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**Castle Larool DM Pty Ltd**

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Project number

**AS121949**

# PRELIMINARY SITE INVESTIGATION CASTLE HILL, NSW

## PRELIMINARY SITE INVESTIGATION CASTLE HILL, NSW

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## CONTENTS

<b>1.</b>	<b>INTRODUCTION</b>	<b>1</b>
1.1	Understanding & Objectives	1
1.2	Site Particulars	1
1.3	Scope of Works	1
<b>2.</b>	<b>SITE SETTING</b>	<b>3</b>
2.1	Physical Setting	3
2.2	Site Surrounds	5
<b>3.</b>	<b>SITE HISTORY</b>	<b>6</b>
<b>4.</b>	<b>DATA REVIEW &amp; REGULATORY INFORMATION</b>	<b>8</b>
4.1	Regulatory Information	8
4.2	Prior Environmental Assessment	8
<b>5.</b>	<b>MATERIAL STORAGE AND HANDLING</b>	<b>9</b>
5.1	Above Ground Tanks (ASTs)	9
5.2	Underground Storage Tanks and Other Subgrade Structures	9
5.3	Drums and Other Storage Areas	9
<b>6.</b>	<b>SITE OBSERVATION</b>	<b>10</b>
6.1	Known Site Conditions	10
6.2	Wastes	10
6.3	Fill	10
6.4	Asbestos	10
6.5	Phytotoxicity	10
6.6	Odours and Staining	10
6.7	Incidents and Complaints	10
6.8	Anecdotal Evidence	10
<b>7.</b>	<b>FINDINGS</b>	<b>11</b>
<b>8.</b>	<b>LIMITATIONS</b>	<b>12</b>

## TABLES

<b>Table 1: Site Particulars</b> .....	<b>1</b>
<b>Table 2: Physical Setting and Utility Information</b> .....	<b>3</b>
<b>Table 3: Current Use of Adjacent Properties</b> .....	<b>5</b>
<b>Table 4: Review of Historical Land Uses</b> .....	<b>6</b>

## FIGURES

**Figure 1: Site Layout**

## APPENDICES

### **Appendix A**

Site photographs

### **Appendix B**

Environmental database report (historical aerial photographs)

### **Appendix C**

Historial Title Searches



# 1. INTRODUCTION

## 1.1 Understanding & Objectives

Ramboll Environ Australia Pty Ltd (Ramboll Environ) was retained by Castle Larool DM Pty Ltd (Castle Larool) to prepare a Preliminary Site Investigation (PSI) of a parcel of properties (refer to Figure 1) enclosed by Larool Crescent and Carramar Road, Castle Hill New South Wales (NSW) Australia (the "site"). The total site area is approximately 10,000 square metres (m<sup>2</sup>) and currently comprises 14 separate lots, each occupied by a detached residential dwelling.

It is understood that Castle Larool is planning to seek re-zoning of the properties. The proposed re-zoning will permit high density residential use of the properties. Alternative concepts vary from maximum building heights of eight storeys to potentially eighteen storeys. Basement car parking of three to four levels will occupy approximately 61% of the site area, or approximately 6,100 m<sup>2</sup>. The remaining 3,900m<sup>2</sup> will have deep soil access.

The PSI is undertaken in accordance with the requirements of *State Environmental Planning Policy 55 - Remediation of Land* (SEPP 55) and associated guidelines published by the NSW Environment Protection Authority (EPA). The main objectives of this PSI are to:

- Assess the likelihood of contamination to be present on the site, as a result of past and present land use activities; and
- Provide preliminary recommendations on further contamination assessment, management or remediation works (if required).

Ramboll Environ undertook the following scope of work to address the project objectives:

- a desktop review;
- a site walkover; and
- data assessment and reporting.

## 1.2 Site Particulars

Table 1: Site Particulars	
Site Address	2-22 Larool Crescent & 44-48 Carramar Road, Castle Hill NSW 2154
Legal Description	Lots 5 - 14 Deposited Plan (DP)232658 & Lots 16-19 DP237030 Local Government Area of the Hills Shire, Parish of Castle Hill, County of Cumberland
Construction date	Circa 1960's ( <i>Source: Lotsearch &amp; Historical Title Search</i> )
Owners	Various
Zoning	Low Density Residential (R2)
Site Area (m <sup>2</sup> )	Approximately 10,054
Building Area (m <sup>2</sup> )	<6,000 (estimated)

## 1.3 Scope of Works

The PSI included the following tasks:

- A visit to the site by Dean Osmond of Ramboll Environ on 8 December 2015 to observe and evaluate visible site conditions from outside the properties and, where possible, photographs indicative of general site conditions were taken (access to individual properties at the site was not permissible). The Ramboll Environ auditor observed the adjoining properties from the site boundaries or adjacent public thoroughfares. Photographs taken during the site visit are included in **Appendix A**.
- A review of the search of publicly available databases for the site and properties within approximately one kilometre (km) radius of the site (**Appendix B**).

- A review of geological maps, topographic maps, and groundwater maps, which were provided by database searches (**Appendix B**), Google Earth™ and relevant desktop research.
- A review of historical aerial photographs with approximately 150m (also included within **Appendix B**) and satellite imagery (Google Earth™).
- A review of historical Certificate of Title pertaining to two selected lots at the sites (**Appendix C**).

## 2. SITE SETTING

### 2.1 Physical Setting

The site is located approximately 25 kilometres (km) north west of the Sydney Central Business District. It is a collection of 14 residential properties bounded Carramar Road and Larool Crescent. **Figure 1** shows the site location and the approximate boundary of each lot.

The entire site area has been developed and contains low density residential dwellings (i.e. detached houses; private garden/recreational spaces; and paved areas).

Details of the physical setting and site utilities are provided in **Table 2**.

<b>Table 2: Physical Setting and Utility Information</b>		
<b>Conditions</b>	<b>Source</b>	<b>Description</b>
<b>Topography</b>		
Elevation (metres above mean sea level)	Google Earth™	Ranges from approximately 121m near the northern corner to 115 m at the south west corner of the sites.
Topographic Gradient	Google Earth™, Visual observations, Lotsearch	The site has a steep slope to the south. Regional topography also slopes gently south towards a former creek to the south of the site (refer to Appendix A).
<b>Hydrology</b>		
Surface Water Runoff	Visual observations, site plans	Most of the site is built, paved or landscaped. Surface water flows from paved areas and roof downpipes flows to underground drains that would discharge to the municipal stormwater system. Surface water from unpaved areas percolates into the ground surface.
Nearest Surface Water Body to the Site	Google Earth™, Visual observations	The nearest surface water body is Castle Hill Creek, approximately 1km north of the site.  There was formerly a creek that intersected the southern portion of the site. The creek was filled in and built over during construction of the houses in the 1960s (refer to Section 3).
Flood Plain		Ramboll Environ did not conduct a review of flood risks.
<b>Geology and Hydrogeology</b>		
Presumed Direction of Shallow Groundwater Flow	Google Earth™, Visual observations, Lotsearch	Based on the topographic gradient, shallow groundwater likely flow south to the former creek.
Depth to Groundwater	Department of Primary Industries – Office of Water; Lotsearch	The nearest groundwater boreholes which gives a depth to groundwater is located 537m south east of the site (GW103570 and GW109571). The standing water measurements given were 4.3m below ground level (mbgl) (GW103570) and 5.0mbgl (GW109571).  Groundwater at the southern portion of the site is envisaged to be shallow based on the former creek been located there (refer to Section 3).

<b>Table 2: Physical Setting and Utility Information</b>		
<b>Conditions</b>	<b>Source</b>	<b>Description</b>
Groundwater Aquifer Quality	Department of Primary Industries – Office of Water	Publicly available information on groundwater in the area is limited. No information was available regarding groundwater depth or quality at the site.
On-site Wells	Facility personnel; visual observations	No production or monitoring wells are present on site.
Nearest Groundwater Supply Wells	Department of Primary Industries – Office of Water; Lotsearch	The nearest monitoring wells (GW021982) is located at a distance of approximately 433m south east of the site. The nearest abstraction well (GW100981) is a domestic abstraction well located 680m north west of the site.
Geologic Conditions	Lotsearch	The northern two thirds of the site is underlain by medium to coarse grained quartz sandstone; and very minor shale and laminate lenses of Triassic age. The southern third of the site is underlain by black to dark grey shale and laminate of Triassic age.  The nearest monitoring well (GW021982) detailed the following geological conditions in the drillers log: <ul style="list-style-type: none"> <li>• 0.00m-7.01m - Clay Grey</li> <li>• 7.01m-15.84m - Shale Grey</li> <li>• 15.84m-28.34m - Shale</li> <li>• 28.34m-39.31m - Sandstone Yellow</li> <li>• 39.31m-41.45m - Sandstone Grey Hard</li> <li>• 41.45m-47.85m - Sandstone Cream Water Supply</li> <li>• 47.85m-49.07m - Shale</li> </ul>
Acid Sulfate Soils	Lotsearch	The site is not within 500m of an Acid Sulfate Soil zone.
Site Sensitivity	Ramboll Environ's findings based on available sources	The site is considered by Ramboll Environ to be situated in an area of low to moderate sensitivity with respect to soil and groundwater due the relatively impermeable underlying geology and expected occurrence of groundwater. The nearest abstraction well is located 680m north west of the site.  The site is considered by Ramboll Environ to be in an area of low sensitivity with regards to surface water as the nearest watercourse lies up gradient of the site and surface water run-off is directed to stormwater drain.

## 2.2 Site Surrounds

Based on Ramboll Environ's visual observations from the site boundary and a limited review of publicly available information, the following general description of the current use of adjacent properties was developed, as described in **Table 3**.

<b>Table 3: Current Use of Adjacent Properties</b>		
<b>Direction</b>	<b>Property/Land Use</b>	<b>Ramboll Environ's Observations</b>
North	Residential properties.	No observations of environmental significance.
East	Residential properties.	No observations of environmental significance.
South	Residential properties and recreation public space.	No observations of environmental significance.
West	Residential properties.	No observations of environmental significance.
Other sensitive receptors		Castle Hill Public School is approximately 50m north east of the site.
<p>Note: During the site visit, Ramboll Environ walked along the boundaries of the site. Ramboll Environ did not enter the site neighbouring properties.</p>		

### 3. SITE HISTORY

The site history has been compiled using historical business directory records (Appendix B), historical aerial photographs (Appendix B) and the Historical Title Search of selected lots (Appendix C).

Two lots (Lot 14 DP232658 and Lot 16 DP237030) of the fourteen lots were selected for the historical title search as a representation of the fourteen lots.

**Table 4** below provides a summary of the above mentioned information obtained to summarise the findings into a historical timeline.

<b>Table 4: Review of Historical Land Uses</b>		
<b>Year</b>	<b>Information Source</b>	<b>Observations / Analysis</b>
1912- to date	Historical Title Search	The proprietors of Lot 16 DP237030 included a 'dairyman', 'auctioneer', 'orchardist', 'labourer', 'builder', 'electrical contractor' and 'retired advertising executive'. The 'orchardist' owned the property from 1920-29.
1913- to date	Historical Title Search	The proprietors of Lot 14 DP2326580 included a 'master jeweller', 'post master', 'nursery man', 'panel beater' and 'project manager'.
1943	Historical Aerial Photograph	The area was rural land, presumably used for agricultural purposes. Scattered vegetation was present throughout the site (greater density in the north west portion). A creek flowed through the southern portion of the site. No visible signs of sheds, cattle dip stations or orchards on the site. The surrounding land-use was predominately agriculture or vacant land. Orchards were located to the north west of the site and a homestead to the north east. Sheds, the use of which is not known, were located to the south east of the site.
1950	Business Directory Records	Rogan's Hill Garage (a motor garage) was located 513m south east of the site, on Old Northern Road.
1953	Historical Aerial Photograph	The site had a greater density of shrubs and trees compared to the 1943 historical aerial photograph and appeared unlikely to be used for agricultural purposes. The surrounding land had also become more densely populated with shrubs and trees, in particular to the east and south of the site. Residential development has occurred to the south east of the site.
1961	Historical Aerial Photograph	The site was largely unchanged from the 1953 photograph, except that the shrubs and trees had become denser. There was a cleared patch of land along the site's south east boundary. The surrounding land use was largely unchanged from the 1953 photograph, except that residential housing had increased to the south and south east of the site.
1970	Historical Aerial Photograph	The site had been developed with low density residential housing occupying the majority of the lots. The creek across the southern portion of the site had been filled. Present day Larool Crescent and Carramar Road formed the site perimeter and residential properties surrounded the site. Agricultural

<b>Table 4: Review of Historical Land Uses</b>		
<b>Year</b>	<b>Information Source</b>	<b>Observations / Analysis</b>
		land existed to the north east and east of the sites.
1970	Lotsearch (Appendix B)	Four petrol services stations were located to the south and south east of the site (between 491m and 629m from the site).
1982	Historical Aerial Photograph	The site was largely unchanged from the 1970 photograph, except development of low density residential housing on the undeveloped lots from the 1970 photograph (all the lots on the sites appear developed with low density residential housing).  The surrounding land use was largely unchanged from the 1970 photograph except agricultural land to the south east appeared to be vacant land.
1991	Historical Aerial Photograph	The site and surrounding land uses were largely unchanged from the 1982 photograph.
2003	Historical Aerial Photograph	The site was largely unchanged from the 1991 photograph.  The surrounding land use was largely unchanged from the 1991 photograph except vacant land to the north east had been developed into a school.
2009	Google Earth™ Image	The site and surrounding land uses were largely unchanged from the 2003 photograph.
2014	Google Earth™ Image	The site and surrounding land uses were largely unchanged from the 2009 photograph.

## 4. DATA REVIEW & REGULATORY INFORMATION

### 4.1 Regulatory Information

The results of a search of the NSW Environmental Protection Authority (EPA) public register maintained under section 308 of the *Protection of the Environment Operations Act 1997* (the “POEO Act”) and a review of the results of database searches performed by Lotsearch confirmed the site is not subject to any of the following:

- Environment protection licence;
- Applications for new licences and to transfer or vary existing licences;
- Environment protection and noise control notices;
- Penalty notices issued by the EPA;
- Convictions in prosecutions under the POEO Act;
- Exemptions from the provisions of the POEO Act or regulations;
- Approvals granted under clause 9 of the POEO (Control of Burning) Regulation; and
- Approvals granted under clause 7A of the POEO (Clean Air) Regulation.

Current activities licensed under the POEO Act within a 1 km radius of the site are:

- Australian Rail Track Corporation Limited;
- John Holland Rail Pty Ltd ; and
- Thiess Pty (North West Rail Link Tunnels and Station Civil Works).

The results of a search of the NSW EPA Register of Notices under the *Contaminated Land Management Act 1997* confirmed that, as of 10 November, 2015, neither the site nor any surround properties within a 1km radius are not included on this register.

WorkCover NSW keeps a record of Dangerous Goods licensing records and storage notifications. A search of WorkCover Dangerous Goods records was not completed as part of the scope. Based on a review of historical information it is considered unlikely that notifiable quantities of Dangerous Goods were kept on the site.

### 4.2 Prior Environmental Assessment

No environmental assessments are known to have been conducted at the site.



## 5. MATERIAL STORAGE AND HANDLING

### 5.1 Above Ground Tanks (ASTs)

No access was possible to the individual properties at the site.

Ramboll Environ did not note any ASTs at the site when viewed from the boundary. Current and historical aerial photographs did not identify ASTs at the site. However, we could not rule out the possibility of water or fuel ASTs being located on the individual properties.

### 5.2 Underground Storage Tanks and Other Subgrade Structures

No access was possible to the individual properties at the site.

There was no visual evidence of underground storage tanks (e.g. fill points, dip points, breather lines) observed when viewed from the site boundary.

### 5.3 Drums and Other Storage Areas

No access was possible to the individual properties at the site.

Ramboll Environ did not note any drums or other storage areas at the site when viewed from the boundary. It is likely that minor quantities of Dangerous Goods and hazardous substances used for domestic purposes are kept at the site.

## 6. SITE OBSERVATION

### 6.1 Known Site Conditions

No visual evidence of significant contamination (e.g., significant staining, spills or releases on unpaved ground, or stressed vegetation) was observed (Appendix A).

According to Ramboll Environ database review; the site is not listed with active status on environmental databases that are indicative of a contamination concern. Furthermore, the site is not currently listed on the NSW EPA's registers of contamination or potentially contaminated sites (refer to Section 4 of this report). Based on the factors noted, there is no known contamination present at the site and minimal impetus to trigger regulatory scrutiny.

The site observations were made from the boundaries of the individual lots on the site.

### 6.2 Wastes

There was no visual evidence of wastes being dumped on the site.

### 6.3 Fill

There was visual evidence to suggest the presence of potential filling material on the site, based on steep gradient and housing development. However, it is considered likely that the cut material from the site was used for filling and therefore unlikely that fill material was brought from off site.

The former creek on the site's southern boundary was filled as part of the construction of the residential housing.

The potential for localised or minor filling elsewhere on the site cannot be precluded.

### 6.4 Asbestos

There was no visual evidence of potential asbestos containing materials (ACM) observed from the site boundary and aerial photography.

House roofs were observed to be predominately ceramic tiled and housing material to be brick and/or timber. However, a hazardous building materials survey was not within the scope of this investigation and the presence of ACM in building materials cannot be precluded.

Asbestos may be present in the soil from demolition of the former sheds observed in the historical aerial photograph.

### 6.5 Phytotoxicity

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

### 6.6 Odours and Staining

There was no olfactory evidence of odours detected on the site.

There was no visual evidence of surface staining observed on the site.

### 6.7 Incidents and Complaints

There was no information provided to suggest any incidents had occurred at the site or complaints had been made about the site.

### 6.8 Anecdotal Evidence

There was no anecdotal evidence provided for the site.

## 7. FINDINGS

This report presents the findings of the PSI performed by Ramboll Environ at the site comprising fourteen individual lots enclosed by Larool Crescent and Carramar Road, Castle Hill, NSW, Australia.

Intrusive soil and groundwater investigations are not known to have been conducted at the site and no known soil and groundwater contamination has been identified at the site.

The site is not considered sensitive to soil, surface water and/or groundwater contamination due to the impermeable nature of the underlying geology and leaks of current potentially contaminating activities.

Sources of potential historical soil and groundwater contamination on the site are summarised as follows:

- Possible fill material used to level the building sites during the development of the current site. No evidence of the use of significant quantities of imported fill was identified in the historical aerial photographs or during the site inspection.
- Historical rural land use, in particular the ownership of the site by an 'orchardist' from 1920 to 1929 (although there was no evidence as to whether the land use on the site was for an orchard) may have resulted in residual pesticides and herbicides contamination on site.
- Historical land use of the off-site properties for suspected orchards may have resulted in residual pesticides and herbicides entering the site.

No current on-site or off-site sources of potential soil and groundwater contamination that may significantly affect the subject site were identified during the PSI.

Confirmation of site contamination and liabilities for managing contamination could only be assessed further through a Detailed Site Investigation (DSI) involving soil and/or groundwater sampling. A detailed Site Investigation is not recommended at this stage based upon the lack of identified sources of contamination and the low sensitivity of the environmental setting.

## 8. LIMITATIONS

This report has been prepared for the exclusive use of Castle Larool DM Pty Ltd and may not be relied upon by any other person or entity without Ramboll Environ's prior express written permission through a standard Reliance Letter.

The report is considered current only for a period of 180 days from the site inspection. The conclusions presented in this report represent Ramboll Environ's best professional judgment based upon the information available and conditions existing as of the date of the review. In performing its assignment, Ramboll Environ must rely upon publicly available information, information provided by the client and information provided by third parties. Accordingly, the conclusions in this report are valid only to the extent that the information provided to Ramboll Environ was accurate and complete. This review is not intended as legal advice. Ramboll Environ makes no representations or warranties, express or implied, about the conditions of the site.

Ramboll Environ's scope of work for this assignment did not include collecting samples of any environmental media. As such, this review cannot rule out the existence of latent conditions, and is intended, consistent with normal standards of practice and care, to assist the client in identifying the risks of such conditions. Also, the scope of work for this assessment did not include an asbestos survey or sampling and analysis of any building materials. Other issues considered outside the scope of this review include radon, lead-based paint, lead in drinking water, wetlands, PCBs in building materials, cultural and historic resources, ecological resources, endangered species, and high voltage power lines.

Ramboll Environ's conclusions are based on the assumption of continued residential use of the site. No consideration of change of site use was factored into the assessment.

**FIGURE 1: Site Layout**



Client name: Castle Larool DM Pty Ltd

Site Layout (not to scale)

## **APPENDIX A**

### **Site photographs**



Photo 1: View from the sites from northern corner (corner of Carramarr Road and Larool Crescent), facing south.



Photo 2: View from the sites from north east corner (corner of Barrawarn Place and Larool Crescent), facing south east.

Title:	Preliminary Site Investigation	Approved:	Project-Nr.:	Date:
Site:	2-22 Larool Crescent & 44-48 Carramar Road, Castle Hill NSW 2154	DO	AS121949	December 2015
Client:	Castle Larool DM Pty Ltd <b>RAMBOLL</b> ENVIRON			





Photo 3: View from the sites eastern corner (on Larool Crescent), facing south.



Photo 4: View from the sites south eastern perimeter (on Larool Crescent), facing west.

