campbelltown DCP No.114 – Trees
Campbelltown DCP No.122 – Restricted Premises
Campbelltown Sex Industry DCP 2003
Campbelltown (Sustainable City) DCP 2009 Volume 2
Campbelltown (Sustainable City) DCP 2009 Volume 1 (Parts 1-7)

For further information about these development control plans, contact Council's Environmental Planning Section on (02) 4645 4842. Please note that the names of any draft development control plans that apply to the land subject of this certificate, that have been placed on exhibiton by Council but have not yet come into effect, are provided as advice under section 149(5) of the Act.

PART 2 – Zoning and land use under relevant LEPs

- a) The following zone(s) apply to the land subject of this certificate:

6(a) - Local Open Space Zone

- b) The purposes for which the plan or instrument provides that development may be carried out without the need for development consent are detailed in the land use table for each zone. Reference should be made to the appropriate section of the attached copy of the plan or instrument.

In addition, SEPP (Exempt and Complying Development Codes) 2008 and Campbelltown LEP No.209 – Exempt Development allow certain types of development to be carried out as exempt development within the Campbelltown City local government area.

- c) The purposes for which the plan or instrument provides that development may not be carried out except with development consent are detailed in the land use table for each zone. Reference should be made to the appropriate section of the attached copy of the plan or instrument.

In addition, SEPP (Exempt and Complying Development Codes) 2008 and SEPP No.60 – Exempt and Complying Development allow certain types of development to be carried out as complying development within the Campbelltown City local government area after a complying development certificate has been obtained from Council or from an accredited certifier.

**PLANNING CERTIFICATE UNDER SECTION 149
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

PART 5 – Mine subsidence

The land subject of this certificate is within a proclaimed Mine Subsidence District under the Mine Subsidence Compensation Act 1961. The approval of the Mine Subsidence Board is required for all subdivision and building, except for certain minor structures. Surface development controls are in place to prevent damage from old, current or future mining. It is strongly recommended prospective purchasers consult with the Mine Subsidence Board regarding mine subsidence and any surface development guidelines. The Board can assist with information about mine subsidence and advise whether existing structures comply with the requirements of the Mine Subsidence Compensation Act 1961. For further information, contact the local Mine Subsidence Board on (02) 4677 1967 (www.minesub.nsw.gov).

PART 6 – Road widening and road realignment

The land subject of this certificate is not affected by any road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993, any environmental planning instrument or any resolution of Council.

PART 7 – Council and other public authority policies on hazard risk restrictions

- a) Council has adopted a policy with respect to all land within the Campbelltown City local government area with unusual site conditions. This policy restricts the development of land where extensive earthworks and/or filling has been carried out. Land, the development of which is restricted by this policy, has a restriction as to user placed on the title of the land stating the details of any restriction. Building lots can be affected by excessive land gradient, filling, reactive or dispersive soils, overland flow and/or mine subsidence. Buildings, structures or site works may require specific structural design to ensure proper building construction. Consequently, some applications may require the submission of structural design details and geotechnical reports. It is suggested that prior to lodging an application, enquiries be made to Council's Planning and Environment Division to ascertain any specific requirements.
- b) Council has adopted by resolution the certified Campbelltown LGA Bush Fire Prone Land Map. This map identifies bush fire prone land within the Campbelltown City local government area as defined in section 4(1) of the Act. Where the land subject of this certificate is identified as bush fire prone land, the document entitled "Planning for Bush Fire Protection" prepared by the NSW Rural Fire Service in co-operation with the Department of Planning and dated December 2006 should be consulted with regards to possible restrictions on the development of the land because of the likelihood of bushfire.
- c) The land subject of this certificate is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council for reference in a planning certificate that restricts the development of the land because of the likelihood of tidal inundation.
- d) The land subject of this certificate is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council for reference in a planning certificate that restricts the development of the land because of the likelihood of acid sulphate soils.
- e) Council has adopted by resolution a policy on contaminated land which may restrict the development of the land subject of this certificate. This policy is implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Council records do not have sufficient information about previous use of this land

**PLANNING CERTIFICATE UNDER SECTION 149
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

PART 13 – Orders under Trees (Disputes Between Neighbours) Act 2006

No order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land subject of this certificate (but only to the extent that Council has been notified of any such orders).

