



NEW ENVIRONMENT

A Division of Heggies Australia Pty Ltd

PRELIMINARY SITE INVESTIGATION

**CORNER OF RUSSELL STREET AND
OLD BATHURST ROAD,
EMU PLAINS NSW 2750**

CLIENT: VIRTUS GROUP PTY LTD

**REPORT NO:
DATE OF INSPECTION:
DATE OF REPORT:
CONSULTANT:**

**7466/01/ESR
7th November 2005
11th January 2006
Nick Finka BSc.**

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TABLE OF CONTENTS

1	EXECUTIVE SUMMARY	1
2	SCOPE.....	2
3	LIMITATIONS.....	3
4	SITE IDENTIFICATION.....	4
5	SITE CONDITION AND SURROUNDING ENVIRONMENT	7
6	GEOMORPHOLOGY AND HYDROGEOLOGY	8
6.1	GEOLOGY AND GEOMORPHOLOGY	8
6.2	HYDROGEOLOGY	8
7	SITE HISTORY.....	8
7.1	LAND TITLES SEARCH	9
7.2	AERIAL PHOTOGRAPHS.....	13
7.3	COUNCIL RECORDS.....	13
7.4	SECTION 149 CERTIFICATE	14
7.5	WORKCOVER RECORDS.....	14
7.6	SUMMARY OF SITE HISTORY	14
8	CONCLUSIONS.....	15
9	RECOMMENDATIONS	15
10	REFERENCES.....	16

LIST OF TABLES

Table 1	Summary of Proprietors.....	Page 9
Table 2	Summary of Proprietors.....	Page 10
Table 3	Summary of Proprietors.....	Page 11
Table 4	Summary of Proprietors.....	Page 12
Table 5	Summary of Aerial Photograph Inspection.....	Page 13

LIST OF FIGURES

Figure 1	Site Location.....	Page 4
Figure 2	Lot and DP Plan.....	Page 5
Figure 3	Lot and DP Plan.....	Page 6
Figure 4	1947 Aerial Photograph.....	Appendix IV
Figure 5	1982 Aerial Photograph.....	Appendix IV
Figure 6	2002 Aerial Photograph.....	Appendix IV
Figure 7	Contour Map.....	Appendix VI

APPENDICIES

Appendix I.....	Council Documents
Appendix II.....	Planning Certificate Section 149 (Parts 2 and 5)
Appendix III	WorkCover Search Documents
Appendix IV	Aerial Photographs
Appendix V	Asbestos sample analysis results
Appendix VI.....	Contour Map

1 EXECUTIVE SUMMARY

New Environment, (A Division of Heggies Australia Pty Ltd) (New Environment) was commissioned by Mr. Mark Sweeney on behalf of Virtus Group Pty Ltd (Virtus) to undertake a Preliminary Site Investigation of the property on the corner of Russell Street and Old Bathurst Road Emu Plains NSW 2750 (hereafter referred to as the site). This commission followed conformation of engagement by Mr. Mark Sweeney (Proposal No. 8890 authorised by Mr Sweeney on 7th November 2005). The objective of this investigation is to provide a preliminary understanding of potential below ground contamination, based on the site walkover and site history review in response to the request from Virtus for the above investigation.

It is understood that Virtus is planning to redevelop the site for industrial purposes and lodge a development application to Penrith City Council, the local government authority, for this redevelopment plan. The investigation carried out is understood to be part of the requirement by Council to allow Council to consider the development application. No part of this investigation involves environmental (soil water and air) sampling for laboratory analysis. It is noted that this Executive Summary should be read in conjunction with all sections of the report.

The Local Government Authority is Penrith City Council (the Council). The zoning code for the site is Rural 'D' (Appendix II). The site is identified to have four lots and deposition numbers (i.e. Lot 1 DP No. 517958; Lot 2 DP No 517958; Lot 3 DP No 574650 and Lot 4 DP No 574650). The site approximates a rectangle (with a portion removed in the south west corner where an electricity substation is situated) with an area of 20.55 hectares and is located on the southern side of the Nepean River. The site is part of the Richmond Landscape, the soils of the Richmond landscape are erodible and can be acidic.

The site consists predominantly of flat land on the southern side of the site; with the exception of fill mounds south of the artificial water course. There are moderately steep low hills on the northern side of the site. The site contains disused animal pens and livestock loading ramps there is also debris including asbestos fragments visible at various points around the site. The site also has an easement for transmission power lines. The presence of livestock raises the possibility of pesticides used in cattle dips.

A review of historical information indicates that from 1886 to 1966, the site was used as privately owned farmland with a residence attached to the farm. From 1966 to 1975, part of the site was used by a Plumbing Company. Aerial photographs taken during a period from 1961 to 1970 indicate that the site had been situated in a rural area with a mining/quarrying facility located at the north western boundary of the site. From 1982 to 2002, a quarry was situated on the northern side of the Nepean River. Aerial photographs taken from 1947 onwards indicate that the Emu Plains Correctional Centre was located on the eastern side of the site. A search of the Stored Chemical Information Database for the site by WorkCover NSW did not locate any records pertaining to the site. A review of Section 149 Certificate indicates that the site is subject to: a tree preservation order, an easement for transmission and water, and that the site is affected by the Councils interim policy for the development of flood liable land, and building height restrictions of 7.5 metres.

Within the scope and limitations of this investigation the findings do not indicate that the site is not unsuitable for its intended industrial use. It is recommended by New Environment that the visible surface fibre cement fragments (note: fibre cement may contain asbestos) be removed and that the soil be analysed for various contaminants (e.g. pesticides, pH, heavy metals).