Title:	Preliminary Site Investigation	Approved:	Project-Nr.:	Date:
Site:	2-22 Larool Crescent & 44-48 Carramar Road, Castle Hill NSW 2154	DO	AS121949	December 2015
Client:	Castle Larool DM Pty Ltd			

## **APPENDIX B**

### **Environmental database report (historical aerial photographs)**

# Lotsearch



## **Environmental Risk and Planning Report**

**2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill, NSW 2154**

**Report Buffer: 1000m**

**Report Date: 27 Nov 2015 17:58:31**

**Disclaimer:**

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice before you make any decision based on the information within the report. The detailed terms applicable to use of this report are set out at the end of this report.

## Table of Contents

Location Confidences.....	2
Dataset Listings .....	3
Site Location Map .....	5
Contaminated Land.....	6
Waste Management Facilities & UPSS Sensitive Zones.....	8
EPA Current & Former Regulated Activities .....	9
Historical Business Directory Records.....	12
Historical Aerial Imagery & Maps.....	15
Topographic Features .....	24
Elevation Contours.....	29
Hydrogeology & Groundwater.....	30
Geology .....	33
Soil Landscapes.....	35
Acid Sulfate Soils .....	37
Dryland Salinity .....	38
Mining Subsidence Districts.....	39
State Environmental Planning.....	40
Local Environmental Planning .....	41
Heritage.....	45
Natural Hazards .....	47
Ecological Constraints.....	48
Terms & Conditions.....	54

## Location Confidences

Where Lotsearch has had to georeference features from supplied addresses, a location confidence has been assigned to the data record. This indicates a confidence to the positional accuracy of the feature. Where applicable, a code is given under the field heading LC. These codes lookup to the following location confidences:

LC Code	Location Confidence
1	Geocoded to the site location or part of site
2	Geocoded with the confidence of the general/wider area
3	Geocoded to the road or rail
4	Geocoded to the road intersection
5	Feature is a buffered point
6	Land adjacent to Geocoded Site
7	Geocoded to a network of features

## Dataset Listing

Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	No. Features Onsite	No. Features within 100m	No. Features in Buffer
Cadastre Boundaries	Land and Property Information	08/10/2014	08/10/2014	As required	-	-	-
Topographic Data	Land and Property Information	10/04/2015	01/04/2015	As required	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	10/11/2015	27/10/2015	Monthly	0	0	0
Contaminated Land: Records of Notice	Environment Protection Authority	10/11/2015	10/11/2015	Monthly	0	0	0
Former Gasworks	Environment Protection Authority	10/11/2015	10/05/2013	Monthly	0	0	0
National Waste Management Site Database	Geoscience Australia	21/10/2015	15/11/2012	Quarterly	0	0	0
UPSS Environmentally Sensitive Zones	Department of Environment, Climate Change and Water (NSW)	14/04/2015	12/01/2010	As required	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	20/11/2015	20/11/2015	Monthly	0	0	4
Delicensed POEO Activities still Regulated by the EPA	Environment Protection Authority	20/11/2015	20/11/2015	Monthly	0	0	0
Former POEO Licenced Activities now revoked or surrendered	Environment Protection Authority	20/11/2015	20/11/2015	Monthly	0	0	4
UBD Business to Business Directory 1991	Universal Publishers Pty Ltd			Not required	0	0	1
UBD Business Directory 1970	Universal Publishers Pty Ltd			Not required	0	1	2
UBD Business Directory 1970 Drycleaners & Motor Garages/Service Stations	Universal Publishers Pty Ltd			Not required	0	0	4
UBD Business Directory 1950	Universal Publishers Pty Ltd			Not required	0	0	1
UBD Business Directory 1950 Drycleaners & Motor Garages/Service Stations	Universal Publishers Pty Ltd			Not required	0	0	1
Points of Interest	Land and Property Information	10/04/2015	01/04/2015	As required	0	1	43
Tanks (Areas)	Land and Property Information	10/04/2015	01/04/2015	As required	0	0	0
Tanks (Points)	Land and Property Information	10/04/2015	01/04/2015	As required	0	0	0
Easements	Land and Property Information	08/10/2014	08/10/2014	As required	0	0	10
State Forest	Land and Property Information	12/08/2015	22/01/2015	As required	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment and Heritage	10/08/2015	31/03/2015	Quarterly	0	0	0
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	08/10/2014	17/03/2000	As required	1	1	1
Groundwater Boreholes	NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corporation; Commonwealth of Australia (Bureau of Meteorology) 2015	10/09/2015	08/09/2015	Quarterly	0	0	8
Geological Units 1:100,000	NSW Department of Industry, Resources & Energy	20/08/2014		None planned	2	-	6
Geological Structures 1:100,000	NSW Department of Industry, Resources & Energy	20/08/2014		None planned	0	-	1
Soil Landscapes	NSW Office of Environment and Heritage	12/08/2014		None planned	1	0	5
Acid Sulfate Soils	NSW Planning and Environment	19/06/2014	11/09/2013	Quarterly	0	-	-
Dryland Salinity Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	None planned	0	0	0
Mining Subsidence Districts	Land and Property Information	08/10/2014	08/10/2014	As required	0	0	0
SEPP 14 - Coastal Wetlands	NSW Planning and Environment	01/07/2014	24/10/2008	Annually	0	0	0
SEPP 26 - Littoral Rainforest	NSW Planning and Environment	01/07/2014	01/01/1986	Annually	0	0	0
SEPP 71 - Coastal Protection	NSW Planning and Environment	01/07/2014	30/11/2005	Annually	0	0	0

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	No. Features Onsite	No. Features within 100m	No. Features in Buffer
SEPP Major Developments 2005	NSW Planning and Environment	09/03/2013	25/05/2005	Under Review	0	0	0
SEPP Strategic Land Use Areas	NSW Planning and Environment	04/05/2015	01/05/2015	Annually	0	0	0
Local Environmental Plan - Land Zoning	NSW Planning and Environment	21/11/2015	20/11/2015	Weekly	1	3	52
Local Environmental Plan - Minimum Subdivision Lot Size	NSW Planning and Environment	21/11/2015	20/11/2015	Weekly	1	-	-
Local Environmental Plan - Height of Building	NSW Planning and Environment	21/11/2015	20/11/2015	Weekly	1	-	-
Local Environmental Plan - Floor Space Ratio	NSW Planning and Environment	21/11/2015	20/11/2015	Weekly	0	-	-
Local Environmental Plan - Land Application	NSW Planning and Environment	21/11/2015	20/11/2015	Weekly	1	-	-
Local Environmental Plan - Land Reservation Acquisition	NSW Planning and Environment	21/11/2015	20/11/2015	Weekly	0	-	-
State Heritage Items	NSW Planning and Environment	21/11/2015	12/03/2015	Quarterly	0	0	1
Local Heritage Items	NSW Planning and Environment	21/11/2015	20/11/2015	Weekly	0	0	12
Bushfire Prone Land	NSW Rural Fire Service	15/06/2015	02/06/2015	Quarterly	0	0	0
Remnant Vegetation of the Cumberland Plain	NSW Office of Environment and Heritage	07/10/2014	04/08/2011	Unknown	1	1	52
RAMSAR Wetlands	Commonwealth of Australia Department of the Environment	08/10/2014	24/06/2011	As required	0	0	0
ATLAS of NSW Wildlife	NSW Office of Environment and Heritage	27/11/2015	27/11/2015	Daily	-	-	-



## Aerial Imagery 2015

2-22 Larool Crescent & 44-48 Carramar Road, Castle Hill, NSW 2154



# Contaminated Land

2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill, NSW 2154

## List of NSW contaminated sites notified to EPA

Records from the NSW EPA Contaminated Land list within the report buffer:

Map Id	Site	Address	Suburb	Activity	EPA site management class	Status	Dist	Direction	LC
N/A	No records in buffer								

The values within the EPA site management class in the table above, are given more detailed explanations in the table below:

EPA site management class	Explanation
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the Environmental Planning and Assessment Act 1979 (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination currently regulated under CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record of Notices.
Contamination currently regulated under POEO Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. Management of the contamination is regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA's regulatory actions under the POEO Act are available on the POEO public register.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the Protection of the Environment Operations Act 1997 (POEO Act).
Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the Environmental Planning and Assessment Act 1979 (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record of Notices.
Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997. A regulatory approach is being finalised.
Regulation under the CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the Contaminated Land Management Act 1997 is not required.
Under assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or Protection of the Environment Operations Act 1997. Alternatively, the EPA may require information via a notice issued under s77 of the Contaminated Land Management Act 1997 or issue a Preliminary Investigation Order.

NSW EPA Contaminated Land List Data Source: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority



## Contaminated Land

2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill, NSW 2154

### Contaminated Land: Record of Notices

Record of Notices within the report buffer:

Map Id	Area No	Name	Address	Suburb	Notices	Distance	Direction	LC
N/A	No records in buffer							

Contaminated Land Records of Notice Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Terms of use and disclaimer for Contaminated Land: Record of Notices, please visit

<http://www.epa.nsw.gov.au/clm/clmdisclaimer.htm>

### Former Gasworks

Former Gasworks within the report buffer:

Map Id	Location	Council	Further Info	Distance	Direction	LC
N/A	No records in buffer					

Former Gasworks Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

## Waste Management Facilities & UPPS Sensitive Zones

2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill, NSW 2154

### National Waste Management Site Database

Sites on the National Waste Management Site Database within the report buffer:

Site Id	Owner	Name	Address	Suburb	Postcode	Landfill	Reprocess	Transfer	Distance	Direction	LC
N/A	No records in buffer										

Waste Management Facilities Data Source: Australian Government Geoscience Australia

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### Underground Petroleum Storage System Sensitive Zones

Is the site within a UPSS Regulation Environmentally Sensitive Zone?

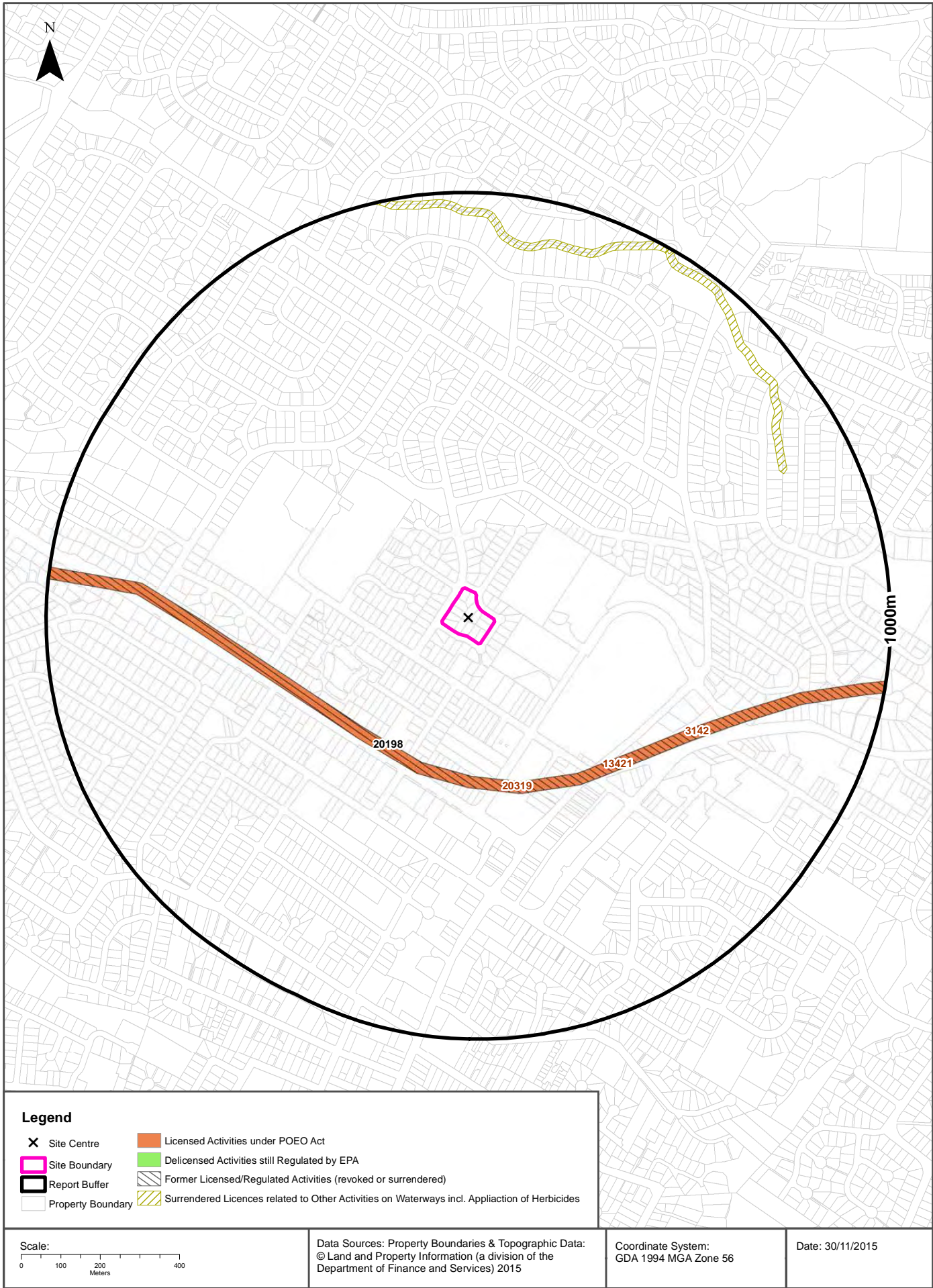
**No, nearest UPSS sensitive zone approx. 1000m west of site**

UPSS Data Source: Environment Protection Authority

© Department of Environment, Climate Change and Water (NSW)

EPA Activities

2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill, NSW 2154



## EPA Activities

2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill, NSW 2154

### Licensed Activities under the POEO Act 1997

Licensed activities under the Protection of the Environment Operations Act 1997, within the report buffer:

EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
3142	AUSTRALIAN RAIL TRACK CORPORATION LIMITED		NSW rail network infrastructure		Railway systems activities	3	326m	West
13421	JOHN HOLLAND RAIL PTY LTD		Country Regional Corridor Rail Network		Railway systems activities	3	326m	West
20319	THIESS PTY LTD	North West Rail Link Tunnels and Station Civil Works	Between Balmoral Road Bella Vista and Epping Railway Station	CASTLE HILL	Concrete works	3	326m	South East
20319	THIESS PTY LTD	North West Rail Link Tunnels and Station Civil Works	Between Balmoral Road Bella Vista and Epping Railway Station	CASTLE HILL	Railway systems activities	3	326m	South East

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

### Delicensed Activities still regulated by the EPA

Delicensed activities still regulated by the EPA, within the report buffer:

Licence No	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
N/A	No records in buffer							

Delicensed Activities Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

## EPA Activities

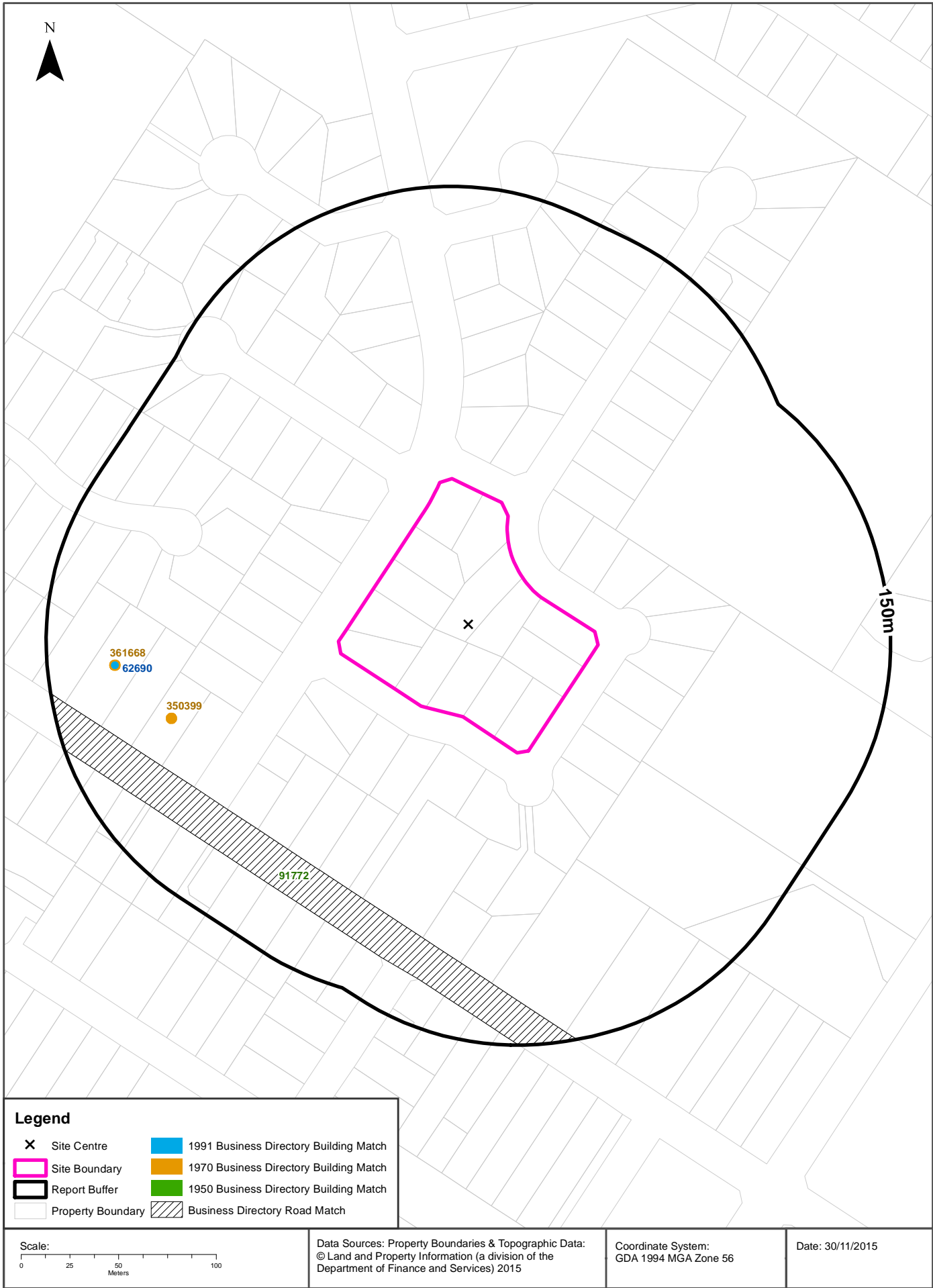
**2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill, NSW 2154**

### Former Licensed Activities under the POEO Act 1997, now revoked or surrendered

Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the report buffer:

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
20198	LEND LEASE ENGINEERING PTY LIMITED	North West Rail Link Early Works Project, Between Tallawong Road Maintenance Facility and Epping Station, EPPING	Surrendered	08/03/2013	Railway systems activities	3	326m	West
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered		Other Activities / Non Scheduled Activity - Application of Herbicides	7	812m	-
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered		Other Activities / Non Scheduled Activity - Application of Herbicides	7	812m	-
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered		Other Activities / Non Scheduled Activity - Application of Herbicides	7	812m	-

Former Licensed Activities Data Source: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority



## Historical Business Directories

2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill, NSW 2154

### 1991 Business to Business Directory Records

Records from the 1991 UBD Business to Business Directory within 150m of the site:

Business Activity	Organisation	Address	Ref No.	Location Confidence	Distance	Direction
Signs Writers	Thrush D.C. Signs	62 Castle St Castle Hill 2154	62690	Building Match	113m	West

Business Directory Content Licensed from Universal Publishers Pty Ltd

### 1970 Business Directory Records

Records from the 1970 UBD Business Directory within 150m of the site:

Business Activity	Organisation & Premise	Ref No.	Location Confidence	Distance	Direction
PLUMBERS,GASFITTERS/DRAINLAYER S(P608)	Atherton,P. & M. J.,58 Castle St.CASTLE HILL	350399	Building Match	91m	West
SIGNWRITERS (S320)	Thrush,D. C. Signs,62 Castle St,Castle Hill.	361668	Building Match	113m	West

Business Directory Content Licensed from Universal Publishers Pty Ltd

### 1970 Business Directory Drycleaners & Service Stations

Drycleaners, Motor Garages & Service Stations from the 1970 UBD Business Directory within 1km of the site:

Business Activity	Organisation & Premise	Ref No.	Location Confidence	Distance	Direction
MOTOR GARAGES & ENGINEERS (M6S6)	Jimmy's Service Station,307 Old Northern Rd. CASTLE HILL	338067	Building Match	491m	South East
MOTOR GARAGES & ENGINEERS (M6S6)	Brooklyn's Service Station (Caltex),273 Old Northern Rd.CASTLE HILL	337444	Building Match	527m	South
MOTOR SERVICE STATIONS-PETROL,OIL,Etc. (M716)	Castle Hill Service Station (Shell),(Woellner),250 Old Northern Rd.CASTLE HILL	340954	Building Match	602m	South
MOTOR SERVICE STATIONS-PETROL,OIL,Etc. (M716)	Purdum (Mobilgas) Service Station,311 Old Northern Rd.CASTLE HILL	341408	Building Match	629m	South East