PART 14 – Directions under Part 3A

No direction, in force under section 75P(2)(c1) of the Act, that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land subject of this certificate under Part 4 of the Act does not have effect, has been issued by the Minister.

PART 15 – Site compatibility certificates and conditions for seniors housing

- a) No current site compatibility certificate (of which Council is aware) has been issued under clause 25 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land subject of this certificate.
- b) No conditions of consent to a development application, granted after 11 October 2007, of the kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 have been imposed in respect of proposed development on the land subject of this certificate.

PART 16 – Site compatibility certificates for infrastructure

No valid site compatibility certificate (of which Council is aware) has been issued under clause 19 of State Environmental Planning Policy (Infrastructure) 2007 in respect of proposed development on the land subject of this certificate.

PART 17 – Site compatibility certificates and conditions for affordable rental housing

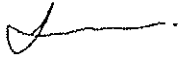
- (1) No current site compatibility certificate (affordable rental housing), of which Council is aware, exists in respect of proposed development on the land subject of this certificate.
- (2) No conditions of consent to a development application of the kind referred to in clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 have been imposed in respect of proposed development on the land subject of this certificate.

Matters prescribed by section 59(2) of the Contaminated Land Management Act 1997

- (a) The land subject of this certificate is not significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.
- (b) The land subject of this certificate is not subject to a management order within the meaning of the Contaminated Land Management Act 1997.
- (c) The land subject of this certificate is not the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.
- (d) The land subject of this certificate is not subject to an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997.

**PLANNING CERTIFICATE UNDER SECTION 149
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

For further information about these draft development control plans, contact Council's Environmental Planning Section on (02) 4645 4842.



Jeff Lawrence, per 
Director Planning and Environment

**PLANNING CERTIFICATE UNDER SECTION 149
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

SEPP No.22 – Shops and Commercial Premises
SEPP No.30 – Intensive Agriculture
SEPP No.33 – Hazardous and Offensive Development
SEPP No.44 – Koala Habitat Protection
SEPP No.50 – Canal Estate Development
SEPP No.55 – Remediation of Land
SEPP No.60 – Exempt and Complying Development
SEPP No.64 – Advertising and Signage
SEPP No.65 – Design Quality of Residential Flat Buildings
SEPP No.70 – Affordable Housing (Revised Schemes)
SEPP (Housing for Seniors or People with a Disability) 2004
SEPP No.19 - Bushland in Urban Areas
SEPP No.32 - Urban Consolidation (Redevelopment of Urban Land)
SEPP (Building Sustainability Index: BASIX) 2004
SEPP (Major Development) 2005
SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP (Temporary Structures and Places of Public Entertainment) 2007
SEPP (Infrastructure) 2007
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Affordable Rental Housing) 2009
Greater Metropolitan REP No.2 - Georges River Catchment

For further information about these State environmental planning policies, contact the Department of Planning (www.planning.nsw.gov.au).

- (2) The following proposed environmental planning instruments, which are or have been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified Council that the making of the proposed instrument has been deferred indefinitely or has not been approved), apply to the carrying out of development on the land subject of this certificate:

Draft local environmental plans (LEPs)

None

For further information about these draft local environmental plans, contact Council's Environmental Planning Section on (02) 4645 4842.

Draft State environmental planning policies (SEPPs)

Draft SEPP (Application of Development Standards) 2004
Draft SEPP No.66 – Integration of Land Use and Transport

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complying development certificate has been obtained from Council or from an accredited certifier.

- d) The purposes for which the plan or instrument provides that development is prohibited are detailed in the land use table for each zone. Reference should be made to the appropriate section of the attached copy of the plan or instrument.
- e) Any development standards applying to the land subject of this certificate that fix minimum land dimensions for the erection of a dwelling-house and, if so, the minimum land dimensions so fixed are detailed in the relevant section of the plan or instrument. Reference should be made to the appropriate section of the attached copy of the plan or instrument. In addition, certain Council development control plans may impose minimum development standards for the creation of allotments and/or minimum site area and dimensions for the erection of a dwelling-house.

