



ENVIRONMENTAL INVESTIGATION SERVICES

REPORT

TO

CATYLIS PROPERTIES PTY LTD

ON

**STAGE 1 DESKTOP ENVIRONMENTAL SITE
ASSESSMENT**

FOR

PROPOSED MIXED-USE DEVELOPMENT

AT

**171-189 PARRAMATTA ROAD, GRANVILLE,
NSW 2142**

18 September 2014

Ref: E27710KGrpt

Document Distribution Record		
Report Reference	Distribution	Report Date
E27710KGrpt	One e-copy	18 Sept 2014

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ABBREVIATIONS

Asbestos Containing Material	ACM
Area of Environmental Concern	AEC
Australian Height Datum	AHD
Acid Sulfate Soil	ASS
Above Ground Storage Tank	AST
Below Ground Level	BGL
Bureau of Meteorology	BOM
Benzene, Toluene, Ethylbenzene, Xylene, Naphthalene	BTEXN
Cation Exchange Capacity	CEC
Contaminated Land Management	CLM
Conceptual Site Model	CSM
Environmental Protection Agency	EPA
Environmental Site Assessment	ESA
International Organisation of Standardisation	ISO
Light Non-Aqueous Phase Liquid	LNAPL
Local Government Authority	LGA
Map Grid of Australia	MGA
National Association of Testing Authorities	NATA
National Environmental Protection Measure	NEPM
Organochlorine Pesticides	OCP
Organophosphate Pesticides	OPP
Polycyclic Aromatic Hydrocarbons	PAH
Potential Contaminants of Concern	PCC
Remediation Action Plan	RAP
Sampling, Analysis and Quality Plan	SAQP
Site Audit Statement	SAS
Site Audit Report	SAR
Semi-Volatile Organic Compounds	sVOC
Standard Water Level	SWL
Total Recoverable Hydrocarbons	TRH
United States Environmental Protection Agency	USEPA
Underground Storage Tank	UST
Volatile Organic Compounds	VOC
Volatile Organic Chlorinated Compound	VOCC
Workplace, Health and Safety	WHS

1 INTRODUCTION

Catylis Properties Pty Ltd ('the client') commissioned Environmental Investigation Services (EIS)¹ to undertake a Stage 1 Environmental Site Assessment (Stage 1 ESA) for the proposed mixed-use development at 171-189 Parramatta Road, Granville.

The site location is shown on Figure 1 and the Stage 1 ESA was confined to the site boundaries as shown on Figure 2. The proposed development area is referred to as 'the site' in this report. The site is identified as:

- Lot 1 in DP61514;
- Lot 1 in DP504298;
- Lot 2 in DP89526;
- Lot 1 in DP79102;
- Lot 1 in DP79624;
- Lot 1 in DP89526;
- Lot 1 in DP81084;
- Lot A in DP160406; and
- Lot 58 in DP869379.

1.1 Proposed Development Details

EIS understand that the proposed development includes demolition of all existing structures and construction of mixed-use (commercial and residential) apartments. Details of the proposed development were not available to EIS at the time of the preparation of this report.

1.2 Objectives

The report objectives are:

- Identify the areas of environmental concern (AEC);
- Prepare a preliminary conceptual site model (PCSM);
- Establish whether an intrusive (Stage 2 ESA) investigation is required; and
- Comment on the suitability of the site for the proposed landuse.

1.3 Scope of Work

The Stage 1 ESA was undertaken generally in accordance with an EIS proposal (Ref: EP7852K) of 13 December 2014.

¹ Environmental consulting division of Jeffery & Katauskas Pty Ltd (J&K)

The scope of work included the following:

- Review of site information including background and site history information;
- A site inspection to identify Areas of Environmental Concern (AEC);
- Prepare a Preliminary Conceptual Site Model (PCSM);
- Prepare a report presenting the results of the assessment.

The report was prepared with reference to regulations/guidelines outlined in the table below. Individual guidelines are also referenced within the text of the report.

Table 1-1: Guidelines

Guidelines/Regulations/Documents
Contaminated Land Management Amendment Act (2008 ²)
State Environmental Planning Policy No.55 – Remediation of Land (1998 ³)
Guidelines for Consultants Reporting on Contaminated Sites (2011 ⁴)
Guidelines for the NSW Site Auditor Scheme, 2nd Edition (2006 ⁵)
National Environmental Protection (Assessment of Site Contamination) Amendment Measure (2013 ⁶)

² NSW Government Legislation, (2008), *Contaminated Land Management Amendment Act*. (referred to as CLM Amendment Act 2008)

³ NSW Government, (1998), *State Environmental Planning Policy No. 55 – Remediation of Land*. (referred to as SEPP55)

⁴ NSW Office of Environment and Heritage (OEH), (2011), *Guidelines for Consultants Reporting on Contaminated Sites*. (referred to as Reporting Guidelines 2011)

⁵ NSW DEC, (2006), *Guidelines for the NSW Site Auditor Scheme, 2nd ed.* (referred to as Site Auditor Guidelines 2006)

⁶ National Environment Protection Council (NEPC), (2013), *National Environmental Protection (Assessment of Site Contamination) Amendment Measure 2013 (No.1)*. (referred to as NEPM 2013)

2 SITE INFORMATION

2.1 Site Identification

Table 2-1: Site Identification

Current Site Owner:	Beraci Pty Ltd
Site Address:	171-189 Parramatta Road, Granville
Lot & Deposited Plan:	• Lot 1 in DP615141; • Lot 1 in DP504298; • Lot 2 in DP89526; • Lot 1 in DP 79102; • Lot 1 in DP79624; • Lot 1 in DP89526; • Lot 1 in DP81084; • Lot A in DP160406; and • Lot 58 in DP863379
Current Land Use:	Commercial (except the Lot A in DP160406 which is residential)
Proposed Land Use:	Mixed use (Commercial & Residential)
Local Government Authority (LGA):	Parramatta City Council
Current Zoning:	Zone B6 (Enterprise Corridor) and Zone R3 (Medium Density Residential)
Site Area(m ²) (approx.):	8,350
RL (AHD in m) (approx.):	11
Geographical Location (MGA) (approx.):	N: 33° 49' 43 E: 151° 00' 31
Site Location Plan:	Figure 1
Site Features Plan:	Figure 2

2.2 Site Location and Regional Setting

The site is located on the northern side of Parramatta Road and southern side of Victoria Street, Granville. The western Rail line that runs through Granville and Parramatta stations is located along the western boundary of the site. The site is located in a predominantly commercial area of Granville.

2.3 Topography

The regional topography is generally flat. The natural site topography may have been altered to accommodate the existing building.

2.4 Site Inspection

A walkover inspection of the site was undertaken by EIS on 12 September 2014. At the time of the field investigation the west section of the site consisted of an open yard for the storage of scaffolding, formwork and builders' equipment. This area also was used for parking of earth moving equipment including trucks and an excavator. A number of abandoned vehicles and pieces of scrap metal were scattered in this area. Stockpiles of

rubble, timber and soil were observed in this section of the site. The surface of this section of the site was covered with gravel and isolated pieces of fibre-cement also were observed on the surface.

The majority of the rest of the site was occupied by a two storey furniture showroom. An asphalt paved car park was located to the east of the furniture showroom. A single storey fibro cottage was located in the north section of the site, facing Victoria Street. A concrete paved car park area was located in the central north section of the site adjacent to the fibro cottage and with access from Victoria Street.

2.5 Surrounding Land Use

The immediate surrounds included the following landuses:

- North – Residential properties;
- South – Commercial properties beyond the Parramatta Road;
- East – Commercial properties; and
- West – Western rail corridor.

2.6 Underground Services

The 'Dial Before You Dig' (DBYD) plans were reviewed for the assessment. The Sydney Water plan indicates that a sewer main runs from the middle of the western section of the site to the east. The backfill around the sewer could act as a potential migratory pathway. The approximate location of the sewer is shown in Appendix A. Any other major services which could pose a potential migratory pathway were not identified at the site.

2.7 Regional Geology

A review of the regional geological map of Sydney (1983⁷) indicates that the site is underlain by Ashfield Shale of the Wianamatta Group, which typically consists of black to dark grey shale and laminite.

A geotechnical investigation of a section of the site undertaken by JK Geotechnics in 2004 indicated that the sub-surface conditions generally comprised of shallow fill over high plasticity clay. Shale bedrock was encountered at approximately 7m to 9m below ground level. Groundwater was measured at approximately 5m below ground level.

⁷ Department of Mineral Resources, (1983), *1:100,000 Geological Map of Sydney (Series 9130)*.

2.8 Acid Sulfate Soil (ASS) Risk

A review of the ASS risk maps prepared by Department of Land and Water Conservation (1997⁸) and Parramatta Local Environmental Plan indicates that the site is located in an area classed as 'disturbed terrain' or having 'low risk'.

2.9 Salinity

The site is located within the area of Western Sydney included in the Salinity Potential Map 2002. Based upon interpretation from the geological formations and soil groups presented on the map, the site is located in a region of moderate salinity potential.

The moderate classification is attributed to scattered areas of scalding and indicator vegetation, in areas where concentrations have not been mapped. Saline areas may occur in this zone, which have not been identified or may occur if risk factors change adversely.

2.10 Hydrogeology

A review of groundwater bore records available on the NSW Office of Water⁹ (NOW) online database was undertaken on 16 September 2014. The search was limited to registered bores located within a radius of approximately 1km of the site.

The search indicated approximately 15 registered bores within the search area. Copies of the records are attached in the appendices. A brief summary of relevant information is presented below:

Table 2-2: Summary of Groundwater Bores

Reference	Distance from Site (m/Km) (approx.)	Direction from Site	Final Depth (m)	Standing Water Level (SWL) (m)	Registered Purpose
GW110396	450	West	7	Unknown	Monitoring
GW110397	460	West	5	Unknown	Monitoring
GW110398	500	West	6	Unknown	Monitoring
GW110399	450	West	5.3	Unknown	Monitoring
GW110400	475	West	5.4	Unknown	Monitoring
GW110401	490	West	7	Unknown	Monitoring
GW110402	500	West	8	Unknown	Monitoring
GW110403	480	West	9	Unknown	Monitoring
GW110404	500	West	9	Unknown	Monitoring
GW111322	300	Southeast	3.6	Unknown	Monitoring
GW111323	300	Southeast	4.1	Unknown	Monitoring
GW111324	300	Southeast	8.1	Unknown	Monitoring
GW114345	800	South	6	Unknown	Monitoring

⁸ Department of Land and Water Conservation, (1997), *1:25,000 Acid Sulfate Soil Risk Map (Series 9130N3, Ed 2)*.

⁹ <http://www.waterinfo.nsw.gov.au/gw/>

Reference	Distance from Site (m/Km) (approx.)	Direction from Site	Final Depth (m)	Standing Water Level (SWL) (m)	Registered Purpose
GW114346	800	South	6	Unknown	Monitoring
GW114347	800	South	5.9	Unknown	Monitoring
GW114348	800	South	6.8	Unknown	Monitoring

A review of the regional geology and groundwater bore information indicates that the subsurface condition at the site is expected to consist of residual soils overlying relatively shallow shale bedrock. Groundwater in shale formations is often quite saline and yields are typically very low. The occurrence of groundwater that could be utilised as a resource for beneficial use is considered to be relatively low under such conditions.

2.11 Receiving Water Bodies

Surface water bodies were not identified in the immediate vicinity of the site. The closest surface water body is Duck River located approximately 1.2km to the south-east of the site. This water body could be a potential receptor.

3 **SITE HISTORY INFORMATION**

3.1 **Review of Historical Aerial Photographs**

Historical aerial photographs available at the NSW Department of Lands were reviewed for the assessment. A summary of the relevant information is presented in the following table:

Table 3-1: Summary of Historical Aerial Photos

Year	Details
1928	The photograph was of poor quality, however the west section of the site appeared to be unpaved and vacant. Residences were located in the north-east and central south sections of the site whilst the east most section of the site appeared to be vacant. Surrounding land uses were generally residential.
1943 (SIX Maps)	The site appeared to be located in a mixed commercial industrial area. The west section of the site (adjacent to the railway) appeared to be vacant. What appeared to be a storage yard (and associated buildings) was located to the east of this area. The area of the site currently occupied by the furniture showroom was predominantly vacant with some commercial type properties located to the east of the storage yard. A building similar to the current fibro cottage located in the north section of the site was visible in the north section of the site. The properties to the north of the site (facing Victoria Street) appeared to be residential.
1951	The site appeared to be located within an area of mixed commercial/industrial and residential land use to the north of Parramatta Road and to the east of the railway. The north-west section of the site appeared to be a fenced builders/manufacturers storage yard. A large factory/warehouse building occupied the south-west section of the site. Five houses with associated yard/garden areas and one vacant lot were located in the south-east and south central sections of the site. Residences were located to the north of Victoria Street, to the east of the site and to the south of Parramatta Road.
1961	The factory building at the south-west section of the site appeared similar to the 1951 photograph. A warehouse/factory building had been constructed at the north-west section of the site and the surrounding sections had been paved, possibly as a carpark or loading area. The north-east section of the site appeared similar to the 1951 photograph. The residences in the south-central section of the site facing Parramatta Road had been demolished and a warehouse constructed in the east section of the site. An unpaved yard was located between the two warehouses facing Parramatta Road. One residence was located at the east most extent of the site. Land uses to the north and east of the site appeared similar to the 1951 photograph. Several houses to the south of Parramatta Road had been demolished and the site appeared to be a builders yard.
1970	The two warehouses facing Parramatta Road at the south-east and south-west of the site appeared similar to the 1961 photograph. A multistorey commercial building appeared to have been constructed between the two warehouses in the central south section of the site. The front of the building line was consistent with the building currently occupying this section of the site. The east most section of the site appeared to be the asphalt paved car park area. An additional commercial/industrial building had been constructed at the west most section of the site adjacent to the railway and to the north-west of the warehouse/factory building. The north-east section of the site appeared similar to the 1961 photograph. The site to the south of Parramatta Road appeared to have been redeveloped as a vehicle sales yard or similar operation. Land uses to the north of Victoria Street and to the east of the site appeared to be residential.

Year	Details
1986	The two factory/warehouse buildings at the north-west of the site had been demolished and the site appeared to be a vacant yard surfaced with asphalt or gravel. The remainder of the site buildings appeared similar to the 1970 photograph. The residence with the paved rear yard appeared to be used as part of the two storey commercial building to the south facing Parramatta Road. The surrounding land uses appeared similar to the 1970 photograph.
1994	The large warehouse in the south-west section of the site had been demolished and the site appeared to be vacant apart from one concrete slab adjacent to the Parramatta Road site boundary. The remaining buildings at the south-central and south-east sections of the site appeared similar to the 1986 photograph. The residence to the north of the commercial building had been demolished and the area appeared to be a concrete paved car park area. A commercial building had been constructed to the south-east of the site facing Parramatta Road.
2002	Scattered stockpiled materials were apparent in the north-west section of the site. Apart from this area the site and surrounding land uses appeared similar to the 1994 photograph.
2011 (SIX Maps)	The site and the surrounding areas appeared similar to the 2002 photograph.

3.2 Review of Land Title Records

Land title records were reviewed for the assessment. Copies of the title records are attached in the appendices.

The land title records did not identify any particular land uses which could have resulted in significant contamination. The professions of the individuals listed on the title records are not considered to be associated with site related activities.

A large section of the site appeared to have been acquired by Beraci Pty Ltd in the late 1990s or early 2000. Beraci Pty Ltd are a construction company and acquisition of the site was most likely undertaken with a view to re-development.

3.3 Review of Parramatta Council Information

3.3.1 Publicly Accessible Information

A search of council records is currently underway. The results will be summarised in a separate letter when received.

3.3.2 Section 149 Planning Certificate

The s149 (2 and 5) planning certificates will be forwarded separately when received.

3.4 WorkCover Records

A review of WorkCover records for the site is currently underway. The results will be summarised in a separate letter when received.

3.5 NSW EPA Records

The NSW EPA records available online were reviewed for the assessment. Copies of relevant documents are attached in the appendices. A summary of the relevant information is provided in the following table:

Table 3-2: Summary of NSW EPA Online Records

Source	Details
CLM Act 1997 ¹⁰	There were no notices for the site under Section 58 of the Act.
NSW EPA List of Contaminated Sites ¹¹	The site is not listed on the NSW EPA register.
POEO Register ¹²	There were no notices for the site on the POEO register.

3.6 Summary of Site History Information

A review of the site history information has indicated the following:

- The aerial photographs indicate that the part of the site may have been used for commercial/industrial since at least 1943. In particular the west section of the site, that is currently used as a storage yard, appears to have been used as a yard since at least 1943;
- The land title data did not suggest any particular land use that may have resulted in contamination of land or groundwater; and
- NSW EPA records did not indicate any notices for the site.

Some search results were still pending (i.e. the Council Records, Section 149 Planning Certificates and WorkCover records) at the time of the preparation of this report. We will forward the findings of the searches to the client when received.

¹⁰ <http://www.epa.nsw.gov.au/prclmapp/searchregister.aspx>, visited on 16 Sept 2014

¹¹ <http://www.epa.nsw.gov.au/clm/publiclist.htm>, visited on 16 Sept 2014

¹² <http://www.epa.nsw.gov.au/prpoeoapp/>, visited on 16 Sept 2014

4 PRELIMINARY CONCEPTUAL SITE MODEL (PCSM)

The Area of Environmental Concern (AEC) identified below are based on a review of the site and site history information outlined previously in this report. The AEC can either be a point source or widespread areas impacted by current or historical activities.

Table 4-1: PCSM

Extent	PCC	Potential Exposure Pathway (and Medium)	Potential Receptors
<u>Fill Material</u> – The site appears to have been historically filled to achieve existing levels. The fill may have been imported from various sources and can contain elevated concentrations of contaminants. The fill also can be seen on the surface of some sections of the site.	Heavy metals, TRH, BTEXN, PAHs, OCPs, OPPs, PCB, and asbestos	<u>Direct Contact</u> – dermal contact; ingestion; and inhalation of dust, vapours and fibres. <u>Medium</u> - soil, groundwater and vapour.	<u>Human Receptors (HR)</u> – Site occupants; visitors; development and maintenance workers; and off-site occupants. <u>Environmental Receptors (ER)</u> – Flora and fauna at the site and immediate surrounds;
<u>Hazardous Building Material</u> – The buildings on the site have been constructed prior to 1990's. In addition the west section of the site appears to have been used as a storage yard since at least 1943. Hazardous building materials were used for construction purposes during this period. The material can pose a potential contamination source during demolition/development.	Asbestos, lead and PCBs	<u>Direct Contact</u> – dermal contact; ingestion; and inhalation of dust and fibres. <u>Medium</u> – soil and air.	<u>Human Receptors (HR)</u> – As Above <u>Environmental Receptors (ER)</u> – As Above

5 CONCLUSION

EIS consider that the report objectives outlined in **Section 1.2** have been addressed.

5.1 Potential for Site Contamination

Based on the scope of work undertaken, EIS provide the following conclusions:

- EIS consider that the AEC identified at the site (see **Section 4**) pose a potential contamination risk. Based on the limited information, EIS assess the risk to be relatively moderate to high; and
- The potential risk to the site receptors cannot be ruled out without undertaking an intrusive (Stage 2) investigation.

5.2 Recommendations

EIS consider the site can be made suitable for the proposed mixed-use development provided the following additional work is undertaken to better assess the risks:

1. Undertake a Stage 2 ESA to meet the sampling density outlined in the NSW EPA Contaminated Sites Sampling Design Guidelines (1995¹³);
2. Undertake a waste classification assessment for the off-site disposal of material excavated for the proposed development;
3. Undertake an ASS assessment to establish if an ASS management plan (ASSMP) is required for the proposed development; and
4. The site is in an area considered to be at moderate risk of salinity. Salinity can potentially effect concrete and steel structures in (and just above) the ground. A screening of soil and groundwater samples for potential salinity issues is recommended.

¹³ NSW EPA, (1995), *Contaminated Sites Sampling Design Guidelines*. (Referred to as EPA Sampling Design Guidelines 1995)

6 LIMITATIONS

Table 6-1: Report Limitations

-
- EIS accepts no responsibility for any unidentified contamination issues at the site. Any unexpected problems/subsurface features that may be encountered during development works should be inspected by an environmental consultant as soon as possible;
 - Previous use of this site may have involved excavation for the foundations of buildings, services, and similar facilities. In addition, unrecorded excavation and burial of material may have occurred on the site. Backfilling of excavations could have been undertaken with potentially contaminated material that may be discovered in discrete, isolated locations across the site during construction work;
 - This report has been prepared based on site conditions which existed at the time of the investigation; scope of work and limitation outlined in the EIS proposal; and terms of contract between EIS and the client (as applicable);
 - The conclusions presented in this report are based on investigation of conditions at specific locations, chosen to be as representative as possible under the given circumstances, visual observations of the site and immediate surrounds and documents reviewed as described in the report;
 - The preparation of this report have been undertaken in accordance with accepted practice for environmental consultants, with reference to applicable environmental regulatory authority and industry standards, guidelines and the assessment criteria outlined in the report;
 - Where information has been provided by third parties, EIS has not undertaken any verification process, except where specifically stated in the report;
 - EIS has not undertaken any assessment of off-site areas that may be potential contamination sources or may have been impacted by site contamination, except where specifically stated in the report;
 - EIS accept no responsibility for potentially asbestos containing materials that may exist at the site. These materials may be associated with demolition of pre-1990 constructed buildings or fill material at the site;
 - EIS have not and will not make any determination regarding finances associated with the site;
 - Additional investigation work may be required in the event of changes to the proposed development or landuse. EIS should be contacted immediately in such circumstances;
 - Material considered to be suitable from a geotechnical point of view may be unsatisfactory from a soil contamination viewpoint, and vice versa; and
 - This report has been prepared for the particular project described and no responsibility is accepted for the use of any part of this report in any other context or for any other purpose.
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IMPORTANT INFORMATION ABOUT THIS REPORT

These notes have been prepared by EIS to assist with the assessment and interpretation of this report.

The Report is based on a Unique Set of Project Specific Factors:

This report has been prepared in response to specific project requirements as stated in the EIS proposal document which may have been limited by instructions from the client. This report should be reviewed, and if necessary, revised if any of the following occur:

- The proposed land use is altered;
- The defined subject site is increased or sub-divided;
- The proposed development details including size, configuration, location, orientation of the structures or landscaped areas are modified;
- The proposed development levels are altered, eg addition of basement levels; or
- Ownership of the site changes.