Business Directory Content Licensed from Universal Publishers Pty Ltd

### 1950 Business Directory Records

Records from the 1950 UBD Business Directory within 150m of the site:

Business Activity	Organisation & Premise	Ref No.	Location Confidence	Distance	Direction
PHOTOGRAPHERS-PORTRAIT	Andrew, W. R., Castle St., Castle Hill	91772	Road Match	115m	South

Business Directory Content Licensed from Universal Publishers Pty Ltd

## Historical Business Directories

2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill, NSW 2154

### 1950 Business Directory Drycleaners & Service Stations

Drycleaners, Motor Garages & Service Stations from the 1950 UBD Business Directory within 1km of the site:

Activity	Organisation & Premise	Ref No.	Location Confidence	Distance	Direction
MOTOR GARAGES &/OR ENGINEERS	Rogan's Hill Garage, Old Northern Rd., Castle Hill	84308	Road Match	513m	South East

Business Directory Content Licensed from Universal Publishers Pty Ltd



## Aerial Imagery 2014

2-22 Larool Crescent & 44-48 Carramar Road, Castle Hill, NSW 2154



### Legend

- Site Boundary
- Buffer 150m

Scale:  
0 25 50 100  
Meters

Data Sources: Historical Aerials: © Land and Property Information (a division of the Department of Finance and Services)

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 26/11/2015



## Aerial Imagery 2009

2-22 Larool Crescent & 44-48 Carramar Road, Castle Hill, NSW 2154





## Aerial Imagery 2003

2-22 Larool Crescent & 44-48 Carramar Road, Castle Hill, NSW 2154





## Aerial Imagery 1991

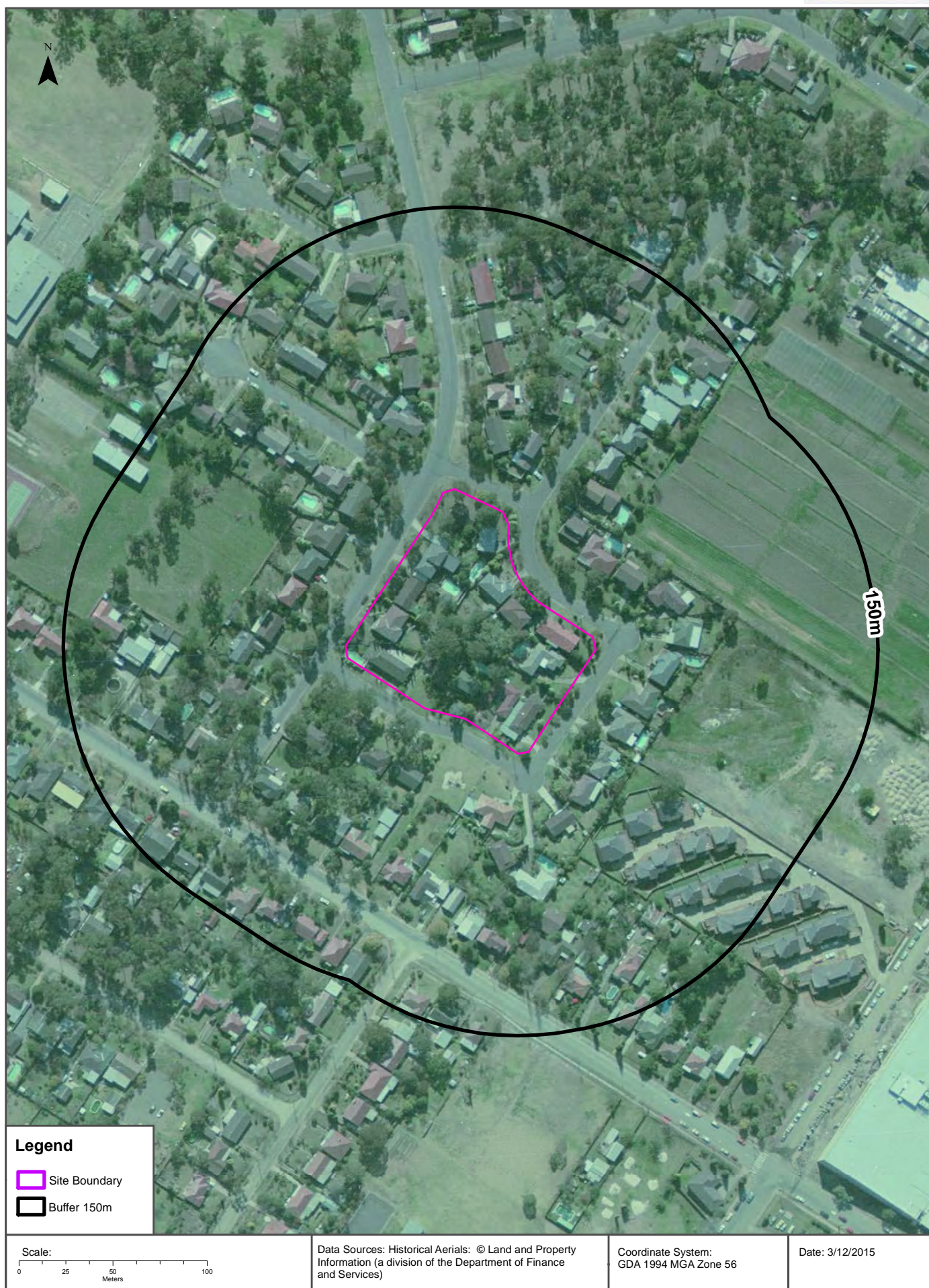
2-22 Larool Crescent & 44-48 Carramar Road, Castle Hill, NSW 2154





## Aerial Imagery 1982

2-22 Larool Crescent & 44-48 Carramar Road, Castle Hill, NSW 2154





Aerial Imagery 1970

2-22 Larool Crescent & 44-48 Carramar Road, Castle Hill, NSW 2154



Scale: 0 25 50 100 Meters	Data Sources: Historical Aerials: © Land and Property Information (a division of the Department of Finance and Services)	Coordinate System: GDA 1994 MGA Zone 56	Date: 26/11/2015
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## Aerial Imagery 1961

2-22 Larool Crescent & 44-48 Carramar Road, Castle Hill, NSW 2154



Scale:  
0 25 50 100  
Meters

Data Sources: Historical Aerials: © Land and Property Information (a division of the Department of Finance and Services)

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 26/11/2015



# Aerial Imagery 1956

2-22 Larool Crescent & 44-48 Carramar Road, Castle Hill, NSW 2154



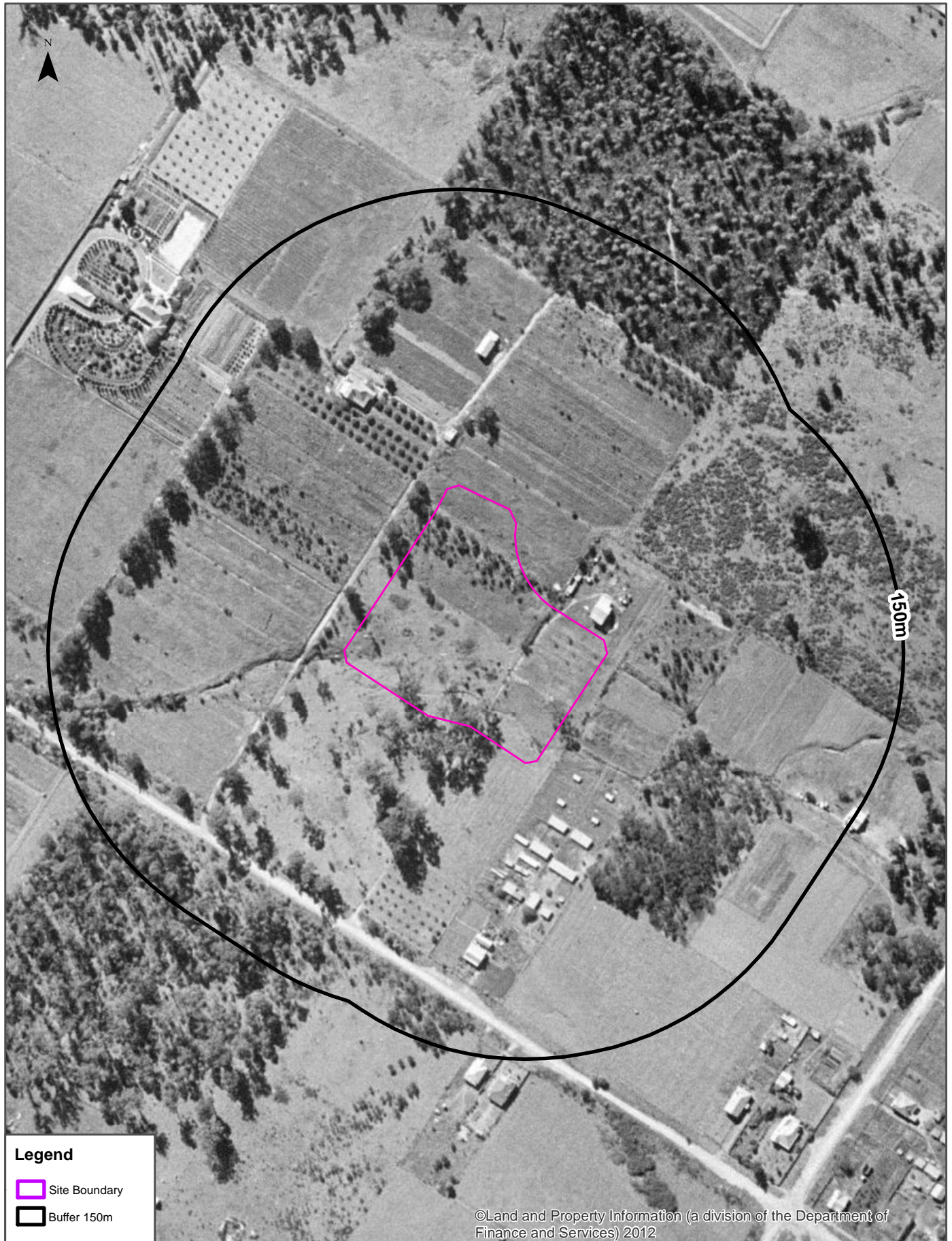
- Legend**
- Site Boundary
  - Buffer 150m

Scale: 0 25 50 100 Meters	Data Sources: Historical Aerials: © Land and Property Information (a division of the Department of Finance and Services)	Coordinate System: GDA 1994 MGA Zone 56	Date: 30/11/2015
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## Aerial Imagery 1943

2-22 Larool Crescent & 44-48 Carramar Road, Castle Hill, NSW 2154



### Legend

- Site Boundary
- Buffer 150m

©Land and Property Information (a division of the Department of Finance and Services) 2012

Scale:  
0 25 50 100  
Meters

Data Sources: Historical Aerials: © Land and Property Information (a division of the Department of Finance and Services)

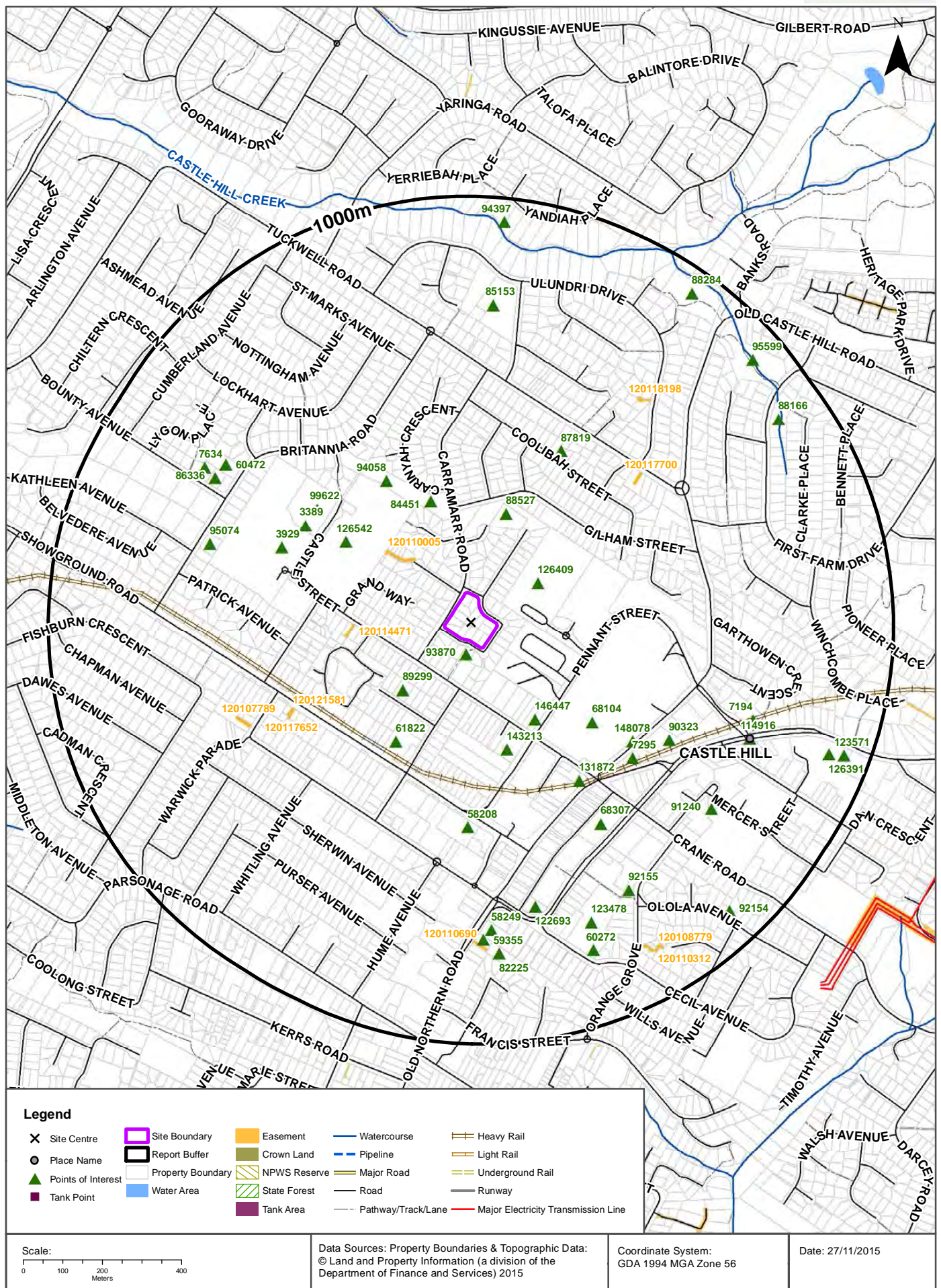
Coordinate System:  
GDA 1994 MGA Zone 56

Date: 26/11/2015



# Topographic Features

2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill, NSW 2154



## Topographic Data

2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill, NSW 2154

## Points of Interest

What Points of Interest exist within the report buffer?

Map Id	Feature Type	Label	Distance	Direction
93870	Park	Park	35m	South
126409	Primary School	CASTLE HILL PUBLIC SCHOOL	146m	North East
89299	Park	Park	191m	South West
88527	Park	MAURICE HUGHES RESERVE	220m	North
146447	Police Station	CASTLE HILL POLICE STATION	224m	South East
84451	Park	Park	248m	North
143213	Library	CASTLE HILL LIBRARY	265m	South
61822	Place Of Worship	UNITING CHURCH	309m	South West
126542	High School	CASTLE HILL HIGH SCHOOL	324m	North West
68104	Shopping Centre	CASTLE TOWERS SHOPPING CENTRE	334m	South East
94058	Park	BERT PARKINSON RESERVE	346m	North West
131872	Post Office	CASTLE HILL POST OFFICE	415m	South East
87819	Park	Park	423m	North East
99622	Sports Field	BOWLING GREENS	429m	North West
3389	Club	CASTLE HILL BOWLING CLUB	432m	North West
148078	Transport Interchange	CASTLE HILL BUS INTERCHANGE	445m	South East
58208	Place Of Worship	BAPTIST CHURCH	454m	South
3929	Club	CASTLE HILL RSL CLUB	455m	West
7295	Community Facility	CASTLE HILL COMMUNITY CENTRE	469m	South East
90323	Park	CASTLE HILL PARK	521m	South East
68307	Shopping Centre	CASTLE MALL	535m	South East
95074	Park	Park	626m	West
122693	General Hospital	CASTLE HILL HOSPITAL	667m	South
60472	Place Of Worship	CHURCH OF CHRIST	684m	North West
86336	Park	Park	688m	North West
7194	Community Facility	CASTLE HILL SENIOR CITIZENS CENTRE	688m	East
114916	Suburb	CASTLE HILL	697m	South East
91240	Park	Park	705m	South East
58249	Place Of Worship	PRESBYTERIAN CHURCH	713m	South
92155	Park	Park	714m	South East
7634	Community Facility	GUIDE HALL	724m	North West
85153	Park	ULUNDRI RESERVE	728m	North
59355	Place Of Worship	CHRISTADELPHIAN CHURCH	737m	South

Map Id	Feature Type	Label	Distance	Direction
123478	Combined Primary-High School	HILLS ADVENTIST COLLEGE	746m	South
82225	Cemetery	Cemetery	773m	South
60272	Place Of Worship	SEVENTH DAY ADVENTIST CHURCH	813m	South
88166	Park	Park	877m	North East
126391	Primary School	ST BERNADETTE'S PRIMARY SCHOOL	897m	East
92154	Park	Park	910m	South East
95599	Park	JAMES GREENWOOD RESERVE	915m	North East
123571	Place Of Worship	CATHOLIC CHURCH	933m	East
88284	Park	SPAIN RESERVE	937m	North East
94397	Park	Park	938m	North

Topographic Data Source: © Land and Property Information (2015)

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## Topographic Data

2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill, NSW 2154

### Tanks (Areas)

What are the Tank Areas located within the report buffer?

Map Id	Tank Type	Status	Name	Capture Method	Feature Currency	Distance	Direction
N/A	No records in buffer						

### Tanks (Points)

What are the Tank Points located within the report buffer?

Map Id	Tank Type	Status	Name	Capture Method	Feature Currency	Distance	Direction
N/A	No records in buffer						

Tanks Data Source: © Land and Property Information (2015)

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### Easements

What Easements exist within the report buffer?

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
120110005	Primary	Undefined		151m	North West
120114471	Primary	Undefined		227m	West
120117652	Primary	Undefined		431m	South West
120121581	Primary	Undefined		433m	South West
120117700	Primary	Undefined		486m	North East
120107789	Primary	Undefined		547m	South West
120118198	Primary	Undefined		641m	North East
120110690	Primary	Undefined		740m	South
120110312	Primary	Undefined		850m	South East
120108779	Primary	Undefined		874m	South East

Easements Data Source: © Land and Property Information (2015)

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## Topographic Data

2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill, NSW 2154

### State Forest

What State Forest exist within the report buffer?

State Forest Number	State Forest Name	Distance	Direction
N/A	No records in buffer		

State Forest Data Source: © Land and Property Information (2015)

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### National Parks and Wildlife Service Reserves

What NPWS Reserves exist within the report buffer?