2 SCOPE

New Environment was commissioned by Mr. Mark Sweeney on behalf of Virtus to undertake a Preliminary Site Investigation of the property on the corner of Russell Street and Old Bathurst Road Emu Plains NSW 2750. This commission followed conformation of engagement by Mr. Sweeney (Proposal No. 9007 authorised by Mr Sweeney on 4th November 2005). The objective of this investigation is to provide a preliminary understanding of potential below-ground contamination, based on the site walkover and site history review in response to the request from Mr Sweeney for the above investigation. It is understood that Virtus is planning to redevelop the site for industrial purposes and lodge a development application to Penrith City Council, the local government authority, for this redevelopment plan. The investigation carried out is understood to be part of the requirement by Council to allow Council to consider the development application. No part of this investigation involves environmental (soil water and air) sampling for laboratory analysis. The scope of works involved:

- A walkover inspection;
- Site history review including;
 - Land Title History;
 - Aerial Photographs;
 - Penrith City Council Files;
 - Planning Certificate under Section 149 (Parts 2 and 5); and
 - WorkCover Records; and
- Preparation of a report presenting the results of the investigation in compliance with the EPA Guidelines for Consultants Reporting on Contaminated Sites (NSW EPA, 1997).

3 LIMITATIONS

The following information will assist in understanding the uncertainties relating to the interpretation of the data obtained during this investigation and the recommendations presented in the report, and help with assessment and interpretation of the report.

The investigation was limited to a walkover inspection and the review of the available documentation including site history materials. No part of this investigation involves a soil and/or groundwater collection and analysis.

New Environment assumes no responsibility for the quality of data obtained from external sources, nor from occurrences outside the scope of works defined in this report.

This report contains plans, historic records and other materials which may have intellectual property conditions. New Environment reserves the right to be conferred with by any parties prior to the use of these materials.

All work conducted and reports produced by New Environment are prepared for a particular Client's objective and are based on a specific scope, conditions and limitations, as agreed upon between New Environment and the Client. Information and/or report(s) prepared by New Environment may therefore not be suitable for any use other than the intended objective.

Before passing on to a third party any information and/or report(s) prepared by New Environment, the Client is to inform fully the third party of the objective and scope, and all limitations and conditions, including any other relevant information which applies to the information and/or report(s) prepared by New Environment.

It is the responsibility of third parties to investigate fully to their satisfaction if any information and/or report(s) prepared by New Environment are suitable for a specific objective.

Investigations are conducted in a conscientious and professional manner. The nature of the task, however, and the likely disproportion between any damage or loss which might arise from the work and any report prepared as a result and the cost of our services is such that New Environment cannot guarantee that all hazardous materials, issues of concern/contamination or potential contamination have been identified.

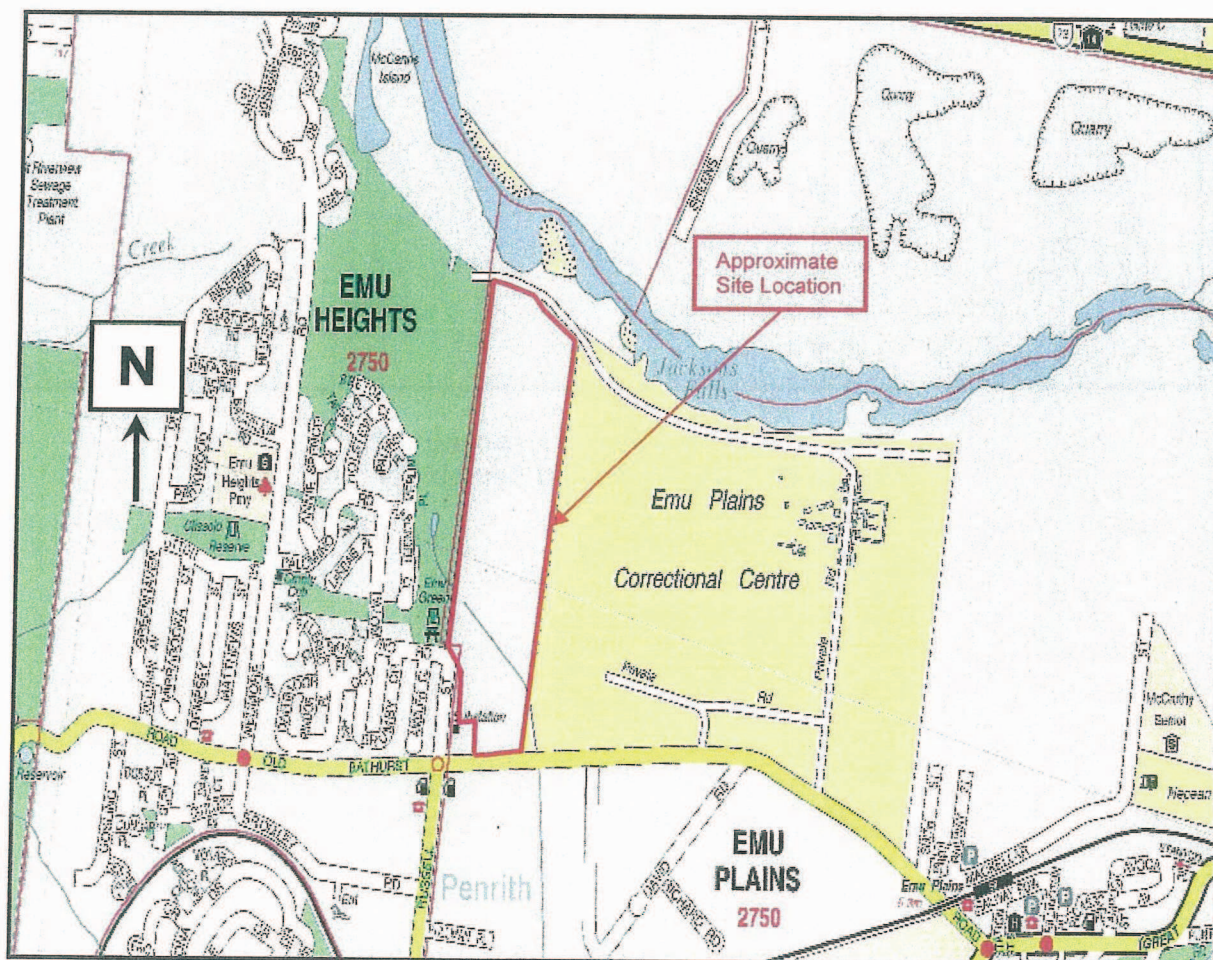
Thus while we carry out the work to the best of our ability, we totally exclude any loss or damages which may arise from services provided to Virtus Group Pty Ltd and/or any other parties.