EIS/J&K will not accept any responsibility whatsoever for situations where one or more of the above factors have changed since completion of the assessment. If the subject site is sold, ownership of the assessment report should be transferred by EIS to the new site owners who will be informed of the conditions and limitations under which the assessment was undertaken. No person should apply an assessment for any purpose other than that originally intended without first conferring with the consultant.

Changes in Subsurface Conditions:

Subsurface conditions are influenced by natural geological and hydrogeological process and human activities. Groundwater conditions are likely to vary over time with changes in climatic conditions and human activities within the catchment (e.g. water extraction for irrigation or industrial uses, subsurface waste water disposal, construction related dewatering). Soil and groundwater contaminant concentrations may also vary over time through contaminant migration, natural attenuation of organic contaminants, ongoing contaminating activities and placement or removal of fill material. The conclusions of an assessment report may have been affected by the above factors if a significant period of time has elapsed prior to commencement of the proposed development.

This Report is based on Professional Interpretations of Factual Data:

Site assessments identify actual subsurface conditions at the actual sampling locations at the time of the investigation. Data obtained from the sampling and subsequent laboratory analyses, available site history information and published regional information is interpreted by geologists, engineers or environmental scientists and opinions are drawn about the overall subsurface conditions, the nature and extent of contamination, the likely impact on the proposed development and appropriate remediation measures.

Actual conditions may differ from those inferred, because no professional, no matter how qualified, and no subsurface exploration program, no matter how comprehensive, can reveal what is hidden by earth, rock and time. The actual interface between materials may be far more gradual or abrupt than an assessment indicates. Actual conditions in areas not sampled may differ from predictions. Nothing can be done to prevent the unanticipated, but steps can be taken to help minimise the impact. For this reason, site owners should retain the services of their consultants throughout the development stage of the project, to identify variances, conduct additional tests which may be needed, and to recommend solutions to problems encountered on site.

Assessment Limitations:

Although information provided by a site assessment can reduce exposure to the risk of the presence of contamination, no environmental site assessment can eliminate the risk. Even a rigorous professional assessment may not detect all contamination on a site. Contaminants may be present in areas that were not surveyed or sampled, or may migrate to areas which showed no signs of contamination when sampled. Contaminant analysis cannot possibly cover every type of contaminant which may occur; only the most likely contaminants are screened.

Misinterpretation of Site Assessments by Design Professionals:

Costly problems can occur when other design professionals develop plans based on misinterpretation of an assessment report. To minimise problems associated with misinterpretations, the environmental consultant should be retained to work with appropriate professionals to explain relevant findings and to review the adequacy of plans and specifications relevant to contamination issues.

Logs Should not be Separated from the Assessment Report:

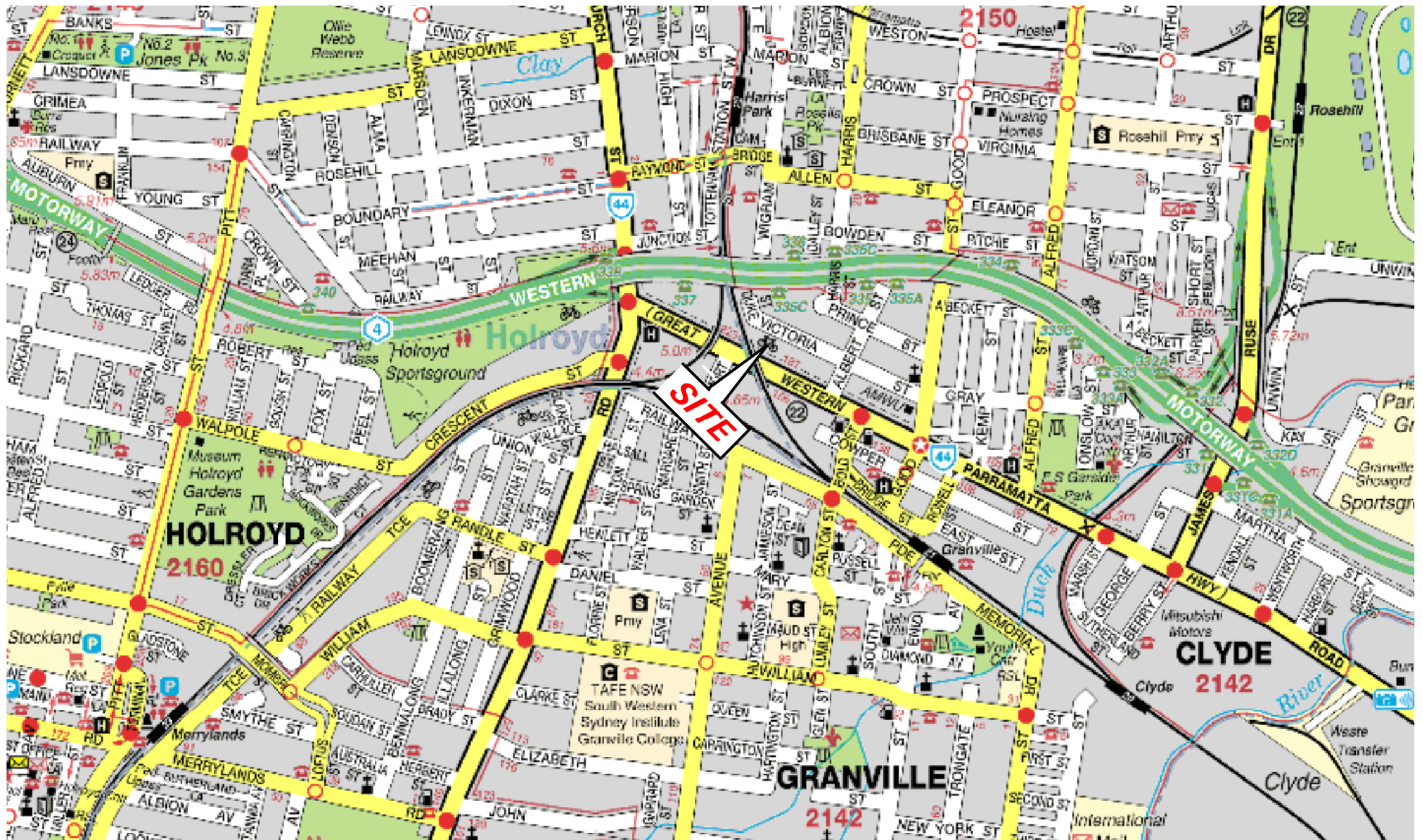
Borehole and test pit logs are prepared by environmental scientists, engineers or geologists based upon interpretation of field conditions and laboratory evaluation of field samples. Logs are normally provided in our reports and these should not be re-drawn for inclusion in site remediation or other design drawings, as subtle but significant drafting errors or omissions may occur in the transfer process. Photographic reproduction can eliminate this problem, however contractors can still misinterpret the logs during bid preparation if separated from the text of the assessment. If this occurs, delays, disputes and unanticipated costs may result. In all cases it is necessary to refer to the rest of the report to obtain a proper understanding of the assessment. Please note that logs with the 'Environmental Log' header are not suitable for geotechnical purposes as they have not been peer reviewed by a Senior Geotechnical Engineer.

To reduce the likelihood of borehole and test pit log misinterpretation, the complete assessment should be available to persons or organisations involved in the project, such as contractors, for their use. Denial of such access and disclaiming responsibility for the accuracy of subsurface information does not insulate an owner from the attendant liability. It is critical that the site owner provides all available site information to persons and organisations such as contractors.

Read Responsibility Clauses Closely:

Because an environmental site assessment is based extensively on judgement and opinion, it is necessarily less exact than other disciplines. This situation has resulted in wholly unwarranted claims being lodged against consultants. To help prevent this problem, model clauses have been developed for use in written transmittals. These are definitive clauses designed to indicate consultant responsibility. Their use helps all parties involved recognise individual responsibilities and formulate appropriate action. Some of these definitive clauses are likely to appear in the environmental site assessment, and you are encouraged to read them closely. Your consultant will be pleased to give full and frank answers to any questions.

REPORT FIGURES



NOTES:
Figure 1 has been recreated from UBD on disc (version 5.0). Figure is not to scale.

Reference should be made to the report text for a full understanding of this plan.

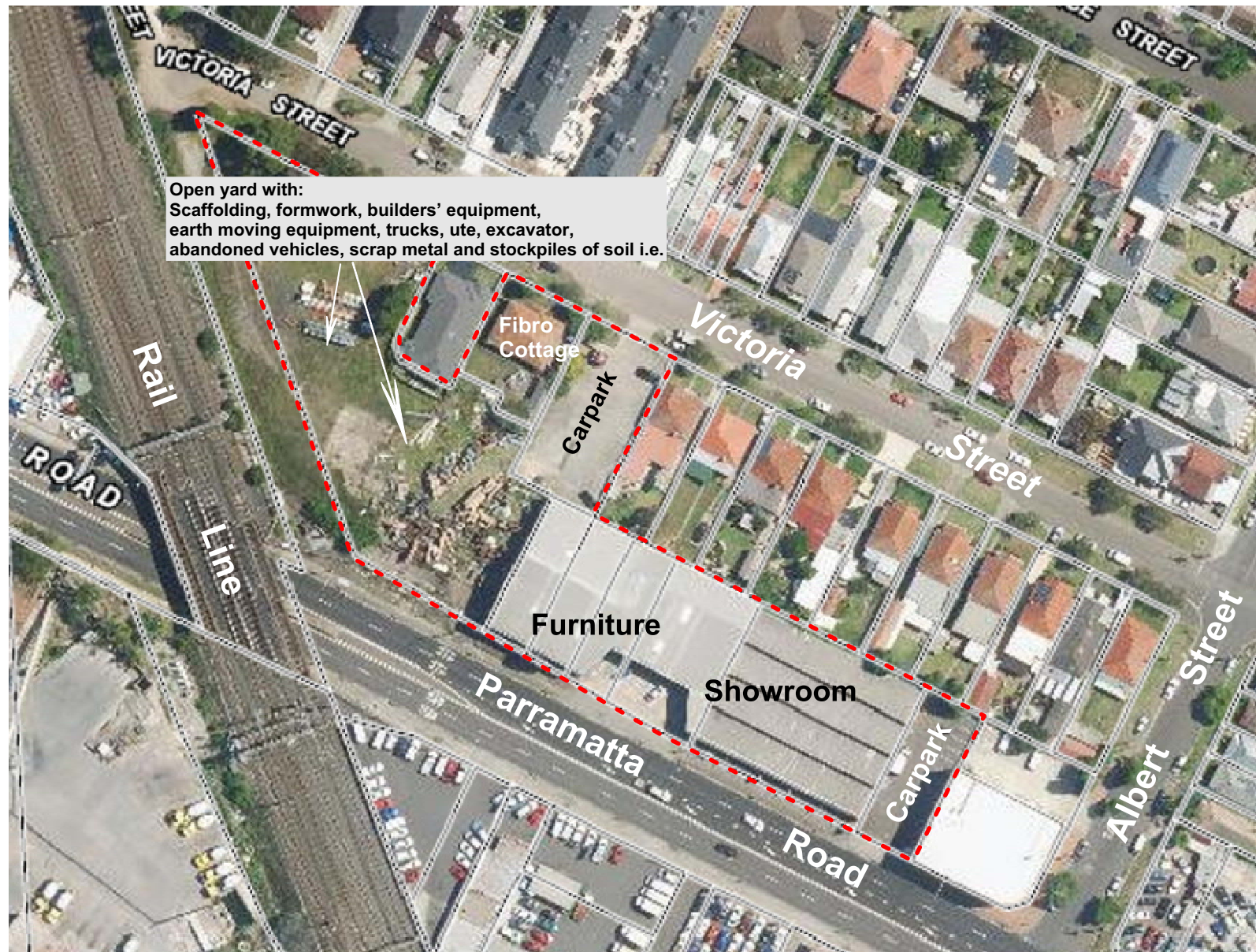


Project Number:
E27710KG

Figure:
1

Title:
Site Location Plan

Address:
**171-189 Parramatta Rd
Granville, NSW 2142**



LEGEND:

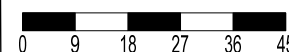
--- Approximate site boundary

NOTES:
Figure 2 has been recreated from SixMaps

The borehole locations presented on this plan have been established from site measurements only and should not be construed as survey points.

Reference should be made to the report text for a full understanding of this plan.

Approximate Scale (m):



Project Number:

E27710KG

Figure:

2

Title:

Site Features Plan

Address:

**171-189 Parramatta Rd
Granville, NSW 2142**

REPORT APPENDICES

Appendix A: Site Information

Parramatta Local Environmental Plan 2011

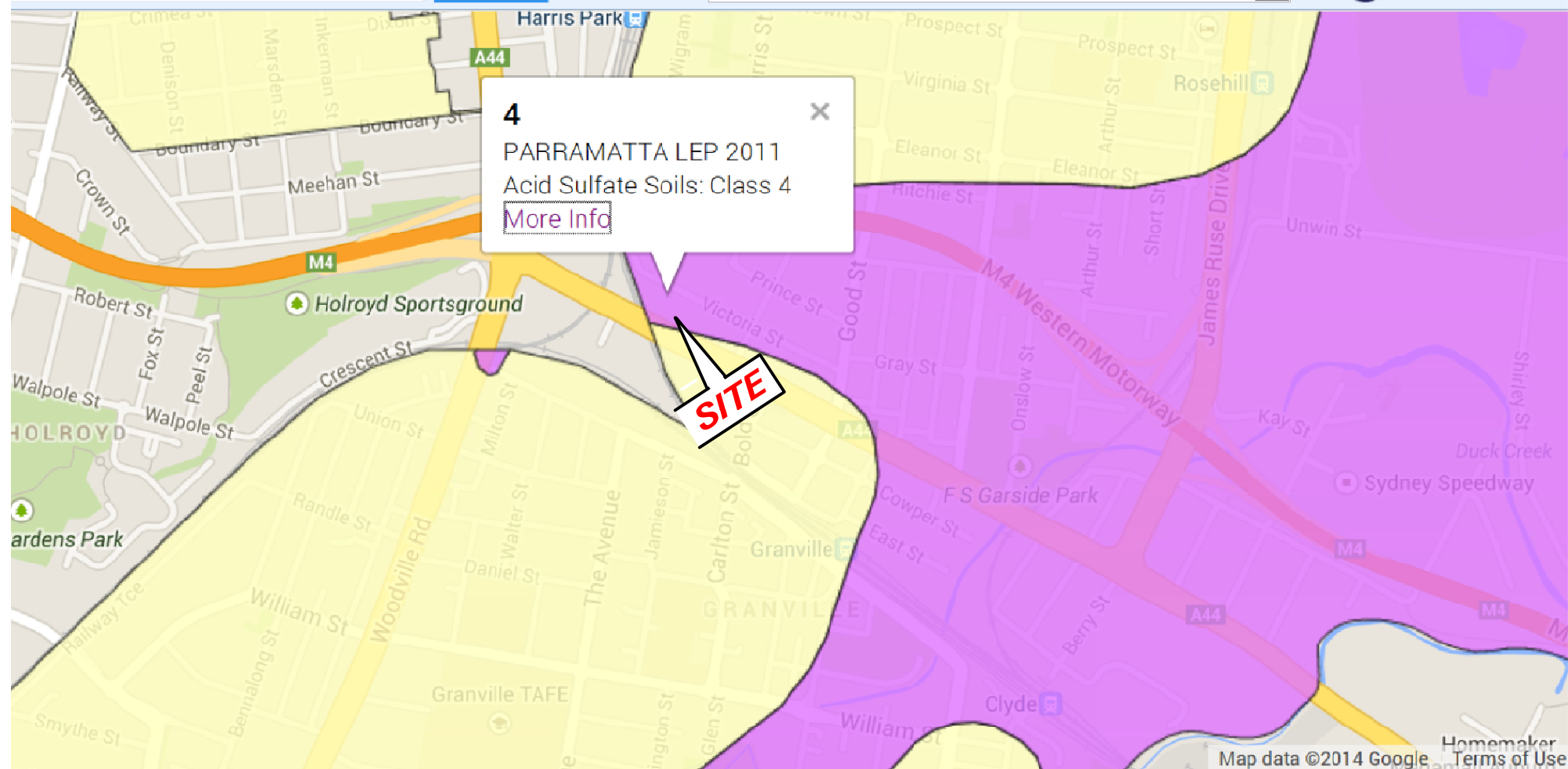
Address, including suburb...

FIND

(ASS) Acid Sulfate Soils



Instructions



Clause 6.1 Acid sulfate soils

(1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.

(2) Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works.

Class of land	Works
1	Any works.
2	Works below natural ground surface. Works by which the watertable is likely to be lowered
3	Works more than 1 metre below the natural ground surface. Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.
4	Works more than 2 metres below the natural ground surface. Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.
5	Works within 500 metres of adjacent Class 1,2,3 or 4 land that is below 5 metres Australian Height Datum by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1,2,3 or 4 land.

(3) Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan has been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and has been provided to the consent authority.

(4) Despite subclause (2), development consent is not required under this clause for the carrying out of works if:

(a) a preliminary assessment of the proposed works prepared in accordance with the Acid Sulfate Soils Manual indicates that an acid sulfate soils management plan is not required for the works, and

(b) the preliminary assessment has been provided to the consent authority and the consent authority has confirmed the assessment by notice in writing to the person proposing to carry out the works.

(5) Despite subclause (2), development consent is not required under this clause for the carrying out of any of the following works by a public authority (including ancillary work such as excavation, construction of access ways or the supply of power):

(a) emergency work, being the repair or replacement of the works of the public authority required to be carried out urgently because the works have been damaged, have ceased to function or pose a risk to the environment or to public health and safety,

(b) routine maintenance work, being the periodic inspection, cleaning, repair or replacement of the works of the public authority (other than work that involves the disturbance of more than 1 tonne of soil),

(c) minor work, being work that costs less than \$20,000 (other than drainage work).

(6) Despite subclause (2), development consent is not required under this clause to carry out any works if:

(a) the works involve the disturbance of less than 1 tonne of soil, such as occurs in carrying out agriculture, the construction or maintenance of drains, extractive industries, dredging, the construction of artificial water bodies (including canals, dams and detention basins), foundations or flood mitigation works, or

(b) the works are not likely to lower the watertable.



† Estimated information based on the fitted structural equation model.

EDITION TWO
 COVER © DECEMBER 1963

LEGEND

LANDFORM BOUNDARY _____

APPROXIMATE LANDFORM BOUNDARY _____

		HORNEY/ MORALE W-3009	
	PROSPER/ PARANAKITA JESUS W-3002	SIDNEY HEAT W-3040	



Job No 8265393

Phone: 1100
www.1100.com.au

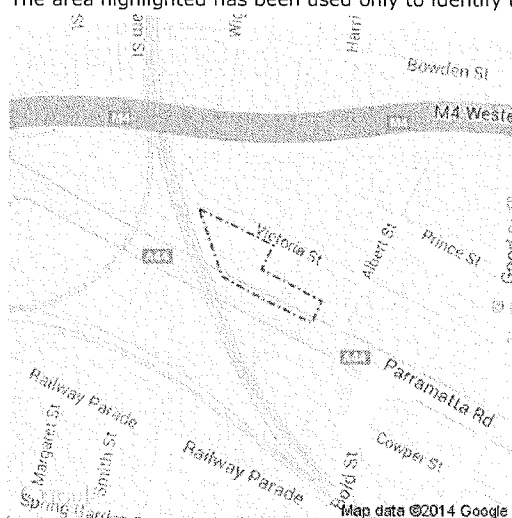
Caller Details

Contact: Mr Para Bokalawela
Company: Environmental Investigation Services
Address: 115 Wicks Road
Macquarie Park NSW 2113

Caller Id: 1258868
Mobile: 0425859209
Email: pbokalawela@jkgroup.net.au
Phone: 0298885000
Fax: 0298885004

Dig Site and Enquiry Details

WARNING: The map below only displays the location of the proposed dig site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.



User Reference: Granville-E27710KG

Working on Behalf of:

Private

Enquiry Date: 27/08/2014
Start Date: 30/08/2014
End Date: 03/09/2014

Address:

177-189 Parramatta Road
Granville NSW 2142

Job Purpose: Design

Onsite Activity: Planning & Design

Location of Workplace: Private Property

Location in Road: Not Supplied

- Check that the location of the dig site is correct. If not you must submit a new enquiry.
- Should the scope of works change, or plan validity dates expire, you must submit a new enquiry.
- Do NOT dig without plans. Safe excavation is your responsibility. If you do not understand the plans or how to proceed safely, please contact the relevant asset owners.

Notes/Description of Works:

Not Supplied

Your Responsibilities and Duty of Care

- If plans are not received within 2 working days, contact the asset owners directly & quote their Sequence No.
- ALWAYS perform an onsite inspection for the presence of assets. Should you require an onsite location, contact the asset owners directly. Please remember, plans do not detail the exact location of assets.
- Pothole to establish the exact location of all underground assets using a hand shovel, before using heavy machinery.
- Ensure you adhere to any State legislative requirements regarding Duty of Care and safe digging requirements.
- If you damage an underground asset you MUST advise the asset owner immediately.
- By using this service, you agree to Privacy Policy and the terms and disclaimers set out at www.1100.com.au
- For more information on safe excavation practices, visit www.1100.com.au

Asset Owner Details

The assets owners listed below have been requested to contact you with information about their asset locations within 2 working days. Additional time should be allowed for information issued by post. It is **your responsibility** to identify the presence of any underground assets in and around your proposed dig site. Please be aware, that not all asset owners are registered with the Dial Before You Dig service, so it is **your responsibility** to identify and contact any asset owners not listed here directly.

** Asset owners highlighted by asterisks ** require that you visit their offices to collect plans.

Asset owners highlighted with a hash require that you call them to discuss your enquiry or to obtain plans.

Seq. No.	Authority Name	Phone	Status
✓ 41251180	AAPT / PowerTel, NSW	1800786306	NOTIFIED
✓ 41251182	Endeavour Energy	0298534161	NOTIFIED
✓ 41251185	Jemena Gas West	1300880906	NOTIFIED
✓ 41251179	Nextgen, NCC - NSW	1800336886	NOTIFIED
✓ 41251184	Optus and/or Ucomm, Nsw	1800505777	NOTIFIED
✓ 41251181	PIPE Networks, Nsw	1800201100	NOTIFIED
✓ 41251186	Sydney Water	132092	NOTIFIED
41251183	Telstra NSW, Central	1800653935	NOTIFIED
✓ 41251178	Verizon Business (Nsw)	0294345000	NOTIFIED

END OF UTILITIES LIST

Lodge Your Free Enquiry Online – 24 Hours a Day, Seven Days a Week



DBYD Address:
177-189 Parramatta Road
Granville NSW 2142

DBYD Job No: 8265393
DBYD Sequence No: 41251186

Copyright Reserved Sydney Water 2014
No warranty is given that the information shown is complete or accurate.
SYDNEY WATER CORPORATION

Scale: 1:1500
Date of Production: 27/08/2014

Plan 1 of 1
0m 5m 10m 15m 20m 25m 30m



WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission. Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed please raise a new enquiry.