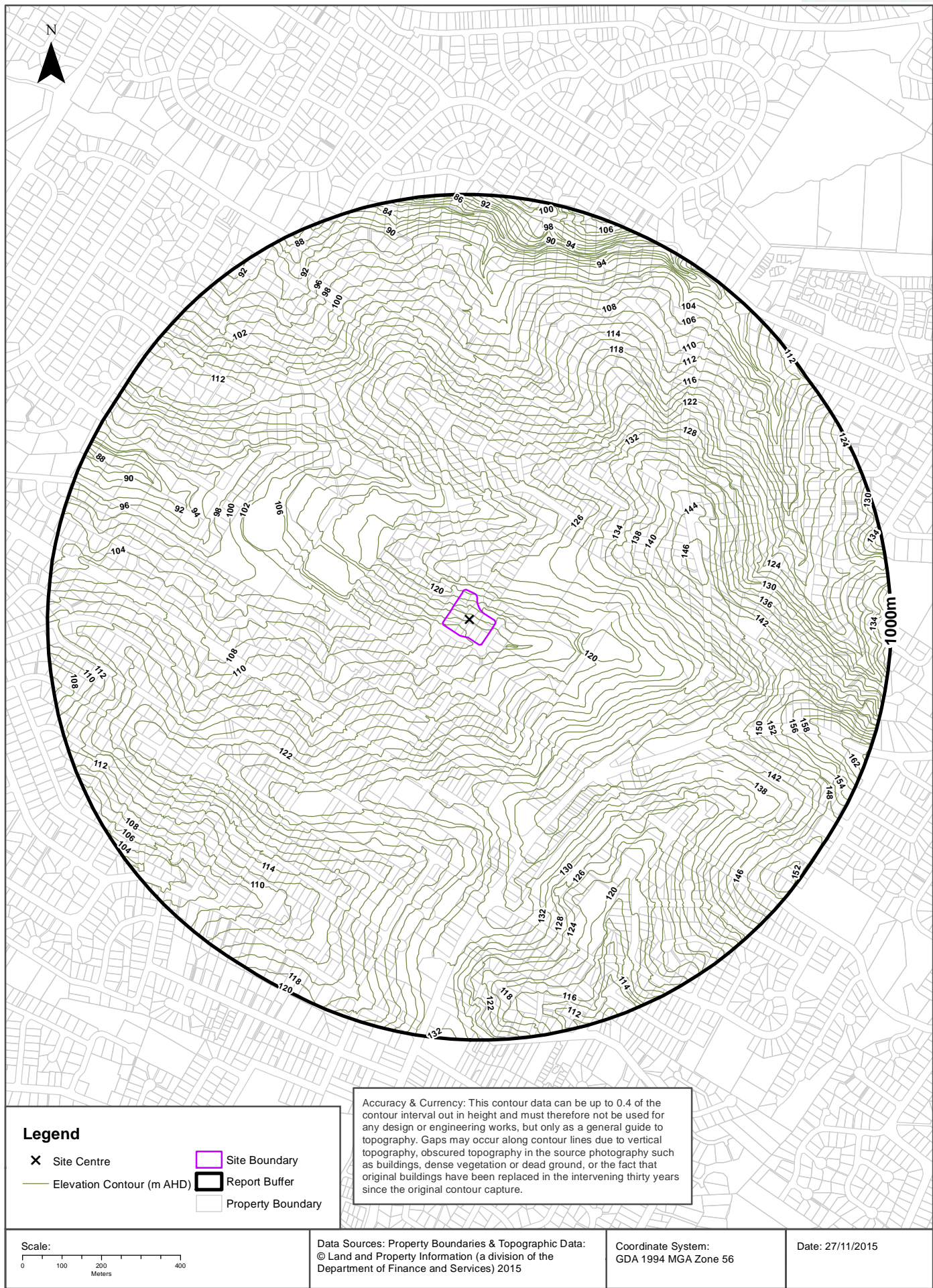
Reserve Number	Reserve Type	Reserve Name	Gazetted Date	Distance	Direction
N/A	No records in buffer				

NPWS Data Source: © Land and Property Information (2015)

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# Elevation Contours (m AHD)

2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill, NSW 2154





# Groundwater Boreholes

2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill, NSW 2154



**Legend**

X

 Site Centre

●

 Borehole

Site Boundary

Report Buffer

Property Boundary

<div>Scale:</div> <div><div>0</div><div>100</div><div>200</div><div>400</div></div> <div>Meters</div>	Data Sources: Property Boundaries & Topographic Data: © Land and Property Information (a division of the Department of Finance and Services) 2015	Coordinate System: GDA 1994 MGA Zone 56	Date: 27/11/2015
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## Hydrogeology & Groundwater

2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill, NSW 2154

### Hydrogeology

Description of aquifers on-site:

Description
Porous, extensive aquifers of low to moderate productivity

Description of aquifers within the report buffer:

Description
Porous, extensive aquifers of low to moderate productivity

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)

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### Groundwater Boreholes

Boreholes within the report buffer:

GW No.	Licence No	Work Type	Owner Type	Purpose	Contractor	Complete Date	Final Depth	Drilled Depth	Salinity	SWL	Yield	Elev	Dist	Dir
GW021982	10BL014141, 10WA108114	Bore open thru rock	Local Govt	Waste Dis.		01/09/1964	49.00	49.10					433m	South East
GW109572	10BL163618	Bore	Private	Monitoring	Macquarie Drilling	03/03/2004	11.00	11.00					515m	South East
GW107575	10BL160930	Bore		Monitoring	Jeffery & Katauskas Pty Ltd	30/10/2002	40.79	40.79					525m	South East
GW109570	10BL163618	Bore	Private	Monitoring	Macquarie Drilling	02/03/2004	9.50	9.50		4.3			537m	South East
GW109571	10BL163618	Bore	Private	Monitoring	Macquarie Drilling	02/03/2004	9.50	9.50		5.0			537m	South East
GW111751	10BL605043			Monitoring		01/10/2011	19.70	18.50					550m	South
GW111750	10BL605042			Monitoring		01/10/2011	13.75	13.75					625m	South
GW100981	10BL157846, 10WA108389	Bore		Domestic	JH Iselt Pty Ltd	11/01/1997	102.00	102.00	Fresh	8.0	0.470		680m	North West

Borehole Data Source : NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corporation for all bores prefixed with GW. All other bores © Commonwealth of Australia (Bureau of Meteorology) 2015. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

# Hydrogeology & Groundwater

2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill, NSW 2154

## Driller's Logs

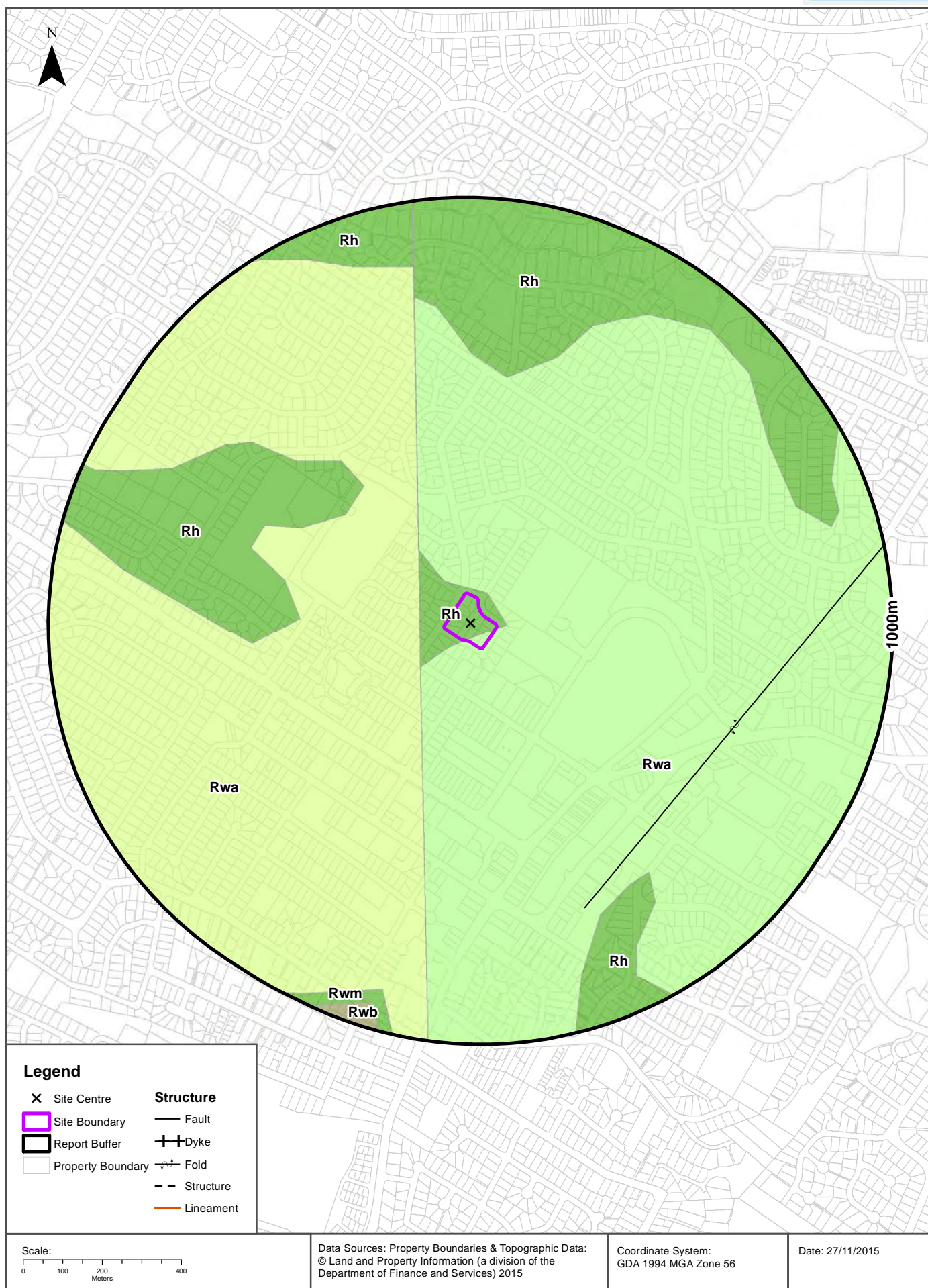
Drill log data relevant to the boreholes within the report buffer:

Groundwater No	Drillers Log	Distance	Direction
GW021982	0.00m-7.01m Clay Grey 7.01m-15.84m Shale Grey 15.84m-28.34m Shale 28.34m-39.31m Sandstone Yellow 39.31m-41.45m Sandstone Grey Hard 41.45m-47.85m Sandstone Cream Water Supply 47.85m-49.07m Shale	433m	South East
GW109572	0.00m-0.20m CONCRETE 0.20m-1.00m SILT,CLAY BROWN,LOOSE,MOIST 2.00m-11.00m WEATHERED SHALE,BROWN,LOOSE.	515m	South East
GW107575	0.00m-3.00m CLAY 3.00m-25.50m SHALE 25.50m-40.79m SANDSTONE	525m	South East
GW109570	0.00m-0.20m CONCRETE 0.20m-0.50m FILL 0.50m-1.00m CLAY,MED.BROWN 1.00m-9.50m SHALE,WEATHERED, MED.BROWN,DRY	537m	South East
GW109571	0.00m-0.20m CONCRETE 0.20m-0.50m SAND 0.50m-0.80m FILL,CLAYEY BROWN WITH GRAVEL 0.80m-2.00m CLAY MED.BROWN,STIFF 2.00m-9.50m SILTY CLAY,ORANGE,GREY,BROWN,SOFT	537m	South East
GW111751	0.00m-0.10m ASPHALT 0.10m-0.50m FILL,SANDY GRAVELLY CLAY,DARK GREY 0.50m-1.65m SILTY CLAY,LIGHT GREY 1.65m-18.50m SHALE,LIGHT GREY,DARK GREY,SANDSTONE	550m	South
GW111750	0.00m-0.05m ASPHALT 0.05m-0.25m CONCRETE 0.25m-0.40m FILL,GRAVELLY SAND 0.40m-0.70m SILTY CLAY.LIGHT BROWN 0.70m-10.00m SHAL DARK GREY 10.00m-13.75m SANDSTONE GREY	625m	South
GW100981	0.00m-1.00m TOP SOIL 1.00m-2.50m CLAY, BROWN 2.50m-5.00m SANDSTONE, YELLOW 5.00m-16.50m SANDSTONE, WHITE 16.50m-17.00m SANDSTONE,WHITE W.B. 17.00m-79.50m SANDSTONE GREY 79.50m-80.00m SANDSTONE, GREY W.B. 80.00m-94.50m SANDSTONE, GREY 94.50m-95.00m SANDSTONE GREY W.B. 95.00m-100.00m SANDSTONE GREY 100.00m-102.00m SHALE	680m	North West

Drill Log Data Source: NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corp  
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# Geology 1:100,000

2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill, NSW 2154



## Geology

2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill, NSW 2154

### Geological Units

What are the Geological Units onsite?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Rh	Medium to coarse grained quartz sandstone, very minor shale and laminate lenses				Triassic		Sydney	1:100,000
Rwa	Black to dark grey shale and laminate	Ashfield Shale	Wianamatta Group		Triassic		Sydney	1:100,000

What are the Geological Units within the report buffer?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Rh	Medium to coarse grained quartz sandstone, very minor shale and laminate lenses				Triassic		Sydney	1:100,000
Rh	Medium to very coarse-grained quartz sandstone, minor laminated mudstone and siltstone leases	Hawkesbury Sandstone			Middle Triassic		Penrith	1:100,000
Rwa	Black to dark grey shale and laminate	Ashfield Shale	Wianamatta Group		Triassic		Sydney	1:100,000
Rwa	Dark-grey to black claystone-siltstone and fine sandstone -siltstone laminate	Ashfield Shale	Wianamatta Group (undifferentiated)		Middle Triassic		Penrith	1:100,000
Rwb	Shale, carbonaceous claystone, claystone, laminate, fine to medium-grained lithic sandstone, rare coal and tuff	Bringelly Shale	Wianamatta Group (undifferentiated)		Middle Triassic		Penrith	1:100,000
Rwm	Fine to medium-grained quartz-lithic sandstone	Minchinbury Sandstone	Wianamatta Group (undifferentiated)		Middle Triassic		Penrith	1:100,000

### Geological Structures

What are the Geological Structures onsite?

Feature	Name	Description	Map Sheet	Dataset
No features				1:100,000

What are the Geological Structures within the report buffer?

Feature	Name	Description	Map Sheet	Dataset
Fold	Dural Dome		Sydney	1:100,000

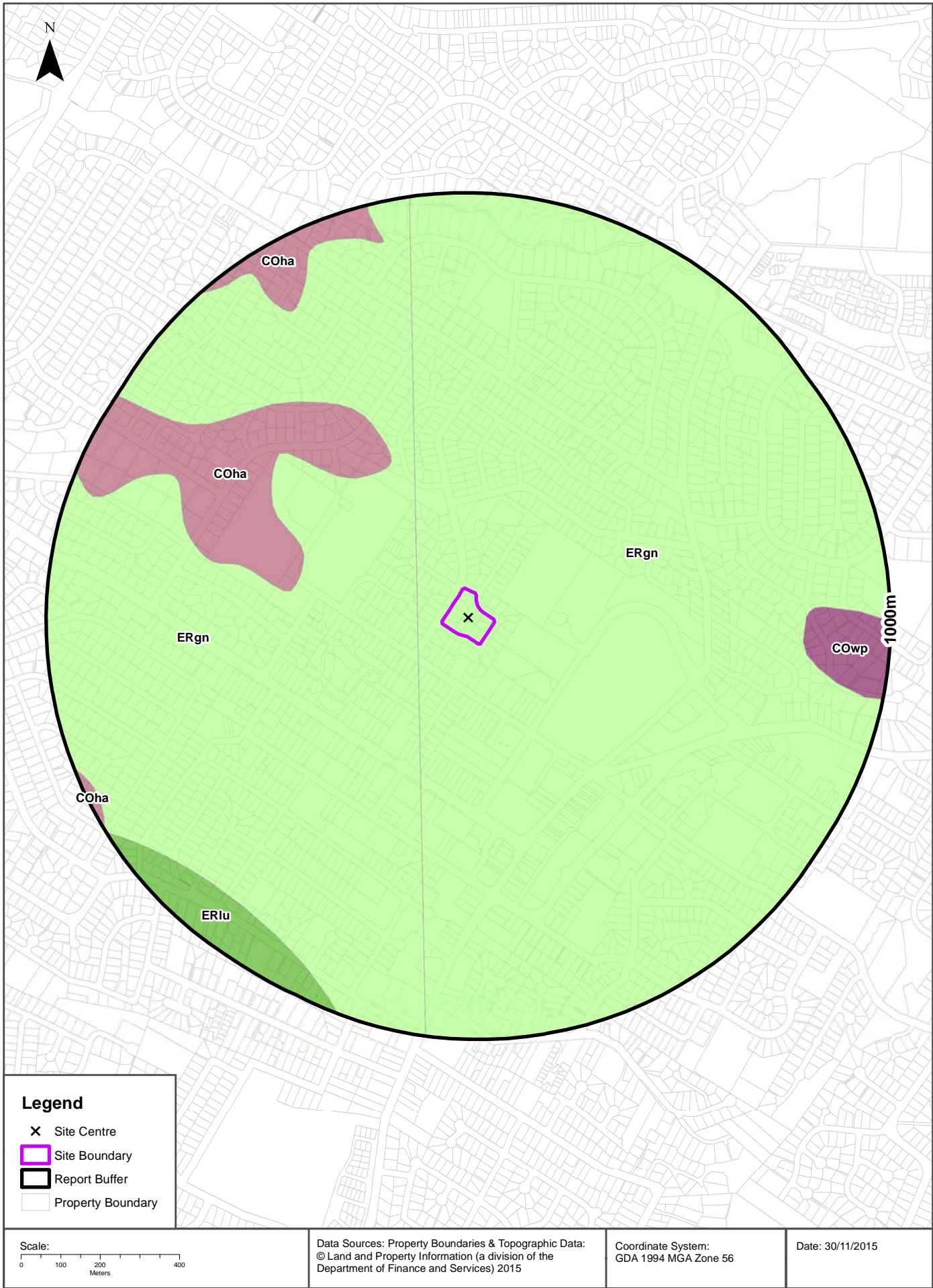
Geological Data Source : NSW Department of Industry, Resources & Energy

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Soil Landscapes

2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill, NSW 2154



## Soils

2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill, NSW 2154

## Soil Landscapes

What are the onsite Soil Landscapes?

Soil Code	Name	Group	Process	Map Sheet	Scale
ERgn	GLENORIE		EROSIONAL	Sydney	1:100,000

What are the Soil Landscapes within the report buffer?

Soil Code	Name	Group	Process	Map Sheet	Scale
COha	HAWKESBURY		COLLUVIAL	Penrith	1:100,000
COwp	WEST PENNANT HILLS		COLLUVIAL	Sydney	1:100,000
ERgn	GLENORIE		EROSIONAL	Penrith	1:100,000
ERgn	GLENORIE		EROSIONAL	Sydney	1:100,000
ERlu	LUDDENHAM		EROSIONAL	Penrith	1:100,000

Soils Landscapes Data Source : NSW Office of Environment and Heritage

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## Acid Sulfate Soils

2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill, NSW 2154

## Acid Sulfate Soils

What is the on-site Acid Sulfate Soil Plan Class that presents the largest environmental risk?

Soil Class	Description
N/A	

If the on-site Soil Class is 5, what other soil classes exist within 500m?

Soil Class	Description	Distance	Direction
N/A			

Acid Sulfate Data Source Accessed 03/06/2015: NSW Crown Copyright - Planning and Environment  
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## Dryland Salinity

2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill, NSW 2154

## Dryland Salinity

Is there Dryland Salinity data onsite?

**No**

Is there Dryland Salinity data within the report buffer?

**No**

What Dryland Salinity assessments are given?

Assessment 2000	Assessment 2020	Assessment 2050	Distance	Direction
N/A	N/A	N/A	N/A	N/A

Dryland Salinity Data Source : National Land and Water Resources Audit

The Commonwealth and all suppliers of source data used to derive the maps of "Australia, Forecast Areas Containing Land of High Hazard or Risk of Dryland Salinity from 2000 to 2050" do not warrant the accuracy or completeness of information in this product. Any person using or relying upon such information does so on the basis that the Commonwealth and data suppliers shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Any persons using this information do so at their own risk.

In many cases where a high risk is indicated, less than 100% of the area will have a high hazard or risk.



## Mining Subsidence Districts

2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill, NSW 2154

## Mining Subsidence Districts

Mining Subsidence Districts within the report buffer?

District	Distance	Direction
There are no Mining Subsidence Districts within the report buffer		

Mining Subsidence District Data Source: © Land and Property Information (2015)  
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## Environmental Zoning

2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill, NSW 2154

### State Environmental Planning Policy Protected Areas

Are there any State Environmental Planning Policy Protected Areas onsite or within the report buffer?

Dataset	Onsite	Within Site Buffer	Distance
SEPP14 - Coastal Wetlands	No	No	N/A
SEPP26 - Littoral Rainforests	No	No	N/A
SEPP71 - Coastal Protection Zone	No	No	N/A

SEPP Protected Areas Data Source: NSW Department of Planning & Environment  
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### State Environmental Planning Policy Major Developments (2005)

State Environmental Planning Policy Major Developments within the report buffer?