This report should not be reproduced and/or presented/reviewed except in full.

The site is located at Corner of Russell Street and Old Bathurst Road, Emu Plains NSW, 2750. The site is comprised of

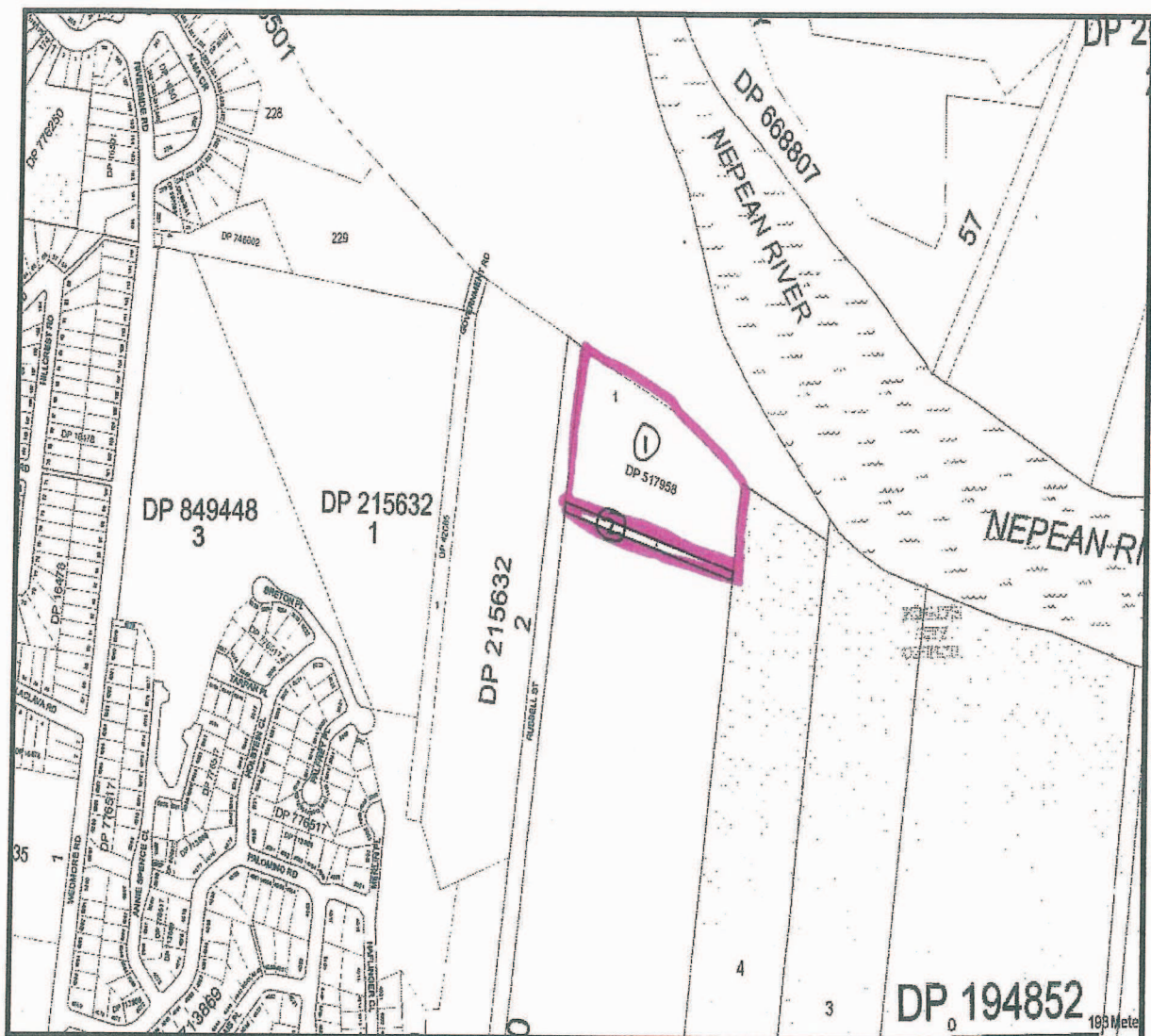
- Lot 1 DP No. 517958;
- Lot 2 DP No 517958;
- Lot 3 DP No 574650; and
- Lot 4 DP No 574650.

