



global environmental solutions

## Preliminary Site Investigation Report

71 St Andrews Road

Denham Court NSW

Report Number 610.14018-R1R1

2 September 2015

Dario and Angelina Petrin  
c/- GAT & Associates Pty Ltd  
PO Box 96  
Haberfield NSW 2045

Version: Revision 1

# Preliminary Site Investigation Report

71 St Andrews Road

Denham Court NSW

## PREPARED BY:

SLR Consulting Australia Pty Ltd  
ABN 29 001 584 612  
2 Lincoln Street Lane Cove NSW 2066 Australia

(PO Box 176 Lane Cove NSW 1595 Australia)  
T: 61 2 9428 8100 F: 61 2 9427 8200  
E: sydney@slrconsulting.com www.slrconsulting.com

This report has been prepared by SLR Consulting Australia Pty Ltd with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with the Client. Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of Dario and Angelina Petrin.  
No warranties or guarantees are expressed or should be inferred by any third parties.  
This report may not be relied upon by other parties without written consent from SLR Consulting.

SLR Consulting disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

## DOCUMENT CONTROL

Reference	Status	Date	Prepared	Checked	Authorised
610.14018-R1R1	Revision 1	2 September 2015	I-hui Waung / Abanish Nepal <sup>1</sup>	Craig Cowper	Craig Cowper
610.14018-R1	Revision 0	22 August 2014	I-hui Waung	Craig Cowper	Craig Cowper

<sup>1</sup> Report updated by Abanish Nepal to address potential changes in site condition since release of Revision 0.

## Executive Summary

SLR Consulting Australia Pty Ltd (SLR) was commissioned by Dario and Angelina Petrin (the Client) to undertake a stage 1 preliminary site investigation (PSI) of the property located at 71 St Andrews Road, Denham Court NSW (the site).

It is understood that:

- The Client is proposing to redevelop the site for low density residential subdivision; and
- The Client requires a Preliminary Site Investigation (PSI) for inclusion with a development application to Council.

The objectives of this PSI were to:

- Make an assessment of the potential for contamination to be present at the site, as a result of past and present land use activities;
- Provide advice on the suitability of the land (with respect to contamination) for the proposed low density residential subdivision; and
- Provide recommendations on further investigations (if required).

SLR undertook the following scope of works to address the project objectives:

- A desktop review;
- Site walkover; and
- Data assessment and reporting.

Two areas of environmental concern (AEC) were identified from the site walkover:

- Fill materials, used to create a raised and level surface across the south-western portion of the site; and
- Stockpiles of disused farming machinery, equipment and building materials along site fences and a derelict motor vehicle near the northern end of the power transmission corridor.

There was no evidence of contamination observed in the area containing the fill material layer (e.g. stressed/dying vegetation, unusual odours and stains, slicks/sheen in water within the pond), or in the adjacent areas of the site, which suggests that contamination associated with the fill, if any, is unlikely to be significant.

Based on the results of the site history review and observations made during the site walkover, SLR makes the following conclusions:

- The potential for contamination to be present at the site as a result of past and present land use activities, is considered to be low to moderate;
- It is considered that the site could be made suitable for the proposed subdivision, subject to the undertaking of a stage 2 detailed site investigation, and associated remedial/management works (if warranted). Based on the nature of the contaminants of potential concern identified for the site, there are well established means of remediation and/or management that could be implemented to allow the proposed subdivision to proceed, regardless of the findings of a stage 2 detailed site investigation. On this basis, it is considered reasonable that further investigation and subsequent remediation and/or management contamination (if identified) could be a condition of consent for the proposed subdivision; and

## Executive Summary

- Further contamination assessment works should be undertaken by a suitably experienced environmental consultant.

This report must be read in conjunction with the limitations set out in Section 8 of this report.



## Table of Contents

1	INTRODUCTION	1
1.1	Background	1
1.2	Objectives	1
1.3	Scope of Works	1
2	SITE IDENTIFICATION	2
3	SITE SETTING AND HISTORY REVIEW	3
3.1	Soil Landscape, Geology, Topography, Hydrology and Acid Sulfate Soils	3
3.1.1	Soil Landscape and Geology	3
3.1.2	Topography and Hydrology	3
3.1.3	Hydrogeology	3
3.1.4	Acid Sulfate Soils	4
3.2	Local Council Section 149(2) Planning Certificate	4
3.3	WorkCover NSW Records	4
3.4	NSW EPA Records	5
3.5	Land Title Ownership Records	5
3.6	Historical Aerial Photographs	6
3.7	Site History Review Summary	7
4	SITE WALKOVER	8
4.1	Site Features and Condition	8
4.2	Adjacent Land Uses	10
5	AREAS OF ENVIRONMENTAL CONCERN AND CONTAMINANTS OF CONCERN	12
6	DISCUSSION	14
6.1	Potential for Contamination at Site	14
6.1.1	AEC 1 – Uncontrolled Fill Materials	14
6.1.2	AEC 2 – Old machinery, car and building materials stockpile	14
7	CONCLUSIONS AND RECOMMENDATIONS	15
8	LIMITATIONS	16