Map Id	Feature	Effective Date	Distance	Direction
N/A	No records within buffer			

SEPP Major Development Data Source: NSW Department of Planning & Environment  
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### State Environmental Planning Policy Strategic Land Use Areas

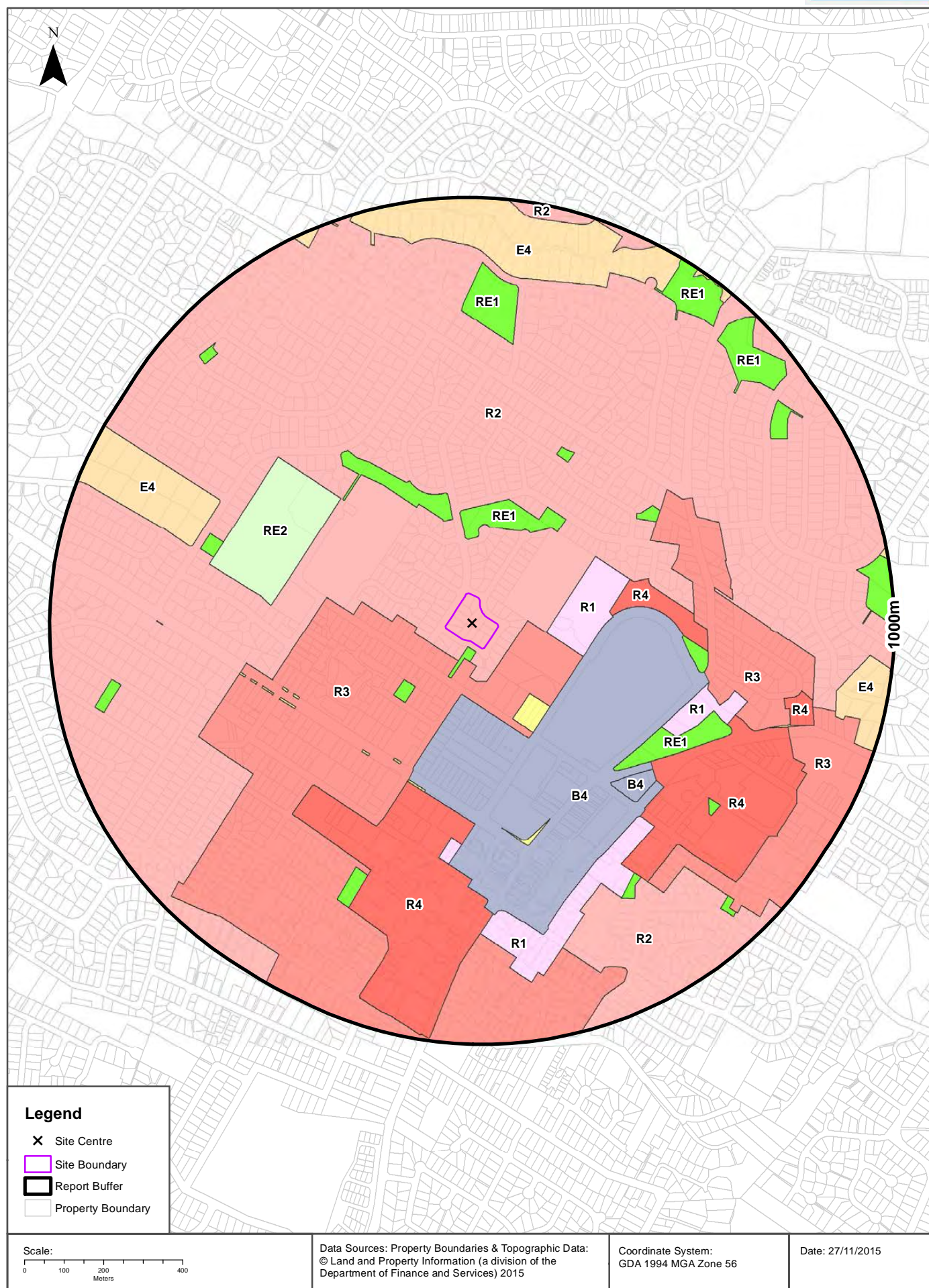
State Environmental Planning Policy Strategic Land Use Areas onsite or within the report buffer?

Strategic Land Use	SEPPNo	Effective Date	Amendment	Amendment Year	Distance	Direction
No records within buffer						

SEPP Strategic Land Use Data Source: NSW Department of Planning & Environment  
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## LEP Planning Zones

2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill, NSW 2154



## Local Environmental Plan

2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill, NSW 2154

## Land Zoning

What Local Environmental Plan Land Zones exist within the report buffer?

Zone	Description	Purpose	LEP	Gazetted Date	Effective Date	Currency Date	Amendment	Distance	Direction
R2	Low Density Residential		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		0m	Onsite
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		16m	South
R3	Medium Density Residential		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		45m	South
R1	General Residential		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		120m	East
B4	Mixed Use		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		127m	South East
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		135m	North
SP2	Infrastructure	Public Admin Building	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		161m	South East
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		166m	South West
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		192m	North West
R4	High Density Residential		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		282m	East
SP2	Infrastructure	Classified Road	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		346m	South West
SP2	Infrastructure	Classified Road	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		372m	South West
SP2	Infrastructure	Classified Road	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		379m	South
R4	High Density Residential		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		385m	South
RE2	Private Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		397m	North West
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		408m	North East
SP2	Infrastructure	Classified Road	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		410m	South West
SP2	Infrastructure	Classified Road	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		428m	West
SP2	Infrastructure	Classified Road	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		429m	South West
R3	Medium Density Residential		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		438m	East
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		440m	North East
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		444m	South East
SP2	Infrastructure	Classified Road	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		454m	South
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		463m	East
B4	Mixed Use		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		465m	South East
SP2	Infrastructure	Classified Road	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		465m	West
R1	General Residential		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		482m	East
R1	General Residential		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		483m	South
SP2	Infrastructure	Classified Road	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		496m	West
R4	High Density Residential		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		507m	South East

Zone	Description	Purpose	LEP	Gazetted Date	Effective Date	Currency Date	Amendment	Distance	Direction
SP2	Infrastructure	Classified Road	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		520m	West
R1	General Residential		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		575m	South
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		601m	West
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		635m	South West
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		637m	North
E4	Environmental Living		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		651m	West
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		679m	South East
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		681m	South East
R3	Medium Density Residential		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		694m	South East
SP2	Infrastructure	Classified Road	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		714m	West
SP2	Infrastructure	Classified Road	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		723m	East
R4	High Density Residential		The Hills Local Environmental Plan 2012	19/07/2013	19/07/2013	17/07/2015	Amendment No 3	743m	East
E4	Environmental Living		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		806m	North
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		826m	North East
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		832m	North East
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		834m	West
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		857m	North East
E4	Environmental Living		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		867m	North East
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		874m	North West
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		876m	South East
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		914m	East
E4	Environmental Living		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015		960m	North West

Local Environment Plan Data Source: NSW Department of Planning & Environment  
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## Local Environmental Plan

2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill, NSW 2154

### Minimum Subdivision Lot Size

What are the onsite Local Environmental Plan Minimum Subdivision Lot Sizes?

Symbol	Minimum Lot Size	LEP	Gazetted Date	Effective Date	Currency Date	Amendment	Info	Percentage of Site Area
Q	700 m2	The Hills Local Environmental Plan 2012	05/12/2012	05/12/2012	17/07/2015			100

### Maximum Height of Buildings

What are the onsite Local Environmental Plan Maximum Height of Buildings?

Symbol	Maximum Height of Building	LEP	Gazetted Date	Effective Date	Currency Date	Amendment	Info	Percentage of Site Area
J	9.00 m	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015	Amendment No 1		100

### Floor Space Ratio

What are the onsite Local Environmental Plan Floor Space Ratios?

Symbol	Floor Space Ratio	LEP	Gazetted Date	Effective Date	Currency Date	Amendment	Info	Percentage of Site Area
No Data								

### Land Applications

What are the onsite Local Environmental Plan Land Applications?

Application Type	LEP	Gazetted Date	Effective Date	Currency Date	Amendment	Percentage of Site Area
Included	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	05/10/2012		100

### Land Reservation Acquisitions

What are the onsite Local Environmental Plan Land Reservation Acquisitions?

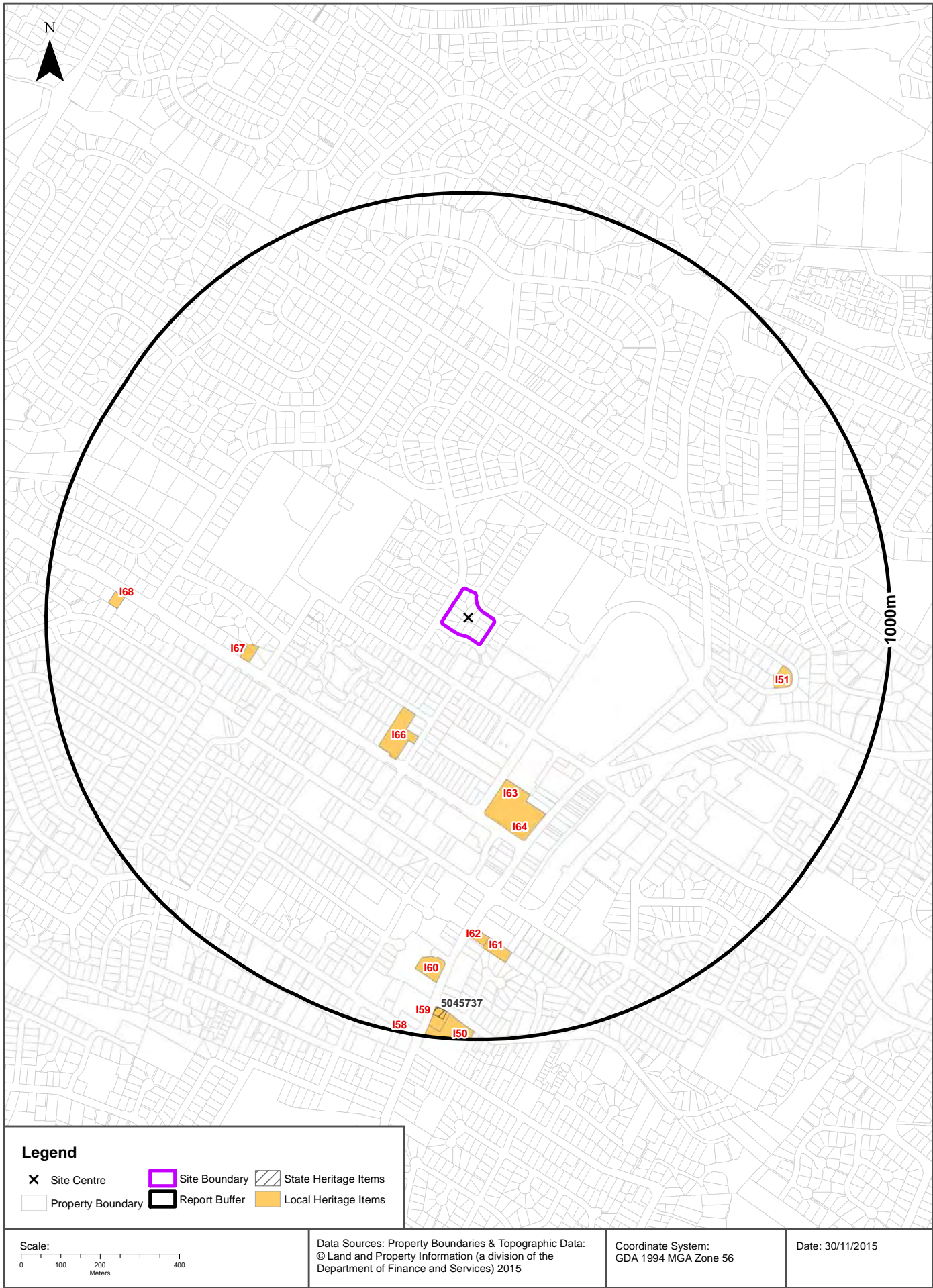
Reservation	LEP	Gazetted Date	Effective Date	Currency Date	Amendment	Comments	Percentage of Site Area
No Data							

Local Environment Plan Data Source: NSW Department of Planning & Environment  
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Heritage Items

2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill, NSW 2154



## Heritage

2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill, NSW 2154

### State Heritage Items

What are the State Heritage Items located within the report buffer?

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
5045737	St. Paul's Anglican Church	221 Old Northern Road Castle Hill	Baulkham Hills		00332	806 (draft)	923m	South

Heritage Data Source: NSW Department of Planning & Environment

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### Local Heritage Items

What are the Local Heritage Items located within the report buffer?

Map Id	Name	Type	Significance	LEP	Gazetted Date	Effective Date	Currency Date	Distance	Direction
I66	House	Item - General	Local	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015	230m	South West
I64	Former police station	Item - General	Local	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015	349m	South
I63	Castle Hill Public School	Item - General	Local	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015	349m	South
I67	'Dogwoods'	Item - General	Local	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015	466m	West
I51	'Garthowen'	Item - General	Local	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015	716m	East
I62	Christadelphian Church	Item - General	Local	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015	720m	South
I61	St Paul's Cemetery	Item - General	Local	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015	742m	South
I60	'Wansbrough House'	Item - General	Local	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015	798m	South
I68	House	Item - General	Local	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015	803m	West
I59	Former St Paul's Anglican Church	Item - General	State	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015	922m	South
I50	Castle Hill House	Item - General	Local	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015	937m	South
I58	The Old Parsonage	Item - General	Local	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	17/07/2015	995m	South

Heritage Data Source: NSW Department of Planning & Environment

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## Natural Hazards

2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill, NSW 2154

### Bushfire Prone Land

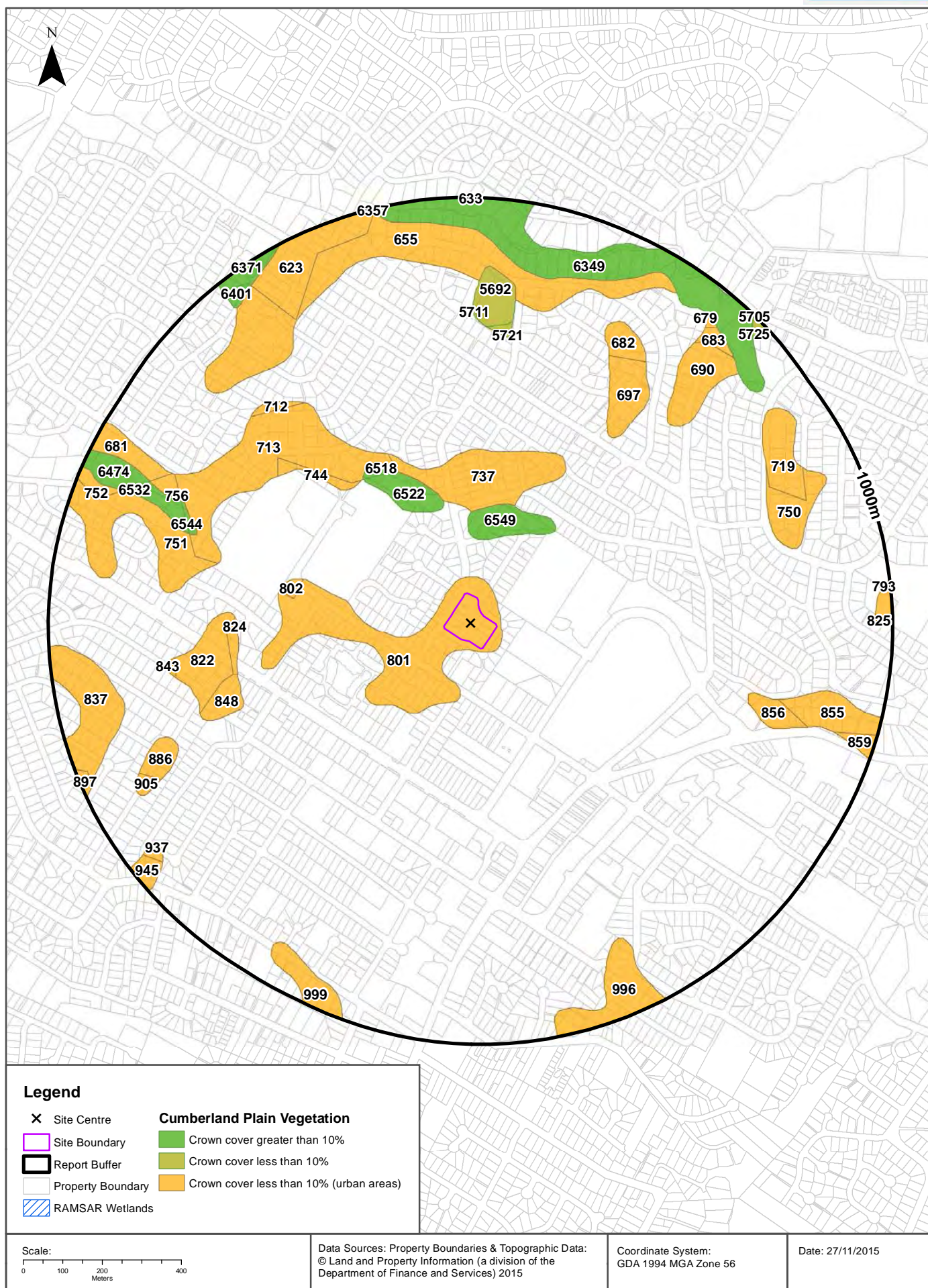
What are the nearest Bushfire Prone Land Categories that exist within the report buffer?

Bushfire Prone Land Category	Date Certified	Distance	Direction
No records within buffer			

Bushfire Prone Land Data Reference - NSW RFS GIS Data Set

# Remnant Vegetation of the Cumberland Plain

2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill, NSW 2154



## Ecological Constraints

2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill, NSW 2154

### Remnant Vegetation of the Cumberland Plain

What remnant vegetation of the Cumberland Plain exists within the report buffer?

Map Id	Crown Cover	Description	Distance	Direction
801	Crown cover less than 10% (urban areas)	152 - Blue Gum High Forest	0m	West
6549	Crown cover greater than 10%	31 - Sandstone Ridgetop Woodland	135m	North
737	Crown cover less than 10% (urban areas)	43 - Turpentine-Ironbark Margin Forest	205m	North
6522	Crown cover greater than 10%	31 - Sandstone Ridgetop Woodland	221m	North West
713	Crown cover less than 10% (urban areas)	9999 - Unclassified Vegetation	355m	North West
6518	Crown cover greater than 10%	9999 - Unclassified Vegetation	356m	North West
802	Crown cover less than 10% (urban areas)	9999 - Unclassified Vegetation	375m	West
744	Crown cover less than 10% (urban areas)	43 - Turpentine-Ironbark Margin Forest	386m	North West
824	Crown cover less than 10% (urban areas)	43 - Turpentine-Ironbark Margin Forest	518m	West
697	Crown cover less than 10% (urban areas)	15 - Turpentine-Ironbark Forest	525m	North East
822	Crown cover less than 10% (urban areas)	152 - Blue Gum High Forest	527m	West
848	Crown cover less than 10% (urban areas)	15 - Turpentine-Ironbark Forest	534m	West
751	Crown cover less than 10% (urban areas)	43 - Turpentine-Ironbark Margin Forest	592m	West
712	Crown cover less than 10% (urban areas)	43 - Turpentine-Ironbark Margin Forest	629m	North West
690	Crown cover less than 10% (urban areas)	43 - Turpentine-Ironbark Margin Forest	651m	North East
5721	Crown cover less than 10%	152 - Blue Gum High Forest	651m	North
856	Crown cover less than 10% (urban areas)	15 - Turpentine-Ironbark Forest	655m	East
6544	Crown cover greater than 10%	9999 - Unclassified Vegetation	665m	West
5692	Crown cover less than 10%	15 - Turpentine-Ironbark Forest	672m	North
6532	Crown cover greater than 10%	33 - Western Sandstone Gully Forest	682m	West
843	Crown cover less than 10% (urban areas)	15 - Turpentine-Ironbark Forest	684m	West
5711	Crown cover less than 10%	43 - Turpentine-Ironbark Margin Forest	686m	North
682	Crown cover less than 10% (urban areas)	43 - Turpentine-Ironbark Margin Forest	695m	North East
750	Crown cover less than 10% (urban areas)	43 - Turpentine-Ironbark Margin Forest	732m	East
855	Crown cover less than 10% (urban areas)	43 - Turpentine-Ironbark Margin Forest	732m	East
655	Crown cover less than 10% (urban areas)	15 - Turpentine-Ironbark Forest	734m	North
886	Crown cover less than 10% (urban areas)	15 - Turpentine-Ironbark Forest	734m	South West

Map Id	Crown Cover	Description	Distance	Direction
756	Crown cover less than 10% (urban areas)	43 - Turpentine-Ironbark Margin Forest	737m	North West
719	Crown cover less than 10% (urban areas)	152 - Blue Gum High Forest	769m	North East
681	Crown cover less than 10% (urban areas)	9999 - Unclassified Vegetation	786m	North West
996	Crown cover less than 10% (urban areas)	43 - Turpentine-Ironbark Margin Forest	806m	South
905	Crown cover less than 10% (urban areas)	43 - Turpentine-Ironbark Margin Forest	810m	South West
623	Crown cover less than 10% (urban areas)	9999 - Unclassified Vegetation	812m	North West
6349	Crown cover greater than 10%	33 - Western Sandstone Gully Forest	817m	North
837	Crown cover less than 10% (urban areas)	43 - Turpentine-Ironbark Margin Forest	828m	West
6474	Crown cover greater than 10%	9999 - Unclassified Vegetation	828m	West
683	Crown cover less than 10% (urban areas)	152 - Blue Gum High Forest	842m	North East
752	Crown cover less than 10% (urban areas)	9999 - Unclassified Vegetation	879m	West
999	Crown cover less than 10% (urban areas)	43 - Turpentine-Ironbark Margin Forest	886m	South West
859	Crown cover less than 10% (urban areas)	15 - Turpentine-Ironbark Forest	888m	East
679	Crown cover less than 10% (urban areas)	15 - Turpentine-Ironbark Forest	889m	North East
937	Crown cover less than 10% (urban areas)	43 - Turpentine-Ironbark Margin Forest	904m	South West
945	Crown cover less than 10% (urban areas)	152 - Blue Gum High Forest	923m	South West
6401	Crown cover greater than 10%	31 - Sandstone Ridgetop Woodland	923m	North West
6371	Crown cover greater than 10%	9999 - Unclassified Vegetation	945m	North West
793	Crown cover less than 10% (urban areas)	43 - Turpentine-Ironbark Margin Forest	951m	East
825	Crown cover less than 10% (urban areas)	13 - Western Sydney Dry Rainforest	953m	East
5725	Crown cover less than 10%	152 - Blue Gum High Forest	956m	North East
5705	Crown cover less than 10%	43 - Turpentine-Ironbark Margin Forest	968m	North East
897	Crown cover less than 10% (urban areas)	9999 - Unclassified Vegetation	970m	West
6357	Crown cover greater than 10%	9999 - Unclassified Vegetation	990m	North
633	Crown cover less than 10% (urban areas)	43 - Turpentine-Ironbark Margin Forest	993m	North

Remnant Vegetation of the Cumberland Plain : NSW Office of Environment and Heritage

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## RAMSAR Wetlands

What RAMSAR Wetland areas exist within the report buffer?