The zoning code for the site is Rural “D” (Appendix II). The site approximates a rectangle (with a portion removed in the south west corner where an electricity substation is situated) with an area of 20.55 hectares. The location of the site is shown in Figure 1 below. Deposition Plans are provided in Figures 2 and 3 respectively.



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Figure 1. Site Location



**Figure 2. Lot and Deposition Plan
(As supplied by Advanced Search Pty Limited)**

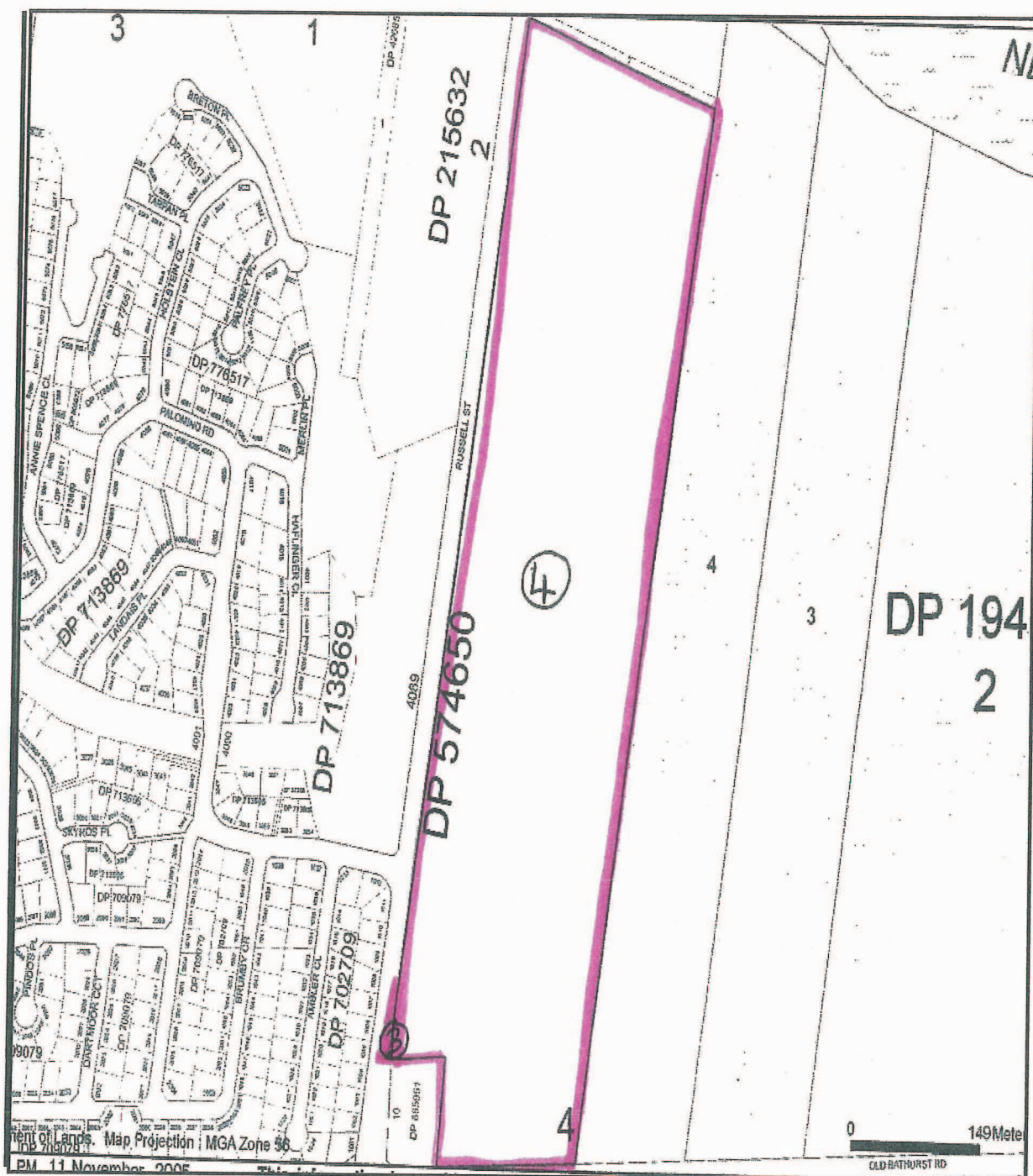


Figure 3. Lot and Deposition Plan
(As supplied by Advanced Search Pty Limited)

5 SITE CONDITION AND SURROUNDING ENVIRONMENT

A walkover inspection of the site and surrounding area was conducted on 7th November 2005. The site was bounded on the east by the Emu Plains Correctional Centre and on the west by Russell Street. On the west side of Russell Street there are private residences and open green space. The northern boundary of the site faces a private road (which extends in from the Correctional Centre). The southern boundary of the site faces Old Bathurst Road. An electricity substation is adjacent the south western boundary on the corner of Russell Street and Old Bathurst Road.

The site predominantly consists of vegetation on flat (especially in the south) to undulating land (predominantly in the north) (See contour map Appendix VI). The vegetation is predominantly grass ranging in height from 5 cm to 50 cm. It also includes occasional tall shrubs (1-1.5m in height) and dispersed trees.

The southern quarter of the site is dissected by a concreted water channel which runs diagonally across the site from south east to north west. To the north of the concreted water channel there is a natural water course which runs approximately parallel to the concreted water channel. The natural water course was dry at the time of the walkover inspection.