## Table of Contents

### TABLES IN TEXT

Table 1	Summary of Historical Land Title Ownership Records	5
Table 2	Historical Aerial Photograph Review	6
Table 3	Areas of Environmental Concern Identified at site	12

### FIGURES

Figure 1	Site location and study area	2
Figure 2	Location of fill layer (in red) in south-western portion of site	10
Figure 3	Areas of environmental concern	13

### APPENDICES

Appendix A	Groundwater Bore Search Plan – 2014
Appendix B	Groundwater Bore Search Plan & Groundwater Summary Reports – 2014
Appendix C	Acid Sulfate Soils Map
Appendix D	Local Council Section 149 (2) Planning Certificate
Appendix E	WorkCover NSW Records
Appendix F	NSW EPA Records – 2014
Appendix G	NSW EPA Records – 2015
Appendix H	Land Title Ownership Records
Appendix I	Historical Aerial Photographs
Appendix J	Site Walkover Photographs

# **1 INTRODUCTION**

## **1.1 Background**

SLR Consulting Australia Pty Ltd (SLR) was commissioned by Dario and Angelina Petrin (the Client) to undertake a Stage 1 Preliminary Site Investigation (PSI) of the property located at 71 St Andrews Road, Denham Court NSW (the site).

This PSI was undertaken in accordance with SLR's proposal *Offer of Services Preliminary Site Investigation 71 St Andrews Road Denham Court, NSW* dated 30 April 2014 (ref: 610.14018 Offer of Services 20140430) and as varied on 26 August 2015

It is understood that:

- The Client is proposing to redevelop the site for low density residential subdivision; and
- The Client requires a Preliminary Site Investigation (PSI) for inclusion with a development application to Council.

## **1.2 Objectives**

The objectives of this PSI were to:

- Make an assessment of the potential for contamination to be present at the site, as a result of past and present land use activities;
- Provide advice on the suitability of the land (with respect to contamination) for the proposed low density residential subdivision; and
- Provide recommendations on further investigations (if required).