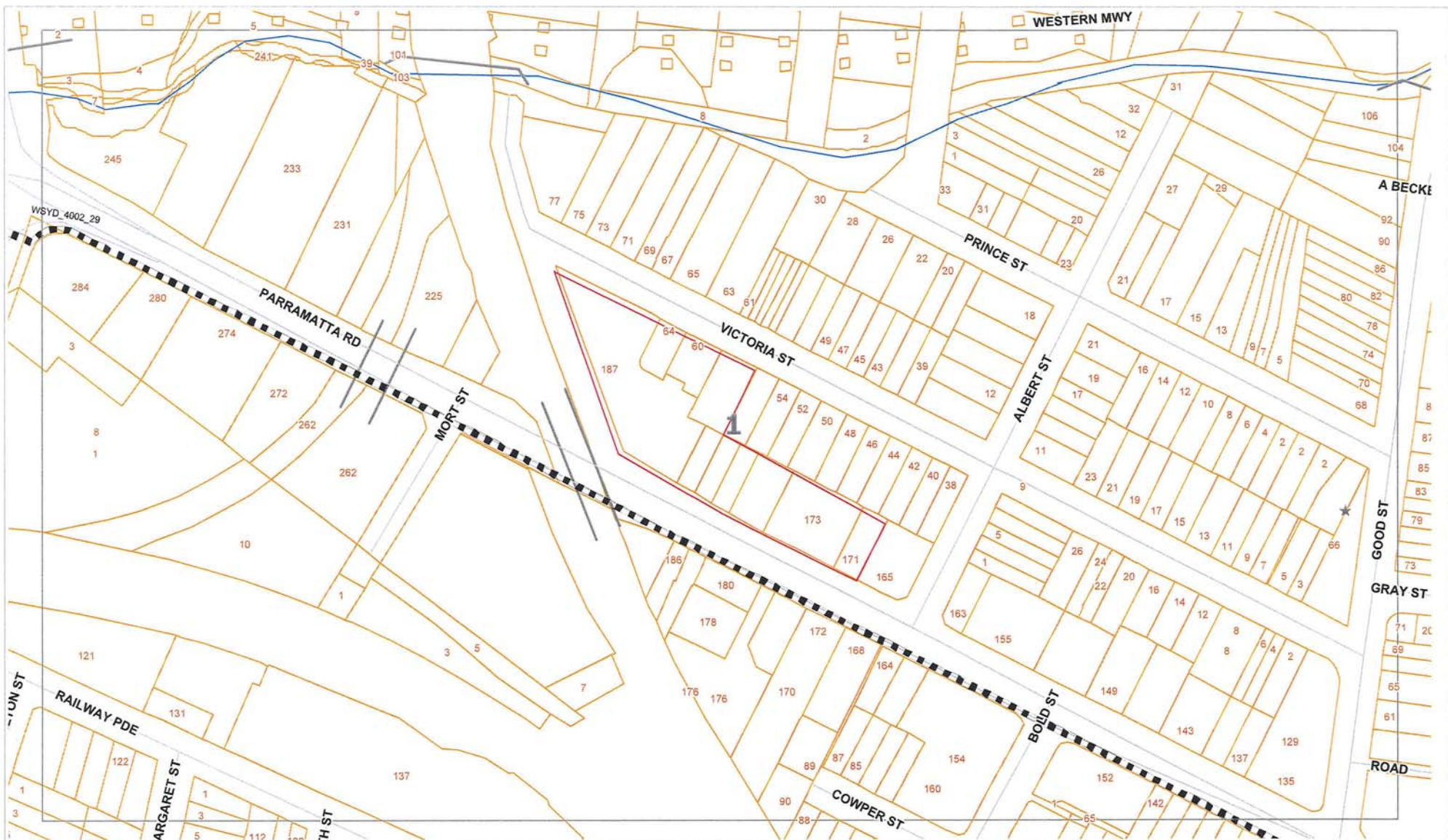
Sequence Number: 41251184

Date Generated: 27/08/2014



For all Optus DBYD plan enquiries –
Email: Fibre.Locations@optus.net.au
For urgent onsite assistance contact 1800 505 777
Optus Limited ACN 052 833 208





Sequence Number: 41251179

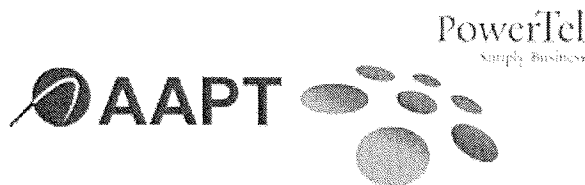
Date: 27/08/2014

DISCLAIMER: THIS DRAWING SHOULD NOT BE SCALED TO LOCATE CABLES. NO WARRANTY IS GIVEN THAT THE INFORMATION IS ACCURATE OR COMPLETE. IF YOU REQUIRE INFORMATION REGARDING LOCATING THE CABLE PLEASE CALL VISIONSTREAM. THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR DIAL BEFORE YOU DIG USE. THIS PLAN CONTAINS COMMERCIAL SENSITIVE INFORMATION AND IS TO BE TREATED ACCORDINGLY. NO SUCH INFORMATION IS TO BE PASSED ONTO OTHER PARTIES WITHOUT WRITTEN CONSENT FROM VISIONSTREAM PTY LTD.



LEGEND

Digsite	Assets
Point	Cable
Line	3rd Party Duct
Area	Marker Post



Response Cover Letter

27/08/2014

AAPT (PowerTel) Limited
GPO Box 7041
Sydney 2001
Phone: 1800 786 306
A/H: 1800 786 306

To:

Mr Para Bokalawela (Customer ID: 1258868)
Environmental Investigation Services
115 Wicks Road
Macquarie Park, NSW 2113

Email: pbokalawela@jkggroup.net.au
Phone: 0298885000
Fax: 0298885004
Mobile: 0425859209

Dear Mr Para Bokalawela,

In relation to your enquiry at the below address, AAPT (PowerTel) advises as follows.

Assets Affected: No Assets Affected

The records of AAPT (PowerTel) Limited disclose that there are NO underground FIBRE OPTIC/TELECOMMUNICATIONS cables in the vicinity of the above enquiry.

Sequence No: 41251180
Location: 177-189 Parramatta Road Granville, NSW 2142

Commencement Date: 30/08/2014 12:00:00 AM

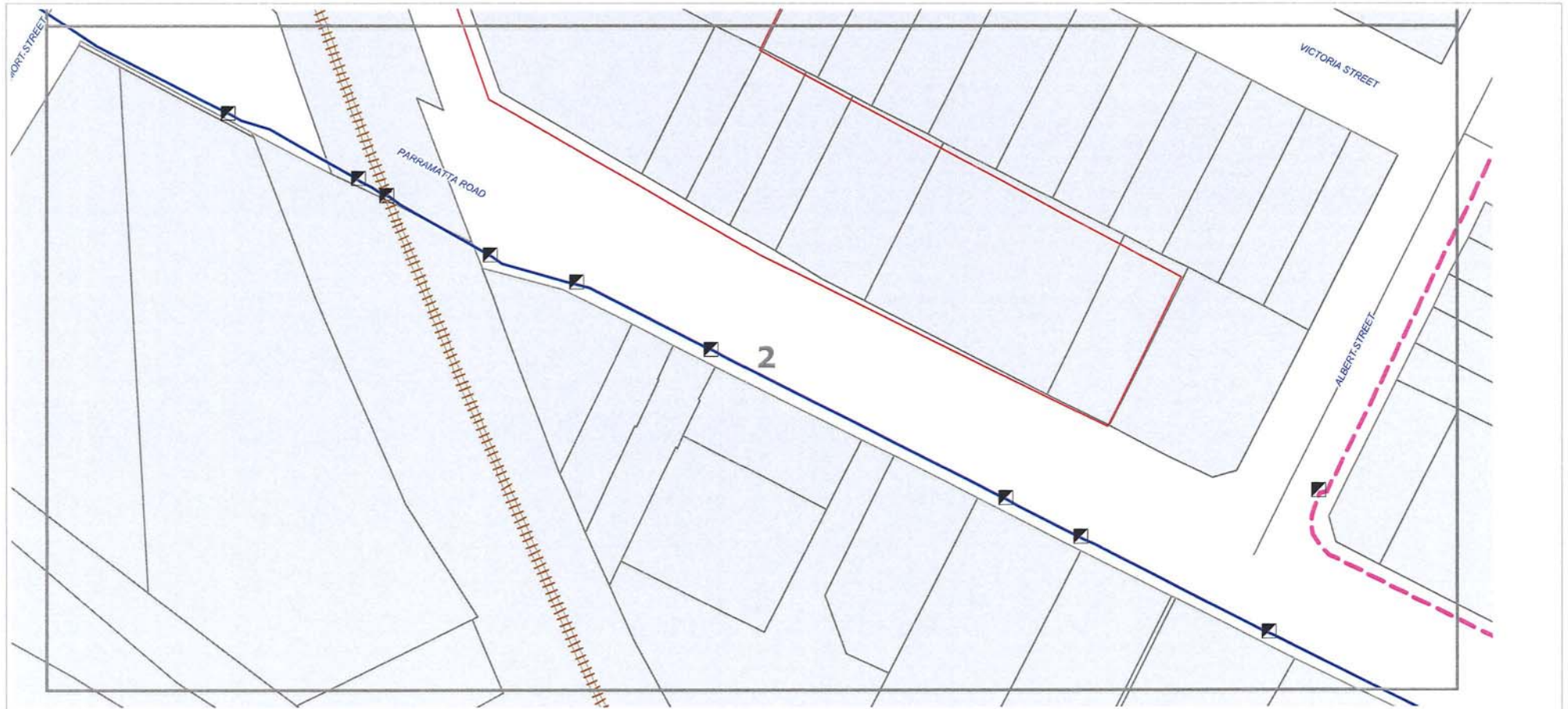


NOASSETAFFECTED

Sequence Number : 41251180



Address: 177-189 Parramatta Road, Granville, NSW, 2142



Create Date: 27/08/2014

Scale: 1:1050

Legend:

- Manhole or Pit
- AAPT/PWT Asset
- Non AAPT/PWT Asset

DISCLAIMER: This document has been prepared solely for the use of AAPT.
It should not be scaled to locate any asset.
No warranty is given that the information given is accurate or complete

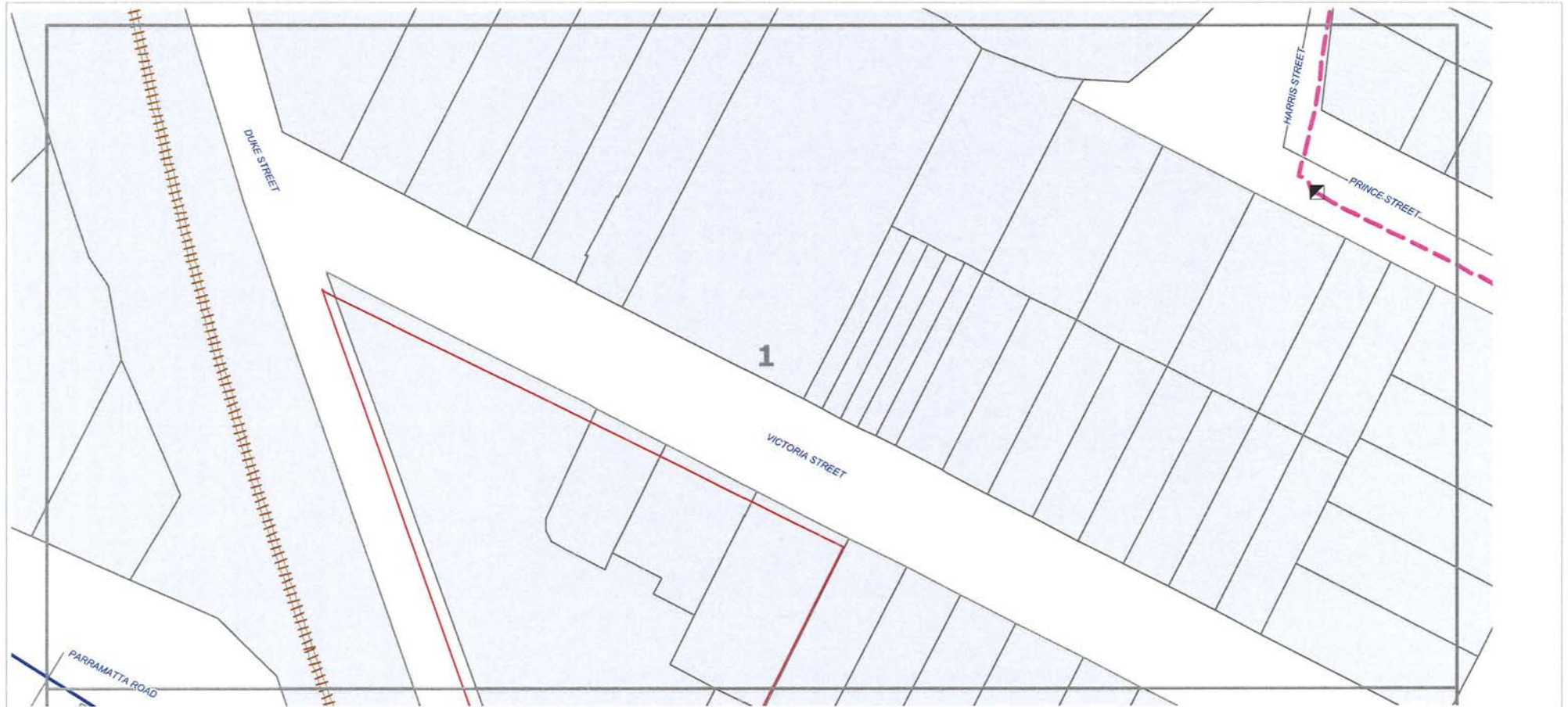




NOASSETAFFECTED

Sequence Number : 41251180

Address: 177-189 Parramatta Road, Granville, NSW, 2142



Create Date: 27/08/2014

Scale: 1:1050

Legend:

- Manhole or Pit
- AAPT/PWT Asset
- Non AAPT/PWT Asset

DISCLAIMER: This document has been prepared solely for the use of AAPT.
It should not be scaled to locate any asset.
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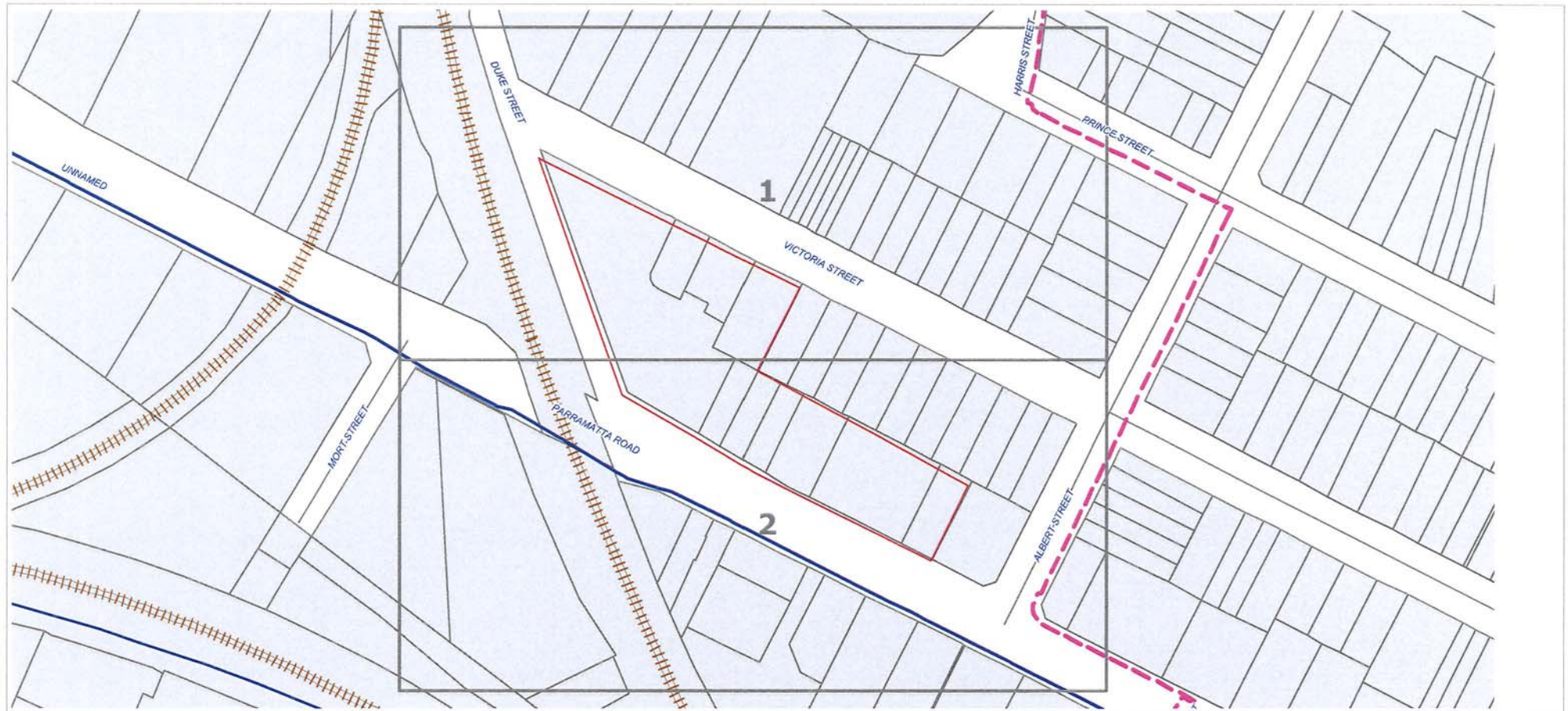


NOASSETAFFECTED

Sequence Number : 41251180



Address: 177-189 Parramatta Road, Granville, NSW, 2142



Create Date: 27/08/2014

Scale: 1:1050

Legend:

-  Manhole or Pit
-  AAPT/PWT Asset
-  Non AAPT/PWT Asset

DISCLAIMER: This document has been prepared solely for the use of AAPT.
It should not be scaled to locate any asset.
No warranty is given that the information given is accurate or complete





Level 17, PIPE Networks House, 127 Creek Street, Brisbane 4000
PH:(07) 3233 9895 FAX:(07) 3233 9885

DBYD ENQUIRY RETURN:

PIPE Networks **DOES** own or operate telecommunications network infrastructure within the request area detailed above.

The affected network infrastructure is contained within the **Telstra** duct network and can be found listed on the appropriate **Telstra** duct Network plans.

THIS NETWORK IS VITAL TO OUR OPERATIONS AND AS SUCH, IT IS CRITICAL THAT **NO WORKS** COMMENCE WITHIN THE AREA UNTIL YOU HAVE RECEIVED AND APPRAISED THE TELSTRA DUCT PLANS FOR THIS AREA.

Due to continued network expansion, this network information can only be considered valid and accurate for 28 days from issue.

PIPE Networks will seek compensation for any damage to its network through negligence or ignorance of your duty of care.

PIPE NETWORKS
Ph (07) 3233 9895
Email: dbyd@pipenetworks.com
(for information specifically on this job only)

Para Bokalawela

From: VerizonBusinessDigging - Sydney [verizonbusinessdigging@au.verizon.com]
Sent: Thursday, 28 August 2014 9:16 AM
To: 'pbokalawela@jkgroup.net.au'
Subject: RE: DBYD JOB:8265393 SEQ:41251178 - 177-189 Parramatta Road Granville NSW 2142

****Verizon Business has no infrastructure at this location****

-----Original Message-----

From: Referrals@1100.com.au [mailto:Referrals@1100.com.au]
Sent: Wednesday, 27 August 2014 4:59 PM
To: VerizonBusinessDigging - Sydney
Subject: DBYD JOB:8265393 SEQ:41251178 - 177-189 Parramatta Road Granville NSW 2142

DIAL BEFORE YOU DIG

Call 1100

PO Box 378 ABBOTSFORD, VIC 3067

Please be advised the person below has requested information about underground assets in your jurisdiction. You are required to respond within 2 working days and reference the Job Number, Sequence Number and the User Reference (where supplied).