A concrete foundation area is located between the concreted water channel and the natural water course. Given the size of this area, it is inferred that a building structure potentially used for agricultural purposes was present in this area. As compared to other areas of the site, the vegetation cover in this area appeared to be poorer due possibly to the historical use of chemicals (e.g. pesticides and other organic chemicals). Fragments of asbestos cement sheeting were sighted in this area (Refer to Sample No 7466/1a and 1c in Appendix V). Typically these fragments were 50 mm x 50 mm x 5 mm. Several discarded car batteries were also identified adjacent to the concrete slab.

To the south of the concrete water channel two mounds possibly containing fill were sighted, one mound was adjacent to the water course on the eastern boundary; the other mound was located in a position approximately midway between the previously mentioned fill mound and the western boundary. Brick and concrete rubble were identified adjacent the mounds. A larger piece of asbestos cement sheeting (refer to Sample No 7466/2a in Appendix V) was identified adjacent to the east side of the residence on Russell Street.

Adjacent to the western boundary and the northern side of the transmission easement there is an area of bare earth.

The northern end of the site also consists of a ridge of high ground running in a southeast to northwest direction. Immediately north of this ridge there appears to be an intermittent natural water course which was dry at the time of the walkover inspection. Fill material was sighted at the western end of the ridge. Rubble consisting of building material, metal sheeting, timber, plastic (a canopy of a utility) and plastic foam panels were identified adjacent to the northern side of the intermittent water course and western boundary. Disposed electrical appliances were found adjacent to the southern side of Lot 2 (see Figure 2); concrete rubble and disposed plastic were identified on the northern side of Lot 2. Building rubble consisting of brick and concrete was sighted at the north east boundary south of Lot 2.

A derelict house constructed of fibre cement sheeting, which may contain asbestos, was identified near the intersection of Lot 2 and the eastern boundary on land belonging to the Emu Plains Correctional Centre.

6 GEOMORPHOLOGY AND HYDROGEOLOGY

6.1 Geology and Geomorphology

The Soil Landscape series sheet map 9030 scale 1: 100000 for Sydney (SCS, 1989) shows that the site is located within the Richmond Landscape. The Richmond Landscape consists of cover which is almost completely cleared of trees, formerly the area contained low open woodland of the dry sclerophyll type. It is characterised by Quaternary terraces of the Nepean River relatively flat (slopes less than 1%). Splays and levees provide local relief (<3 metres)

The site geology is characterised as having a Quaternary alluvium that consists of sand, silt and gravels derived from sandstone and shale.

Soils in this landscape range from loamy sand to heavy clay and can fall within a pH range between 4.0 and 8.0. The soils are generally highly erodible and slightly to moderately reactive. This is considered to cause localised flooding and as such a sediment control plan would be required.

6.2 Hydrogeology

The closest surface water body located near the site is the Nepean River that abuts the northern boundary of the site. The groundwater flow often follows local topographic and surface drainage features that are observed during the site inspection. Based on the observations made during the site inspection, the groundwater is likely to flow to the north towards the Nepean River.

No apparent on site use of groundwater was observed during the site investigation.

7 SITE HISTORY

Historical information was compiled from information gathered from the following sources;

- Advanced Legal Search Pty Limited;
- Department of Lands;
- WorkCover NSW;
- Council Files; and
- Planning Certificate under Section 149

7.1 Land Titles Search

A land titles search conducted by Advanced Legal Search Pty Limited for the site is summarised in Tables 1 to 4 (see pages 9 to 12). This table shows that the property is currently owned by Carthona Properties Pty Limited. The site has been used predominantly for farming since 1886. The notable exception being the period 1966 to 1980 when the site was used by Blacktown and Districts Plumbing and Draining Company Pty Limited. The presence of Blacktown and Districts Plumbing and Draining Company Pty Limited on the site could have potentially led to the site being contaminated with plumbing materials e.g. plastic pipe material, glues and resins.

TABLE 1: SUMMARY OF PROPRIETORS FOR LOT 1 DP 517958	
Year	Proprietor
1988 – to date	Carthona properties Pty Limited (Lot 1 DP 517958-CT Vol 10271 Fol 248)
1980 -1988	Carthona Properties Pty Limited
1966 -1980	Blacktown & Districts Plumbing & Draining Co Pty Limited
1966 -1966	Harry Albert Dobson, farmer Annie Margaret Dobson, Spinster Jessie Louise Dobson, Spinster Florence Marion Dobson, Spinster (Part Portion 149 Parish Strathdon- Area 59 Acres 1 Rood 30 ³/₄ Perches- CT Vol 5050 Fol 171)
1963 -1966	Harry Albert Dobson, farmer Annie Margaret Dobson, Spinster Jessie Louise Dobson, Spinster Florence Marion Dobson, Spinster
1955 -1960	<i>(lease to The Metropolitan Water Sewage & Drainage Board)</i>
1950 -1963	Harry Albert Dobson, farmer Annie Margaret Dobson, Spinster Jessie Louise Dobson, Spinster Florence Marion Dobson, Spinster
1939 - 1950	Anne Dobson, wife of farmer (Portion 149 Parish Strathdon – Area 55 Acres 2 Rood 6 Perches)
1917 – 1939	Anne Dobson, wife of farmer
1916 - 1917	Annie Elizabeth Gilligan, widow
1911 – 1916	Martin Gilligan, farmer
1907 – 1911	Eliza Nash, widow
<i>(1905 – 1909)</i>	<i>(Lease to Frederick Carter, farmer)</i>
1899 – 1907	John Nash, farmer Elizabeth Nash, widow
1886 – 1899	George Nash, farmer