Map Id	RAMSAR Name	Wetland Name	Designation Date	Source	Distance	Direction
N/A	No records in buffer					

RAMSAR Wetlands Data Source: © Commonwealth of Australia - Department of Environment



## Ecological Constraints

2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill, NSW 2154

### ATLAS of NSW Wildlife

Endangered & Vulnerable Species on the ATLAS of NSW Wildlife database, within 10km of the site?

Class	Family	Scientific	Common	Exotic	NSW Status	Commonwealth Status
Amphibia	Hylidae	Litoria aurea	Green and Golden Bell Frog	No	Endangered, Protected	Vulnerable
Amphibia	Myobatrachidae	Pseudophryne australis	Red-crowned Toadlet	No	Vulnerable, Protected	
Aves	Accipitridae	Hieraaetus morphnoides	Little Eagle	No	Vulnerable, Protected	
Aves	Accipitridae	Lophoictinia isura	Square-tailed Kite	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Ardeidae	Ixobrychus flavicollis	Black Bittern	No	Vulnerable, Protected	
Aves	Cacatuidae	Callocephalon fimbriatum	Gang-gang Cockatoo	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Cacatuidae	Callocephalon fimbriatum	Gang-gang Cockatoo population in the Hornsby and Ku-ring-gai Local Government Areas	No	Endangered Population, Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Cacatuidae	Calyptorhynchus lathami	Glossy Black-Cockatoo	No	Vulnerable, Protected, Category 2 Sensitive Species	
Aves	Climacteridae	Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	No	Vulnerable, Protected	
Aves	Columbidae	Ptilinopus superbus	Superb Fruit-Dove	No	Vulnerable, Protected	
Aves	Estrildidae	Stagonopleura guttata	Diamond Firetail	No	Vulnerable, Protected	
Aves	Falconidae	Falco hypoleucos	Grey Falcon	No	Endangered, Protected, Category 2 Sensitive Species	
Aves	Falconidae	Falco subniger	Black Falcon	No	Vulnerable, Protected	
Aves	Meliphagidae	Anthochaera phrygia	Regent Honeyeater	No	Critically Endangered Species, Protected	Critically Endangered
Aves	Meliphagidae	Melithreptus gularis gularis	Black-chinned Honeyeater (eastern subspecies)	No	Vulnerable, Protected	
Aves	Neosittidae	Daphoenositta chrysoptera	Varied Sittella	No	Vulnerable, Protected	
Aves	Petroicidae	Petroica boodang	Scarlet Robin	No	Vulnerable, Protected	
Aves	Petroicidae	Petroica phoenicea	Flame Robin	No	Vulnerable, Protected	
Aves	Petroicidae	Petroica rodinogaster	Pink Robin	No	Vulnerable, Protected	
Aves	Psittacidae	Glossopsitta pusilla	Little Lorikeet	No	Vulnerable, Protected	
Aves	Psittacidae	Lathamus discolor	Swift Parrot	No	Endangered, Protected, Category 3 Sensitive Species	Endangered
Aves	Psittacidae	Neophema pulchella	Turquoise Parrot	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Psittacidae	Polytelis swainsonii	Superb Parrot	No	Vulnerable, Protected, Category 3 Sensitive Species	Vulnerable
Aves	Strigidae	Ninox connivens	Barking Owl	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Strigidae	Ninox strenua	Powerful Owl	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Tytonidae	Tyto novaehollandiae	Masked Owl	No	Vulnerable, Protected, Category 3 Sensitive Species	

Class	Family	Scientific	Common	Exotic	NSW Status	Commonwealth Status
Aves	Tytonidae	Tyto tenebriosa	Sooty Owl	No	Vulnerable, Protected, Category 3 Sensitive Species	
Gastropoda	Camaenidae	Meridolum corneovirens	Cumberland Plain Land Snail	No	Endangered	
Mammalia	Dasyuridae	Dasyurus maculatus	Spotted-tailed Quoll	No	Vulnerable, Protected	Endangered
Mammalia	Emballonuridae	Saccolaimus flaviventris	Yellow-bellied Sheath-tail-bat	No	Vulnerable, Protected	
Mammalia	Molossidae	Mormopterus norfolkensis	Eastern Freetail-bat	No	Vulnerable, Protected	
Mammalia	Petauridae	Petaurus australis	Yellow-bellied Glider	No	Vulnerable, Protected	
Mammalia	Phascolarctidae	Phascolarctos cinereus	Koala	No	Vulnerable, Protected	Vulnerable
Mammalia	Pteropodidae	Pteropus poliocephalus	Grey-headed Flying-fox	No	Vulnerable, Protected	Vulnerable
Mammalia	Vespertilionidae	Chalinolobus dwyeri	Large-eared Pied Bat	No	Vulnerable, Protected	Vulnerable
Mammalia	Vespertilionidae	Falsistrellus tasmaniensis	Eastern False Pipistrelle	No	Vulnerable, Protected	
Mammalia	Vespertilionidae	Miniopterus australis	Little Bentwing-bat	No	Vulnerable, Protected	
Mammalia	Vespertilionidae	Miniopterus schreibersii oceanensis	Eastern Bentwing-bat	No	Vulnerable, Protected	
Mammalia	Vespertilionidae	Myotis macropus	Southern Myotis	No	Vulnerable, Protected	
Mammalia	Vespertilionidae	Scoteanax rueppellii	Greater Broad-nosed Bat	No	Vulnerable, Protected	
Mammalia	Vespertilionidae	Vespadelus troughtoni	Eastern Cave Bat	No	Vulnerable, Protected	
Flora	Asteraceae	Olearia cordata		No	Vulnerable, Protected	Vulnerable
Flora	Convolvulaceae	Wilsonia backhousei	Narrow-leafed Wilsonia	No	Vulnerable, Protected	
Flora	Dilleniaceae	Hibbertia superans		No	Endangered, Protected	
Flora	Elaeocarpaceae	Tetradlea glandulosa		No	Vulnerable, Protected	
Flora	Ericaceae	Epacris purpurascens var. purpurascens		No	Vulnerable, Protected	
Flora	Ericaceae	Leucopogon fletcheri subsp. fletcheri		No	Endangered, Protected	
Flora	Fabaceae (Faboideae)	Dillwynia tenuifolia		No	Vulnerable, Protected	
Flora	Fabaceae (Faboideae)	Dillwynia tenuifolia	Dillwynia tenuifolia Sieber ex D.C. in the Baulkham Hills local government area	No	Endangered Population, Vulnerable, Protected	
Flora	Fabaceae (Faboideae)	Pultenaea parviflora		No	Endangered, Protected	Vulnerable
Flora	Fabaceae (Mimosoideae)	Acacia bynoeana	Bynoe's Wattle	No	Endangered, Protected	Vulnerable
Flora	Fabaceae (Mimosoideae)	Acacia gordonii		No	Endangered, Protected	Endangered
Flora	Fabaceae (Mimosoideae)	Acacia pubescens	Downy Wattle	No	Vulnerable, Protected	Vulnerable
Flora	Grammitidaceae	Grammitis stenophylla	Narrow-leaf Finger Fern	No	Endangered, Protected, Category 3 Sensitive Species	
Flora	Haloragaceae	Haloragodendron lucasii		No	Endangered, Protected	Endangered
Flora	Malvaceae	Lasiopetalum joyceae		No	Vulnerable, Protected	Vulnerable
Flora	Marsileaceae	Pilularia novae-hollandiae	Austral Pillwort	No	Endangered, Protected, Category 3 Sensitive Species	
Flora	Myrtaceae	Callistemon linearifolius	Netted Bottle Brush	No	Vulnerable, Protected, Category 3 Sensitive Species	
Flora	Myrtaceae	Darwinia biflora		No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	Darwinia peduncularis		No	Vulnerable, Protected	
Flora	Myrtaceae	Eucalyptus camfieldii	Camfield's Stringybark	No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	Eucalyptus nicholii	Narrow-leaved Black Peppermint	No	Vulnerable, Protected	Vulnerable

Class	Family	Scientific	Common	Exotic	NSW Status	Commonwealth Status
Flora	Myrtaceae	<i>Eucalyptus scoparia</i>	Wallangarra White Gum	No	Endangered, Protected	Vulnerable
Flora	Myrtaceae	<i>Eucalyptus</i> sp. Cattai		No	Critically Endangered Species, Protected	
Flora	Myrtaceae	<i>Leptospermum deanei</i>		No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	<i>Melaleuca biconvexa</i>	Biconvex Paperbark	No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	<i>Melaleuca deanei</i>	Deane's Paperbark	No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	No	Endangered, Protected	Vulnerable
Flora	Myrtaceae	<i>Triplarina imbricata</i>	Creek Triplarina	No	Endangered, Protected	Endangered
Flora	Orchidaceae	<i>Genoplesium baueri</i>	Bauer's Midge Orchid	No	Endangered, Protected, Category 2 Sensitive Species	Endangered
Flora	Orchidaceae	<i>Pterostylis nigricans</i>	Dark Greenhood	No	Vulnerable, Protected, Category 2 Sensitive Species	
Flora	Proteaceae	<i>Grevillea juniperina</i> subsp. <i>juniperina</i>	Juniper-leaved Grevillea	No	Vulnerable, Protected	
Flora	Proteaceae	<i>Grevillea parviflora</i> subsp. <i>supplicans</i>		No	Endangered, Protected	
Flora	Proteaceae	<i>Persoonia hirsuta</i>	Hairy Geebung	No	Endangered, Protected, Category 3 Sensitive Species	Endangered
Flora	Proteaceae	<i>Persoonia mollis</i> subsp. <i>maxima</i>		No	Endangered, Protected	Endangered
Flora	Proteaceae	<i>Persoonia nutans</i>	Nodding Geebung	No	Endangered, Protected	Endangered
Flora	Rhamnaceae	<i>Pomaderris brunnea</i>	Brown Pomaderris	No	Endangered, Protected	Vulnerable
Flora	Rhamnaceae	<i>Pomaderris prunifolia</i>	<i>P. prunifolia</i> in the Parramatta, Auburn, Strathfield and Bankstown Local Government Areas	No	Endangered Population	
Flora	Rubiaceae	<i>Galium australe</i>	Tangled Bedstraw	No	Endangered, Protected	
Flora	Rutaceae	<i>Zieria involucreata</i>		No	Endangered, Protected	Vulnerable
Flora	Thymelaeaceae	<i>Pimelea curviflora</i> var. <i>curviflora</i>		No	Vulnerable, Protected	Vulnerable
Flora	Thymelaeaceae	<i>Pimelea spicata</i>	Spiked Rice-flower	No	Endangered, Protected	Endangered

Data does not include records not defined as either endangered or vulnerable, and category 1 sensitive species are also excluded.

NSW Office of Environment and Heritage's Atlas of NSW Wildlife, which holds data from a number of custodians.

Data obtained 27/11/2015



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  - (a) the Report is compiled from or using content (**Third Party Content**) which is comprised of:
    - (i) content provided to Lotsearch by third party content suppliers with whom Lotsearch has contractual arrangements or content which is freely available (**Third Party Content Suppliers**);
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## **APPENDIX C**

### **Historical Title Search**

# **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](mailto:alsearch@optusnet.com.au)

3<sup>rd</sup> December, 2015

**RAMBOLL ENVIRON AUSTRALIA PTY LTD**  
PO Box 560,  
NORTH SYDNEY NSW 2060

**Attention: David Ford**

**RE: 14 and 16 Larool Crescent, Castle Hill**

<b>Note 1:</b>	<b>Lot 16 DP 237030</b>	<b>(page 1)</b>
<b>Note 2:</b>	<b>Lot 14 DP 232658</b>	<b>(page 4)</b>

**Note 1:**

## **Current Search**

Folio Identifier 16/237030 (title attached)  
DP 237030 (plan attached)  
Dated 30<sup>th</sup> November, 2015  
Registered Proprietor:  
**PETRUS JACOBUS UYS**  
**BEVERLY ANN UYS**

**Title Tree**  
**Lot 16 DP 237030**

Folio Identifier 16/237030

Certificate of Title Volume 10960 Folio 27

Certificate of Title Volume 8098 Folio 200

Certificate of Title Volume 2279 Folio 29

\*\*\*\*\*

# **Summary of proprietor(s)** **Lot 16 DP 237030**

<b>Year</b>	<b>Proprietor</b>
	<b>(Lot 16 DP 237030)</b>
1988 – todate	Petrus Jacobus Uys Beverly Ann Uys
	<b>(Lot 16 DP 237030 – Area 27 ½ Perches – CTVol 10960 Fol 27)</b>
1987 – 1988	Petrus Jacobus Uys Beverly Ann Uys
1979 – 1987	Majorie Elsie Truelove, widow
1979 – 1979	Majorie Elsie Truelove, wife Philip Herbert Truelove, retired advertising executive
1971 – 1979	Ronald Leslie May, electrical contractor Pamela Caroline May, wife
1969 – 1971	Kevin Mosley, manager Hazel Alice Mosley, wife
1969 – 1969	Leslie Thomas Wade, builder Ada Annette Brown, married woman
	<b>(Part of Lot 18 Section 4 DP 2496 – Area 1 Acre 3 Roods 32 Perches – CTVol 8098 Fol 200)</b>
1968 – 1969	Leslie Thomas Wade, builder Ada Annette Brown, married woman
1968 – 1968	Mabel Jane Cooke
1964 – 1968	Arthur Edgar Richmond Cooke, freeholder Mabel Jane Cooke, wife
1964 – 1964	Grace Louisa Jones, widow
1961 – 1964	Arthur Robert William Littlewood Jones, gentleman Grace Louisa Jones, wife
	<b>(Part of Lot 18 Section 4 DP 2496 – Area 2 Acres 2 Roods 0 Perches – CTVol 2279 Fol 29)</b>
1960 – 1961	Arthur Robert William Littlewood Jones, gentleman Grace Louisa Jones, wife
1929 – 1960	Frank Walter Fishburn, labourer
1929 – 1929	Jane Brown, widow
1920 – 1929	William Brown, orchardist
1913 – 1920	George Henry Mobbs, auctioneer
1912 – 1913	James Wincer, dairyman

\*\*\*\*\*

**Note 2:**

**Current Search**

Folio Identifier 14/232658 (title attached)

DP 232658 (plan attached)

Dated 30<sup>th</sup> November, 2015

Registered Proprietor:

**XU YANG**

**WEN XING HUANG**

**Title Tree**

**Lot 14 DP 232658**

Folio Identifier 14/232658

Certificate of Title Volume 10595 Folio 64

Certificate of Title Volume 2328 Folio 96

\*\*\*\*\*

# Summary of proprietor(s) Lot 14 DP 232658

Year	Proprietor
	<b>(Lot 14 DP 232658)</b>
2004 – todate	Xu Yang (formerly Xu Michael Yang) Wen Xing Huang
1997 – 2004	Xu Michael Yang Wen Xing Huang
1988 – 1997	Robert Paul Ramsey Judith Margaret Ramsey
	<b>(Lot 14 DP 232658 – Area 28 ¼ Perches – CTVol 10595 Fol 64)</b>
1984 – 1988	Robert Paul Ramsey Judith Margaret Ramsey
1984 – 1984	Leslie Charles Baker Patricia Lillian Baker Janice Patricia Smith Richard George Smith
1971 – 1984	Colin Scott Hayes, project manager Patricia McDonald Hayes, wife
1969 – 1971	Leslie William Dicker, retired shopkeeper
1969 – 1969	Colin Charles McDonald, panelbeater
1968 – 1969	Colin Charles McDonald, panelbeater Darellyn McDonald, wife
1967 – 1968	Lend Lease Homes Pty Limited
	<b>(Part of Lot 19 Section 4 DP 2496 – Area 2 Acres 2 Roods 0 Perches – CTVol 2328 Fol 96)</b>
1937 – 1967	Albert Thomas Jeremy, nurseryman
1923 – 1937	William Monk McAuley, postmaster
1918 – 1923	Rosina Crane, married woman
1913 – 1918	Celestin John Paullas, master jeweller

\*\*\*\*\*



**Cadastral Records Enquiry Report**

Ref : ALS

Requested Parcel : Lot 16 DP 237030

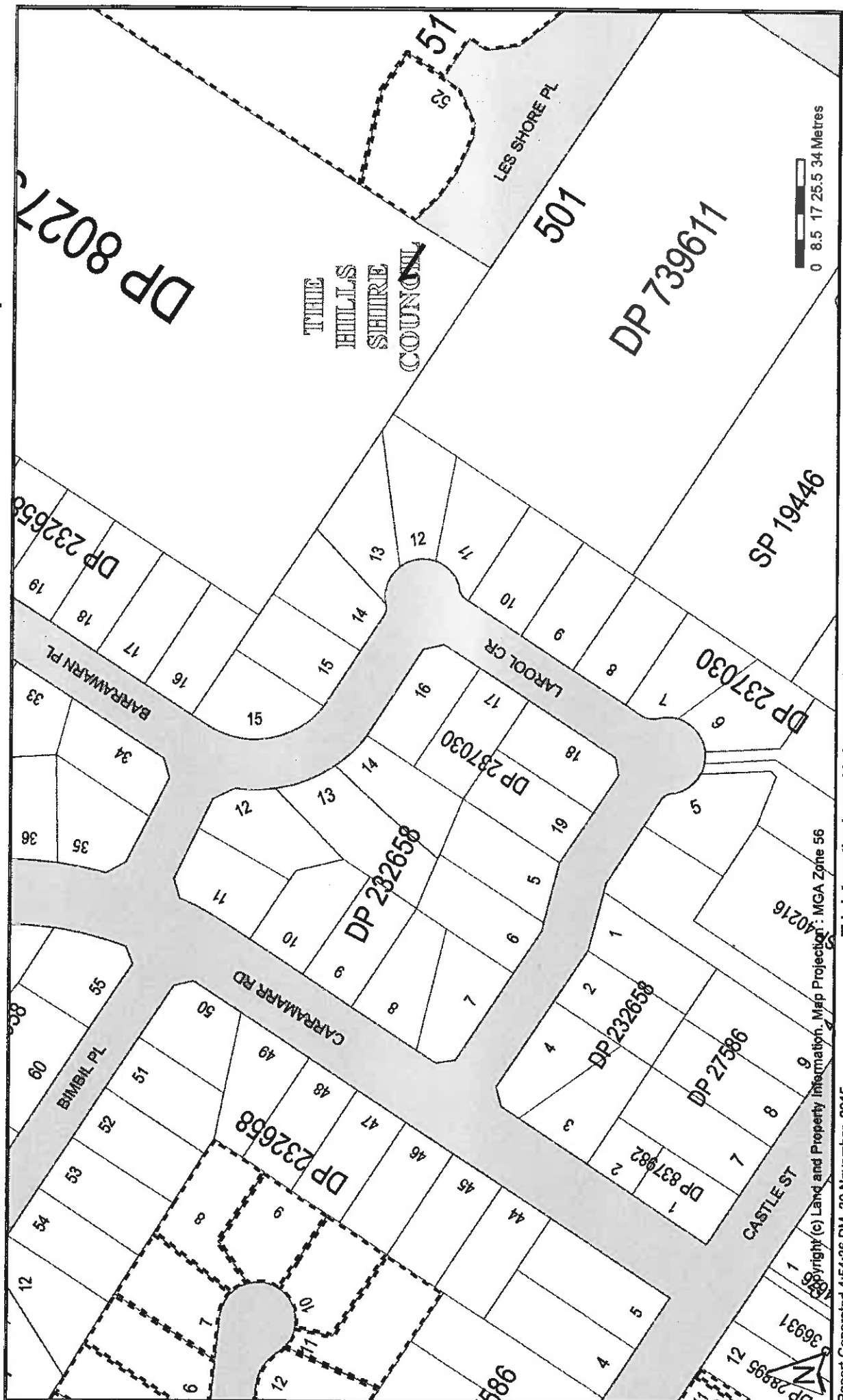
Identified Parcel : Lot 16 DP 237030

Locality : CASTLE HILL

LGA : THE HILLS

Parish : CASTLE HILL

County : CUMBERLAND



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 16/237030

SEARCH DATE	TIME	EDITION NO	DATE
30/11/2015	6:49 PM	1	2/4/2015

LAND

LOT 16 IN DEPOSITED PLAN 237030  
AT CASTLE HILL  
LOCAL GOVERNMENT AREA THE HILLS SHIRE  
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP237030

FIRST SCHEDULE

PETRUS JACOBUS UYS  
BEVERLY ANN UYS  
AS JOINT TENANTS (T X143958)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP237030 RESTRICTION(S) ON THE USE OF LAND
- 3 L326562 COVENANT
- \* 4 AJ327397 CAVEAT BY CASTLE LAROO HOLDINGS PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

Ramboll - Castle Hill

PRINTED ON 30/11/2015

\*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** Phone: 02 9644 1679

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH  
-----

SEARCH DATE  
-----

30/11/2015 6:49PM

FOLIO: 16/237030  
-----

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 10960 FOL 27

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
8/3/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
12/3/2015	AJ327397	CAVEAT	
2/4/2015	AJ381610	DISCHARGE OF MORTGAGE	EDITION 1