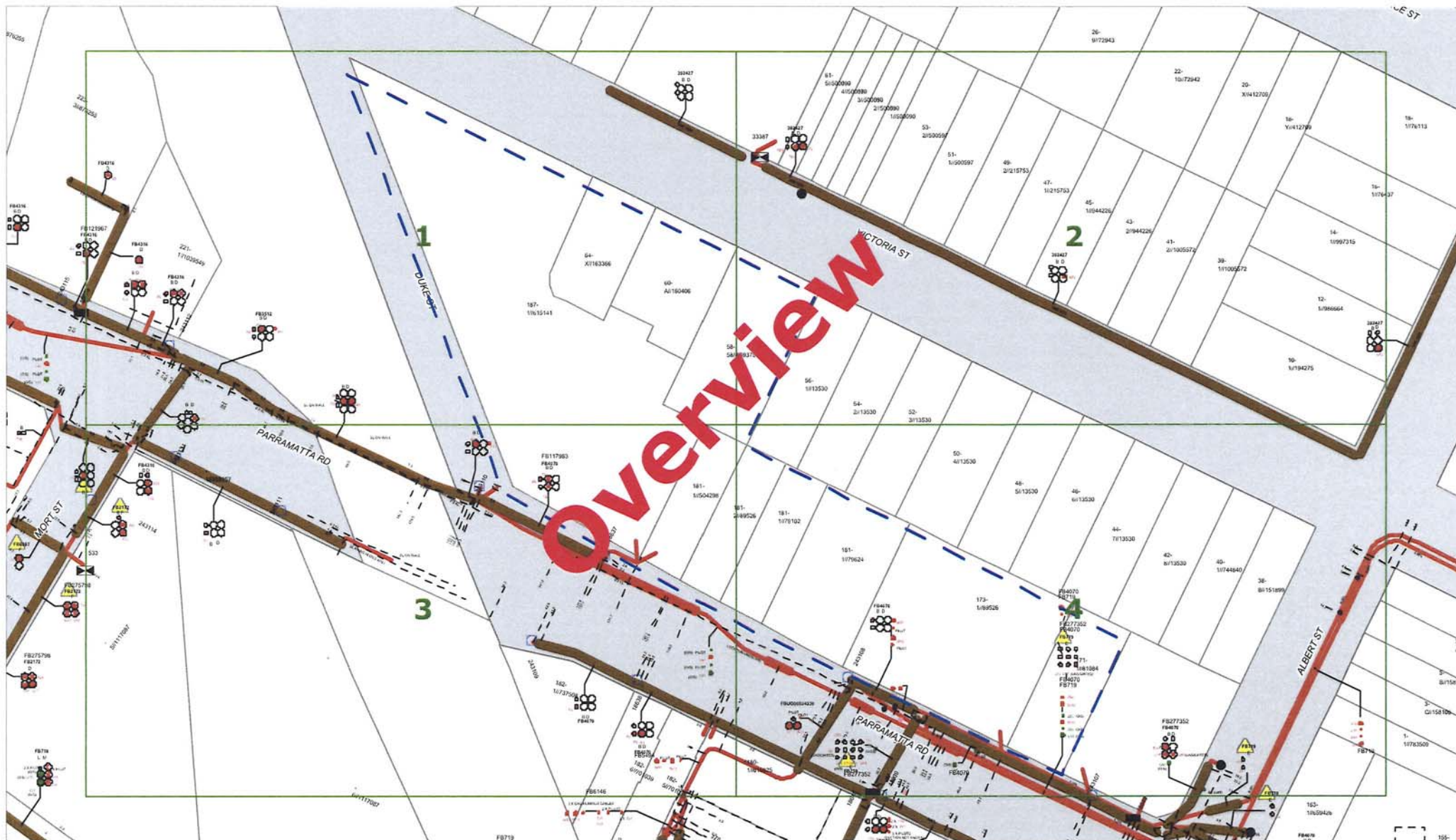
[REFERRAL DETAILS]

MESSAGE VERSION NO= 1.0.8.6
FROM= Dial Before You Dig
ENQUIRY MEDIUM= Web
TO= Stuart Stevens
UTILITY ID= 30204
COMPANY= Verizon Business (Nsw)
ENQUIRY DATE= 27/08/2014 16:58
COMMENCEMENT DATE= 30/08/2014
COMPLETION DATE= 03/09/2014
SEQUENCE NO= 41251178
JOB NUMBER= 8265393
PLANNING= Yes
LARGE SCALE= No
USER REF= Granville-E27710KG
WORKING FOR AUTHORITY=Private
AUTHORITY NAME= Private

[CALLER DETAILS]

CUSTOMER ID= 1258868
CONTACT NAME= Mr Para Bokalawela
COMPANY= Environmental Investigation Services
ADDRESS= 115 Wicks Road
SUBURB= Macquarie Park
STATE= NSW
POSTCODE= 2113
TELEPHONE= 0298885000
MOBILE= 0425859209
FAX NUMBER= 0298885004
EMAIL ADDRESS= pbokalawela@jkgroup.net.au

[LOCATION DETAILS]



ENDEAVOUR ENERGY WARNING

This plan shows the approximate location of underground cables relative to fixtures existing when the cables were laid, and has been prepared solely for Endeavour Energy's own use. Endeavour Energy has taken all reasonable steps to ensure that the information is accurate as possible but will accept no liability for inaccuracies in the information shown on such plans from any cause whatsoever arising. Persons excavating are expected to exercise all due care in the vicinity where cables are indicated and will be held responsible for any damage caused to Endeavour Energy's property.

ALL ELECTRICAL APPARATUS SHALL BE CONSIDERED LIVE UNTIL PROVED DE-ENERGISED.
Contact with live electrical apparatus will cause severe injury or death.

Those excavating near Endeavour Energy's cables should be aware that **ASBESTOS OR ASBESTOS - CONTAINING MATERIAL MAY BE PRESENT** in Endeavour Energy's underground assets and that Organo-Chloride Pesticides(OCP) may be present in some sub-transmission trenches

WARNING
THIS EXCAVATION IS IN THE VICINITY OF
ENDEAVOUR ENERGY TRANSMISSION, PILOT,
COMMUNICATION OR FIBRE OPTIC CABLES
PLEASE RING 9853 7121 or MOB. 0407 468 626
4 WORKING DAYS BEFORE COMMENCING WORK



DO NOT SCALE

DBYD Sequence Number:	41251182
Issued Date:	28/08/2014



ENDEAVOUR ENERGY WARNING

This plan shows the approximate location of underground cables relative to fixtures existing when the cables were laid, and has been prepared solely for Endeavour Energy's own use. Endeavour Energy has taken all reasonable steps to ensure that the information is accurate as possible but will accept no liability for inaccuracies in the information shown on such plans from any cause whatsoever arising. Persons excavating are expected to exercise all due care in the vicinity where cables are indicated and will be held responsible for any damage caused to Endeavour Energy's property.

ALL ELECTRICAL APPARATUS SHALL BE CONSIDERED LIVE UNTIL PROVED DE-ENERGISED.
Contact with live electrical apparatus will cause severe injury or death.

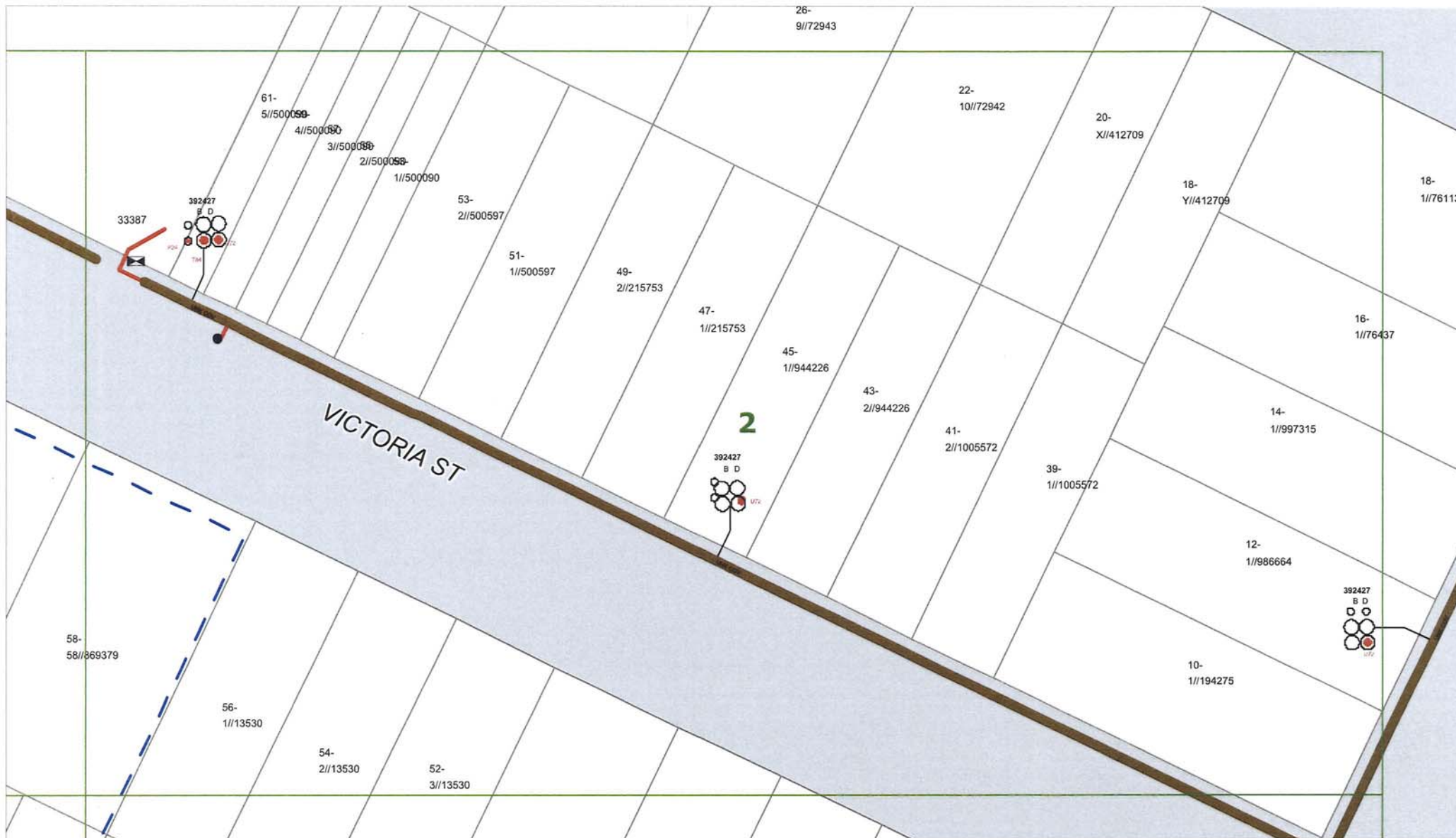
Those excavating near Endeavour Energy's cables should be aware that **ASBESTOS OR ASBESTOS - CONTAINING MATERIAL MAY BE PRESENT** in Endeavour Energy's underground assets and that Organo-Chloride Pesticides (OCP) may be present in some sub-transmission trenches

WARNING
THIS EXCAVATION IS IN THE VICINITY OF
ENDEAVOUR ENERGY TRANSMISSION, PILOT,
COMMUNICATION OR FIBRE OPTIC CABLES
PLEASE RING 9953 7121 or MOB. 9407 468 626
4 WORKING DAYS BEFORE COMMENCING WORK



DO NOT SCALE

DBYD Sequence Number:	41251182
Issued Date:	28/08/2014



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WARNING
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ENDEAVOUR ENERGY TRANSMISSION, PILOT,
COMMUNICATION OR FIBRE OPTIC CABLES.
PLEASE RING 9853 7121 or MOB. 0407 468 626
4 WORKING DAYS BEFORE COMMENCING WORK



DBYD Sequence Number:	41251182
Issued Date:	28/08/2014



WARNING
ASBESTOS

ENDEAVOUR ENERGY WARNING

This plan shows the approximate location of underground cables relative to fixtures existing when the cables were laid, and has been prepared solely for Endeavour Energy's own use. Endeavour Energy has taken all reasonable steps to ensure that the information is accurate as possible but will accept no liability for inaccuracies in the information shown on such plans from any cause whatsoever arising. Persons excavating are expected to exercise all due care in the vicinity where cables are indicated and will be held responsible for any damage caused to Endeavour Energy's property.

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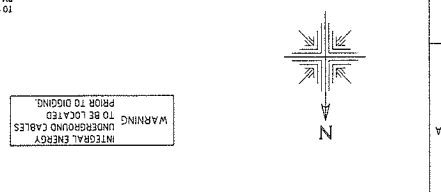
WARNING
THIS EXCAVATION IS IN THE VICINITY OF
ENDEAVOUR ENERGY TRANSMISSION, PILOT,
COMMUNICATION OR FIBRE OPTIC CABLES
PLEASE RING 9853 7121 or MOB. 0407 468 626
4 WORKING DAYS BEFORE COMMENCING WORK



DO NOT SCALE

DBYD Sequence Number:	41251182
-----------------------	----------

Issued Date:	28/08/2014
--------------	------------



REFER TO SHEET 2
FOR POLE SCHEDULE
FINAL HV CIRCUIT

DISTRIBUTION MAINS BURIED UNDERNEATH
PARAMATTA RD, BOLD ST AND COWPER ST

[illegible]

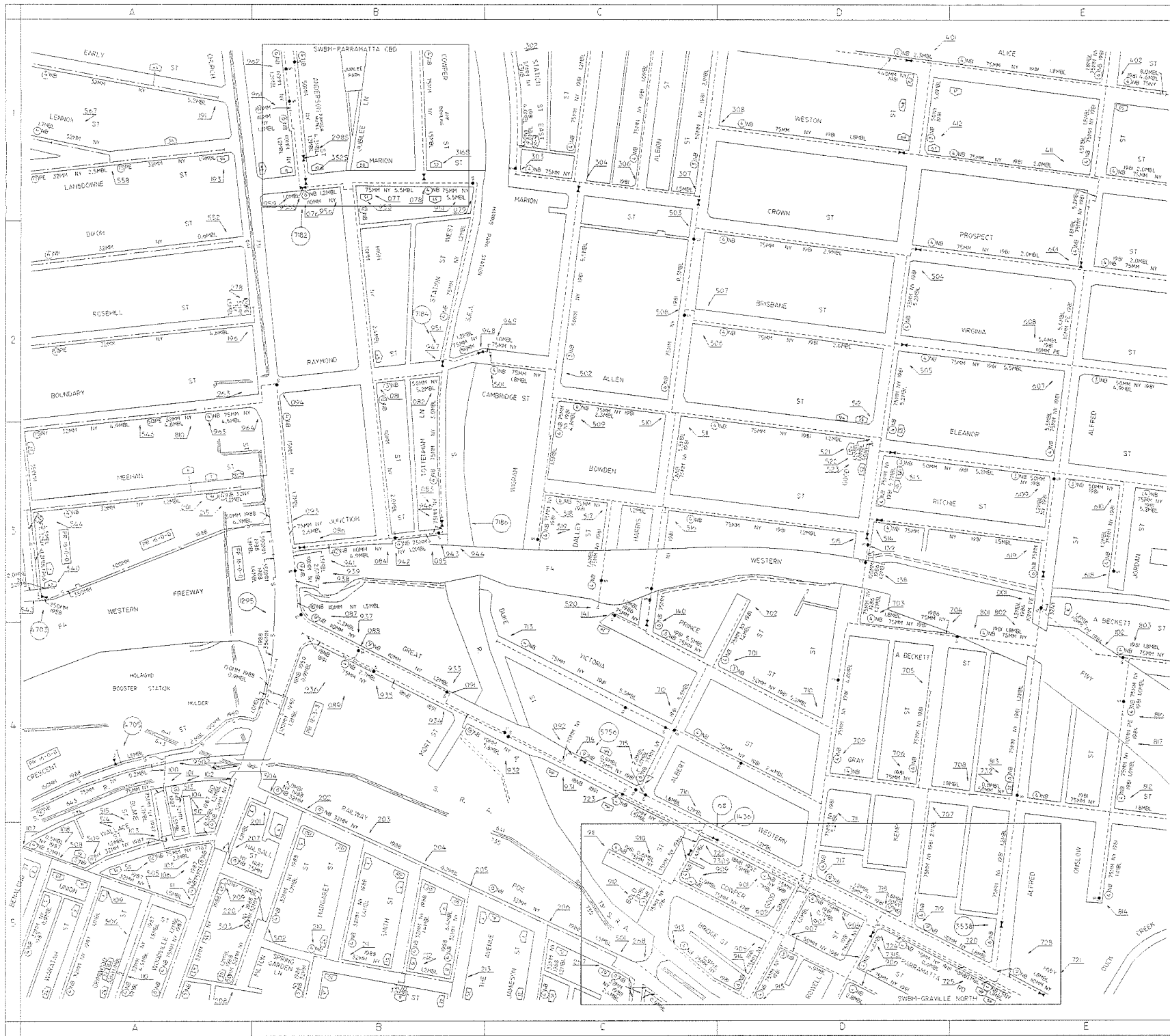
Name	place your	place your	place your
Name	place your	place your	place your
Name	place your	place your	place your
2. A <u>HOLD</u> card inspection with the above drawing was carried out and is brief as shown.			
drawing was in the Construction office.			
the responsible person on the Works in Progress.			
Construction crew <u>MUST</u> be marked in <u>RED</u> daily by			
1. All alterations to this Project Drawing by the			
"IMPORTANT"			

DISTRIBUTION WORKS PROGRAM
2007 / 2008
DWP ITEM NO - CN08-55
"SOUTH ST" FDR (CB 4882)

GENERATORS
GENERATORS HAVE BEEN ALLOWED FOR IN THE
ESTIMATE FOR THIS PROJECT.
IF PRACTICAL GENERAL GENERATORS CAN BE USED TO MAINTAIN
SUPPLY TO CUSTOMERS.

UNLESS APPROVED OTHERWISE, ALTERNATIVES TO ANY
COURTESY SUPPLY MUST BE AVOIDED
THE FOLLOWING ALTERNATIVES SHOULD BE CONSIDERED:
1. THE WORK
MOBILE EQUIPMENT OR SUBSTITUTIONS:
DESIGN ALTERNATIVES:
WORK PRACTICES / STANDARDS:
LOW VOLTAGE PARALLELERS
THIS COST TO BE FUNDED BY THE DEVELOPER

EXISTING PM SUB 6294



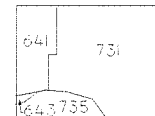
PARRAMATTA 4C

SCALE 1:2000
50 0 50 100 150 200

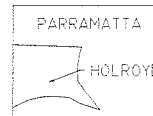
THIS MAP UPDATED ON 04/08/2004
THIS PLAN IS DIAGRAMATIC ONLY. DISTANCES
SCALED FROM THIS PLAN MAY NOT BE ACCURATE.

M6B	P4A	P4B
M6D	P4C	P4D
M9B	P7A	P7B

ADJOINING MAPS



NETWORK AREA



MUNICIPALITY AREA

Jemena

KEY

MAX ALLOWABLE OPERATING PRESSURE	
— T —	TRUNK PIPELINE 7000 kPa
— P —	PRIMARY MAIN 3500 kPa
— S —	SECONDARY MAIN 1050 kPa
— 400 —	NETWORK MAIN 400 kPa
— 300 —	NETWORK MAIN 300 kPa
— 200 —	NETWORK MAIN 200 kPa
— 100 —	NETWORK MAIN 100 kPa
— 30 —	NETWORK MAIN 30 kPa
— 7 —	NETWORK MAIN 7 kPa
— 2 —	NETWORK MAIN 2 kPa
— + — + —	PROPOSED MAINS

PR 4-2-5	STEEL MAIN PROJECT NUMBER
▲	PRESSURE MONITORING STATION
▽	VALVE
□	SYSTEM PRESSURE REGULATOR
○	SIPHON
●	NETWORK NODE
○	NETWORK VALVE NODE
○	VALVE NUMBER
○NB	6 INCH CAST IRON MAIN
○SMB	150MM STEEL MAIN
○MM PE/RY	100MM POLYETHYLENE/NYLON MAIN
○NB 50MM NY	50MM NYLON INSERTED INTO
○NB	6 INCH MAIN CAST IRON MAIN
1.2MBL	DISTANCE IN METRES OF MAIN FROM BOUNDARY LINE
1957	YEAR LAID
— + — + —	MUNICIPALITY BOUNDARY
— — — — —	NETWORK BOUNDARY
○	HOUSE NUMBER
	PARRAMATTA 4C

Selected Site Photos of September 2014



Existing furniture shop, view from Parramatta Road.



Fibro cottage at Victoria Street.



Possible stockpile of soil at the western section of the site.



Fill (with fibro fragments) on the surface at western section of the site.



Scrap metal and demolition/building material stored at the western section of the site.



View from the Victoria Street at the back entrance to the furniture shop. A stockpile of soil can be seen on the concrete paved carpark.

Groundwater Bore Records



0

4 km

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Tuesday, September 16, 2014

[Print Report](#)

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

Work Requested -- GW110396

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

GROUNDWATER NUMBER GW110396
LIC-NUM 10BL160282
AUTHORISED-PURPOSES MONITORING BORE
INTENDED-PURPOSES MONITORING BORE
WORK-TYPE Well
WORK-STATUS
CONSTRUCTION-METHOD Auger - Solid Flight
OWNER-TYPE Private
COMMENCE-DATE
COMPLETION-DATE 1996-06-26
FINAL-DEPTH (metres) 7.00
DRILLED-DEPTH (metres) 7.00
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 6255114.00
EASTING 315243.00
LATITUDE 33 49' 41"

LONGITUDE 151 0' 13"
GS-MAP
AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
PARISH LIBERTY PLAINS
PORTION-LOT-DP 10//808585

Licensed [\(top\)](#)

COUNTY CUMBERLAND
PARISH LIBERTY PLAINS
PORTION-LOT-DP 10 808585

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	7.00	125			Auger - Solid Flight
1	1	Casing	P.V.C.	0.00	7.00	60			Screwed; Seated on Bottom
1	1	Opening	Slots - Horizontal	4.00	7.00	60			PVC; SL: 3mm; A: .45mm
1		Annulus	Waterworn/Rounded	3.00	7.00				Graded; GS: 0- 2mm

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	0.30	0.30	FILL,LOOSE,BROWN,SANDY		

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)

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Work Requested -- GW110397

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

GROUNDWATER NUMBER	GW110397
LIC-NUM	10BL160282
AUTHORISED-PURPOSES	MONITORING BORE
INTENDED-PURPOSES	MONITORING BORE
WORK-TYPE	Well
WORK-STATUS	
CONSTRUCTION-METHOD	Auger - Solid Flight
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	1996-03-06
FINAL-DEPTH (metres)	5.00
DRILLED-DEPTH (metres)	5.00
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	6255015.00
EASTING	315067.00
LATITUDE	33 49' 44"

LONGITUDE 151 0' 6"
GS-MAP
AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
PARISH LIBERTY PLAINS
PORTION-LOT-DP 10//808585

Licensed [\(top\)](#)

COUNTY CUMBERLAND
PARISH LIBERTY PLAINS
PORTION-LOT-DP 10 808585

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	5.00	125			Auger - Solid Flight
1	1	Casing	P.V.C.	0.00	5.00	60			Screwed; Seated on Bottom
1	1	Opening	Slots - Horizontal	2.00	5.00	60			PVC; SL: 3mm; A: .45mm
1		Annulus	Waterworn/Rounded	1.50	5.00				Graded; GS: 0- 2mm

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	1.50	1.50	FILL, CLAY,SOFT BROWN,PLASTIC		

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)

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Work Requested -- GW110398

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

GROUNDWATER NUMBER	GW110398
LIC-NUM	10BL160282
AUTHORISED-PURPOSES	MONITORING BORE
INTENDED-PURPOSES	MONITORING BORE
WORK-TYPE	Well
WORK-STATUS	
CONSTRUCTION-METHOD	Auger - Solid Flight
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	1996-06-26
FINAL-DEPTH (metres)	6.00
DRILLED-DEPTH (metres)	6.00
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	6254988.00
EASTING	315109.00
LATITUDE	33 49' 45"

LONGITUDE 151 0' 7"
GS-MAP
AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
PARISH LIBERTY PLAINS
PORTION-LOT-DP 10//808585

Licensed [\(top\)](#)