TABLE 2: SUMMARY OF PROPRIETORS FOR LOT 2 DP 517958	
Year	Proprietor
1988 – to date	Carthona properties Pty Limited (Lot 2 DP 517958-CT Vol 10271 Fol 249)
1980 -1988	Carthona Properties Pty Limited
1966 -1980	Blacktown & Districts Plumbing & Draining Co Pty Limited
1966 -1966	Harry Albert Dobson, farmer Annie Margaret Dobson, Spinster Jessie Louise Dobson, Spinster Florence Marion Dobson, Spinster
	(Part Portion 149 Parish Strathdon- Area 59 Acres 1 Rood 30 ³/₄ Perches- CT Vol 5050 Fol 171)
1963 -1966	Harry Albert Dobson, farmer Annie Margaret Dobson, Spinster Jessie Louise Dobson, Spinster Florence Marion Dobson, Spinster
1955 -1960	<i>(lease to The Metropolitan Water Sewage & Drainage Board)</i>
1950 -1963	Harry Albert Dobson, farmer Annie Margaret Dobson, Spinster Jessie Louise Dobson, Spinster Florence Marion Dobson, Spinster
1939 - 1950	Anne Dobson, wife of farmer
	(Portion 149 Parish Strathdon – Area 55 Acres 2 Rood 6 Perches)
1917 – 1939	Anne Dobson, wife of farmer
1916 - 1917	Annie Elizabeth Gilligan, widow
1911 – 1916	Martin Gilligan, farmer
1907 – 1911	Eliza Nash, widow
<i>(1905 – 1909)</i>	<i>(Lease to Frederick Carter, farmer)</i>
1899 – 1907	John Nash, farmer Elizabeth Nash, widow
1886 – 1899	George Nash, farmer

TABLE 3: SUMMARY OF PROPRIETORS FOR LOT 3 DP 574650	
Year	Proprietor
1988 – to date	Carthona properties Pty Limited (Lot 3 DP 574650-CT Vol 12726 Fol 183)
1975 -1988	Carthona Properties Pty Limited (Lot 3 DP 574650- CT Vol 10271 Fol 250)
1966 -1975	Blacktown & Districts Plumbing & Draining Co Pty Limited
1966 -1966	Harry Albert Dobson, farmer Annie Margaret Dobson, Spinster Jessie Louise Dobson, Spinster Florence Marion Dobson, Spinster (Part Portion 149 Parish Strathdon- Area 59 Acres 1 Rood 30 ³/₄ Perches- CT Vol 5050 Fol 171)
1963 -1966	Harry Albert Dobson, farmer Annie Margaret Dobson, Spinster Jessie Louise Dobson, Spinster Florence Marion Dobson, Spinster
1955 -1960	<i>(lease to The Metropolitan Water Sewage & Drainage Board)</i>
1950 -1963	Harry Albert Dobson, farmer Annie Margaret Dobson, Spinster Jessie Louise Dobson, Spinster Florence Marion Dobson, Spinster
1939 - 1950	Anne Dobson, wife of farmer (Portion 149 Parish Strathdon – Area 55 Acres 2 Rood 6 Perches)
1917 – 1939	Anne Dobson, wife of farmer
1916 - 1917	Annie Elizabeth Gilligan, widow
1911 – 1916	Martin Gilligan, farmer
1907 – 1911	Eliza Nash, widow
<i>(1905 – 1909)</i>	<i>(Lease to Frederick Carter, farmer)</i>
1899 – 1907	John Nash, farmer Elizabeth Nash, widow
1886 – 1899	George Nash, farmer

TABLE 4: SUMMARY OF PROPRIETORS FOR LOT 4 DP 574650	
Year	Proprietor
1988 – to date	Carthona properties Pty Limited (Lot 4 DP 574650-CT Vol 12726 Fol 184)
1975 -1988	Carthona Properties Pty Limited (Lot 3 DP 574650- CT Vol 10271 Fol 250)
1966 -1975	Blacktown & Districts Plumbing & Draining Co Pty Limited
1966 -1966	Harry Albert Dobson, farmer Annie Margaret Dobson, Spinsters Jessie Louise Dobson, Spinster Florence Marion Dobson, Spinster (Part Portion 149 Parish Strathdon- Area 59 Acres 1 Rood 30 ³/₄ Perches- CT Vol 5050 Fol 171)
1963 -1966	Harry Albert Dobson, farmer Annie Margaret Dobson, Spinsters Jessie Louise Dobson, Spinster Florence Marion Dobson, Spinster <i>(lease to The Metropolitan Water Sewage & Drainage Board)</i>
1955 -1960	
1950 -1963	Harry Albert Dobson, farmer Annie Margaret Dobson, Spinsters Jessie Louise Dobson, Spinster Florence Marion Dobson, Spinster
1939 - 1950	Anne Dobson, wife of farmer (Portion 149 Parish Strathdon – Area 55 Acres 2 Rood 6 Perches)
1917 – 1939	Anne Dobson, wife of farmer
1916 - 1917	Annie Elizabeth Gilligan, widow
1911 – 1916	Martin Gilligan, farmer
1907 – 1911	Eliza Nash, widow
<i>(1905 – 1909)</i>	<i>(Lease to Frederick Carter, farmer)</i>
1899 – 1907	John Nash, farmer Elizabeth Nash, widow
1886 – 1899	George Nash, farmer

7.2 Aerial Photographs

The NSW Department of Lands provided six historical aerial photographs for viewing. These photographs were taken for the years of 1947, 1961, 1970, 1982, 1991 and 2002. Aerial photographs taken in 1947, 1982 and 2002 are presented in Appendix IV as these photographs present significant changes that have occurred on the site during the period 1947 to 2002. A review of the aerial photographs obtained is summarised in Table 5.