\*\*\* END OF SEARCH \*\*\*

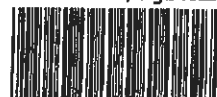
Ramboll - Castle

PRINTED ON 30/11/2015

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NEW SOUTH WALES

**CATE OF TITLE**  
 ERTY ACT, 1900, as amended.



10960-027

Appln. No. 7160  
 Prior Title Vol. 8098 Fol. 200

Vol. **10960** Fol. **27**



Edition issued 3-1-1969

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

Witness

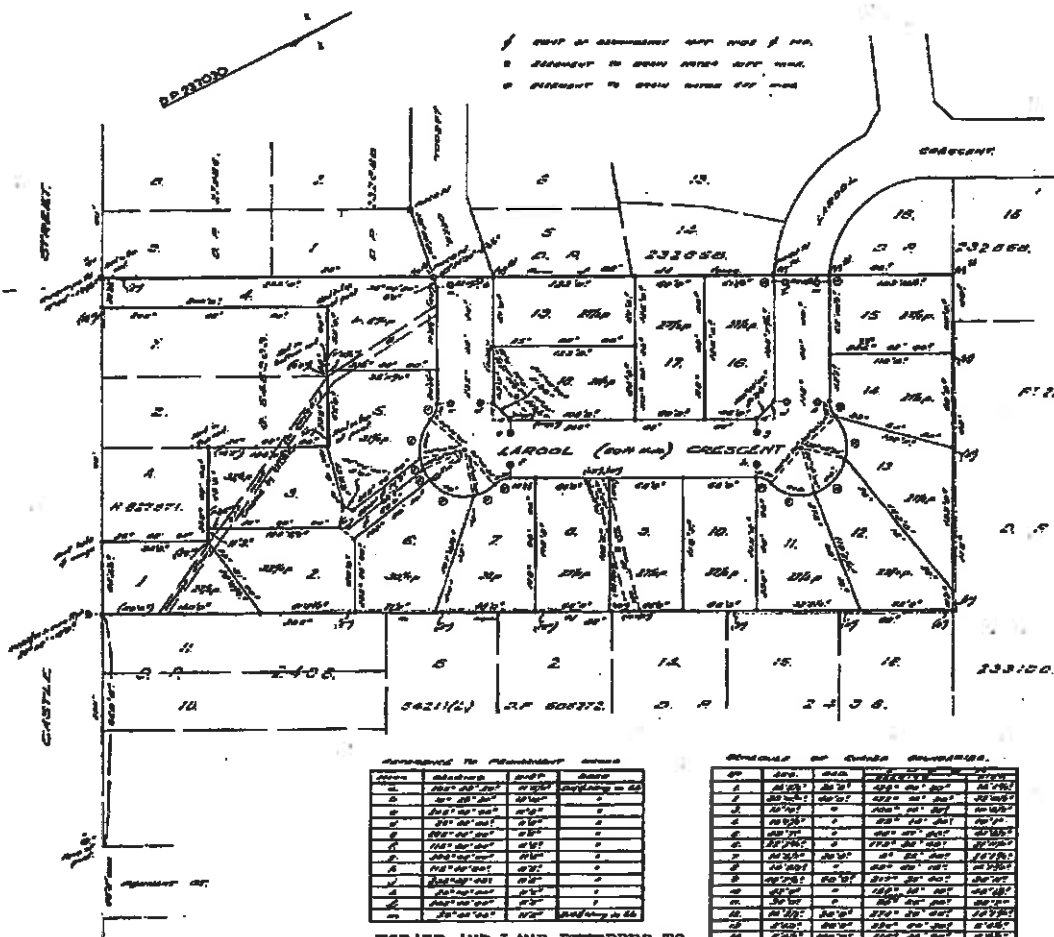
*M. Flint*

**CANCELLED**  
 Registrar General.



**PLAN SHOWING LOCATION OF LAND**

SEE AUTO FOLIO



Lot	Area	Notes
1	1000 sq. ft.	
2	1000 sq. ft.	
3	1000 sq. ft.	
4	1000 sq. ft.	
5	1000 sq. ft.	
6	1000 sq. ft.	
7	1000 sq. ft.	
8	1000 sq. ft.	
9	1000 sq. ft.	
10	1000 sq. ft.	
11	1000 sq. ft.	
12	1000 sq. ft.	
13	1000 sq. ft.	
14	1000 sq. ft.	
15	1000 sq. ft.	
16	1000 sq. ft.	
17	1000 sq. ft.	
18	1000 sq. ft.	
19	1000 sq. ft.	
20	1000 sq. ft.	

Lot	Area	Notes
1	1000 sq. ft.	
2	1000 sq. ft.	
3	1000 sq. ft.	
4	1000 sq. ft.	
5	1000 sq. ft.	
6	1000 sq. ft.	
7	1000 sq. ft.	
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10	1000 sq. ft.	
11	1000 sq. ft.	
12	1000 sq. ft.	
13	1000 sq. ft.	
14	1000 sq. ft.	
15	1000 sq. ft.	
16	1000 sq. ft.	
17	1000 sq. ft.	
18	1000 sq. ft.	
19	1000 sq. ft.	
20	1000 sq. ft.	

**ESTATE AND LAND REFERRED TO**

Estate in Fee Simple in Lot 16 in Deposited Plan 237030 at Castle Hill in the Shire of Baulkham Hills, Parish of Castle Hill and County of Cumberland being part of Portion 132 granted to Patrick Silk on 13-1-1818.

**FIRST SCHEDULE**

~~LESLIE THOMAS BATES~~ of Henley, Builder and ~~ADA ANNETTE BROWN~~, of Cheltenham, Married Woman, as Tenants in Common in equal shares.

**SECOND SCHEDULE**

- GR4. Reservations and conditions, if any, contained in the Crown Grant above referred to.  
 RU2. Restriction as to user created by the registration of Deposited Plan 237030 See L268635.

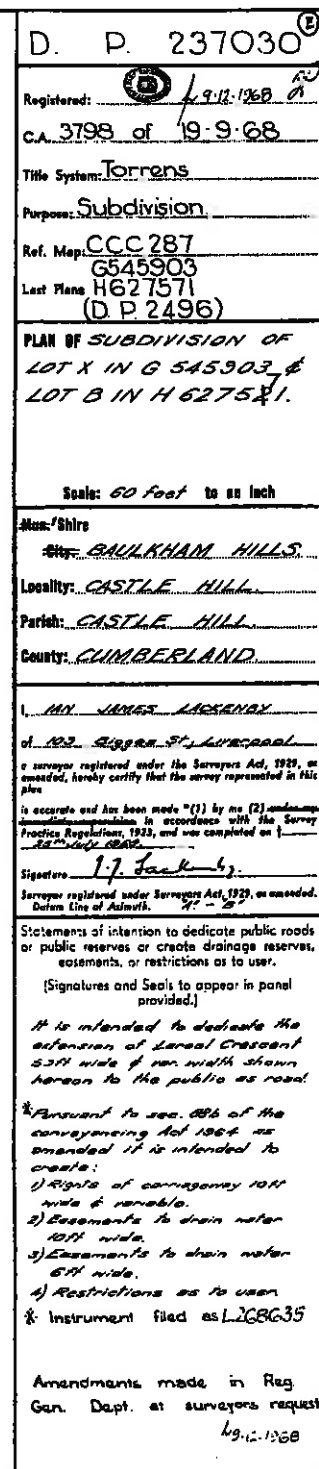
*Lawson*  
 Registrar General.

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

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

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





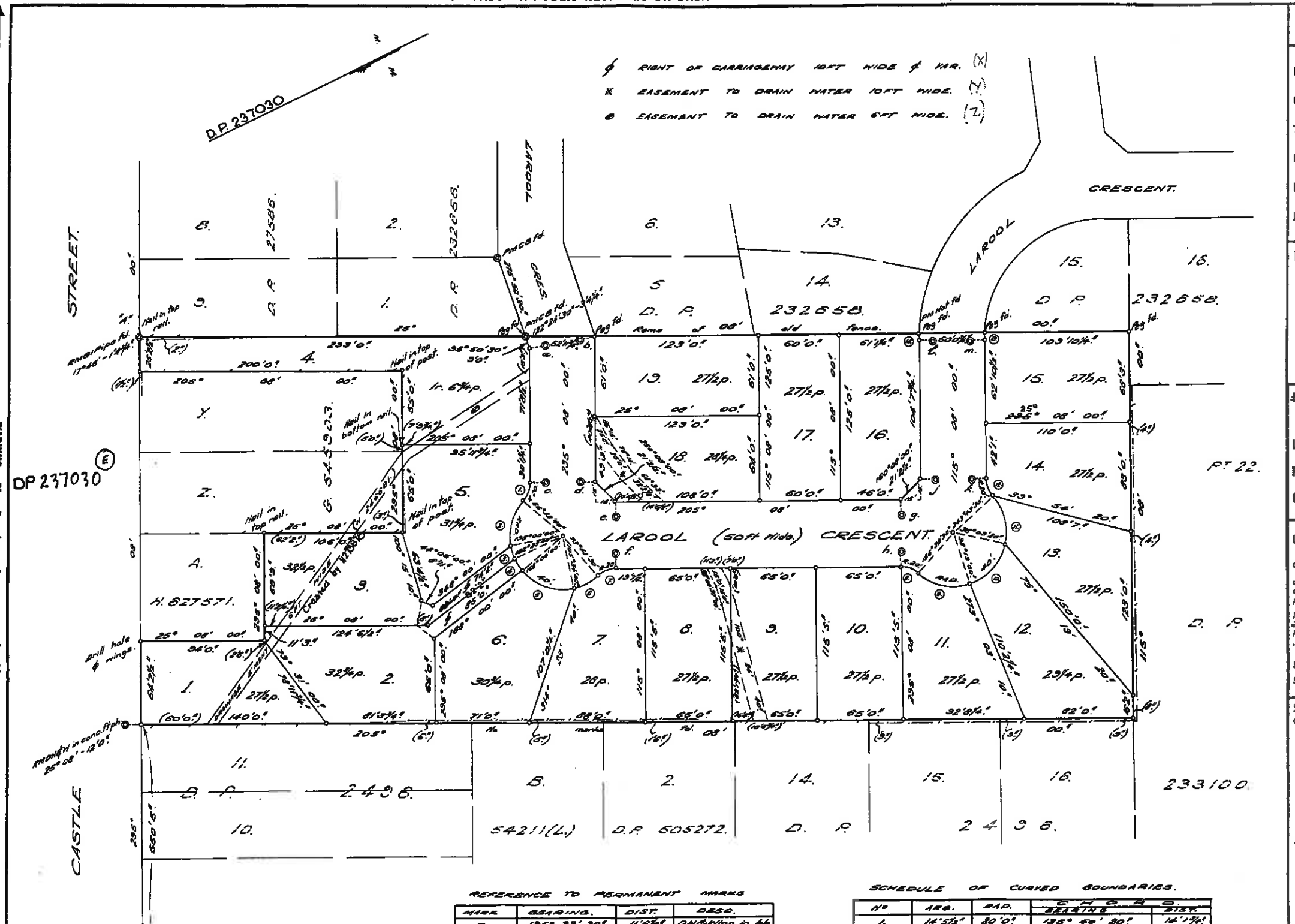
OFFICE USE ONLY.

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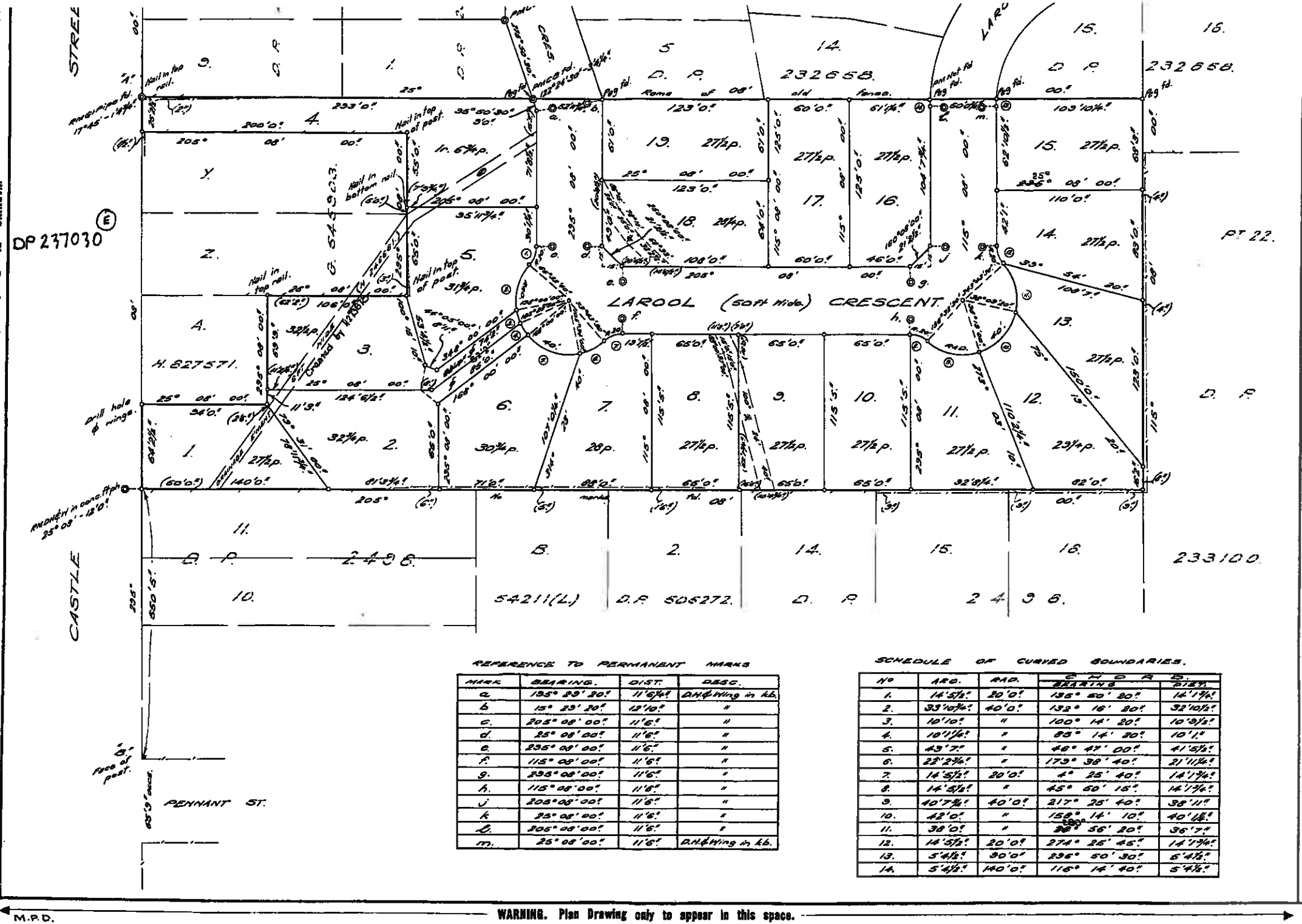
**WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.**



Reg: R06567 / Doc: DP 0237030 P / Rev: 02-JUL-1997 / Sta: OK OK / Prt: 30-Nov-2015 18:47 / Egs: ALL / Seq: 2 of 4  
 Ref: ALS / Sct: T  
 WARNING: Plan Drawing only to appear in this space.



WARNING. Plan Drawing only to appear in this space.



D. P. 237030	
Registered:	9-12-1968
CA 3798 of	19-9-68
Title System:	Torrens
Purpose:	Subdivision
Ref. Map:	CCC 287
Ref. Map:	G545903
Last Plan:	H627571 (D P 2496)
PLAN OF SUBDIVISION OF LOT X IN G 545903 & LOT B IN H 627571.	
Scale: 60 Feet to an Inch	
Mon: Miles	
Site: SAULKHAM HILLS	
Locality: CASTLE HILL	
Parish: CASTLE HILL	
County: CUMBERLAND	
I. J. JAMES LACROIX	
of 107 Rigger St, Liverpool	
a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan	
is correct and has been made "(1) by me (2) under my immediate supervision in accordance with the Survey Practice Regulations, 1921, and was completed on 19-9-68	
Signature: I. J. JAMES LACROIX	
Surveyor registered under Surveyors Act, 1929, as amended. Dated: 19-9-68	
Statements of intention to dedicate public roads or public reserves or create drainage reserves, easements, or restrictions as to user. (Signatures and Seals to appear in panel provided.)	
It is intended to dedicate the extension of Lancel Crescent 50ft wide of an width shown hereon to the public as road.	
*Amount to sec. 106 of the surveying Act 1964 as amended if it is intended to create: 1) Right of way 10ft wide of easement. 2) Easement to drain water 10ft wide. 3) Easement to drain water 5ft wide. 4) Restrictions as to user.	
* Instrument filed as L268635	
Amendments made in Reg. Gen. Dept. at surveyors request 19-9-68	

SURVEYOR'S REFERENCE: 3274.

OFFICE USE ONLY.

Check and enter (1) or (2). Insert date of survey.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.

SIGNATURES AND SEALS ONLY.	
Annette Brown	
Leslie J. Woody	
Leslie J. Woody	
Annette Brown	
Council Clerk's Certificate.	
I hereby certify that— (a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and (b) the requirements of section 342 of the Metropolitan Water, Sewerage, and Drainage Act, 1924, as amended, (Metropolitan Water, Sewerage, and Drainage Act, 1924, as amended), have been complied with by the applicant in relation to the proposed SUBDIVISION (insert "new road" or "subdivision") set out herein.	
Subdivision No.	3798
Date	19-9-68
(Signature)	
Council Clerk	
*This part of certificate to be deleted where the application is only for the opening of a new road or where the land to be subdivided is wholly outside the areas of operations of the Metropolitan Water Sewerage and Drainage Board, and the Hunter District Water Board. (Delete if applicable.)	

Y O I S A I A

0237030

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT		
DP 237030		
FEET INCHES	METRES	
1 1/2	0.38	
2	0.51	
3	0.76	
4	1.02	
5	1.27	
6	1.52	
8	2.03	
9	2.29	
1 4 3/4	0.425	
1 6	0.487	
2 6	0.762	
3 4 1/4	1.022	
3 9 5/8	1.159	
4 1 3/4	1.264	
4 5 1/2	1.359	
5	1.524	
5 4 1/2	1.438	
6	1.829	
7	2.134	
8	2.438	
8 3 5/8	2.530	
8 11	2.718	
9	2.743	
10 1	3.073	
10 1 1/4	3.080	
10 4 3/4	3.169	
10 9 1/2	3.289	
10 10	3.302	
11 2 1/4	3.410	
11 3	3.429	
11 6	3.505	
11 6 1/4	3.512	
12	3.658	
12 10	3.912	
14 1 3/4	4.212	
14 5 1/2	4.407	
14 6 1/2	4.432	
15	4.572	
15 3	4.646	
16	4.877	
16 2	4.928	
16 4	4.978	
19 7 1/2	5.982	
20	6.096	
20 8 1/2	6.312	
20 11 1/2	6.388	
21 2 1/2	6.464	
21 11 3/4	6.637	
22 2 3/4	6.775	
25	7.620	
25 2 1/2	7.634	
30 1 1/4	9.176	
32 2 1/2	9.817	
32 10 1/2	10.020	
33 10 3/4	10.331	
36 7	11.151	
38	11.582	
38 11	11.862	
40	12.192	
40 1 1/4	12.224	
40 7 3/4	12.689	
41 5 1/2	12.687	
42	12.802	
42 1	12.827	
43 7	13.284	
46	14.021	
49	14.935	
50	15.240	
50 0 3/4	15.259	
52 11 3/4	16.148	
53 4 1/2	16.269	
55	16.764	
60	18.288	
61	18.593	
61 1 1/4	18.625	
62 1 3/4	18.942	
62 2	18.946	

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT		
DP 237030 CONTINUED		
FEET INCHES	METRES	
62 10 1/2	19.164	
64	19.507	
64 2 1/2	19.571	
65	19.812	
65 9	20.041	
68 3	20.803	
69 9	21.260	
71	21.641	
71 8 1/2	21.857	
74	22.555	
74 2	22.606	
78 11 3/4	24.073	
81 3 3/4	24.784	
82	24.994	
82 2	25.044	
83	25.298	
85	25.908	
87 11 3/4	26.816	
88	26.822	
90	27.432	
92 8 1/4	28.251	
94	28.651	
95 11 3/4	29.254	
104 7 3/4	31.896	
106	32.309	
107 0 1/4	32.620	
108	32.916	
108 7	33.096	
109 10 1/4	33.484	
110	33.528	
110 2 1/4	33.585	
115 5	35.179	
123	37.490	
124 6 1/2	37.960	
125	38.100	
140	42.672	
150	45.720	
200	60.960	
293	89.306	
550 5	167.767	
AC RD P	SQ M	
27 1/2	695.6	
28	706.2	
28 1/4	714.5	
29 1/4	739.6	
30 3/4	777.6	
31 3/4	803	
32 1/4	813.7	
32 1/2	822	
32 3/4	828.3	
1 6 3/4	1162	

**Advance Legal Searchers  
Pty Ltd** Phone: 02 9644 1670

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: 14/232658

SEARCH DATE	TIME	EDITION NO	DATE
30/11/2015	6:49 PM	3	24/11/2004

LAND

LOT 14 IN DEPOSITED PLAN 232658  
AT CASTLE HILL  
LOCAL GOVERNMENT AREA THE HILLS SHIRE  
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP232658

FIRST SCHEDULE

XU YANG  
WEN XING HUANG  
AS JOINT TENANTS (CN AB115485)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 L16145 COVENANT
- \* 3 AJ327401 CAVEAT BY CASTLE LAROO HOLDINGS PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

Ramboll - Castle Hill

PRINTED ON 30/11/2015

\*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** Phone: 02 9644 1679

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  
-----

30/11/2015 6:50PM

FOLIO: 14/232658  
-----

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 10595 FOL 64

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
23/3/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
20/1/1997	2772853	DISCHARGE OF MORTGAGE	
20/1/1997	2772854	TRANSFER	
20/1/1997	2772855	MORTGAGE	EDITION 1
1/9/1999	6155322	DEPARTMENTAL DEALING	
5/11/2004	AB73593	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 2
24/11/2004	AB115484	DISCHARGE OF MORTGAGE	
24/11/2004	AB115485	CHANGE OF NAME	EDITION 3
12/3/2015	AJ327401	CAVEAT	

\*\*\* END OF SEARCH \*\*\*

Ramboll - Castle

PRINTED ON 30/11/2015

\*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.