COUNTY CUMBERLAND
PARISH LIBERTY PLAINS
PORTION-LOT-DP 10 808585

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	6.00	125			Auger - Solid Flight
1	1	Casing	P.V.C.	0.00	6.00	60			Screwed; Seated on Bottom
1	1	Opening	Slots - Horizontal	3.00	6.00	60			PVC; SL: 3mm; A: .45mm
1		Annulus	Waterworn/Rounded	2.50	6.00				Graded; GS: 0- 2mm

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	0.50	0.50	FILL, ROAD BASE		

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
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Work Requested -- GW110399

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

GROUNDWATER NUMBER	GW110399
LIC-NUM	10BL160282
AUTHORISED-PURPOSES	MONITORING BORE
INTENDED-PURPOSES	MONITORING BORE
WORK-TYPE	Well
WORK-STATUS	
CONSTRUCTION-METHOD	Auger - Solid Flight
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	1996-06-26
FINAL-DEPTH (metres)	5.30
DRILLED-DEPTH (metres)	5.30
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	6255074.00
EASTING	315306.00
LATITUDE	33 49' 42"

LONGITUDE 151 0' 15"
GS-MAP
AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
PARISH LIBERTY PLAINS
PORTION-LOT-DP 10//808585

Licensed [\(top\)](#)

COUNTY CUMBERLAND
PARISH LIBERTY PLAINS
PORTION-LOT-DP 10 808585

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	5.30	125			Auger - Solid Flight
1	1	Casing	P.V.C.	0.00	5.30	60			Screwed; Seated on Bottom
1	1	Opening	Slots - Horizontal	2.30	5.30	60			PVC; SL: 3mm; A: .45mm
1		Annulus	Waterworn/Rounded	1.50	5.30				Graded; GS: 0- 2mm

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	1.50	1.50	FILL,CLAY BROWN PLASTIC		

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
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Work Requested -- GW110400

Works Details ([top](#))

GROUNDWATER NUMBER	GW110400
LIC-NUM	10BL160282
AUTHORISED-PURPOSES	MONITORING BORE
INTENDED-PURPOSES	MONITORING BORE
WORK-TYPE	Well
WORK-STATUS	
CONSTRUCTION-METHOD	Auger - Solid Flight
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	1996-03-06
FINAL-DEPTH (metres)	5.40
DRILLED-DEPTH (metres)	5.40
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	6255143.00
EASTING	315277.00
LATITUDE	33 49' 40"

LONGITUDE 151 0' 14"
GS-MAP
AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
PARISH LIBERTY PLAINS
PORTION-LOT-DP 10//808585

Licensed [\(top\)](#)

COUNTY CUMBERLAND
PARISH LIBERTY PLAINS
PORTION-LOT-DP 10 808585

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	5.40	125			Auger - Solid Flight
1	1	Casing	P.V.C.	0.00	5.40	60			Screwed; Seated
1	1	Opening	Slots - Horizontal	2.40	5.40	60			PVC; SL: 3mm; A: .45mm
1		Annulus	Waterworn/Rounded	1.50	5.40				Graded; GS: 0- 2mm

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	0.80	0.80	FILL,CLAY,GREY,SANDY,GRAVELLY		
0.80	4.30	3.50	FILL,CLAY,LT BROWN,SOFT , PLASTIC		
4.30	5.40	1.10	CLAY, LT BROWN,PINK,SOFT SILT		

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
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Work Requested -- GW110401

Works Details ([top](#))

GROUNDWATER NUMBER	GW110401
LIC-NUM	10BL160282
AUTHORISED-PURPOSES	MONITORING BORE
INTENDED-PURPOSES	MONITORING BORE
WORK-TYPE	Well
WORK-STATUS	
CONSTRUCTION-METHOD	Auger - Solid Flight
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	2001-05-18
FINAL-DEPTH (metres)	7.00
DRILLED-DEPTH (metres)	7.00
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	6255134.00
EASTING	315241.00
LATITUDE	33 49' 40"

LONGITUDE 151 0' 13"
GS-MAP
AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
PARISH LIBERTY PLAINS
PORTION-LOT-DP 10//808585

Licensed [\(top\)](#)

COUNTY CUMBERLAND
PARISH LIBERTY PLAINS
PORTION-LOT-DP 10 808585

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	7.00	100			Auger - Solid Flight
1	1	Casing	P.V.C.	-0.50	7.00	60			Screwed; Seated on Bottom
1	1	Opening	Slots - Horizontal	1.00	7.00	60			PVC; SL: 6mm; A: .45mm
1		Annulus	Waterworn/Rounded	0.50	7.00				Graded; GS: 0- 2mm

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	0.85	0.85	FILL, LOOSE SAND/GRAVEL		

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
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Work Requested -- GW110402

Works Details ([top](#))

GROUNDWATER NUMBER	GW110402
LIC-NUM	10BL160282
AUTHORISED-PURPOSES	MONITORING BORE
INTENDED-PURPOSES	MONITORING BORE
WORK-TYPE	Well
WORK-STATUS	
CONSTRUCTION-METHOD	Auger - Solid Flight
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	2001-05-18
FINAL-DEPTH (metres)	8.00
DRILLED-DEPTH (metres)	8.00
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	6255077.00
EASTING	315149.00
LATITUDE	33 49' 42"

LONGITUDE 151 0' 9"
GS-MAP
AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
PARISH LIBERTY PLAINS
PORTION-LOT-DP 10//808585

Licensed [\(top\)](#)

COUNTY CUMBERLAND
PARISH LIBERTY PLAINS
PORTION-LOT-DP 10 808585

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter; ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	8.00	100			Auger - Solid Flight
1	1	Casing	P.V.C.	-0.50	8.00	60			Screwed; Seated on Bottom
1	1	Opening	Slots - Horizontal	2.00	8.00	60			PVC; SL: 6mm; A: .45mm
1		Annulus	Waterworn/Rounded	0.50	8.00				Graded; GS: 0-2mm

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	0.85	0.85	FILL.LOOSE SAND,W/GRAVEL		

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
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Work Requested -- GW110403

Works Details ([top](#))

GROUNDWATER NUMBER	GW110403
LIC-NUM	10BL160282
AUTHORISED-PURPOSES	MONITORING BORE
INTENDED-PURPOSES	MONITORING BORE
WORK-TYPE	Well
WORK-STATUS	
CONSTRUCTION-METHOD	Auger - Solid Flight
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	2001-05-18
FINAL-DEPTH (metres)	9.00
DRILLED-DEPTH (metres)	9.00
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	6255036.00
EASTING	315067.00
LATITUDE	33 49' 43"

LONGITUDE 151 0' 6"
GS-MAP
AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
PARISH LIBERTY PLAINS
PORTION-LOT-DP 10//808585

Licensed [\(top\)](#)

COUNTY CUMBERLAND
PARISH LIBERTY PLAINS
PORTION-LOT-DP 10 808585

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	9.00	100			Auger - Solid Flight
1	1	Casing	P.V.C.	-0.50	9.00	60			Screwed; Seated on Bottom
1	1	Opening	Slots - Horizontal	3.00	9.00	60			PVC; Sawn; SL: 6mm; A: .45mm
1		Annulus	Waterworn/Rounded	0.50	9.00				Graded; GS: 0- 2mm

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC
0.00	0.10	0.10	TOPSOIL

GEO-MATERIAL COMMENT

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)

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Work Requested -- GW110404

Works Details ([top](#))

GROUNDWATER NUMBER	GW110404
LIC-NUM	10BL160282
AUTHORISED-PURPOSES	MONITORING BORE
INTENDED-PURPOSES	MONITORING BORE
WORK-TYPE	Well
WORK-STATUS	
CONSTRUCTION-METHOD	Auger - Solid Flight
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	2001-05-18
FINAL-DEPTH (metres)	9.00
DRILLED-DEPTH (metres)	9.00
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	6254993.00
EASTING	315010.00
LATITUDE	33 49' 45"

LONGITUDE 151 0' 3"
GS-MAP
AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
PARISH LIBERTY PLAINS
PORTION-LOT-DP 10//808585

Licensed [\(top\)](#)

COUNTY CUMBERLAND
PARISH LIBERTY PLAINS
PORTION-LOT-DP 10 808585

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	9.00	100			Auger - Solid Flight
1	1	Casing	P.V.C.	-0.50	9.00	60			Screwed; Seated on Bottom
1	1	Opening	Slots - Horizontal	3.00	9.00	60			PVC; Sawn; SL: 6mm; A: .45mm
1		Annulus	Waterworn/Rounded	0.50	9.00				Graded; GS: 0- 2mm

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	0.90	0.90	FILL,CLAYEY SAND,GRAVEL		

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
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Work Requested -- GW111322

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

GROUNDWATER NUMBER	GW111322
LIC-NUM	10BL601807
AUTHORISED-PURPOSES	MONITORING BORE
INTENDED-PURPOSES	MONITORING BORE
WORK-TYPE	Bore
WORK-STATUS	Equipped - bore used for obs
CONSTRUCTION-METHOD	(Unknown)
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	2007-05-25
FINAL-DEPTH (metres)	3.60
DRILLED-DEPTH (metres)	3.60
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	MOBILE OIL AUSTRALIA PTY LTD
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	6254859.00
EASTING	315874.00
LATITUDE	33 49' 50"

LONGITUDE 151 0' 37"
GS-MAP
AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
PARISH LIBERTY PLAINS
PORTION-LOT-DP 21//1110662

Licensed [\(top\)](#)

COUNTY CUMBERLAND
PARISH LIBERTY PLAINS
PORTION-LOT-DP 1 805084

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH-TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	3.60	125			

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO- MATERIAL	COMMENT
0.00	0.30	0.30	TOPSOIL,GRAVELLY SILTY SAND		
0.30	2.20	1.90	FILL,SILTY CLAY,MEDIUM DENSITY		
2.20	3.50	1.30	SAND,MEDIUM GRAIN,GREY,SOFT		
3.50	3.60	0.10	CLAY,LOW TO MODERATE PLASTICITY,GREY,SHALE		

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

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)

Document Generated on Tuesday, September 16, 2014

[Print Report](#)

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Work Requested -- GW111323

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

GROUNDWATER NUMBER	GW111323
LIC-NUM	10BL601807
AUTHORISED-PURPOSES	MONITORING BORE
INTENDED-PURPOSES	MONITORING BORE
WORK-TYPE	Bore
WORK-STATUS	Equipped - bore used for obs
CONSTRUCTION-METHOD	(Unknown)
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	2007-05-25
FINAL-DEPTH (metres)	4.10
DRILLED-DEPTH (metres)	4.10
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	MOBILE OIL AUSTRALIA PTY LTD
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	6254883.00
EASTING	315887.00
LATITUDE	33 49' 49"

LONGITUDE 151 0' 37"
GS-MAP
AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
PARISH LIBERTY PLAINS
PORTION-LOT-DP 21//1110662

Licensed [\(top\)](#)

COUNTY CUMBERLAND
PARISH LIBERTY PLAINS
PORTION-LOT-DP 1 805084

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH-TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	4.10	125			

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	0.30	0.30	TOPSOIL,SILTY SAND,FINE GRAIN		
0.30	2.50	2.20	FILL,SANDY CLAY,RED BROWN,GREY MOTTLING		
2.50	4.10	1.60	SHALE,WEATHERED,STIFF TO HARD,SOME CLAY		

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Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)

Document Generated on Tuesday, September 16, 2014

[Print Report](#)

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Work Requested -- GW111324

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

GROUNDWATER NUMBER	GW111324
LIC-NUM	10BL601807
AUTHORISED-PURPOSES	MONITORING BORE
INTENDED-PURPOSES	MONITORING BORE
WORK-TYPE	Bore
WORK-STATUS	Equipped - bore used for obs
CONSTRUCTION-METHOD	(Unknown)
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	2007-05-25
FINAL-DEPTH (metres)	8.10
DRILLED-DEPTH (metres)	8.10
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	MOBILE OIL AUSTRALIA PTY LTD
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	6254886.00
EASTING	315863.00
LATITUDE	33 49' 49"

LONGITUDE 151 0' 37"
GS-MAP
AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
PARISH LIBERTY PLAINS
PORTION-LOT-DP 20//1110662

Licensed [\(top\)](#)

COUNTY CUMBERLAND
PARISH LIBERTY PLAINS
PORTION-LOT-DP 1 805084

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH-TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	8.10	125			

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO- MATERIAL	COMMENT
0.00	0.30	0.30	TOPSOIL,SILTY SAND,FINE GRAIN,BROWN		
0.30	5.50	5.20	FILL.GRAVELLY CLAY,MODERATE PLASTICITY,RED BROWN		
5.50	8.10	2.60	SHALE,DARK GREY,HARD,UNIFORM,WET		

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

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
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[Print Report](#)

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Work Requested -- GW114345

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

GROUNDWATER NUMBER	GW114345
LIC-NUM	10BL605004
AUTHORISED-PURPOSES	MONITORING BORE
INTENDED-PURPOSES	MONITORING BORE
WORK-TYPE	Bore
WORK-STATUS	Equipped - bore used for obs
CONSTRUCTION-METHOD	(Unknown)
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	2011-10-19
FINAL-DEPTH (metres)	6.00
DRILLED-DEPTH (metres)	6.00
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	ARISE HOLDINGS PTY LTD
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	5.50
SALINITY	
YIELD	

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

REGION	10 - SYDNEY SOUTH COAST
RIVER-BASIN	
AREA-DISTRICT	
CMA-MAP	
GRID-ZONE	
SCALE	
ELEVATION	
ELEVATION-SOURCE	
NORTHING	6254064.00
EASTING	315706.00
LATITUDE	33 50' 15"

LONGITUDE 151 0' 30"
GS-MAP
AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A (top)

no details

Licensed (top)

COUNTY CUMBERLAND
PARISH LIBERTY PLAINS
PORTION-LOT-DP 13 277

Construction (top)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	6.00	120			
1	1	Casing	PVC Class 18	0.00	3.00	50	44		Screwed; Seated on Bottom; End cap
1	1	Opening	Slots - Horizontal	3.00	6.00	50			PVC Class 18; Casing - Machine Slotted; SL: 20mm; A: .5mm; Screwed
1		Annulus	Bentonite/Grout	1.50	2.00				
1		Annulus	Waterworn/Rounded	2.00	6.00				Graded; GS: 1- 2mm

Water Bearing Zones (top)

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S- W- L	D- D- L	YIELD	TEST-HOLE- DEPTH (metres)	DURATION	SALINITY
5.50	6.00	0.50		5.50					

Drillers Log (top)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	0.50	0.50	SHALE GRAVELS		

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
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Work Requested -- GW114346

Works Details ([top](#))

GROUNDWATER NUMBER	GW114346
LIC-NUM	10BL605004
AUTHORISED-PURPOSES	MONITORING BORE
INTENDED-PURPOSES	MONITORING BORE
WORK-TYPE	Bore
WORK-STATUS	Equipped - bore used for obs
CONSTRUCTION-METHOD	(Unknown)
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	2011-10-19
FINAL-DEPTH (metres)	6.00
DRILLED-DEPTH (metres)	6.00
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	ARISE HOLDINGS PTY LTD
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	5.00
SALINITY	
YIELD	

Site Details ([top](#))

REGION	10 - SYDNEY SOUTH COAST
RIVER-BASIN	
AREA-DISTRICT	
CMA-MAP	
GRID-ZONE	
SCALE	
ELEVATION	
ELEVATION-SOURCE	
NORTHING	6254074.00
EASTING	315711.00
LATITUDE	33 50' 15"

LONGITUDE 151 0' 30"
GS-MAP
AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
PARISH LIBERTY PLAINS
PORTION-LOT-DP //88263

Licensed [\(top\)](#)

COUNTY CUMBERLAND
PARISH LIBERTY PLAINS
PORTION-LOT-DP 13 277

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	6.00	120			(Unknown)
1	1	Casing	PVC Class 18	0.00	3.00	50	49.4		Screwed; Seated on Bottom; End cap
1	1	Opening	Slots - Horizontal	3.00	6.00	50			PVC Class 18; Casing - Machine Slotted; SL: 20mm; A: .5mm; Screwed
1		Annulus	Bentonite/Grout	2.00	2.50				
1		Annulus	Waterworn/Rounded	3.00	6.00				Graded; GS: 1- 2mm

Water Bearing Zones [\(top\)](#)

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S- W- L	D- D- L	YIELD	TEST-HOLE- DEPTH (metres)	DURATION	SALINITY
5.00	6.00	1.00		5.00					

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)

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Work Requested -- GW114347

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

GROUNDWATER NUMBER	GW114347
LIC-NUM	10BL605004
AUTHORISED-PURPOSES	MONITORING BORE
INTENDED-PURPOSES	MONITORING BORE
WORK-TYPE	Bore
WORK-STATUS	Equipped - bore used for obs
CONSTRUCTION-METHOD	(Unknown)
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	2011-10-19
FINAL-DEPTH (metres)	5.90
DRILLED-DEPTH (metres)	5.90
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	ARISE HOLDINGS PTY LTD
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	5.50
SALINITY	
YIELD	

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

REGION	10 - SYDNEY SOUTH COAST
RIVER-BASIN	
AREA-DISTRICT	
CMA-MAP	
GRID-ZONE	
SCALE	
ELEVATION	
ELEVATION-SOURCE	
NORTHING	6254074.00
EASTING	315716.00
LATITUDE	33 50' 15"

LONGITUDE 151 0' 30"
GS-MAP
AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
PARISH LIBERTY PLAINS
PORTION-LOT-DP //88263

Licensed [\(top\)](#)

COUNTY CUMBERLAND
PARISH LIBERTY PLAINS
PORTION-LOT-DP 13 277

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	5.90	120			(Unknown)
1	1	Casing	PVC Class 18	0.00	3.00	50	44		Screwed; Seated on Bottom; End cap
1	1	Opening	Slots	3.00	6.00	50	44		PVC Class 18; Casing - Machine Slotted; SL: 20mm; A: 4mm; Screwed
1		Annulus	Waterworm/Rounded	1.50	6.00	50	50		Graded; GS: 1- 2mm; Q: 5m ³

Water Bearing Zones [\(top\)](#)

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S- W- L	D- D- L	YIELD	TEST-HOLE- DEPTH (metres)	DURATION	SALINITY
5.50	6.00	0.50		5.50					

Drillers Log [\(top\)](#)

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Tuesday, September 16, 2014

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

Work Requested -- GW114348

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

GROUNDWATER NUMBER	GW114348
LIC-NUM	10BL605004
AUTHORISED-PURPOSES	MONITORING BORE
INTENDED-PURPOSES	MONITORING BORE
WORK-TYPE	Bore
WORK-STATUS	Equipped - bore used for obs
CONSTRUCTION-METHOD	(Unknown)
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	2011-10-19
FINAL-DEPTH (metres)	6.80
DRILLED-DEPTH (metres)	6.80
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	ARISE HOLDINGS PTY LTD
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	5.50
SALINITY	
YIELD	

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

REGION	10 - SYDNEY SOUTH COAST
RIVER-BASIN	
AREA-DISTRICT	
CMA-MAP	
GRID-ZONE	
SCALE	
ELEVATION	
ELEVATION-SOURCE	
NORTHING	6254050.00
EASTING	315727.00
LATITUDE	33 50' 16"

LONGITUDE 151 0' 31"
GS-MAP
AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
PARISH LIBERTY PLAINS
PORTION-LOT-DP //88263

Licensed [\(top\)](#)

COUNTY CUMBERLAND
PARISH LIBERTY PLAINS
PORTION-LOT-DP 13 277

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	6.80	120			
1	1	Casing	PVC Class 18	0.00	3.00	50	44		Screwed; Seated on Bottom; End cap
1	1	Casing	PVC Class 18	6.00	6.80	50	44		Screwed; Seated on Bottom; End cap
1	1	Opening	Slots - Horizontal	3.00	6.00	50			PVC Class 18; Casing - Machine Slotted; SL: 20mm; A: .5mm; Screwed
1		Annulus	Bentonite/Grout	1.80	2.30				
1		Annulus	Waterworn/Rounded	2.30	6.80				Graded; GS: 1- 2mm

Water Bearing Zones [\(top\)](#)

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S- W- L	D- D- L	TEST-HOLE- YIELD DEPTH	DURATION	SALINITY
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Appendix B: Site History Information

Land Title Records

PB

29 AUG 2014

ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 147 943 842)
ABN 82 147 943 842

P.O. Box 149
Yagoona NSW 2199

Telephone: +612 9644 1679
Mobile: 0412 169 809
Facsimile: +612 8076 3026
Email: alsearch@optusnet.com.au

28th August, 2014

ENVIRONMENTAL INVESTIGATION SERVICES
PO BOX 976,
NORTH RYDE BC NSW 1670

Attention: Para Bokalawela,

RE: Parramatta Road, Granville
Job No. E27710KG

Current Limited Search

REGISTERED PROPRIETOR: BERACI PTY LIMITED
(ALL 9 LOTS)

Lot	Date Acquired	Transfer Document No.
1/615141	1999	5566623
1/504298	1999	5566624
2/89526	1999	5566624
1/79102	1999	5566624
1/79624	1999	5566624
1/89526	2001	8102159
1/81084	2001	8102158
A/160406	2002	8741837
58/869379	1999	5566624