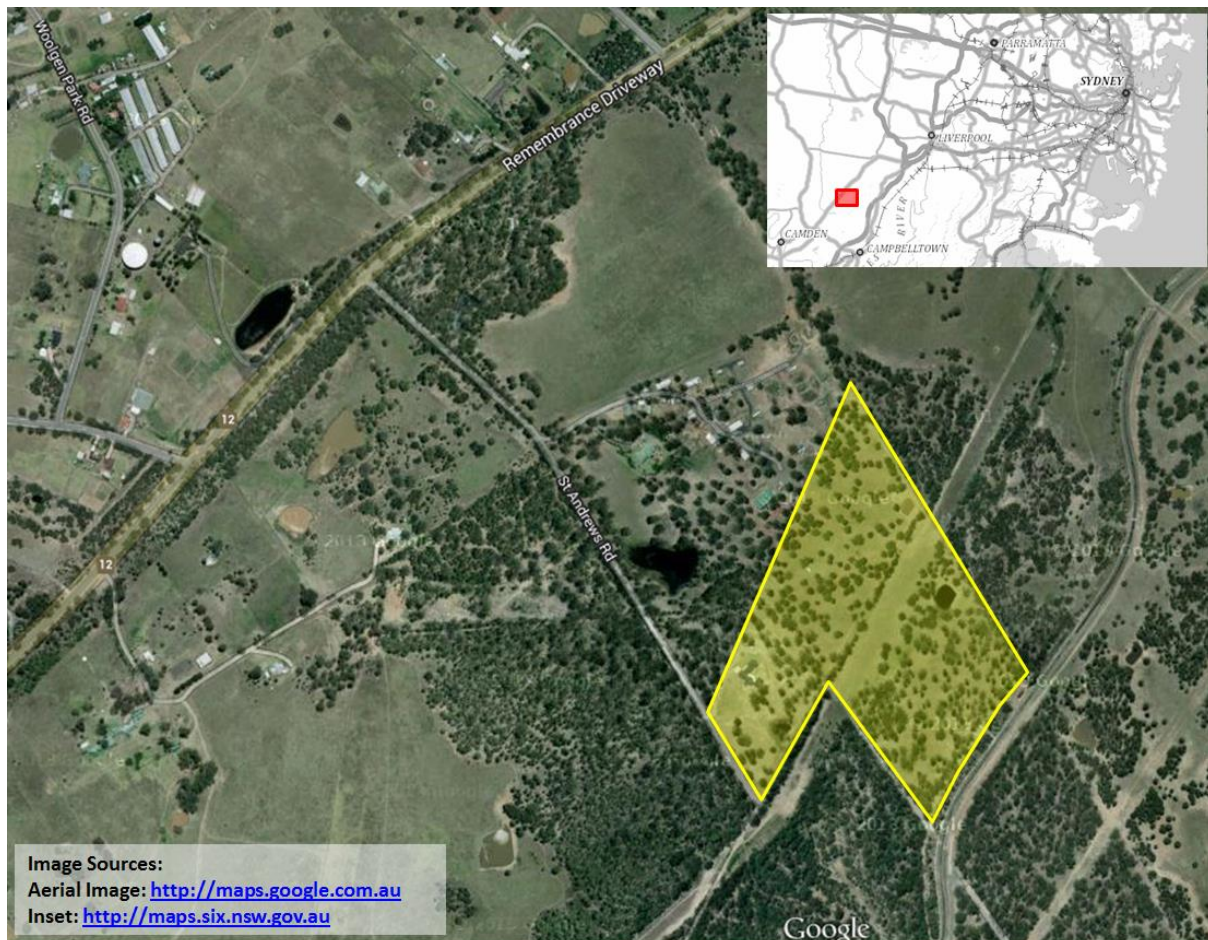
## **1.3 Scope of Works**

SLR undertook the following scope of works to address the project objectives:

- A desktop review;
- Two site walkovers; and
- Data assessment and reporting.

## 2 SITE IDENTIFICATION

The site is located at 71 St Andrews Road, Denham Court NSW (**Figure 1**) and comprises the real property title Lot 71 in DP 706546. The site is irregular in shape and occupies an area of approximately 13.5 hectares.



**Figure 1** Site location and study area

### 3 SITE SETTING AND HISTORY REVIEW

#### 3.1 Soil Landscape, Geology, Topography, Hydrology and Acid Sulfate Soils

##### 3.1.1 Soil Landscape and Geology

According to the Penrith 1:100 000 Sheet<sup>2</sup> (Hazelton et al. 1989), the site is located within the area characterised predominantly as the Blacktown Soil Landscape. The Soil Landscapes of the Penrith 1:100 000 Sheet<sup>3</sup> (Bannerman & Hazelton 1990) describes the Blacktown Soil Landscape as having gently undulating rises, with local relief to 30m and slopes usually <5%. Dominant soils include friable brownish black loams overlying hard-setting brown clay loams. The loams are underlain by strongly pedal clay (Bannerman & Hazelton 1990).

Bedrock at the site and surrounds comprise Wianamatta Group Shales, which include Ashfield and Bringelly Shales, as well as Minchinbury Sandstone (Bannerman & Hazelton 1990).

##### 3.1.2 Topography and Hydrology

The site is generally flat and level. The central portion of the site is slightly lower compared to the boundaries, creating shallow gradients (typically of 1 to 3 %) sloping down from the edges of the site towards the centre.

Review of elevation data provided on Google Earth indicates the local area has a shallow downward slope (less than 3%) towards the northeast, north and northwest.

The nearest waterway is a Sydney Water supply channel, which is located on the south-eastern site boundary. There are three ponds on the site which supply water for irrigation. The majority of surface water on the site would be expected to infiltrate into surface soils (where permeability permits).

##### 3.1.3 Hydrogeology

A search of the on-line NSW Natural Resource Atlas on 26 June 2014 showed a number of groundwater bores within a 1 km radius of the site. However, no information was available from the on-line service for any of the groundwater bores. A copy of the bore map is included in **Appendix A**.

A second search of the NSW Department of Primary Industries – Office of Water Groundwater Map (<http://waterinfo.nsw.gov.au/gw/>) conducted on 1 September 2015 located the following groundwater features within 1km from the site:

- A groundwater monitoring bore (Well ID # GW113118) located approximately 800m to the north from the northern boundary of the site within a lot identified as Lot 1 in DP 1185269 in a residential subdivision (Northing 6238066 and Easting 297792). The well was constructed in 2012. No other information (such as depth, screen interval or geology) was available for this well;
- A groundwater monitoring bore (Well ID # GW113117) located approximately 900m to the northeast from the northern boundary of the site within a lot identified as Lot 1 in DP 1185269 in a residential subdivision (Northing 6238135 and Easting 298285). The well was constructed in 2012. No other information (such as depth, screen interval or geology) was available for this well;

<sup>2</sup> Hazelton, P.A., Bannerman, S.M. & Tille, P.J. (1989) *Penrith Soil Landscape Series Sheet 9030*.