TABLE 5: SUMMARY OF AERIAL PHOTOGRAPH INSPECTION	
Year	Summary
1947	The site is being used for farming purposes. Approximately in the centre of the site there is an artificial water course under construction this water course appears to "zig-zag" across the site, south of the artificial water course on the eastern boundary there is a L-shaped building. To the south of the building there is a water course running diagonally across the site. The site has some scattered trees and two driveways, one driveway running across the site on the northern side and another driveway leading to the L shaped building. To the east of the site is the Emu Plains Correctional Centre and a small town centre. North east of the site the opposite bank of the Nepean River was being sand mined.
1961	Changes that have occurred since 1947 are as follows: completion of the artificial water course, L-shaped building is visible as a farmhouse. Around the farmhouse are five smaller buildings. Immediately adjacent to the northern side of the farmhouse another water course has been constructed a further artificial water course is being constructed south of the farmhouse, this water course runs in a diagonal direction (south east to north west) across the site. A driveway running south west away from the farmhouse is no longer in use and a building has been constructed on the north west side of the site adjacent to the driveway along the northern side of the site. Around the site the most significant change is a quarry on the north west boundary of the site. Further changes around the site include more buildings constructed on neighbouring agricultural sites.
1970	No significant changes are observed at the site as compared to the 1961 photo. The artificial water course south of the farmhouse is carrying water. More buildings have been constructed on areas neighbouring the site. A quarry has been developed east of the Emu Plains Correctional Centre. An industrial development has been established south east of the site adjacent to Old Bathurst Road. Old Bathurst Road has been sealed.
1982	Changes observed at the site as compared to the 1970 photo. The "zig-zag" water course mentioned in 1947 has been filled in, more scattered trees on the southern quarter of the site. In the south west corner of the site the electricity sub station has been constructed. Between the substation and the farmhouse towards Russell Street another building has been constructed. The quarry which was north west of the site has been filled in. More development on the surrounding sites is visible with the construction of industrial and commercial premises.
1991	No significant changes are observed at the site as compared to the 1982 photo. West of the site major residential development has occurred..
2002	No significant changes are observed at the site as compared to the 1991 photo. West of the site major residential development has occurred. The former quarry in the North West has been revegetated.

7.3 Council Records

A review of relevant council documents obtained under Freedom of Information resulted in Development Applications lodged with the Penrith City Council see Appendix I. A development application lodged in 1975 stated that a Rural Dwelling consisting of brick dwelling and sheds with a septic tank were built.

7.4 Section 149 Certificate

A review of a Section 149 (2 and 5) certificate issued by Penrith City Council; indicates that there are no matters which apply under the Contaminated Land Management Act 1997 (Appendix II). However, the following environmental issues are noted:

- The Council's Interim Policy For the Development of Flood Liable Land Applies to the site – The Council's Environmental Planning Directorate may be able to provide further on the effect of the Policy and the extent of any flood liability; and
- Other Environmental and Development issues apply to the site e.g. flora and fauna conservation, easements, tree preservation and height restrictions. More detailed information on these issues is available in Section 149 (2 and 5) certificates. See Appendix II.

7.5 WorkCover Records

WorkCover NSW was requested to provide details of records on licences to keep dangerous goods. WorkCover NSW issued a letter stating that a search of their Stored Chemical Information Database did not locate any records pertaining to the site (Appendix III).

7.6 Summary of Site History

The information obtained from the site history review and the walkover inspection is summarised as follows:

- Based on historical records, the site zoning is Rural 'D';
- Section 149 Certificate indicates that there are no matters which apply under the Contaminated Land Management Act 1997; and
- Section 149 certificate states that the site has to adhere to a number of environmental and development regulations e.g. flooding, tree preservation, flora and fauna conservation, easements and height restrictions.
- WorkCover records indicate that no dangerous goods licences have been held by any of the property's owners.

8 CONCLUSIONS

The following conclusions are drawn based on the findings of this Preliminary Site Investigation for the subject site.

A preliminary site investigation was carried out at the site, following the request of Virtus. It is understood that Virtus is planning to lodge a development application for site redevelopment for industrial purposes. This investigation aims to partially fulfil the requirement by Council to allow Council to consider the development application. The investigation consists of site walkover and site history review.

The site walkover inspection performed on 7th November 2005 revealed the site had in certain areas fragments of fibre cement that contain asbestos as well as building rubble and disposed electrical appliances. The site having being used for agricultural purposes might have a history of the use of chemicals (e.g. pesticides and other organic chemicals). The site may have been exposed to chemicals possibly used in the plumbing industry.

Within the scope and limitations of this investigation New Environment believes that the site is not unsuitable for its intended use as an Industrial site. However New Environment makes the following recommendations in Section 9.