**ALL LOTS WERE ACQUIRED PRIOR TO PREVIOUS
SEARCH BY DEPARTMENT OF LANDS IN 2004**

Cadastral Records Enquiry Report

Ref : EIS - Granville

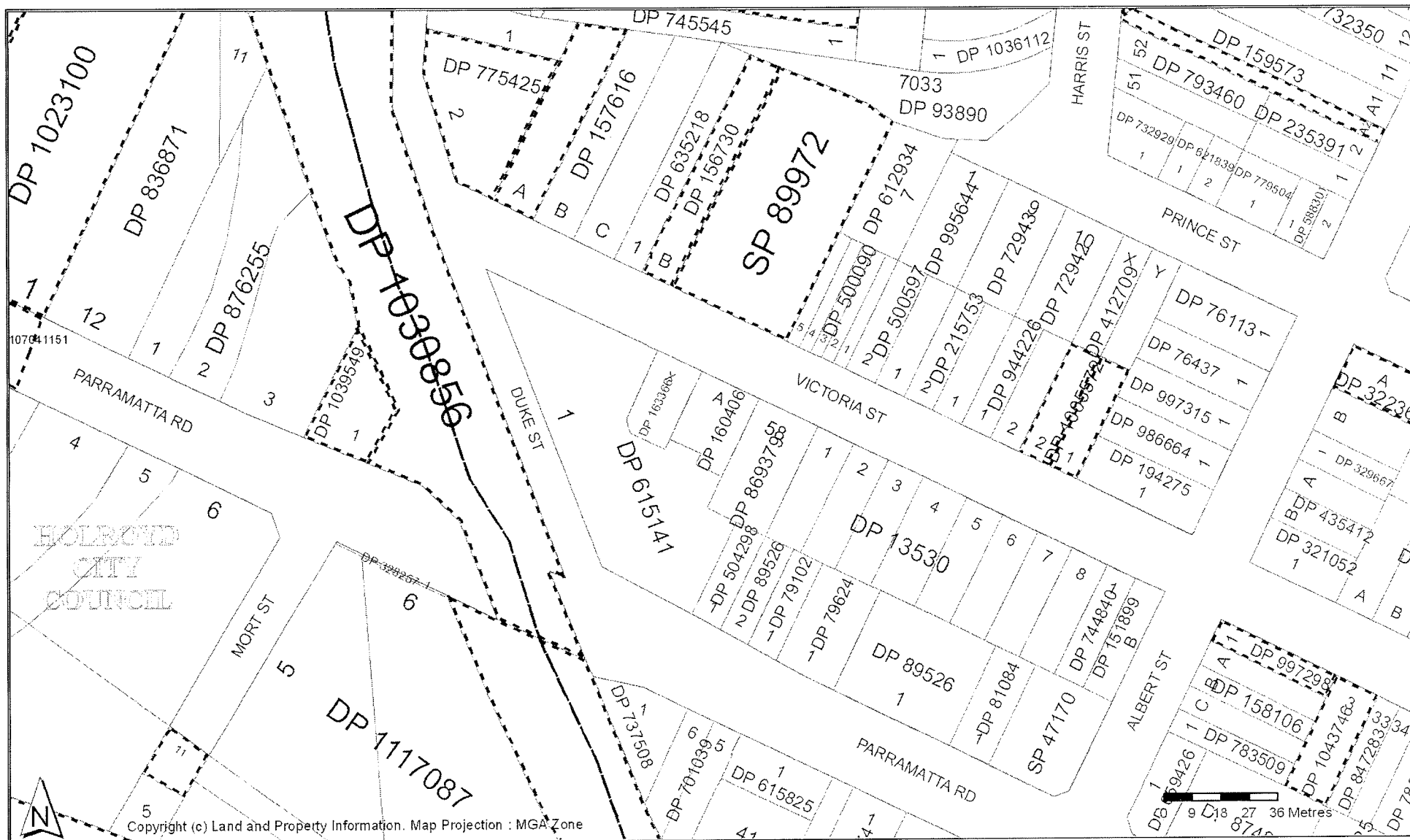
Requested Parcel : Lot A DP 160406

Identified Parcel : Lot A DP 160406

LGA : PARRAMATTA

Parish : ST JOHN

County : CUMBERLAND





Advance Legal Searchers Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/615141

SEARCH DATE	TIME	EDITION NO	DATE
27/8/2014	2:37 PM	4	15/11/2005

LAND

LOT 1 IN DEPOSITED PLAN 615141
AT GRANVILLE
LOCAL GOVERNMENT AREA PARRAMATTA
PARISH OF ST JOHN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP615141

FIRST SCHEDULE

BERACI PTY LIMITED (T 5566623)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 BK 2052 NO 311 LAND EXCLUDES MINERALS AFFECTING THE LAND SHOWN SO
BURDENED IN TITLE DIAGRAM
- 3 DP869379 RIGHT OF CARRIAGEWAY 3.515 WIDE APPURTENANT TO THE
LAND ABOVE DESCRIBED
- 4 AB913270 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- * 5 AI836216 CAVEAT BY JANPEC PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

EIS - Granville

PRINTED ON 27/8/2014

*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



Advance Legal Searchers Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

27/8/2014 2:36PM

FOLIO: 1/615141

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 14946 FOL 103

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
20/9/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
4/4/1989	Y271464	DISCHARGE OF MORTGAGE	
4/4/1989	Y271465	DISCHARGE OF MORTGAGE	EDITION 1
31/1/1990	Y797817	CAVEAT	
26/4/1990	Y956577	WITHDRAWAL OF CAVEAT	
14/8/1997	DP869379	DEPOSITED PLAN	EDITION 2
3/2/1999	5566623	TRANSFER	
3/2/1999	5566625	MORTGAGE	EDITION 3
15/11/2005	AB913268	DISCHARGE OF MORTGAGE	
15/11/2005	AB913270	MORTGAGE	EDITION 4
10/8/2011	AG343875	REQUEST	
22/4/2014	AI506049	REQUEST	
22/8/2014	AI836216	CAVEAT	

*** END OF SEARCH ***

EIS - Granville

PRINTED ON 27/8/2014

*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

Form: 97-01T
Licence: 026CN/0526/96

TRANSFER
New South Wales
Real Property Act 1900

5566623A



Instructions for filling out
this form are available
from the Land Titles Office

Office of State Revenue use only

00721 20/08894204 40 1158 862151
LAND DUTY

- (A) **LAND TRANSFERRED**
Show no more than 20 titles.
If appropriate, specify the
share or part transferred.

Folio Identifier 1/615141

- (B) **LODGED BY**

LTO Box 61C	Name, Address or DX and Telephone ABBOTT TOUT SOLICITORS LEVEL 42 MLC CENTRE 19-29 MARTIN PLACE, SYDNEY DX. 129 TEL: 334-8555 REFERENCE (15 character maximum):
--------------------	---

- (C) **TRANSFEROR** CORSARI (HOLDINGS) PTY LIMITED (ACN 000 561 740)

- (D) acknowledges receipt of the consideration of \$300,000.00
and as regards the land specified above transfers to the transferee an estate in fee simple.

- (E) Encumbrances (if applicable) 1. 2. 3.

- (F) **TRANSFeree**
- | | |
|--|--|
| T
TS
(s713 LGA)
TW
(Sheriff) | BERACI PTY LIMITED (ACN 003 552 387)

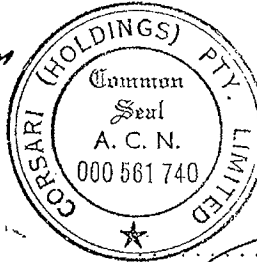
TENANCY: |
|--|--|

- (H) We certify this dealing correct for the purposes of the Real Property Act 1900.

DATE 6-1-99

Signed in my presence by the transferor who is personally known to me.

The Common Seal of
Corsari (Holdings) Pty Limited
was hereunto affixed
in the presence of
Name of Witness (BLOCK LETTERS)



Signature of Witness
(S. Krass)
Director

Address of Witness

Signature of Transferor

Signed in my presence by the transferee who is personally known to me.

Signature of Witness

Name of Witness (BLOCK LETTERS)

Signature of Louis Wehbe Solicitor for Transferee

Address of Witness

NB: if signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name in block letters.



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Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/504298

SEARCH DATE	TIME	EDITION NO	DATE
27/8/2014	2:39 PM	5	15/11/2005

LAND

LOT 1 IN DEPOSITED PLAN 504298
AT GRANVILLE
LOCAL GOVERNMENT AREA PARRAMATTA
PARISH OF ST JOHN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP504298

FIRST SCHEDULE

BERACI PTY LIMITED

(T 5566624)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AB913269 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- * 3 AI836216 CAVEAT BY JANPEC PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

EIS - Granville

PRINTED ON 27/8/2014

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

27/8/2014 2:40PM

FOLIO: 1/504298

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 10086 FOL 121

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
23/6/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
11/4/1989	Y271457	DISCHARGE OF MORTGAGE	EDITION 1
25/11/1992	E928140	LEASE	EDITION 2
3/2/1999	5566624	TRANSFER	
3/2/1999	5566625	MORTGAGE	EDITION 3
8/3/1999	5657202	DEPARTMENTAL DEALING	EDITION 4
15/11/2005	AB913268	DISCHARGE OF MORTGAGE	
15/11/2005	AB913269	MORTGAGE	EDITION 5
22/8/2014	AI836216	CAVEAT	

*** END OF SEARCH ***

EIS - Granville

PRINTED ON 27/8/2014

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Form 97-01T
Licence: 026CN/0526/96

TRANSFER

New South Wales
Real Property Act 1900

5566624X



Instructions for filling out
this form are available
from the Land Titles Office

Office of State Revenue use only

00"24

151298 7210 04 402467919/03

N.S.W. STAMP DUTY

- (A) **LAND TRANSFERRED**
Show no more than 20 titles.
If appropriate, specify the
share or part transferred.

Folio Identifiers 1/79624, 2/89526, 1/504298, 1/79102 and 58/869379

- (B) **LODGED BY**

LTO Box

bic

Name, Address or DX and Telephone

ABBOTT TOUT

SOLICITORS

LEVEL 42 MLC CENTRE

19-29 MARTIN PLACE, SYDNEY

DX. 129 TEL: 334-8555

REFERENCE (15 character maximum):

- (C) **TRANSFEROR** BONDS FURNISHINGS PTY LIMITED (ACN 000 386 691)

- (D) acknowledges receipt of the consideration of \$1,425,000.00

and as regards the land specified above transfers to the transferee an estate in fee simple.

- (E) Encumbrances (if applicable) 1. 2. 3.

- (F) **TRANSFEE**

T

TS

(s713 LGA)

TW

(Sheriff)

BERACI PTY LIMITED (ACN 003 552 387)

- (G)

TENANCY:

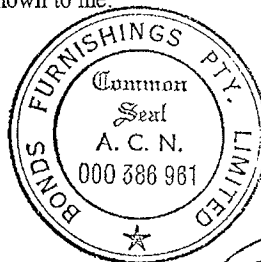
- (H) We certify this dealing correct for the purposes of the Real Property Act 1900.

DATE 6-1-99

Signed in my presence by the transferor who is personally known to me.

The Common Seal of
Bonds Furnishings Pty Limited
was hereunto affixed in
the presence of

Name of Witness (BLOCK LETTERS)



Signature of Transferor
(S. Krassl
Director)

Address of Witness

Signature of Transferor

(J. Langsworth
Secretary)

Signed in my presence by the transferee who is personally known to me.

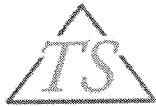
Signature of Witness

Name of Witness (BLOCK LETTERS)

Signature of Louis Wehbe Solicitor for Transferee

Address of Witness

NB: if signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name in block letters.



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/89526

SEARCH DATE	TIME	EDITION NO	DATE
27/8/2014	2:43 PM	5	15/11/2005

LAND

LOT 2 IN DEPOSITED PLAN 89526
AT GRANVILLE
LOCAL GOVERNMENT AREA PARRAMATTA
PARISH OF ST JOHN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP89526

FIRST SCHEDULE

BERACI PTY LIMITED

(T 5566624)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AB913269 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- * 3 AI836216 CAVEAT BY JANPEC PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

EIS - Granville

PRINTED ON 27/8/2014

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

27/8/2014 2:42PM

FOLIO: 2/89526

First Title(s): OLD SYSTEM

Prior Title(s): VOL 8426 FOL 208

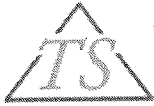
Recorded	Number	Type of Instrument	C.T. Issue
27/4/1989	Y271457	DISCHARGE OF MORTGAGE	FOLIO CREATED EDITION 1
21/2/1991		AMENDMENT: VOL FOL INDEX	
25/11/1992	E928140	LEASE	EDITION 2
3/2/1999	5566624	TRANSFER	
3/2/1999	5566625	MORTGAGE	EDITION 3
8/3/1999	5657202	DEPARTMENTAL DEALING	EDITION 4
15/11/2005	AB913268	DISCHARGE OF MORTGAGE	
15/11/2005	AB913269	MORTGAGE	EDITION 5
22/8/2014	AI836216	CAVEAT	

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/79102

SEARCH DATE	TIME	EDITION NO	DATE
27/8/2014	2:49 PM	5	15/11/2005

LAND

LOT 1 IN DEPOSITED PLAN 79102
LOCAL GOVERNMENT AREA PARRAMATTA
PARISH OF ST JOHN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP79102

FIRST SCHEDULE

BERACI PTY LIMITED

(T 5566624)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AB913269 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- * 3 AI836216 CAVEAT BY JANPEC PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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PRINTED ON 27/8/2014

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/79624

SEARCH DATE	TIME	EDITION NO	DATE
27/8/2014	2:50 PM	4	15/11/2005

LAND

LOT 1 IN DEPOSITED PLAN 79624
AT GRANVILLE
LOCAL GOVERNMENT AREA PARRAMATTA
PARISH OF ST JOHN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP79624

FIRST SCHEDULE

BERACI PTY LIMITED

(T 5566624)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AB913269 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- * 3 AI836216 CAVEAT BY JANPEC PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/89526

SEARCH DATE	TIME	EDITION NO	DATE
27/8/2014	3:08 PM	8	11/11/2010

LAND

LOT 1 IN DEPOSITED PLAN 89526
LOCAL GOVERNMENT AREA PARRAMATTA
PARISH OF ST JOHN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP89526

FIRST SCHEDULE

BERACI PTY LIMITED

(T 8102159)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AF871720 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- * 3 AI836216 CAVEAT BY JANPEC PTY LTD

NOTATIONS

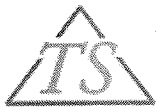
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

27/8/2014 3:07PM

FOLIO: 1/89526

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 8426 FOL 209

Recorded	Number	Type of Instrument	C.T. Issue
1/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
6/6/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
28/5/1991	Z615790	LEASE	EDITION 1
18/6/1991	Z702755	DISCHARGE OF MORTGAGE	EDITION 2
19/7/1994	U452230	LEASE	EDITION 3
19/2/1997	2848223	LEASE	EDITION 4
6/3/2000	6618840	LEASE	EDITION 5
9/11/2001	8102159	TRANSFER	
9/11/2001	8102160	MORTGAGE	EDITION 6
1/10/2009	AF3130	DISCHARGE OF MORTGAGE	
1/10/2009	AF3131	MORTGAGE	EDITION 7
11/11/2010	AF871719	DISCHARGE OF MORTGAGE	
11/11/2010	AF871720	MORTGAGE	EDITION 8
22/8/2014	AI836216	CAVEAT	

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/81084

SEARCH DATE	TIME	EDITION NO	DATE
27/8/2014	2:55 PM	3	11/11/2010

LAND

LOT 1 IN DEPOSITED PLAN 81084
LOCAL GOVERNMENT AREA PARRAMATTA
PARISH OF ST JOHN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP81084

FIRST SCHEDULE

BERACI PTY LIMITED

(T 8102158)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AF871685 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- * 3 AI836216 CAVEAT BY JANPEC PTY LTD

NOTATIONS

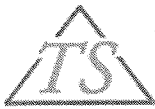
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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PRINTED ON 27/8/2014

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

27/8/2014 2:58PM

FOLIO: 1/81084

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 4484 FOL 215

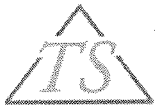
Recorded	Number	Type of Instrument	C.T. Issue
19/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
21/7/1993		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
9/11/2001	8102158	TRANSFER	
9/11/2001	8102160	MORTGAGE	EDITION 1
1/10/2009	AF3130	DISCHARGE OF MORTGAGE	
1/10/2009	AF3131	MORTGAGE	EDITION 2
11/11/2010	AF871684	DISCHARGE OF MORTGAGE	
11/11/2010	AF871685	MORTGAGE	EDITION 3
22/8/2014	AI836216	CAVEAT	

*** END OF SEARCH ***

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PRINTED ON 27/8/2014

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: A/160406

SEARCH DATE	TIME	EDITION NO	DATE
27/8/2014	2:52 PM	4	11/11/2010

LAND

LOT A IN DEPOSITED PLAN 160406
LOCAL GOVERNMENT AREA PARRAMATTA
PARISH OF ST JOHN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP160406

FIRST SCHEDULE

BERACI PTY LIMITED (T 8741837)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- 3 AF871701 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- * 4 AI836216 CAVEAT BY JANPEC PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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PRINTED ON 27/8/2014

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Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

27/8/2014 3:00PM

FOLIO: A/160406

First Title(s): OLD SYSTEM

Prior Title(s): CA72256

Recorded	Number	Type of Instrument	C.T. Issue
7/10/1997	CA72256	CONVERSION ACTION	FOLIO CREATED EDITION 1
4/7/2002	8741836	DISCHARGE OF MORTGAGE	
4/7/2002	8741837	TRANSFER	
4/7/2002	8741838	MORTGAGE	EDITION 2
8/10/2009	AF3111	DISCHARGE OF MORTGAGE	
8/10/2009	AF3112	MORTGAGE	EDITION 3
11/11/2010	AF871700	DISCHARGE OF MORTGAGE	
11/11/2010	AF871701	MORTGAGE	EDITION 4
22/8/2014	AI836216	CAVEAT	

*** END OF SEARCH ***

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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 58/869379

SEARCH DATE	TIME	EDITION NO	DATE
27/8/2014	3:05 PM	3	15/11/2005

LAND

LOT 58 IN DEPOSITED PLAN 869379
AT GRANVILLE
LOCAL GOVERNMENT AREA PARRAMATTA
PARISH OF ST JOHN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP869379

FIRST SCHEDULE

BERACI PTY LIMITED (T 5566624)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J OF THE REAL PROPERTY ACT, 1900. ENTERED 25.7.1997 BK3419 NO425
- 3 DP869379 RIGHT OF CARRIAGEWAY 3.515 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 AB913269 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- * 5 AI836216 CAVEAT BY JANPEC PTY LTD

NOTATIONS

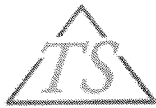
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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PRINTED ON 27/8/2014

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

27/8/2014 3:06PM

FOLIO: 58/869379

First Title(s): OLD SYSTEM

Prior Title(s): CA59026

Recorded	Number	Type of Instrument	C.T. Issue
25/7/1997	CA59026	CONVERSION ACTION	FOLIO CREATED EDITION 1
3/2/1999	5566624	TRANSFER	
3/2/1999	5566625	MORTGAGE	EDITION 2
15/11/2005	AB913268	DISCHARGE OF MORTGAGE	
15/11/2005	AB913269	MORTGAGE	EDITION 3
22/8/2014	AI836216	CAVEAT	

*** END OF SEARCH ***

EIS - Granville

PRINTED ON 27/8/2014

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06 AUG 2004

Department of Lands

Land Administration & Management
Property & Spatial Information



www.lands.nsw.gov.au

1 Prince Albert Road
Queens Square
SYDNEY NSW 2000

GPO Box 15
SYDNEY NSW 2001

DX 17 SYDNEY

Environmental Investigation Services
39 Buffalo Road
Gladesville NSW 2111

Attention: Tracey Nathan
Your Ref: E18756FK

5th August 2004

Search Reference: 1086
Contact Person : Mr T J Lowell

Subject Land: Folio Identifiers: 1/615141, 1/504298, 2/89526, 1/79102, 1/79624, 1/89526, 1/81084, A/160406, and 58/863379.

Dear Ms Nathan,

I refer to your facsimile dated 7th July 2004 requesting a search as above.

Folio Identifier 1/615141

Title Reference	Dealing No	Registered	Registered Proprietor
OLD SYSTEM LAND			
Primary Application Limited 55497			Mercantile Credits Limited -Applicant-
Vol 12591 Fol 7 Issued 24-10-1974			Mercantile Credits Limited
Vol 12591 Fol 7	P959252	24-11-1976	A.W.Booth (Equities) Pty Limited
Vol 12591 Fol 7	R288045	28-6-1979	Corsari (Holdings) Pty Limited



Title Reference	Dealing No	Registered	Registered Proprietor
OLD SYSTEM LAND			
Primary Application 55497			Mercantile Credits Limited -Applicant-
Vol 12591 Fol 9 Issued 24-10-1974			Mercantile Credits Limited
Vol 12591 Fol 9	P959252	P959252	A.W.Booth (Equities) Pty Limited
Vol 12591 Fol 9	R288045	28-6-1979	Corsari (Holdings) Pty Limited
Vol 12591 Fol 7 & 9			
Vol 14946 Fol 103			Corsari (Holdings) Pty Limited
Folio Identifier 1/615141 to date	5566623	3-2-1999	Beraci Pty Limited

Folio Identifier 1/504298

Title Reference	Dealing No	Registered	Registered Proprietor
OLD SYSTEM LAND			
Primary Application 43186			Bonds Furnishings Pty Limited -applicant-
Vol 10086 Fol 121 Issued 10-9-1965			Bonds Furnishings Pty Limited
Folio Identifier 1/504298 to date	5566624	3-2-1999	Beraci Pty Limited

Folio Identifier 2/89526

Title Reference	Dealing No	Registered	Registered Proprietor
OLD SYSTEM LAND			
Primary Application 39526			Julius Vilhelm Hansen -Applicant-
Vol 8266 Fol 179 Issued 27-7-1961			Julius Vilhelm Hansen -company director-
Title Reference	Dealing No	Registered	Registered Proprietor
Vol 8266	J176998	5-2-1963	Bonds Furnishings Pty Limited

Fol 179 of part of Lot 14 Section 2			
Vol 8426 Fol 208			Bonds Furnishings Pty Limited
Folio Identifier 2/89526 to date	5566624	3-2-1999	Beraci Pty Limited

Folio Identifier 1/79102

Title Reference	Dealing No	Registered	Registered Proprietor
OLD SYSTEM LAND			
Primary Application 29102			Norman Calder Malcolm -Applicant-
Vol 4849 Fol 156			Norman Calder Malcolm -Commercial Traveler-
Vol 4862 Fol 144	C556908	23-7-1937	John Adam -Inspector of Schools-
Vol 4862 Fol 144	C764730	14-3-1939	Edith Anderson
Vol 4862 Fol 144	D616237	5-6-1947	Julius Vilhelm Hansen -merchant-
Vol 4862 Fol 144	J176998	5-2-1963	Bonds Furnishings Pty Limited
Vol 12396 Fol 159			Bonds Furnishings Pty Limited
Folio Identifier 1/79102 to date	5566624	3-2-1999	Beraci Pty Limited

Folio Identifier 1/79624

Title Reference	Dealing No	Registered	Registered Proprietor
OLD SYSTEM LAND			
Primary Application 29624			Mary Stell -Applicant-
Vol 4369 Fol 126 Issued 17-1-1930			Mary Stell
Vol 4369 Fol 126	B948843	14-3-1930	The Main Roads Board of New South Wales
Vol 4369 Fol 126	D228065	7-9-1943	The Commissioner for Main Roads
Vol 4369 Fol 126	D672115	28-5-1947	John Alfred Witter -textile waster merchant-
Vol 4369 Fol 126	F172459	1-3-1950	Eric William Patten -electrical engineer-

Title Reference	Dealing No	Registered	Registered Proprietor
Vol 4369 Fol 126	K133814	27-10-1965	Laura May Patten
Vol 4369 Fol 126	K229014	28-1-1966	Bonds Furnishings Pty Limited
Vol 10252 Fol 2			Bonds Furnishings Pty Limited
Folio Identifier 1/79624 to date	5566624	3-2-1999	Beraci Pty Limited

Folio Identifier 1/89526

Title Reference	Dealing No	Registered	Registered Proprietor
OLD SYSTEM LAND			
Primary Application 39526			Julius Vilheim Hansen -Applicant-
Vol 8266 Fol 179 Issued 27-7-1961			Julius Vilheim Hansen -company director-
Vol 8426 Fol 209	P138303	10-2-1975	Trumpeter Pty Limited
Folio Identifier 1/89526 to date	8102159	9-11-2001	Beraci Pty Limited

Folio Identifier 1/81084

Title Reference	Dealing No	Registered	Registered Proprietor
OLD SYSTEM LAND			George Herbert Anderson
Primary Application No. 31084			George Herbert Anderson Applicant -engineer-
Vol 4484 Fol 215 Issued 25-5-1931			George Herbert Anderson -engineer-
Vol 4484 Fol 215	C372065	1-10-1935	James Alfred Thurston -hairdresser-
Vol 4484 Fol 215	F742789	23-10-1952	Evelyn Purcell & Ralph Erskine Coleman -solicitor-
Vol 4484 Fol 215	G209730	22-2-1956	Mary Elizabeth Davies
Vol 4484 Fol 215	J68311	20-6-1962	Julhan Pty Limited

Title Reference	Dealing No	Registered	Registered Proprietor
Folio Identifier 1/81084 to date	8102158	9-11-2001	Beraci Pty Limited

Folio Identifier A/160406

Title Reference	Dealing No	Registered	Registered Proprietor
OLD SYSTEM LAND			
Conversion Application 72256		7-10-1997	
A/160406			Luis Fernando Misas & Bertha Ines Misas
Folio Identifier A/160406 to date	8741837	4-7-2002	Beraci Pty Limited

Folio Identifier 58/869379

Title Reference	Dealing No	Registered	Registered Proprietor
OLD SYSTEM LAND			
Conversion Application 59026		25-7-1997	
Folio Identifier 58/869379 to date	5566624	3-2-1999	Beraci Pty Limited

An invoice will be sent under separate cover.