<sup>3</sup> Bannerman, S.M. & Hazelton, P.A. (1990) *Soil Landscapes of the Penrith 1:100 000 Sheet*. Soil Conservation Service of NSW, Sydney.

- A groundwater monitoring bore (Well ID # GW112433) located approximately 1000m to the east from the eastern boundary of the site within a vacant lot identified as Lot 41 in DP 1174145 (Northing 6237461 and Easting 298645). The well was constructed in 2012 to a final depth of 8.9m with PVC Class 18 – 4mm horizontal slots screen from 5.9m to 8.9m. The geology surround the well consisted of natural clay underlain by shale bedrock encountered at 5m below ground level;
- A domestic bore (Well ID # GW1090508) located approximately 800m to the southeast from the eastern boundary of the site within a vacant lot identified as Lot 7 in DP 29019 (Northing 6236794 and Easting 298451). The well was constructed in 2008 and no other information (such as screen depth or the geology) was available for this well.

A copy of the second groundwater bore search plan and the groundwater summary reports are provided in **Appendix B**.

#### **3.1.4 Acid Sulfate Soils**

A review of acid sulfate risk maps provided by the Australian Soil Resource Information System on 26 June 2014 indicated the site is located within an area with no known occurrence of acid sulfate soils. A copy of the acid sulfate soil risk map is included in **Appendix C**.

### **3.2 Local Council Section 149(2) Planning Certificate**

A planning certificate for the site, issued on 6 June 2014 by Campbelltown City Council under Section 149 (2) of the Environmental Planning and Assessment Act 1979 states that, as of the date of certification:

- There are no items of environmental heritage on the site;
- Development of the land is subject to flood-related controls;
- The land has not been declared by the NSW Environmental Protection Authority (NSW EPA) to be significantly contaminated land as defined under the Contaminated Land Management Act 1979;
- Council considers the information about previous use of the land is insufficient to determine whether the land is contaminated;
- Council records do not indicate the land is subject to a management order;
- Council records do not indicate the land is subject to an approved voluntary management proposal;
- Council records do not indicate the land is subject to an ongoing maintenance order; and
- Council records do not indicate the land is the subject of a site audit statement.

A copy of the planning certificate is presented in **Appendix D**.

SLR notes the planning certificate designates the site as within Varroville, which is a neighbouring suburb of Denham Court. This is inconsistent with the site being designated in Denham Court, according to Land & Property Information NSW (<http://maps.six.nsw.gov.au>).

### **3.3 WorkCover NSW Records**

SLR requested a search of the NSW WorkCover Stored Chemical Information Database for records of dangerous substances, dangerous goods, underground storage tanks and licences pertaining to the site.

NSW WorkCover reported that no records pertaining to the site were found in the database. A copy of the letter received from WorkCover regarding the search is included in **Appendix E**.

### 3.4 NSW EPA Records

Records and Notices issued for a site under the *Protection of the Environment Operations (POEO) Act 1997* are held by the Office of Environment and Heritage (OEH) in the POEO Public Register. SLR undertook an on-line search of the POEO Public Register on 26 June 2014 for all records listed within Denham Court. A second on-line search of the POEO Public Register was undertaken on 1 September 2015 for records listed within Denham Court and Varroville. No records or notices were found for the site, Denham Court or Varroville, in the POEO Public Register.

SLR undertook a search of the on-line EPA Contaminated Land Public Record database (CLM Record) for any entries containing the text "Denham Court" or "Varroville" on 4 July 2014. A second search of the on-line CLM Record for both texts was conducted on 31 August 2015. No entries were found containing "Denham Court" or "Varroville" in the CLM Record.

No entries with "Denham Court" or "Varroville" were found in the *NSW contaminated sites notified to the EPA* on-line list, maintained by the NSW EPA and current as of 26 May 2014 (<http://www.epa.nsw.gov.au/clm/publiclist.htm>). A second search of the on-line list, current as of 30 June 2015, was also conducted on 1 September 2015. No entries were found for both suburbs.

Results of both searches of the POEO Public Register and CLM Record are presented in **Appendices F & G** respectively.

### 3.5 Land Title Ownership Records

Historical land titles ownership records were obtained from Service First Registration Pty Ltd (**Appendix H**) and are summarised in **Table 1**.