For further information about items a), b), c), d) and e) above, contact Council's Environmental Planning Section on (02) 4645 4842.

- f) The land subject of this certificate does not include or comprise critical habitat.
- g) The land subject of this certificate is not in a conservation area (however described).
- h) No item of environmental heritage (however described) is situated on the land subject of this certificate.

PART 3 – Complying development

- (1) The land subject of this certificate is land on which complying development may be carried out under the following codes for complying development in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008:

Housing Internal Alterations Code

General Commercial and Industrial Code

Please note that reference should also be made to the relevant parts of this policy with regards to the general requirements for complying development and also what development is complying development under each of these codes.

The land subject of this certificate is land on which no complying development may be carried out under the following codes for complying development in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008:

None

- (2) Complying development may not be carried out under this policy because of the following:
The land is excluded land identified by an environmental planning instrument.

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restricts the development of the land because of the likelihood of acid sulphate soils.

PART 7A – Flood related development controls information

- (1) Development on all or part of the land subject of this certificate for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is not subject to flood related controls.
- (2) Development on all or part of the land subject of this certificate for any other purpose is not subject to flood related development controls.
- (3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.

Please note that some additional information regarding flooding and flood related development controls may be provided as advice under section 149(5) of the Act.

PART 8 – Land reserved for acquisition

No environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument applying to the land subject of this certificate provides for the acquisition of this land by a public authority, as referred to in section 27 of the Act.

PART 9 – Contribution plans

The following contribution plan(s) apply to the land subject of this certificate:

None

For further information about these contribution plans, contact Council's Environmental Planning Section on (02) 4645 4196.

PART 10 – (Repealed by the Contaminated Land Management Amendment Act 2008)

PART 11 – Bush fire prone land

None of the land subject of this certificate has been identified as bush fire prone land on the Campbelltown LGA Bush Fire Prone Land Map that has been certified by the Commissioner of the New South Wales Rural Fire Service.

PART 12 – Property vegetation plans

No property vegetation plan applies to the land subject of this certificate as the whole of the Campbelltown City local government area is excluded from the operation of the Native Vegetation Act 2003.

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- (e) The land subject of this certificate is not the subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997 provided to Council.

**INFORMATION PROVIDED UNDER SECTION 149(5) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979**

All properties within the Campbelltown City local government area may be affected by flooding caused by overland flow or local topography. Applicants will need to make their own assessment of the risk associated with these matters. For more information, contact Council's Flood Mitigation and Drainage Section in writing.

Council is currently undertaking a flood study of the Bow Bowling / Bunbury Curran Creek Catchment, of which this property is a part. The results of this study will improve Council's understanding of flood behaviour in the catchment, and the flood affectation of all properties will be reassessed when this study is finalised. It is anticipated that the Floodplain Risk Management Plan will be finalised by the end of 2010.

Council has received a copy of the map "Salinity Potential in Western Sydney - 2002" from the Department of Infrastructure, Planning and Natural Resources (DIPNR). This map classifies the land within the Campbelltown City local government area as having either known salinity, high salinity potential, moderate salinity potential or low salinity potential. Salinity issues may be of relevance to any development of the land subject of this certificate. For further information, contact the Department of Infrastructure, Planning and Natural Resources (www.dipnr.nsw.gov.au).

It should be noted that the Commonwealth Department of Transport and Regional Development has released a document titled "Preliminary Flight Paths" purporting to provide preliminary information on jet aircraft flight paths and flight zones for each of the design options for the Second Sydney Airport Proposals. Some of the flight paths and flight zones shown in this document may, if implemented, impact upon the environment in the vicinity of the land subject of this certificate. Further enquiries in respect of this document should be directed initially to the Commonwealth Department of Transport and Regional Development.

The land subject of this certificate does not have a boundary to a controlled access road.

Council has resolved to prepare a comprehensive Local Environmental Plan for the City of Campbelltown in accordance with relevant statutory requirements. For more information, contact Council's Environmental Planning Section on (02) 4645 4563.