Please quote the above search reference number in any correspondence.

Yours faithfully

Doug Walsham,
Division Manager
Titling & Registry Services

NSW EPA Information



[Home](#) > [Contaminated land](#) > [Record of notices](#)

Search results

Your search for: Name (site, occupier, owner, recipient): 171 to
189 Parramatta Road Granville
Text: Any
LGA: Parramatta City Council

did not find any records in our database.

If a site does not appear on the record it may still be affected by contamination. For example:

- Contamination may be present but the site has not been regulated by the EPA under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985.
- The EPA may be regulating contamination at the site through a licence or notice under the Protection of the Environment Operations Act 1997 (POEO Act).
- Contamination at the site may be being managed under the planning process.

[Search Again](#)

[Refine Search](#)

Search TIP

To search for a specific site, search by LGA (local government area) and carefully review all sites listed.

[... more search tips](#)

More information about particular sites may be available from:

- The [POEO public register](#)
- The appropriate planning authority: for example, on a planning certificate issued by the local council under [section 149 of the Environmental Planning and Assessment Act](#).

See [What's in the record and What's not in the record](#).

16 September 2014

[Connect](#)

[For](#)

[We](#)
[Put](#)



[Home](#) > [Environment protection licences](#) > [POEO Public Register](#) >
[Search for licences, applications and notices](#)

Search results

Your search for: **General Search** with the following criteria

Suburb - 171 to 189 Parramatta Road Granville

returned 0 result

[Search Again](#)

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ENVIRONMENTAL INVESTIGATION SERVICES

7 November 2014
Ref: E27710KGlet

Attention: Richard Wykes

ADDENDUM TO STAGE 1 DESKTOP ENVIRONMENTAL SITE ASSESSMENT REPORT
PROPOSED MIXED-USE DEVELOPMENT
171-189 PARRAMATTA ROAD, GRANVILLE, NSW 2142

1. Introduction:

This letter forms an addendum to the EIS report titled '*Catylis Properties Pty Ltd on Stage 1 Desktop Environmental Site Assessment for Proposed Mixed-Use Development at 171-189 Parramatta Road, Granville*', Ref: E27710KGrpt, dated 18 September 2014, and should be read in conjunction with and attached to the above report.

EIS reviewed the s149 (2 and 5) planning certificates on 24 September 2014. Copies of the certificates are attached. Based on the review, the site is not deemed to be:

- significantly contaminated;
- subject to a management order;
- subject of an approved voluntary management proposal;
- subject to an on-going management order under the provisions of the CLM Act 1997;
- subject to a Site Audit Statement (SAS);
- located within a Class 1 or 2 ASS risk area; and
- located in a heritage conservation area.

EIS reviewed the WorkCover records on 25 September 2014. A copy of the certificate is attached. The search did not identify any licences to store dangerous goods including underground fuel storage tanks (USTs) or above ground storage tanks (ASTs) at the site.

2. Conclusion:

The findings presented in this addendum do not alter the conclusions presented in the Stage 1 Desktop Environmental Site Assessment report.

3. Limitations

The findings presented in this letter are based on site conditions that existed at the time of the assessment and subsequent remediation. The conclusions are based on the investigation of conditions at specific locations, chosen to be as representative as possible under the given circumstances.

This letter has been prepared for the particular project described and no responsibility is accepted for the use of any part of this letter in any other context or for any other purpose. Copyright in this letter is the property of EIS. EIS has used a degree of care, skill and diligence normally exercised by consulting engineers in similar circumstances and locality. No other warranty expressed or implied is made or intended. Subject to payment of all fees due for the investigation, the client alone shall have a licence to use this letter.

Should you require any further information regarding the above please do not hesitate to contact the undersigned.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Bokalawela'.

Para Bokalawela
Senior Environmental Engineer

A handwritten signature in blue ink, appearing to read 'Adrian Kingswell'.

Adrian Kingswell
Principal



WorkCover

25 SEP 2014

WorkCover NSW
92-100 Donnison Street, Gosford, NSW 2250
Locked Bag 2906, Lisarow, NSW 2252
T 02 4321 5000 F 02 4325 4145
WorkCover Assistance Service 13 10 50
DX 731 Sydney workcover.nsw.gov.au

Our Ref: D14/116145
Your Ref: Para Bokalawela

22nd September 2014

Attention: Para Bokalawela
Environmental Investigation Services
115 Wicks Road,
MACQUARIE PARK NSW 2113

Dear Mr Para Bokalawela,

RE SITE: 171-189 Parramatta Road, Granville, NSW, 2142

I refer to your site search request received by WorkCover NSW on 9th September 2014 requesting information on licences to keep dangerous goods for the above site.

A search of the Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover NSW has not located any records pertaining to the above mentioned premises.

If you have any further queries please contact the Dangerous Goods Licensing Team on (02) 4321 5500.

Yours Sincerely

Michelle Kidd
Customer Service Officer
Dangerous Goods Team



24 SEP 2014

PLANNING CERTIFICATE

CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979 as amended

Environmental Investigation Services North Ryde
PO Box 976
NORTH RYDE NSW 1670

Certificate No: 2014/4607
Fee: \$133.00
Issue Date: 22 September 2014
Receipt No: 4231813
Applicant Ref: E27710KG - GRANVILLE

DESCRIPTION OF LAND

Address: 187 Parramatta Road
GRANVILLE NSW 2142

Lot Details: Lot 1 DP 615141

SECTION A

The following Environmental Planning Instrument to which this certificate relates applies to the land:

Parramatta Local Environmental Plan 2011

For the purpose of **Section 149(2)** it is advised that as the date of this certificate the abovementioned land is affected by the matters referred to as follows:



The land is zoned: B6 Enterprise Corridor PLEP2011

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act, 1979.

NOTE: This table is an excerpt from Parramatta Local Environmental Plan 2011 and must be read in conjunction with and subject to the other provisions of that instrument, and in force at that date.

1 Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.

2 Permitted without consent

Nil

3 Permitted with consent

Building identification signs; Bulky goods premises; Business identification signs; Business premises; Community facilities; Food and/or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Passenger transport facilities; Plant nurseries; Roads; Self-storage units; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water recycling facilities; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Amusement centres; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Industrial retail outlets; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Restricted premises; Retail premises; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

SECTION B

State Policies and Regional Environmental Plans

The land is affected by State Environmental Planning Policies and Regional Environmental Plans as detailed in Annexure "B1".

**Draft Local Environmental Plan**

The land is not affected by a Draft Local Environmental Plan which has been placed on Public Exhibition and has not yet been published.

Development Control Plan

The land is affected by Parramatta Development Control Plan 2011.

The Minister for Planning has issued directions that provisions of an EPI do not apply to certain Part 4 development where a concept plan has been approved under Part 3A.

Development Standards

The land is located within State Environmental Planning Policy (Urban Renewal) 2010.

Development Contribution Plan

The Parramatta Section 94A Development Contributions Plan applies to the land.

Heritage Item/Heritage Conservation Area

An item of environmental heritage is not situated on the land.

The land is not located in a heritage conservation area.

Road Widening

The land is not affected by road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993.
- (b) Any Environmental Planning Instrument.
- (c) Any Resolution of Council.

Land Reservation Acquisition

The land is not affected by Land Reservation Acquisition in Parramatta Local Environmental Plan 2011.

Site Compatibility Certificate (Seniors Housing, Infrastructure and Affordable Rental Housing)

At the date of issue of this certificate Council is not aware of any

- a. Site compatibility certificate (affordable rental housing),
- b. Site compatibility certificate (infrastructure),
- c. Site compatibility certificate (seniors housing)

in respect to the land issued pursuant to the Environmental Planning & Assessment Amendment (Site Compatibility Certificates) Regulation 2009 (NSW).

Contamination

The land is not affected by any of the matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed

- a. that the land to which the certificate relates is significantly contaminated land
- b. that the land to which the certificate relates is subject to a management order



- c. that the land to which the certificate relates is the subject of an approved voluntary management proposal
- d. that the land to which the certificate relates is subject to an ongoing maintenance order
- e. that the land to which the certificate relates is the subject of a site audit statement

Tree Preservation

The land is subject to Section 5.4 Preservation of Trees or Vegetation in Parramatta Development Control Plan 2011.

Council has not been notified of an order under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

Coastal Protection

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979.

Has an order been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of the Act) on the land (or on public land adjacent to that land)?

NO

Has Council been notified under section 55x of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of the Act) have been placed on the land (or on public land adjacent to that land)?

NO

Has the owner (or any previous owner) of the land been consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?

NO

Council Policy

Council has not adopted a policy to restrict the development of the land by reason of the likelihood of projected sea level rise (coastal protection), tidal inundation, subsidence or any other risk.

Council has adopted a policy covering the entire City of Parramatta to restrict development of any land by reason of the likelihood of flooding.

Mine Subsidence

The land is not affected by Section 15 of the Mine Subsidence Compensation Act 1961 proclaiming land to be a Mine Subsidence District.

Bushfire Land

The land is not bushfire prone land.



Threatened Species

The Director General with responsibility for the Threatened Species Conservation Act 1995 has not advised Council that the land includes or comprises a critical habitat.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

This does not constitute a Complying Development Certificate under section 85 of the EP&A Act

This information only addresses matters raised in **Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1)(c3) and 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

It is your responsibility to ensure that you comply with the general requirements of the State Environmental Planning Policy (Exempt and Complying Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of State Environmental Planning Policy (Exempt and Complying Codes) 2008 is invalid.

General Housing Code

Complying Development pursuant to the General Housing Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the General Housing Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Rural Housing Code

Complying Development pursuant to the Rural Housing Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Rural Housing Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Housing Alterations Code

Complying Development pursuant to the Housing Alterations Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Housing Alterations Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.



General Development Code

Complying Development pursuant to the General Development Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1) (c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the General Development Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Demolition Code

Complying Development pursuant to the Demolition Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Demolition Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Commercial and Industrial (New Buildings and Additions) Code

Complying Development pursuant to the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

General Commercial and Industrial (Alterations) Code

Complying Development pursuant to the General Commercial and Industrial (Alterations) Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the General Commercial and Industrial (Alterations) Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Subdivision Code

Complying Development pursuant to the Subdivision Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Subdivision Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

**Fire Safety Code**

Complying Development pursuant to the Fire Safety Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Fire Safety Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

SPECIAL NOTES

The land is identified as Class 4 on the Acid Sulfate Soils map. Refer to Clause 6.1 of Parramatta Local Environmental Plan 2011.

The land is identified as Class 5 on the Acid Sulfate Soils map. Refer to Clause 6.1 of Parramatta Local Environmental Plan 2011.

Applicants for Sections 149 Certificates are advised that Council does not hold sufficient information to fully detail the effect of any encumbrances on the title of the subject land. The information available to Council is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall Council or its servants, be liable for any negligence in the preparation of that information. Further information should be sought from relevant Statutory Departments.

SECTION C**The following additional information is issued under Section 149(5)**

Pursuant to S149(5) the Council supplies information as set out below on the basis that the Council takes no responsibility for the accuracy of the information. The information if material should be independently checked by the applicant.

Aboriginal Heritage – low sensitivity – limited potential to contain items of Aboriginal heritage. Contact Council's Customer Service/Duty Planner (02) 9806 5050 for more information.

The land is considered by Council TO BE ABOVE the 1 in 100 year mainstream flood level.

This information is based on data available to the Council. It is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall the Council or its servants, be liable for any negligence in the preparation of that information.

**ANNEXURE "B1"**

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act 1979. Note: The following information is supplied in respect of Section 149 and embodies the requirements of Department of Planning Circular No. A2 dated 17 March 1989 and the Ministerial Notification dated 15 December 1986.

STATE ENVIRONMENTAL PLANNING POLICY NO.1 - Development Standards

STATE ENVIRONMENTAL PLANNING POLICY NO.19 - Bushland in Urban Areas

STATE ENVIRONMENTAL PLANNING POLICY NO.21 - Caravan Parks

STATE ENVIRONMENTAL PLANNING POLICY NO.32 - Urban Consolidation (Redevelopment of Urban Land)

STATE ENVIRONMENTAL PLANNING POLICY NO.33 - Hazardous and Offensive Development

STATE ENVIRONMENTAL PLANNING POLICY NO.55 - Remediation of Land

STATE ENVIRONMENTAL PLANNING POLICY NO.64 - Advertising and Signage

STATE ENVIRONMENTAL PLANNING POLICY NO.65 - Design Quality of Residential Flat Development.

STATE ENVIRONMENTAL PLANNING POLICY NO.70 - Affordable Housing (Revised Schemes)

STATE ENVIRONMENTAL PLANNING POLICY - (Housing for Seniors or People with a Disability) 2004

STATE ENVIRONMENTAL PLANNING POLICY - (Building Sustainability Index: BASIX) 2004

STATE ENVIRONMENTAL PLANNING POLICY - (Major Development) 2005

STATE ENVIRONMENTAL PLANNING POLICY - (Mining, Petroleum Production and Extractive Industries) 2007

STATE ENVIRONMENTAL PLANNING POLICY - (Temporary Structures) 2007

STATE ENVIRONMENTAL PLANNING POLICY (Infrastructure) 2007

STATE ENVIRONMENTAL PLANNING POLICY (Exempt and Complying Development Codes) 2008

STATE ENVIRONMENTAL PLANNING POLICY (Affordable Rental Housing) 2009

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.9 (No.2) - Extractive Industries

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.24 - Homebush Bay Area

SYDNEY REGIONAL ENVIRONMENTAL PLAN - (Sydney Harbour Catchment) 2005



N.B. All enquiries as to the application of Draft, State and Regional Environmental Planning Policies should be directed to The Department of Planning and Infrastructure – 23-33 Bridge Street Sydney NSW 2000.

Greg Dyer
Chief Executive Officer

per

A handwritten signature in dark ink, appearing to read "M. Dyer", with a long horizontal line extending to the right.

dated 22 September 2014



PLANNING CERTIFICATE

CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979 as amended

**Environmental Investigation Services
PO Box 976
NORTH RYDE NSW 1670**

Certificate No: 2014/4606
Fee: \$133.00
Issue Date: 22 September 2014
Receipt No: 4231813
Applicant Ref: E27710KG - GRANVILLE

DESCRIPTION OF LAND

Address: 181-185 Parramatta Road
GRANVILLE NSW 2142

Lot Details: Lot 1 DP 504298, Lot 1 DP 79624, Lot 1 DP 79102, Lot 2 DP 89526

SECTION A

The following Environmental Planning Instrument to which this certificate relates applies to the land:

Parramatta Local Environmental Plan 2011

For the purpose of **Section 149(2)** it is advised that as the date of this certificate the abovementioned land is affected by the matters referred to as follows:

**The land is zoned: B6 Enterprise Corridor PLEP2011**

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act, 1979.

NOTE: This table is an excerpt from Parramatta Local Environmental Plan 2011 and must be read in conjunction with and subject to the other provisions of that instrument, and in force at that date.

1 Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.

2 Permitted without consent

Nil

3 Permitted with consent

Building identification signs; Bulky goods premises; Business identification signs; Business premises; Community facilities; Food and/or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Passenger transport facilities; Plant nurseries; Roads; Self-storage units; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water recycling facilities; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Amusement centres; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Industrial retail outlets; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Restricted premises; Retail premises; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

SECTION B**State Policies and Regional Environmental Plans**

The land is affected by State Environmental Planning Policies and Regional Environmental Plans as detailed in Annexure "B1".

**Draft Local Environmental Plan**

The land is not affected by a Draft Local Environmental Plan which has been placed on Public Exhibition and has not yet been published.

Development Control Plan

The land is affected by Parramatta Development Control Plan 2011.

The Minister for Planning has issued directions that provisions of an EPI do not apply to certain Part 4 development where a concept plan has been approved under Part 3A.

Development Standards

The land is located within State Environmental Planning Policy (Urban Renewal) 2010.

Development Contribution Plan

The Parramatta Section 94A Development Contributions Plan applies to the land.

Heritage Item/Heritage Conservation Area

An item of environmental heritage is not situated on the land.

The land is not located in a heritage conservation area.

Road Widening

The land is not affected by road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993.
- (b) Any Environmental Planning Instrument.
- (c) Any Resolution of Council.

Land Reservation Acquisition

The land is not affected by Land Reservation Acquisition in Parramatta Local Environmental Plan 2011.

Site Compatibility Certificate (Seniors Housing, Infrastructure and Affordable Rental Housing)

At the date of issue of this certificate Council is not aware of any

- a. Site compatibility certificate (affordable rental housing),
- b. Site compatibility certificate (infrastructure),
- c. Site compatibility certificate (seniors housing)

in respect to the land issued pursuant to the Environmental Planning & Assessment Amendment (Site Compatibility Certificates) Regulation 2009 (NSW).

Contamination

The land is not affected by any of the matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed

- a. that the land to which the certificate relates is significantly contaminated land
- b. that the land to which the certificate relates is subject to a management order



- c. that the land to which the certificate relates is the subject of an approved voluntary management proposal
- d. that the land to which the certificate relates is subject to an ongoing maintenance order
- e. that the land to which the certificate relates is the subject of a site audit statement

Tree Preservation

The land is subject to Section 5.4 Preservation of Trees or Vegetation in Parramatta Development Control Plan 2011.

Council has not been notified of an order under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

Coastal Protection

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979.

Has an order been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of the Act) on the land (or on public land adjacent to that land)?

NO

Has Council been notified under section 55x of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of the Act) have been placed on the land (or on public land adjacent to that land)?

NO

Has the owner (or any previous owner) of the land been consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?

NO

Council Policy

Council has not adopted a policy to restrict the development of the land by reason of the likelihood of projected sea level rise (coastal protection), tidal inundation, subsidence or any other risk.

Council has adopted a policy covering the entire City of Parramatta to restrict development of any land by reason of the likelihood of flooding.

Mine Subsidence

The land is not affected by Section 15 of the Mine Subsidence Compensation Act 1961 proclaiming land to be a Mine Subsidence District.

Bushfire Land

The land is not bushfire prone land.



Threatened Species

The Director General with responsibility for the Threatened Species Conservation Act 1995 has not advised Council that the land includes or comprises a critical habitat.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

This does not constitute a Complying Development Certificate under section 85 of the EP&A Act

This information only addresses matters raised in **Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1)(c3) and 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

It is your responsibility to ensure that you comply with the general requirements of the State Environmental Planning Policy (Exempt and Complying Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of State Environmental Planning Policy (Exempt and Complying Codes) 2008 is invalid.

General Housing Code

Complying Development pursuant to the General Housing Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the General Housing Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Rural Housing Code

Complying Development pursuant to the Rural Housing Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Rural Housing Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Housing Alterations Code

Complying Development pursuant to the Housing Alterations Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Housing Alterations Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

**General Development Code**

Complying Development pursuant to the General Development Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1) (c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the General Development Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Demolition Code

Complying Development pursuant to the Demolition Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Demolition Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Commercial and Industrial (New Buildings and Additions) Code

Complying Development pursuant to the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

General Commercial and Industrial (Alterations) Code

Complying Development pursuant to the General Commercial and Industrial (Alterations) Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the General Commercial and Industrial (Alterations) Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Subdivision Code

Complying Development pursuant to the Subdivision Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Subdivision Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.



Fire Safety Code

Complying Development pursuant to the Fire Safety Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Fire Safety Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

SPECIAL NOTES

The land is identified as Class 4 on the Acid Sulfate Soils map. Refer to Clause 6.1 of Parramatta Local Environmental Plan 2011.

The land is identified as Class 5 on the Acid Sulfate Soils map. Refer to Clause 6.1 of Parramatta Local Environmental Plan 2011.

Applicants for Sections 149 Certificates are advised that Council does not hold sufficient information to fully detail the effect of any encumbrances on the title of the subject land. The information available to Council is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall Council or its servants, be liable for any negligence in the preparation of that information. Further information should be sought from relevant Statutory Departments.

SECTION C

The following additional information is issued under Section 149(5)

Pursuant to S149(5) the Council supplies information as set out below on the basis that the Council takes no responsibility for the accuracy of the information. The information if material should be independently checked by the applicant.