97-01T

# TRANSFER

Real Property Act, 1900



2772854 E



Office

00.24

10/9620/2101 to 2005 962191

N.S.W. STAMP DUTY

(A) LAND TRANSFERRED

Show no more than 20 References to Title.  
If appropriate, specify the share transferred.

FOLIO IDENTIFIER 14/232658

(B) LODGED BY

L.T.O. Box

23L

Name, Address or DX and Telephone

COMMONWEALTH BANK OF AUSTRALIA  
120 PITT ST SYDNEY NSW  
PHONE: 312 2195 DX 434

REFERENCE (max. 15 characters): 299213202

(C) TRANSFEROR

ROBERT PAUL RAMSAY and JUDITH MARGARET RAMSAY

(D) acknowledges receipt of the consideration of ..... \$252,000.00

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

(E) subject to the following ENCUMBRANCES

1. ....

2. ....

3. ....

(F) TRANSFEE

T  
TS  
(s713 LGA)  
TW  
(Sheriff)

XU MICHAEL YANG and WEN XING HUANG

(G)

TENANCY: Joint Tenants

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

DATED

8/1/97

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

① *A. Orsic*

Signature of Witness

② *H.P. Ramsay*

*Sydney Orsic*

Name of Witness (BLOCK LETTERS)

*155 March St  
Richmond*

Address of Witness

*H.P. RAMSAY*

*23 ROBERTSON RS*

*KILGARRY V/015 2201*

②

*Ramsay*

①

*J. Ramsay*

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

*Christine Sueskow*

Signature of Transferee

25

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE

Christine Sueskow, Licensed Conveyancer for Transferee



NEW SOUTH WALES

STATE OF TITLE  
 ACT, 1900, as amended.



10595

Vol. 10595 Fol. 64

Appln. No. 7160  
 Prior Title Vol. 2328 Fol. 96

Edition issued 27-6-1967



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

Witness

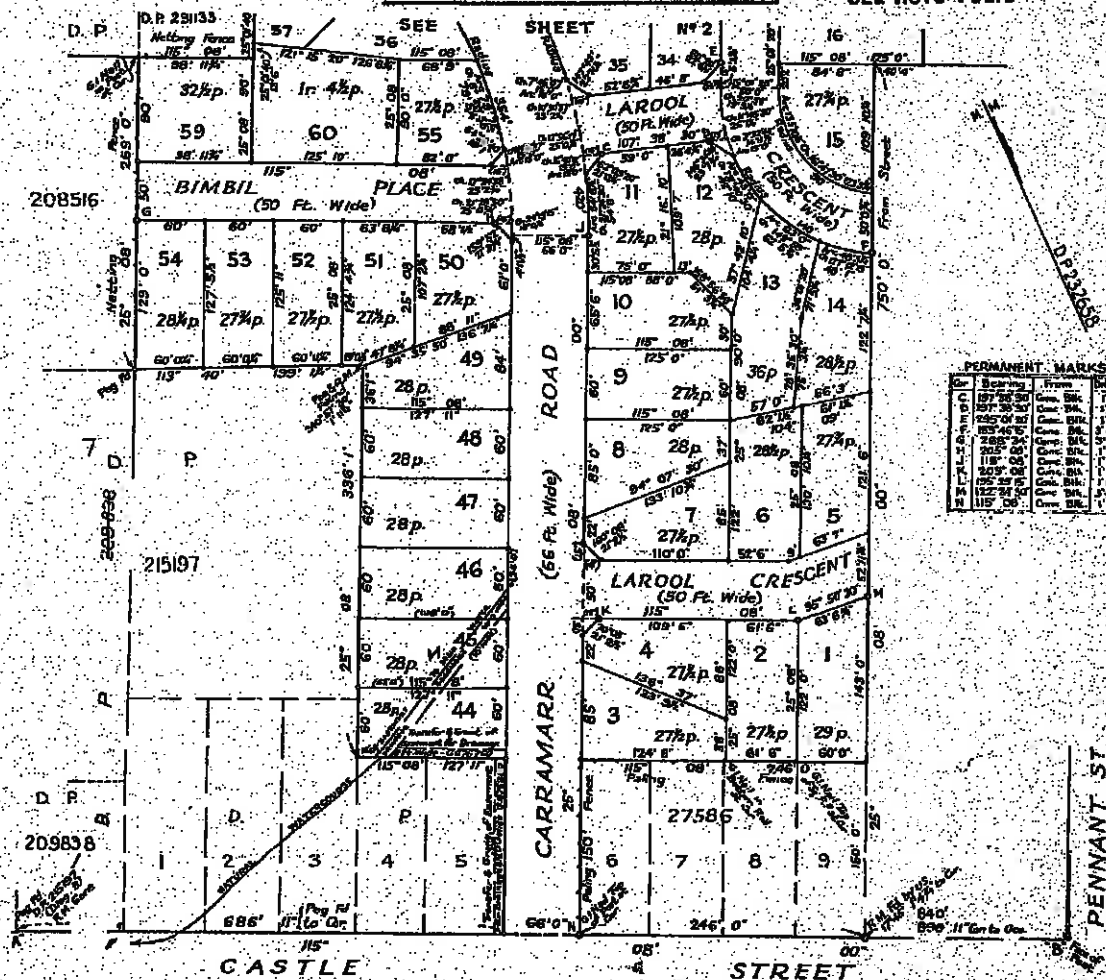
*J. Offick*

**CANCELLED**

Registrar General.  
 SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 14 in Deposited Plan 232658 at Castle Hill in the Shire of Baulkham Hills, Parish of Castle Hill and County of Cumberland being part of Portion 132 granted to Patrick Silk on the 13-1-1818.

FIRST SCHEDULE (Continued overleaf)

~~LAND LEASE HOMES LIMITED.~~

SECOND SCHEDULE (Continued overleaf)

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

*Jawatson*  
 Registrar General.

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

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

PT 1.17 V.C.N. Blight, Government Printer

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	NATURE	INSTRUMENT NUMBER	DATE	ENTERED	SIGNATURE OF REGISTRAR-GENERAL
John Charles McDonald of Wellington, Esq. and Evelyn McDonald, his wife, as joint tenants	Transfer	1290765	15-10-1984	20-10-1984	Johnston
Doctor Charles McDonald of St Albans, Esq. and Doctor Charles McDonald of St Albans, Esq. as joint tenants	Transfer	1290766	15-10-1984	20-10-1984	Johnston
Charles William Dickson of Castle Hill, Esq. and Charles William Dickson of Castle Hill, Esq. as joint tenants	Transfer	1290767	15-10-1984	20-10-1984	Johnston
Calvin Scott Hargrave of Newcastle, Esq. and Patricia M. Donald of Newcastle, Esq. as joint tenants	Transfer	1290768	15-10-1984	20-10-1984	Johnston
Leslie Charles Baker and Patricia Baker as joint tenants in equal shares and James Patricia Smith and Richard George Smith as joint tenants in equal shares as tenants in common by Transfer 1290766 Registered 16-10-1984					Johnston
Robert Paul Ramsay and Judith Margaret Ramsay as joint tenants by Transfer V395215. Registered 26-10-1984					Johnston

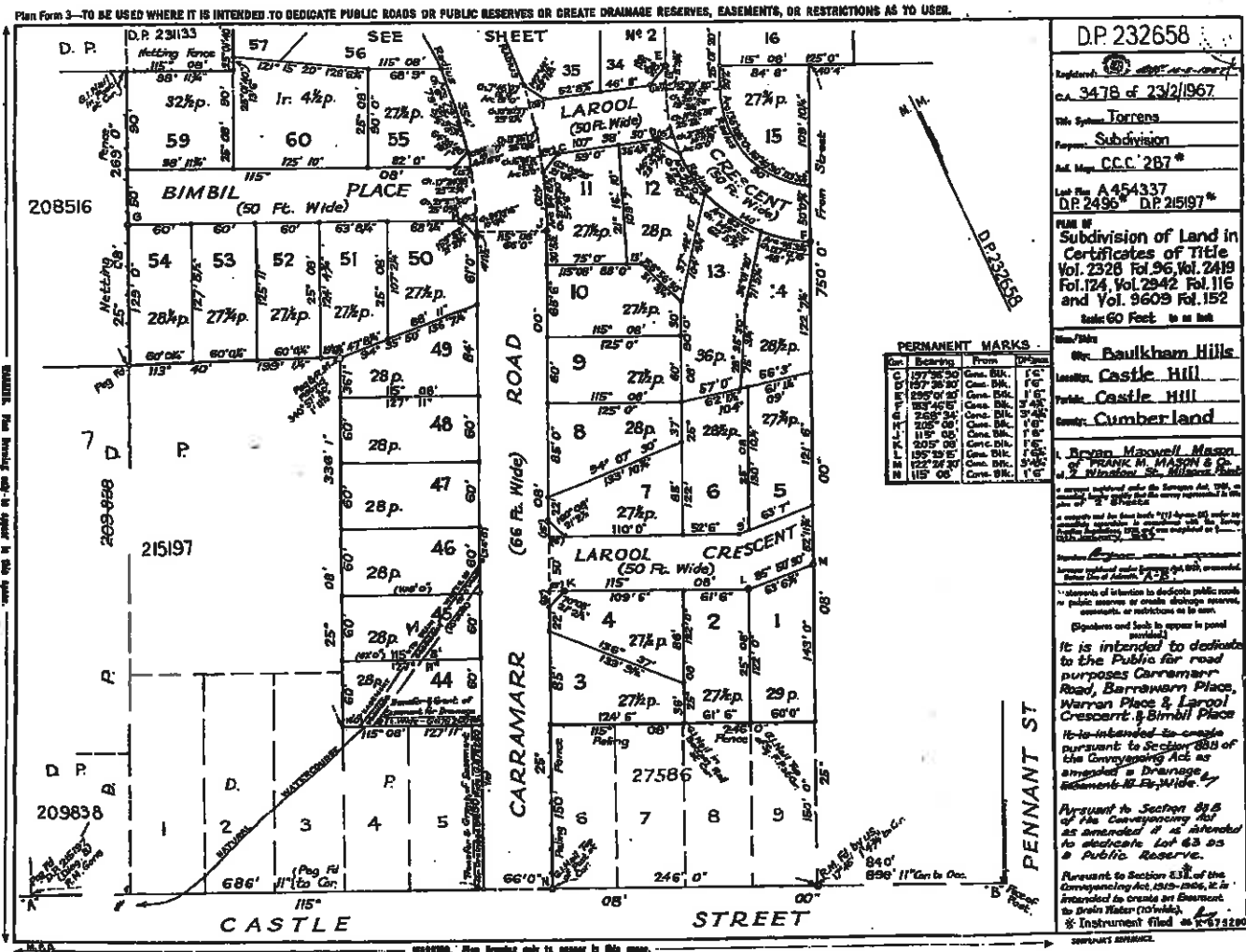
SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	SIGNATURE OF REGISTRAR-GENERAL	CANCELLATION
Conveyance	L 16145		Granted by Transfer No. L 16145 to the National Bank of Australia Limited	30-10-1984	Johnston	Discharged B518327
Mortgage	1290767	15-10-1984	For the National Bank of Australia Limited	24-10-1984	Johnston	Discharged B518328
Mortgage	1290768	15-10-1984	For the National Bank of Australia Limited	24-10-1984	Johnston	Discharged B518329
Mortgage	1290769	15-10-1984	For the National Bank of Australia Limited	24-10-1984	Johnston	Discharged B518330
V395216 Mortgage to Commonwealth Savings Bank of Australia. Registered 26-10-1984					Johnston	

CANCELLED

SEE AUTO-FOLIO

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



AMENDMENTS OR ADDITIONS NOTED ON PLAN  
IN REGISTRAR GENERAL'S OFFICE.

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 27th day of June, 1977

**SHOOTING AND SELLING ONLY**

A. L. Jones

**Council Clerk's Certificate.**

(a) the requirements of the Land Conservation Act, 1962 (other than the requirements for the restoration of flood), and

<sup>10</sup>(b) the requirements of section 301 of the [Metropolitan Water, Sewerage, and Drainage Act, 1934] as amended, [Metropolitan Water, Sewerage, and Drainage Act, 1932].

we intended.

**SUBDIVISION** ... (Insert "new road" or "improvement") not well known.

3478

Date 23. 2. '67 Klausmann

(Signature) \_\_\_\_\_

<sup>1</sup>This part of evidence to be deleted where the application is only for the opening of a new road or where the land to be subdivided is wholly outside the town of question of the

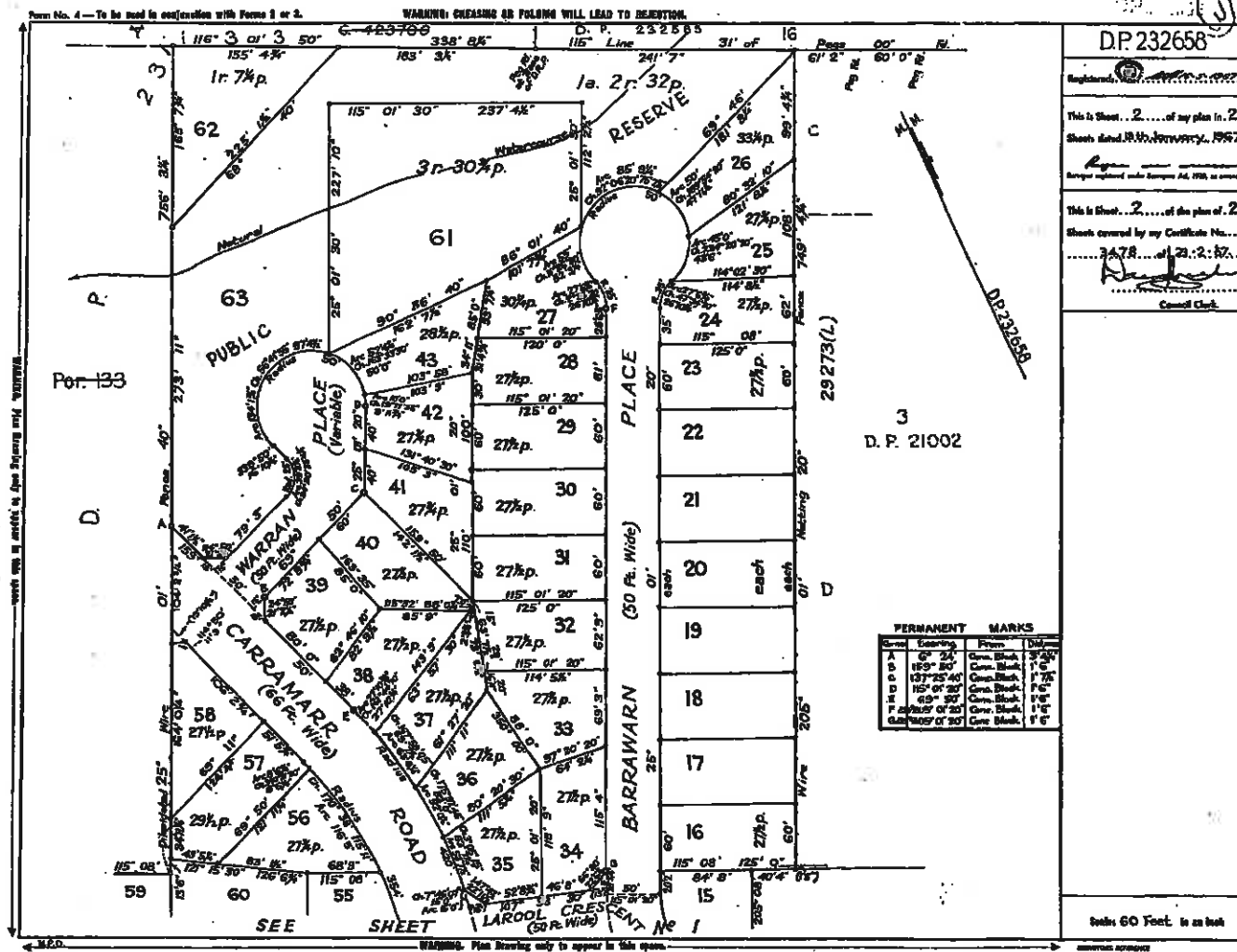
Metropolitan Water Sewerage and Drainage Board, and the Public Health Board,  
Admrs. of London.

\_\_\_\_\_

 CONVERSION TABLE ADDED IN  
REGISTRAR GENERAL'S DEPARTMENT

PO DRESS SH 1/2 COYED		
FEET	INCHES	METRES
75	3 1/8	21.774
75	-	22.666
75	3 1/4	22.901
75	3 1/2	23.176
75	3 5/8	23.823
79	2 1/4	24.653
80	-	25.904
84	-	25.603
85	-	25.908
85	-	26.613
88	-	27.092
88	11	27.112
90	-	27.432
90	12 3/4	28.149
104	4 1/4	31.087
107	2 1/4	32.271
107	-	32.918
109	6	33.376
109	7	33.901
110	10 1/4	33.844
120	-	35.300
121	-	37.033
122	-	37.166
122	1 1/4	37.377
123	8 3/4	37.586
123	6	37.916
123	5 3/4	38.119
123	-	38.100
125	10	38.355
127	11	38.379
125	8 3/4	38.379
125	5 1/2	38.644
127	11	39.089
127	-	39.074
130	10 1/4	39.304
133	5 1/2	40.700
133	5 3/4	40.700
135	10 1/4	41.408
136	7 1/4	41.637
144	-	42.672
144	-	43.266
150	-	46.722
150	1 1/4	46.647
165	-	50.813
169	-	51.971
175	-	107.009
175	-	107.016
186	11	209.772
190	11	236.311
20	2 1/2	609.6
-	2 1/2	701.9
-	20	709.6
-	22 1/4	724.0
-	22	726.8
-	29	733.5
-	32 1/2	742.2
-	36	911.0
-	10 1/2	103.6
AC	Q	50
-	27 1/2	692.6
-	27 1/2	701.9
-	28	709.6
-	28 1/4	724.0
-	28 1/2	726.8
-	29	733.5
-	32 1/2	742.2
-	36	911.0
-	10 1/2	103.6

1



INDEMNITY OR ADDITIONAL NOTES ON PLAN  
IN REGISTER GENERAL'S OFFICE.

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this is a true and correct copy of the original plan as deposited in my custody this 27th day of June, 1992.

CONVERSION TABLE ADDED IN  
REGISTER GENERAL'S DEPARTMENT

FEET INCHES	FEET
1 3	1.042
1 6	1.083
1 9	1.125
2 0	1.167
2 3	1.208
2 6	1.250
2 9	1.292
3 0	1.333
3 3	1.375
3 6	1.417
3 9	1.458
4 0	1.500
4 3	1.542
4 6	1.583
4 9	1.625
5 0	1.667
5 3	1.708
5 6	1.750
5 9	1.792
6 0	1.833
6 3	1.875
6 6	1.917
6 9	1.958
7 0	2.000
7 3	2.042
7 6	2.083
7 9	2.125
8 0	2.167
8 3	2.208
8 6	2.250
8 9	2.292
9 0	2.333
9 3	2.375
9 6	2.417
9 9	2.458
10 0	2.500

CONVERSION TABLE ADDED IN  
REGISTER GENERAL'S DEPARTMENT

FEET INCHES	FEET
1 3	1.042
1 6	1.083
1 9	1.125
2 0	1.167
2 3	1.208
2 6	1.250
2 9	1.292
3 0	1.333
3 3	1.375
3 6	1.417
3 9	1.458
4 0	1.500
4 3	1.542
4 6	1.583
4 9	1.625
5 0	1.667
5 3	1.708
5 6	1.750
5 9	1.792
6 0	1.833
6 3	1.875
6 6	1.917
6 9	1.958
7 0	2.000
7 3	2.042
7 6	2.083
7 9	2.125
8 0	2.167
8 3	2.208
8 6	2.250
8 9	2.292
9 0	2.333
9 3	2.375
9 6	2.417
9 9	2.458
10 0	2.500