**Table 1 Summary of Historical Land Title Ownership Records**

Years	Owner (Occupation)
1857 – 1929	R. Thomson (Gentleman)
1929 – 1947	P. Thomson (Farmer)
1947 – 1953	R.S. Thomson (Dairy Farmer)
1953 – 1972	E.M. & I.M. Philpott (Merchant)
1972 – 1987	Campbelltown City Council
1987 – 1988	Glensaugh Pty Ltd
1988 – 1998	E.G. & E.C. Morgan (occupation unknown)
1998 – Present	D. & A. Petrin

The site has been privately owned since 1857 primarily by private citizens, with the exceptions of a period of ownership by Campbelltown City Council from 1972 to 1987 and by a company (Glensaugh Pty Ltd) from 1987 to 1988.

The site may have been used for pastoral purposes from 1929 to 1953.

The water supply easement has been registered on the site since 1939 (and is now registered as Lot 1 in DP610.145), and an easement for power transmission lines has been registered on the site since 1965.



### 3.6 Historical Aerial Photographs

A review of a selection of historical and recent aerial photographs was undertaken. Key observations made during the review are presented in **Table 2**. Copies of aerial photographs reviewed are presented in **Appendix I**.

Apart from construction of the power transmission corridor and the adjacent water supply channel, the site appears to have remained largely undeveloped until sometime between 1994 and 2005, after which development of the site, apparently for mixed residential and semi-rural land use, has occurred at a relatively faster rate.

**Table 2 Historical Aerial Photograph Review**

Year of Photograph	Site Land Use Observations	Surrounding Land Use Observations
1947	Partially cleared, with narrow trails visible between trees. Water supply channel has been established.	Land has been cleared, likely for rural land use. St Andrews Road and Hume Highway have been established.
1965	As for 1947 image, with the addition of the power transmission easement.	More dwellings/houses have been built in the surrounding areas. Otherwise similar to the 1947 image.
1982	Vegetation cover appears to have increased on the site. Narrow trails are still visible between trees. With the exception of the easements for the water supply and power transmission, no other development appears on the site.	More dwellings/houses have been built in the surrounding areas, particularly on the northern side of the Hume Highway. Otherwise similar to the 1965 image.
1989	As for 1982 image.	Property immediately north-west of the site has been partially cleared, with several small buildings and pathways (potentially covered by hardstand) visible in the northern portion. Increased semi-rural development of the local surrounding area.
1994	As for the 1989 image.	Similar to the 1989 image albeit with more semi-rural development of the local area. A large dwelling, sealed roads/paths and numerous smaller buildings (sheds?) aligned along the roads/paths are now visible in the property immediately north-west of the site.
2005	Partial vegetation clearing has been carried out on the site, and one large building and nearby infrastructure (unclear in image) are visible in the south-western portion of the site. A pond has been constructed near the north-eastern site boundary.	As for 1994 image, although the sealed roads/paths in the property to the north-west no longer appear to be maintained.



Year of Photograph	Site Land Use Observations	Surrounding Land Use Observations
2009	<p>Considerable vegetation clearance, or pruning of trees, has occurred on the site as much of the ground surface is visible in the image. A second, smaller pond has been constructed along the north-eastern site boundary and a third pond has been constructed in the south-western portion of the site, south-east of the house. A driveway leading from St Andrews Road to the house has been constructed.</p> <p>The surface of the ground over the south-western portion of the site has a significantly more heterogeneous appearance than ground over other portions of the site, and miscellaneous items appear to be placed along the north-western site boundary.</p>	<p>General increase in semi-rural and residential development in the local area. The sealed roads/paths appear to have been improved in the property to the north-west of the site.</p>
2014	<p>Additional development has occurred in the south-western portion of the site, namely the construction of a large barn/shed, a smaller shed and a nursery area to the north-west of the house.</p> <p>Some light-coloured materials appear to have been stockpiled in the central portion of the site.</p>	<p>Major residential subdivision developments are occurring immediately north of the site.</p>

### 3.7 Site History Review Summary

The review of site history materials indicates development of the site has been limited until sometime between 1994 and 2005, after which rapid development for likely semi-rural and residential land use occurred. There are no indications showing land use activities typically associated with significant site contamination (e.g. industrial manufacturing, service stations), or multiple cycles of building construction and demolition, have occurred on site. However, the aerial images indicate a substantial amount of ground disturbance has occurred across the south-western portion of the site at some time between 2005 and 2009, as well as some stockpiling activity in the northern/central portions of the site, which is potentially associated with the residential development at the site.

## 4 SITE WALKOVER

A site walkover was undertaken on 10 June 2014 by a suitably experienced SLR environmental consultant (I-hui Waung). The purpose of the site walkover was to make observations of the site and adjacent land uses (relevant to land contamination). A discussion of the observations made is presented in Section 4.1.

Photographs taken by SLR during the walkover are presented in **Appendix J**.