9 RECOMMENDATIONS

New Environment recommends that any possible asbestos containing material be removed from site prior to any development work. A program of soil sampling and subsequent testing should be considered to determine any subsurface asbestos contamination, as well as other contaminants (e.g. pesticides, heavy metals)

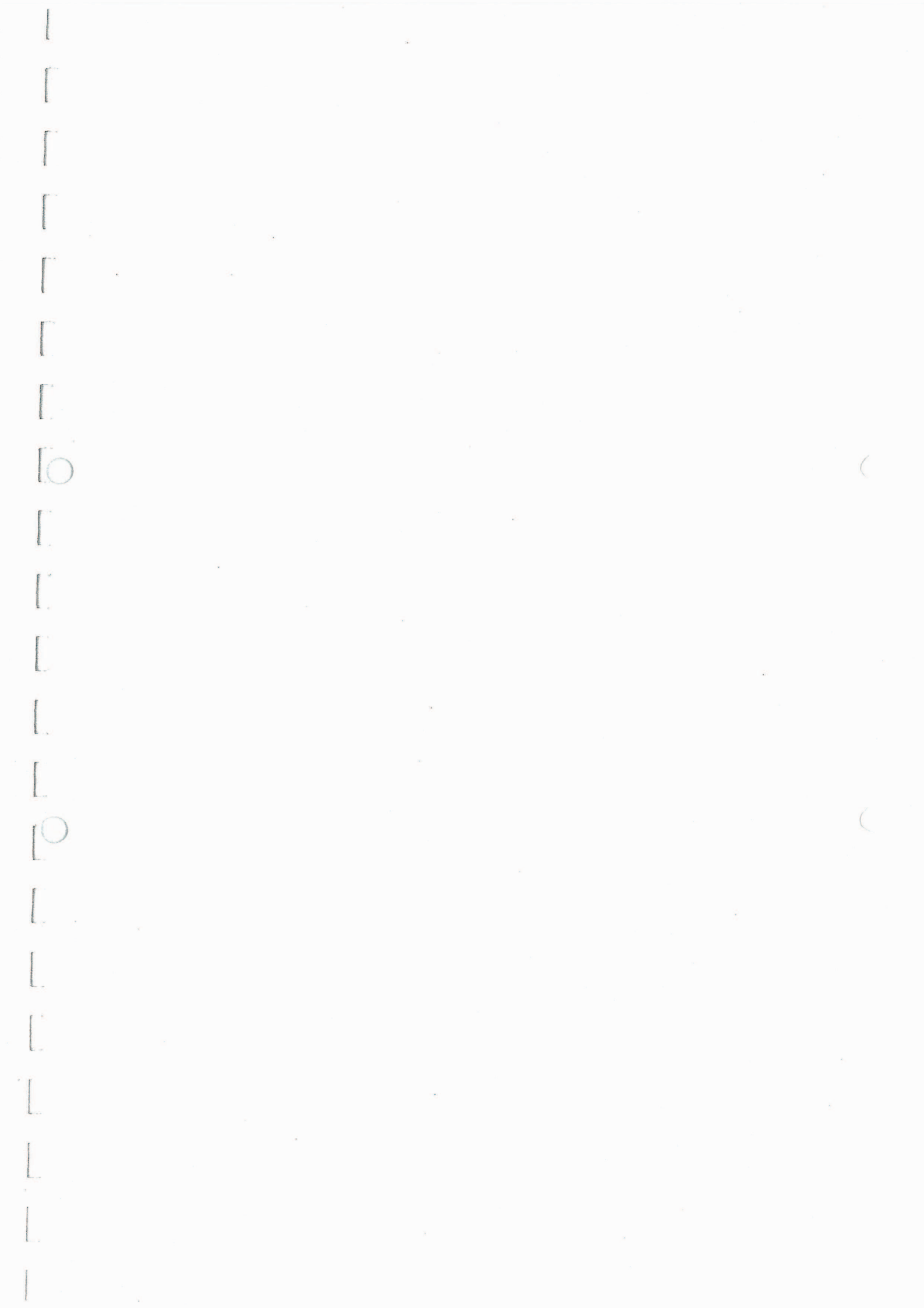
The types of soils that could be on the site may be acidic. Acidic soil affects the setting of concrete footing thus testing of soil pH is recommended if any concrete piling work is to be carried out.

New Environment also recommends that given the erodability of the soil, a program be put into place to minimise erosion.

10 REFERENCES

Bannerman, S.M., and Hazelton, P.A. (1990) Soil Landscapes of the Penrith 1:100 000 Sheet. Soil Conservation Service of NSW, Sydney, NSW.

Hazelton, P.A., Bannerman, S.M., and Tillie, P.J. (1989) Soil Landscape Series Sheet 9030. Soil Conservation Service of NSW, Sydney, NSW.



APPENDIX I

COUNCIL DOCUMENTS



PENRITH CITY COUNCIL

Serving Our Community

Our Ref: 74/0355 Pt1
Contact: Diane Scerri
Telephone: (02) 4732 7901

14 December 2005

Attention: Nikola Finka
Level 1 Unit B
61 Talavera Road
NORTH RYDE NSW 2113

Dear Sir

Freedom of Information (FOI) Act – request to access documents relating to Lot 1 & 2 DP 517958 and Lot 3 & 4 DP 574650 – 1 Old Bathurst Road Emu Plains.

I refer to your FOI application to access documents relating to property Lot 1 & 2 DP 517958 and Lot 3 & 4 DP 574650 – 1 Old Bathurst Road Emu Plains. In your request, you identified that you wanted to gain access to documents in relation to the above property.

A search of Council's records for the above property has failed to return/locate any results with the requested information relating to the above property.

As discussed, please find attached Development Applications and Development Consents relating to the above property.

In the event that you wish to discuss this matter further I can be contacted on the above telephone number.

Yours faithfully

Diane Scerri
Acting FOI Officer

RECEIVED
1 DEC 2005

BY:

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