The following draft development control plans (DCPs), that have been placed on exhibition by Council but which have not yet come into effect, apply to the land subject of this certificate:

None



Issue Date: 31 March 2010
Application Number: 201000965
Receipt Number: 1375713

JBS Environmental
PO Box 940
MASCOT NSW 1460

Your Reference: G
CARTHEY/AMBARV
ALE

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Section 149 Planning Certificate phone enquiries: (02) 4645 4560.

 **Property Address:** Julius Reserve
Julius Road
ROSEMEADOW NSW 2560

 **Property Description:** Lot 33 DP 700703

As at the date of issue, the following matters apply to the land subject of this certificate:

**INFORMATION PROVIDED UNDER SECTION 149(2) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979 (the Act)**

PART 1 – Names of relevant planning instruments and DCPs

Planning Instrument: Campbelltown (Urban Area) LEP 2002

Effect: 5(a) - Special Uses A Zone - Drainage

Planning Instrument: Campbelltown (Urban Area) LEP 2002

Effect: 6(a) - Local Open Space Zone

- (1) In addition to the environmental planning instrument(s) named above, the following planning instruments also apply to the carrying out of development on the land subject of this certificate:

Local environmental plans (LEPs) and deemed environmental planning instruments

Campbelltown LEP No.209 – Exempt Development

For further information about these local environmental plans and deemed environmental planning instruments, contact Council's Environmental Planning Section on (02) 4645 4842.

State environmental planning policies (SEPPs)

SEPP No.1 – Development Standards

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Draft SEPP No.66 – Integration of Land Use and Transport

For further information about these draft State environmental planning policies, contact the Department of Planning (www.planning.nsw.gov.au).

- (3) The following development control plans (DCPs) apply to the carrying out of development on the land subject of this certificate:

Campbelltown DCP No.82 – Religious Establishment Policy
Campbelltown DCP No.87 – Public Notification & Public Exhibition Policy
Campbelltown DCP No.96 – The Provision of Parenting Facilities
DCP No.99 – Advertising Signs
DCP No.107 – Siting of Communication Facilities (Telecommunication Towers)
Campbelltown DCP No.114 – Trees
Campbelltown DCP No.122 – Restricted Premises
Campbelltown Sex Industry DCP 2003
Campbelltown (Sustainable City) DCP 2009 Volume 2
Campbelltown (Sustainable City) DCP 2009 Volume 1 (Parts 1-7)

For further information about these development control plans, contact Council's Environmental Planning Section on (02) 4645 4842. Please note that the names of any draft development control plans that apply to the land subject of this certificate, that have been placed on exhibition by Council but have not yet come into effect, are provided as advice under section 149(5) of the Act.

PART 2 – Zoning and land use under relevant LEPs

- a) The following zone(s) apply to the land subject of this certificate:

5(a) - Special Uses A Zone - Drainage
6(a) - Local Open Space Zone

- b) The purposes for which the plan or instrument provides that development may be carried out without the need for development consent are detailed in the land use table for each zone. Reference should be made to the appropriate section of the attached copy of the plan or instrument.

In addition, SEPP (Exempt and Complying Development Codes) 2008 and Campbelltown LEP No.209 – Exempt Development allow certain types of development to be carried out as exempt development within the Campbelltown City local government area.

- c) The purposes for which the plan or instrument provides that development may not be carried out except with development consent are detailed in the land use table for each zone. Reference should be made to the appropriate section of the attached copy of the plan or instrument.

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PART 4 – Coastal protection

The land subject of this certificate is not affected by the operation of section 38 or 39 of the Coastal Protection Act 1979, but only to the extent that Council has been notified by the Department of Public Works.

PART 5 – Mine subsidence

The land subject of this certificate is within a proclaimed Mine Subsidence District under the Mine Subsidence Compensation Act 1961. The approval of the Mine Subsidence Board is required for all subdivision and building, except for certain minor structures. Surface development controls are in place to prevent damage from old, current or future mining. It is strongly recommended prospective purchasers consult with the Mine Subsidence Board regarding mine subsidence and any surface development guidelines. The Board can assist with information about mine subsidence and advise whether existing structures comply with the requirements of the Mine Subsidence Compensation Act 1961. For further information, contact the local Mine Subsidence Board on (02) 4677 1967 (www.minesub.nsw.gov).