Aboriginal Heritage – low sensitivity – limited potential to contain items of Aboriginal heritage. Contact Council's Customer Service/Duty Planner (02) 9806 5050 for more information.

The land is considered by Council TO BE ABOVE the 1 in 100 year mainstream flood level.

This information is based on data available to the Council. It is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall the Council or its servants, be liable for any negligence in the preparation of that information.



ANNEXURE "B1"

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act 1979. Note: The following information is supplied in respect of Section 149 and embodies the requirements of Department of Planning Circular No. A2 dated 17 March 1989 and the Ministerial Notification dated 15 December 1986.

STATE ENVIRONMENTAL PLANNING POLICY NO.1 - Development Standards

STATE ENVIRONMENTAL PLANNING POLICY NO.19 - Bushland in Urban Areas

STATE ENVIRONMENTAL PLANNING POLICY NO.21 - Caravan Parks

STATE ENVIRONMENTAL PLANNING POLICY NO.32 - Urban Consolidation (Redevelopment of Urban Land)

STATE ENVIRONMENTAL PLANNING POLICY NO.33 - Hazardous and Offensive Development

STATE ENVIRONMENTAL PLANNING POLICY NO.55 - Remediation of Land

STATE ENVIRONMENTAL PLANNING POLICY NO.64 - Advertising and Signage

STATE ENVIRONMENTAL PLANNING POLICY NO.65 - Design Quality of Residential Flat Development.

STATE ENVIRONMENTAL PLANNING POLICY NO.70 - Affordable Housing (Revised Schemes)

STATE ENVIRONMENTAL PLANNING POLICY - (Housing for Seniors or People with a Disability) 2004

STATE ENVIRONMENTAL PLANNING POLICY - (Building Sustainability Index: BASIX) 2004

STATE ENVIRONMENTAL PLANNING POLICY - (Major Development) 2005

STATE ENVIRONMENTAL PLANNING POLICY - (Mining, Petroleum Production and Extractive Industries) 2007

STATE ENVIRONMENTAL PLANNING POLICY - (Temporary Structures) 2007

STATE ENVIRONMENTAL PLANNING POLICY (Infrastructure) 2007

STATE ENVIRONMENTAL PLANNING POLICY (Exempt and Complying Development Codes) 2008

STATE ENVIRONMENTAL PLANNING POLICY (Affordable Rental Housing) 2009

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.9 (No.2) - Extractive Industries

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.24 - Homebush Bay Area

SYDNEY REGIONAL ENVIRONMENTAL PLAN - (Sydney Harbour Catchment) 2005



N.B. All enquiries as to the application of Draft, State and Regional Environmental Planning Policies should be directed to The Department of Planning and Infrastructure – 23-33 Bridge Street Sydney NSW 2000.

Greg Dyer
Chief Executive Officer

per

A handwritten signature in dark ink, appearing to read "M. Smith", with a long horizontal stroke extending to the right.

dated 22 September 2014



PLANNING CERTIFICATE

CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979 as amended

**Environmental Investigation Services
PO Box 976
NORTH RYDE NSW 1670**

Certificate No: 2014/4608
Fee: \$133.00
Issue Date: 22 September 2014
Receipt No: 4231813
Applicant Ref: E27710KG - GRANVILE

DESCRIPTION OF LAND

Address: 60 Victoria Street
GRANVILLE NSW 2142
Lot Details: Lot A DP 160406

SECTION A

The following Environmental Planning Instrument to which this certificate relates applies to the land:

Parramatta Local Environmental Plan 2011

For the purpose of **Section 149(2)** it is advised that as the date of this certificate the abovementioned land is affected by the matters referred to as follows:

**The land is zoned: R3 Medium Density Residential PLEP2011**

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act, 1979.

NOTE: This table is an excerpt from Parramatta Local Environmental Plan 2011 and must be read in conjunction with and subject to the other provisions of that instrument, and in force at that date.

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide opportunities for people to carry out a reasonable range of activities from their homes if such activities will not adversely affect the amenity of the neighbourhood.
- To allow for a range of community facilities to be provided to serve the needs of residents, workers and visitors in residential neighbourhoods.

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Home-based child care; Home businesses; Hostels; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Water recycling facilities

4 Prohibited

Any development not specified in item 2 or 3

SECTION B**State Policies and Regional Environmental Plans**

The land is affected by State Environmental Planning Policies and Regional Environmental Plans as detailed in Annexure "B1".

Draft Local Environmental Plan

The land is not affected by a Draft Local Environmental Plan which has been placed on Public Exhibition and has not yet been published.

Development Control Plan

The land is affected by Parramatta Development Control Plan 2011.



The Minister for Planning has issued directions that provisions of an EPI do not apply to certain Part 4 development where a concept plan has been approved under Part 3A.

Development Standards

The land is affected by a minimum lot size of 600 square metres on the Minimum Lot Size for Dual Occupancy map of Parramatta Local Environmental Plan 2011.

The land is affected by a minimum lot size of 550 square metres on the Minimum Lot Size map of Parramatta Local Environmental Plan 2011.

The land is located within State Environmental Planning Policy (Urban Renewal) 2010.

Development Contribution Plan

The Parramatta Section 94A Development Contributions Plan applies to the land.

Heritage Item/Heritage Conservation Area

An item of environmental heritage is not situated on the land.

The land is not located in a heritage conservation area.

Road Widening

The land is not affected by road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993.
- (b) Any Environmental Planning Instrument.
- (c) Any Resolution of Council.

Land Reservation Acquisition

The land is not affected by Land Reservation Acquisition in Parramatta Local Environmental Plan 2011.

Site Compatibility Certificate (Seniors Housing, Infrastructure and Affordable Rental Housing)

At the date of issue of this certificate Council is not aware of any

- a. Site compatibility certificate (affordable rental housing),
- b. Site compatibility certificate (infrastructure),
- c. Site compatibility certificate (seniors housing)

in respect to the land issued pursuant to the Environmental Planning & Assessment Amendment (Site Compatibility Certificates) Regulation 2009 (NSW).

Contamination

The land is not affected by any of the matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed

- a. that the land to which the certificate relates is significantly contaminated land
- b. that the land to which the certificate relates is subject to a management order
- c. that the land to which the certificate relates is the subject of an approved voluntary management proposal



- d. that the land to which the certificate relates is subject to an ongoing maintenance order
- e. that the land to which the certificate relates is the subject of a site audit statement

Tree Preservation

The land is subject to Section 5.4 Preservation of Trees or Vegetation in Parramatta Development Control Plan 2011.

Council has not been notified of an order under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

Coastal Protection

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979.

Has an order been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of the Act) on the land (or on public land adjacent to that land)?

NO

Has Council been notified under section 55x of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of the Act) have been placed on the land (or on public land adjacent to that land)?

NO

Has the owner (or any previous owner) of the land been consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?

NO

Council Policy

Council has not adopted a policy to restrict the development of the land by reason of the likelihood of projected sea level rise (coastal protection), tidal inundation, subsidence or any other risk.

Council has adopted a policy covering the entire City of Parramatta to restrict development of any land by reason of the likelihood of flooding.

Mine Subsidence

The land is not affected by Section 15 of the Mine Subsidence Compensation Act 1961 proclaiming land to be a Mine Subsidence District.

Bushfire Land

The land is not bushfire prone land.

Threatened Species

The Director General with responsibility for the Threatened Species Conservation Act 1995 has not advised Council that the land includes or comprises a critical habitat.



State Environmental Planning Policy
(Exempt and Complying Development Codes) 2008

This does not constitute a Complying Development Certificate under section 85 of the EP&A Act

This information only addresses matters raised in **Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1)(c3) and 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

It is your responsibility to ensure that you comply with the general requirements of the State Environmental Planning Policy (Exempt and Complying Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of State Environmental Planning Policy (Exempt and Complying Codes) 2008 is invalid.

General Housing Code

Complying Development pursuant to the General Housing Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the General Housing Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Rural Housing Code

Complying Development pursuant to the Rural Housing Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Rural Housing Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Housing Alterations Code

Complying Development pursuant to the Housing Alterations Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Housing Alterations Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

General Development Code

Complying Development pursuant to the General Development Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18**



(1) (c3) of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the General Development Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Demolition Code

Complying Development pursuant to the Demolition Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Demolition Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Commercial and Industrial (New Buildings and Additions) Code

Complying Development pursuant to the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

General Commercial and Industrial (Alterations) Code

Complying Development pursuant to the General Commercial and Industrial (Alterations) Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the General Commercial and Industrial (Alterations) Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Subdivision Code

Complying Development pursuant to the Subdivision Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Subdivision Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Fire Safety Code

Complying Development pursuant to the Fire Safety Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of



State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Fire Safety Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

SPECIAL NOTES

The land is identified as Class 4 on the Acid Sulfate Soils map. Refer to Clause 6.1 of Parramatta Local Environmental Plan 2011.

Applicants for Sections 149 Certificates are advised that Council does not hold sufficient information to fully detail the effect of any encumbrances on the title of the subject land. The information available to Council is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall Council or its servants, be liable for any negligence in the preparation of that information. Further information should be sought from relevant Statutory Departments.

SECTION C

The following additional information is issued under Section 149(5)

Pursuant to S149(5) the Council supplies information as set out below on the basis that the Council takes no responsibility for the accuracy of the information. The information if material should be independently checked by the applicant.

Aboriginal Heritage – low sensitivity – limited potential to contain items of Aboriginal heritage. Contact Council's Customer Service/Duty Planner (02) 9806 5050 for more information.

The land is considered by Council TO BE ABOVE the 1 in 100 year mainstream flood level.

This information is based on data available to the Council. It is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall the Council or its servants, be liable for any negligence in the preparation of that information.

ANNEXURE "B1"

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act 1979. Note: The following information is supplied in respect of Section 149 and embodies the requirements of Department of Planning Circular No. A2 dated 17 March 1989 and the Ministerial Notification dated 15 December 1986.

STATE ENVIRONMENTAL PLANNING POLICY NO.1 - Development Standards

STATE ENVIRONMENTAL PLANNING POLICY NO.19 - Bushland in Urban Areas



STATE ENVIRONMENTAL PLANNING POLICY NO.21 – Caravan Parks

STATE ENVIRONMENTAL PLANNING POLICY NO.32 - Urban Consolidation (Redevelopment of Urban Land)

STATE ENVIRONMENTAL PLANNING POLICY NO.33 - Hazardous and Offensive Development

STATE ENVIRONMENTAL PLANNING POLICY NO.55 - Remediation of Land

STATE ENVIRONMENTAL PLANNING POLICY NO.64 - Advertising and Signage

STATE ENVIRONMENTAL PLANNING POLICY NO.65 – Design Quality of Residential Flat Development.

STATE ENVIRONMENTAL PLANNING POLICY NO.70 – Affordable Housing (Revised Schemes)

STATE ENVIRONMENTAL PLANNING POLICY – (Housing for Seniors or People with a Disability) 2004

STATE ENVIRONMENTAL PLANNING POLICY – (Building Sustainability Index: BASIX) 2004

STATE ENVIRONMENTAL PLANNING POLICY – (Major Development) 2005

STATE ENVIRONMENTAL PLANNING POLICY – (Mining, Petroleum Production and Extractive Industries) 2007

STATE ENVIRONMENTAL PLANNING POLICY – (Temporary Structures) 2007

STATE ENVIRONMENTAL PLANNING POLICY (Infrastructure) 2007

STATE ENVIRONMENTAL PLANNING POLICY (Exempt and Complying Development Codes) 2008

STATE ENVIRONMENTAL PLANNING POLICY (Affordable Rental Housing) 2009

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.9 (No.2) - Extractive Industries

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.24 - Homebush Bay Area

SYDNEY REGIONAL ENVIRONMENTAL PLAN – (Sydney Harbour Catchment) 2005

N.B. All enquiries as to the application of Draft, State and Regional Environmental Planning Policies should be directed to The Department of Planning and Infrastructure – 23-33 Bridge Street Sydney NSW 2000.

Greg Dyer
Chief Executive Officer

per

dated 22 September 2014



PLANNING CERTIFICATE

CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979 as amended

Environmental Investigation Services
PO Box 976
NORTH RYDE NSW 1670

Certificate No: 2014/4609
Fee: \$133.00
Issue Date: 22 September 2014
Receipt No: 4231813
Applicant Ref: E27710KG - GRANVILLE

DESCRIPTION OF LAND

Address: 58 Victoria Street
GRANVILLE NSW 2142
Lot Details: Lot 58 DP 869379

SECTION A

The following Environmental Planning Instrument to which this certificate relates applies to the land:

Parramatta Local Environmental Plan 2011

For the purpose of **Section 149(2)** it is advised that as the date of this certificate the abovementioned land is affected by the matters referred to as follows:

**The land is zoned: R3 Medium Density Residential PLEP2011**

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act, 1979.

NOTE: This table is an excerpt from Parramatta Local Environmental Plan 2011 and must be read in conjunction with and subject to the other provisions of that instrument, and in force at that date.

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide opportunities for people to carry out a reasonable range of activities from their homes if such activities will not adversely affect the amenity of the neighbourhood.
- To allow for a range of community facilities to be provided to serve the needs of residents, workers and visitors in residential neighbourhoods.

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Home-based child care; Home businesses; Hostels; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Water recycling facilities

4 Prohibited

Any development not specified in item 2 or 3

SECTION B**State Policies and Regional Environmental Plans**

The land is affected by State Environmental Planning Policies and Regional Environmental Plans as detailed in Annexure "B1".

Draft Local Environmental Plan

The land is not affected by a Draft Local Environmental Plan which has been placed on Public Exhibition and has not yet been published.

Development Control Plan

The land is affected by Parramatta Development Control Plan 2011.



The Minister for Planning has issued directions that provisions of an EPI do not apply to certain Part 4 development where a concept plan has been approved under Part 3A.

Development Standards

The land is affected by a minimum lot size of 600 square metres on the Minimum Lot Size for Dual Occupancy map of Parramatta Local Environmental Plan 2011.

The land is affected by a minimum lot size of 550 square metres on the Minimum Lot Size map of Parramatta Local Environmental Plan 2011.

The land is located within State Environmental Planning Policy (Urban Renewal) 2010.

Development Contribution Plan

The Parramatta Section 94A Development Contributions Plan applies to the land.

Heritage Item/Heritage Conservation Area

An item of environmental heritage is not situated on the land.

The land is not located in a heritage conservation area.

Road Widening

The land is not affected by road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993.
- (b) Any Environmental Planning Instrument.
- (c) Any Resolution of Council.

Land Reservation Acquisition

The land is not affected by Land Reservation Acquisition in Parramatta Local Environmental Plan 2011.

Site Compatibility Certificate (Seniors Housing, Infrastructure and Affordable Rental Housing)

At the date of issue of this certificate Council is not aware of any

- a. Site compatibility certificate (affordable rental housing),
- b. Site compatibility certificate (infrastructure),
- c. Site compatibility certificate (seniors housing)

in respect to the land issued pursuant to the Environmental Planning & Assessment Amendment (Site Compatibility Certificates) Regulation 2009 (NSW).

Contamination

The land is not affected by any of the matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed

- a. that the land to which the certificate relates is significantly contaminated land
- b. that the land to which the certificate relates is subject to a management order
- c. that the land to which the certificate relates is the subject of an approved voluntary management proposal



- d. that the land to which the certificate relates is subject to an ongoing maintenance order
- e. that the land to which the certificate relates is the subject of a site audit statement

Tree Preservation

The land is subject to Section 5.4 Preservation of Trees or Vegetation in Parramatta Development Control Plan 2011.

Council has not been notified of an order under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

Coastal Protection

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979.

Has an order been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of the Act) on the land (or on public land adjacent to that land)?

NO

Has Council been notified under section 55x of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of the Act) have been placed on the land (or on public land adjacent to that land)?

NO

Has the owner (or any previous owner) of the land been consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?

NO

Council Policy

Council has not adopted a policy to restrict the development of the land by reason of the likelihood of projected sea level rise (coastal protection), tidal inundation, subsidence or any other risk.

Council has adopted a policy covering the entire City of Parramatta to restrict development of any land by reason of the likelihood of flooding.

Mine Subsidence

The land is not affected by Section 15 of the Mine Subsidence Compensation Act 1961 proclaiming land to be a Mine Subsidence District.

Bushfire Land

The land is not bushfire prone land.

Threatened Species

The Director General with responsibility for the Threatened Species Conservation Act 1995 has not advised Council that the land includes or comprises a critical habitat.



State Environmental Planning Policy
(Exempt and Complying Development Codes) 2008

This does not constitute a Complying Development Certificate under section 85 of the EP&A Act

This information only addresses matters raised in **Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1)(c3) and 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

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SPECIAL NOTES

The land is identified as Class 4 on the Acid Sulfate Soils map. Refer to Clause 6.1 of Parramatta Local Environmental Plan 2011.

Applicants for Sections 149 Certificates are advised that Council does not hold sufficient information to fully detail the effect of any encumbrances on the title of the subject land. The information available to Council is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall Council or its servants, be liable for any negligence in the preparation of that information. Further information should be sought from relevant Statutory Departments.

SECTION C

The following additional information is issued under Section 149(5)

Pursuant to S149(5) the Council supplies information as set out below on the basis that the Council takes no responsibility for the accuracy of the information. The information if material should be independently checked by the applicant.

Aboriginal Heritage – low sensitivity – limited potential to contain items of Aboriginal heritage. Contact Council's Customer Service/Duty Planner (02) 9806 5050 for more information.

The land is considered by Council TO BE ABOVE the 1 in 100 year mainstream flood level.

This information is based on data available to the Council. It is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall the Council or its servants, be liable for any negligence in the preparation of that information.

ANNEXURE "B1"

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act 1979. Note: The following information is supplied in respect of Section 149 and embodies the requirements of Department of Planning Circular No. A2 dated 17 March 1989 and the Ministerial Notification dated 15 December 1986.

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STATE ENVIRONMENTAL PLANNING POLICY NO.32 - Urban Consolidation (Redevelopment of Urban Land)

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SYDNEY REGIONAL ENVIRONMENTAL PLAN – (Sydney Harbour Catchment) 2005

N.B. All enquiries as to the application of Draft, State and Regional Environmental Planning Policies should be directed to The Department of Planning and Infrastructure – 23-33 Bridge Street Sydney NSW 2000.

Greg Dyer
Chief Executive Officer

per

dated 22 September 2014



PLANNING CERTIFICATE

CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979 as amended

**Environmental Investigation Services North Ryde
PO Box 976
NORTH RYDE NSW 1670**

Certificate No: 2014/4610
Fee: \$133.00
Issue Date: 22 September 2014
Receipt No: 4231813
Applicant Ref: E27710KG - GRANVILLE

DESCRIPTION OF LAND

Address: 173 Parramatta Road
GRANVILLE NSW 2142
Lot Details: Lot 1 DP 89526

SECTION A

The following Environmental Planning Instrument to which this certificate relates applies to the land:

Parramatta Local Environmental Plan 2011

For the purpose of **Section 149(2)** it is advised that as the date of this certificate the abovementioned land is affected by the matters referred to as follows:

**The land is zoned: B6 Enterprise Corridor PLEP2011**

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act, 1979.

NOTE: This table is an excerpt from Parramatta Local Environmental Plan 2011 and must be read in conjunction with and subject to the other provisions of that instrument, and in force at that date.

1 Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.

2 Permitted without consent

Nil

3 Permitted with consent

Building identification signs; Bulky goods premises; Business identification signs; Business premises; Community facilities; Food and/or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Passenger transport facilities; Plant nurseries; Roads; Self-storage units; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water recycling facilities; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Amusement centres; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Industrial retail outlets; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Restricted premises; Retail premises; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

SECTION B**State Policies and Regional Environmental Plans**

The land is affected by State Environmental Planning Policies and Regional Environmental Plans as detailed in Annexure "B1".

**Draft Local Environmental Plan**

The land is not affected by a Draft Local Environmental Plan which has been placed on Public Exhibition and has not yet been published.

Development Control Plan

The land is affected by Parramatta Development Control Plan 2011.

The Minister for Planning has issued directions that provisions of an EPI do not apply to certain Part 4 development where a concept plan has been approved under Part 3A.

Development Standards

The land is located within State Environmental Planning Policy (Urban Renewal) 2010.

Development Contribution Plan

The Parramatta Section 94A Development Contributions Plan applies to the land.

Heritage Item/Heritage Conservation Area

An item of environmental heritage is not situated on the land.

The land is not located in a heritage conservation area.

Road Widening

The land is not affected by road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993.
- (b) Any Environmental Planning Instrument.
- (c) Any Resolution of Council.

Land Reservation Acquisition

The land is not affected by Land Reservation Acquisition in Parramatta Local Environmental Plan 2011.

Site Compatibility Certificate (Seniors Housing, Infrastructure and Affordable Rental Housing)

At the date of issue of this certificate Council is not aware of any

- a. Site compatibility certificate (affordable rental housing),
- b. Site compatibility certificate (infrastructure),
- c. Site compatibility certificate (seniors housing)

in respect to the land issued pursuant to the Environmental Planning & Assessment Amendment (Site Compatibility Certificates) Regulation 2009 (NSW).

Contamination

The land is not affected by any of the matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed

- a. that the land to which the certificate relates is significantly contaminated land
- b. that the land to which the certificate relates is subject to a management order



- c. that the land to which the certificate relates is the subject of an approved voluntary management proposal
- d. that the land to which the certificate relates is subject to an ongoing maintenance order
- e. that the land to which the certificate relates is the subject of a site audit statement

Tree Preservation

The land is subject to Section 5.4 Preservation of Trees or Vegetation in Parramatta Development Control Plan 2011.

Council has not been notified of an order under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

Coastal Protection

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979.

Has an order been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of the Act) on the land (or on public land adjacent to that land)?

NO

Has Council been notified under section 55x of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of the Act) have been placed on the land (or on public land adjacent to that land)?

NO

Has the owner (or any previous owner) of the land been consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?

NO

Council Policy

Council has not adopted a policy to restrict the development of the land by reason of the likelihood of projected sea level rise (coastal protection), tidal inundation, subsidence or any other risk.

Council has adopted a policy covering the entire City of Parramatta to restrict development of any land by reason of the likelihood of flooding.

Mine Subsidence

The land is not affected by Section 15 of the Mine Subsidence Compensation Act 1961 proclaiming land to be a Mine Subsidence District.

Bushfire Land

The land is not bushfire prone land.



Threatened Species

The Director General with responsibility for the Threatened Species Conservation Act 1995 has not advised Council that the land includes or comprises a critical habitat.

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Greg Dyer
Chief Executive Officer

per

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dated 22 September 2014