A second site walkover was undertaken on 31 August 2015 by a suitably experienced SLR environmental consultant (Abanish Nepal) to compare the observations made during the site walkover on 10 June 2014, with current site conditions. The observations from the second site walkover indicated that the condition and features on site were similar to the features observed during the first site walkover.

### 4.1 Site Features and Condition

The following features were observed during the walkover:

- The majority of the site is partially cleared but otherwise undeveloped. Cows were observed on the northern portion of the site and several bathtubs / steel sinks have been placed around the site as water troughs;
- Trees and grasses at the site appeared healthy and no obvious signs of localised or widespread plant stress were observed at the site;
- A shipping container containing hay was located near the northern corner of the site;
- Development at the site consists of:
  - A power transmission corridor;
  - Two ponds, excavated into residual soils, near the north-eastern site boundary. Evidence of floating algae, discolouration or sheen was not observed on the water surface in both ponds;
  - A cattle pen near the northern corner of the site;
  - A single-storey brick-and-tile house, an aluminium-and-steel frame barn/large shed, a smaller aluminium-and-wood frame shed (with chicken coop), nursery enclosure, built pond, in-ground concrete septic tank (appeared to be relatively new) and vehicle driveway, in the south-western portion of the site.
- No floating algae, suspect discolouration or slicks were observed in water in the ponds;
- Effluent from the septic tank is used for local surface irrigation. No obvious signs of stressed vegetation (e.g. thinned or dying vegetation) were observed in the area irrigated using the effluent;
- The site generally appeared well-drained and without large damp / flooded areas (aside from the ponds);
- The barn/large shed is used as a garage and store-room, and contains a car, trailer, motorcycle, ride-on mower, bicycles, old furniture, spare parts and other miscellaneous equipment. The building has a concrete floor which was observed to be in good condition;
- A shipping container, used as a workshop and containing work-bench, tools, tins of paint, adhesives etc. near the nursery enclosure;
- The nursery enclosure contains plants in several above-ground planting beds. SLR were advised by the land owner that only commercially-available pesticides and herbicides are used and evidence of the use of banned chemicals (e.g. DDT) was not observed by SLR;

- Excess/refuse building materials, farming machinery and equipment were stored along the northern-western site boundary and also along the fence separating the south-western 'residential' portion of the site and the northern 'pastoral' portion of the site;
- A small stockpile of waste building materials (pieces of brick, tile, concrete and a sheet of aluminium siding) was observed at the base of a tree in the central portion of the site (**Photograph B22**). No potential asbestos containing materials were observed in the stockpile;
- A layer of fill material has been placed over the south-western portion of the site, covering an area of approximately 2.4 ha (**Figure 2**). The thickness of the fill is unknown, although the top of the fill was observed to be approximately 30cm higher than the adjacent, apparent natural ground along the site boundaries. The surface of the fill material appeared to comprise brown clayey soils containing up to 50% building rubble (fragments of tiles and bricks), fine crushed grey rock (i.e. construction aggregate), metal and plastic. No fragments of potential asbestos containing materials were observed on the surface of the filled area;
- No obvious odours were observed from the fill material, and there were no obvious signs of plant stress in vegetation on, or around, the filled area;
- No visual evidence of underground or above-ground fuel storage tanks (USTs and ASTs, respectively) was observed in the filled area, or in other areas of the site;
- SLR was advised by the site owner that the layer of fill was already present when they purchased the property and that the source of the fill was not known to them.

The observed features on the site suggest the following potential land contaminating activities on the site:

- Uncontrolled filling in the south west portion of the site; and
- Storage of a wrecked car and disused equipment along the site boundary, and stockpile of building material in central portion of site. However, no visual or olfactory signs of contamination were observed on the ground beneath and immediately around these items, nor were there signs of plant stress.



**Figure 2** Location of fill layer (in red) in south-western portion of site

#### **4.2 Adjacent Land Uses**

Adjacent land uses observed by SLR during the site walkover included:

#### **North of site**

- Residential sub-division development to the north-east, and residential land use to the north-west. The residential property immediately north-west of the site also contains a number of shed-like structures. There were no visual / olfactory indications of potential land contaminating activities occurring on the land to the north west (as observed from the site boundary) or visual / olfactory indications of potential contamination migrating onto the site across the surface. Residential sub-division development was observed further to the north-west, followed by a highway (Remembrance Driveway).

#### **East of Site**

- Residential sub-division development to the north-east. Water supply channel to the south-east, with semi-rural properties beyond.

#### **South of Site**

- Remnant bushland, water supply channel and semi-rural properties beyond.

#### **West of Site**

- Remnant bushland and semi-rural properties beyond.

The surrounding land uses did not indicate a potential for significant contamination of the site.