PART 6 – Road widening and road realignment

The land subject of this certificate is not affected by any road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993, any environmental planning instrument or any resolution of Council.

PART 7 – Council and other public authority policies on hazard risk restrictions

- a) Council has adopted a policy with respect to all land within the Campbelltown City local government area with unusual site conditions. This policy restricts the development of land where extensive earthworks and/or filling has been carried out. Land, the development of which is restricted by this policy, has a restriction as to user placed on the title of the land stating the details of any restriction. Building lots can be affected by excessive land gradient, filling, reactive or dispersive soils, overland flow and/or mine subsidence. Buildings, structures or site works may require specific structural design to ensure proper building construction. Consequently, some applications may require the submission of structural design details and geotechnical reports. It is suggested that prior to lodging an application, enquiries be made to Council's Planning and Environment Division to ascertain any specific requirements.
- b) Council has adopted by resolution the certified Campbelltown LGA Bush Fire Prone Land Map. This map identifies bush fire prone land within the Campbelltown City local government area as defined in section 4(1) of the Act. Where the land subject of this certificate is identified as bush fire prone land, the document entitled "Planning for Bush Fire Protection" prepared by the NSW Rural Fire Service in co-operation with the Department of Planning and dated December 2006 should be consulted with regards to possible restrictions on the development of the land because of the likelihood of bushfire.
- c) The land subject of this certificate is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council for reference in a planning certificate that restricts the development of the land because of the likelihood of tidal inundation.
- d) The land subject of this certificate is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council for reference in a planning certificate that

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PART 12 – Property vegetation plans

No property vegetation plan applies to the land subject of this certificate as the whole of the Campbelltown City local government area is excluded from the operation of the Native Vegetation Act 2003.

PART 13 – Orders under Trees (Disputes Between Neighbours) Act 2006

No order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land subject of this certificate (but only to the extent that Council has been notified of any such orders).

PART 14 – Directions under Part 3A

No direction, in force under section 75P(2)(c1) of the Act, that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land subject of this certificate under Part 4 of the Act does not have effect, has been issued by the Minister.

PART 15 – Site compatibility certificates and conditions for seniors housing

- a) No current site compatibility certificate (of which Council is aware) has been issued under clause 25 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land subject of this certificate.
- b) No conditions of consent to a development application, granted after 11 October 2007, of the kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 have been imposed in respect of proposed development on the land subject of this certificate.

PART 16 – Site compatibility certificates for infrastructure

No valid site compatibility certificate (of which Council is aware) has been issued under clause 19 of State Environmental Planning Policy (Infrastructure) 2007 in respect of proposed development on the land subject of this certificate.

PART 17 – Site compatibility certificates and conditions for affordable rental housing

- (1) No current site compatibility certificate (affordable rental housing), of which Council is aware, exists in respect of proposed development on the land subject of this certificate.
- (2) No conditions of consent to a development application of the kind referred to in clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 have been imposed in respect of proposed development on the land subject of this certificate.

Matters prescribed by section 59(2) of the Contaminated Land Management Act 1997

- a) The land subject of this certificate is not significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.

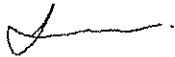
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contact Council's Environmental Planning Section on (02) 4645 4563.

The following draft development control plans (DCPs), that have been placed on exhibition by Council but which have not yet come into effect, apply to the land subject of this certificate:

None

For further information about these draft development control plans, contact Council's Environmental Planning Section on (02) 4645 4842.



Jeff Lawrence, per 
Director Planning and Environment

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List

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Local Government Area

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Class

Keyword Search



Description



Statement of Significance



Place history

[Latitude/Longitude](#)

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Latitude 1			
Longitude 1			S
W		E	Longitude 2
Latitude 2			E
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Wholly within region



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Document Status

Rev No.	Author	Reviewer	Approved for Issue		
		Name	Name	Signature	Date
0	Georgia Carthey	Charlie Furr	Charlie Furr		22/04/10
1	Georgia Carthey	Charlie Furr	Charlie Furr		13/05/10