## 5 AREAS OF ENVIRONMENTAL CONCERN AND CONTAMINANTS OF CONCERN

Based on the site history review and site walkover, SLR identified three areas of environmental concern (AEC) for the site (and associated contaminants of potential concern (COPC) (**Table 3**).

The identified AECs are also shown in **Figure 3**.

**Table 3 Areas of Environmental Concern Identified at site**

AEC Number	Potentially Contaminating Activity	Potential Contaminants of Concern
1	Placement of uncontrolled fill materials on site.	Heavy metals, TPH, BTEX, PAH, Asbestos, aesthetic impacts.
2	Wrecked car, old machinery and building materials placed on ground surface.	Heavy metals, TPH, BTEX, PAH, aesthetic impacts.

TPH: Total petroleum hydrocarbons; BTEX: Benzene, Toluene, Ethylbenzene, Xylene; PAH: Polycyclic Aromatic Hydrocarbons; OCP: Organochlorine pesticides; OPP: Organophosphate pesticides.





Red: AEC 1; Yellow: AEC 2.

**Figure 3 Areas of environmental concern**

## **6 DISCUSSION**

### **6.1 Potential for Contamination at Site**

#### **6.1.1 AEC 1 – Uncontrolled Fill Materials**

Potentially uncontrolled fill material has been used to create a raised, level area to facilitate construction of the house, barn/large shed, pond and other features in the residential portion of the site. The presence of building rubble, scrap metal and plastic on the surface indicates a potential for the fill to contain waste materials.

#### **6.1.2 AEC 2 – Old machinery, car and building materials stockpile**

The wrecked car, stockpile of building rubble, old machinery and equipment placed directly on the ground are potential sources for contamination. It is considered likely that such contamination would likely be limited to surface soils in the local vicinity of these items.



## **7 CONCLUSIONS AND RECOMMENDATIONS**

Based on the results of the site history review and observations made during the site walkover, SLR makes the following conclusions:

- The potential for contamination to be present at the site as a result of past and present land use activities, is considered to be low to moderate;
- It is considered that the site could be made suitable for the proposed subdivision, subject to the undertaking of a stage 2 detailed site investigation, and associated remedial/management works (if warranted). Based on the nature of the contaminants of potential concern identified for the site, there are well established means of remediation and/or management that could be implemented to allow the proposed subdivision to proceed, regardless of the findings of a stage 2 detailed site investigation. On this basis, it is considered reasonable that further investigation and subsequent remediation and/or management contamination (if identified) could be a condition of consent for the proposed subdivision; and
- Further contamination assessment works should be undertaken by a suitably experienced environmental consultant.

This report must be read in conjunction with the limitations set out in Section 8 of this report.

## 8 LIMITATIONS

This report is for the exclusive use of Dario and Angelina Petrin. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR Consulting.

This report has been prepared based on the scope of services (see below). SLR Consulting cannot be held responsible to the Client and/or others for any matters outside the agreed scope of services. Other parties should not rely upon this report and should make their own enquiries and obtain independent advice in relation to such matters.

This report has been prepared by SLR Consulting with reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with the Client. Information reported herein is based on the interpretation of data collected (data, surveys, analyses, designs, plans and other information), which has been accepted in good faith as being accurate and valid.

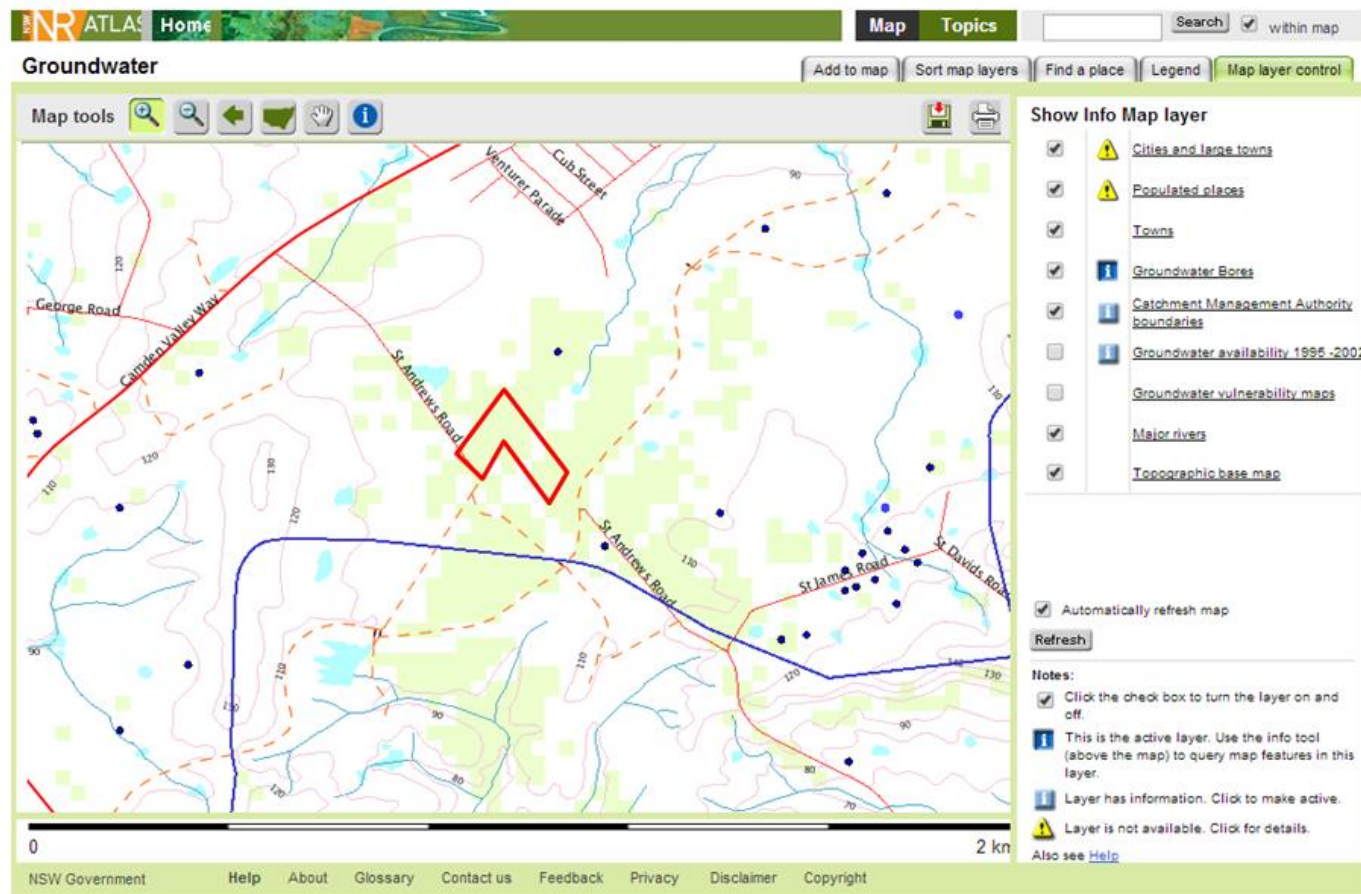
It should be noted that many investigations are based upon an assessment of potentially contaminating processes which may have occurred historically on the site. This assessment is based upon historical records associated with the site. Such records may be inaccurate, absent or contradictory. In addition documents may exist which are not readily available for public viewing.

Except where it has been stated in this report, SLR Consulting has not verified the accuracy or completeness of the data relied upon. Statements, opinions, facts, information, conclusions and/or recommendations made in this report ("conclusions") are based in whole or part on the data obtained, those conclusions are contingent upon the accuracy and completeness of the data. SLR Consulting cannot be held liable should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to SLR Consulting leading to incorrect conclusions.

Should the report be reviewed for any reason, the report must be reviewed in its entirety and in conjunction with the associated Scope of Services. It should be understood that where a report has been developed for a specific purpose, for example a due diligence report for a property vendor, it may not be suitable for other purposes such as satisfying the needs of a purchaser or assessing contamination risks for classifying the site. The report should not be applied for any purpose other than that originally specified at the time the report was issued.

Report logs, figures, laboratory data, drawings, etc. are generated for this report by SLR consultants (unless otherwise stated) based on their individual interpretation of the site conditions at the time the site visit was undertaken. Although SLR consultants undergo training to achieve a standard of field reporting, individual interpretation still varies slightly. Information should not under any circumstances be redrawn for inclusion in other documents or separated from this report in any way.

# **Groundwater Bore Search Plan – 2014**



Search of registered groundwater bores within 2km of site (approximate outline shown in red) undertaken by SLR on 26 June 2014. Numerous bores (blue dots) are shown, although no information available for individual bores from online service.

<http://www.nratlas.nsw.gov.au>

# **Groundwater Bore Search Plan & Groundwater Summary Reports– 2015**



[close this window](#)
[home](#) · [help](#) · [login](#)  
[customise](#)

## All Groundwater

[find a site](#)
[All Groundwater Map](#)

bandwidth ☒ high ☐ low  
[glossary and metadata](#)
[bookmark this page](#)  
[go back to referring page](#)

## All Groundwater

## All Groundwater Map

All data times are Eastern Standard Time

Map Info

current

**Groundwater Bores**

- Groundwater works
- Telemetered bores
- Logged bores
- Manual bores

**Monitoring Bore Types**

Alluvial

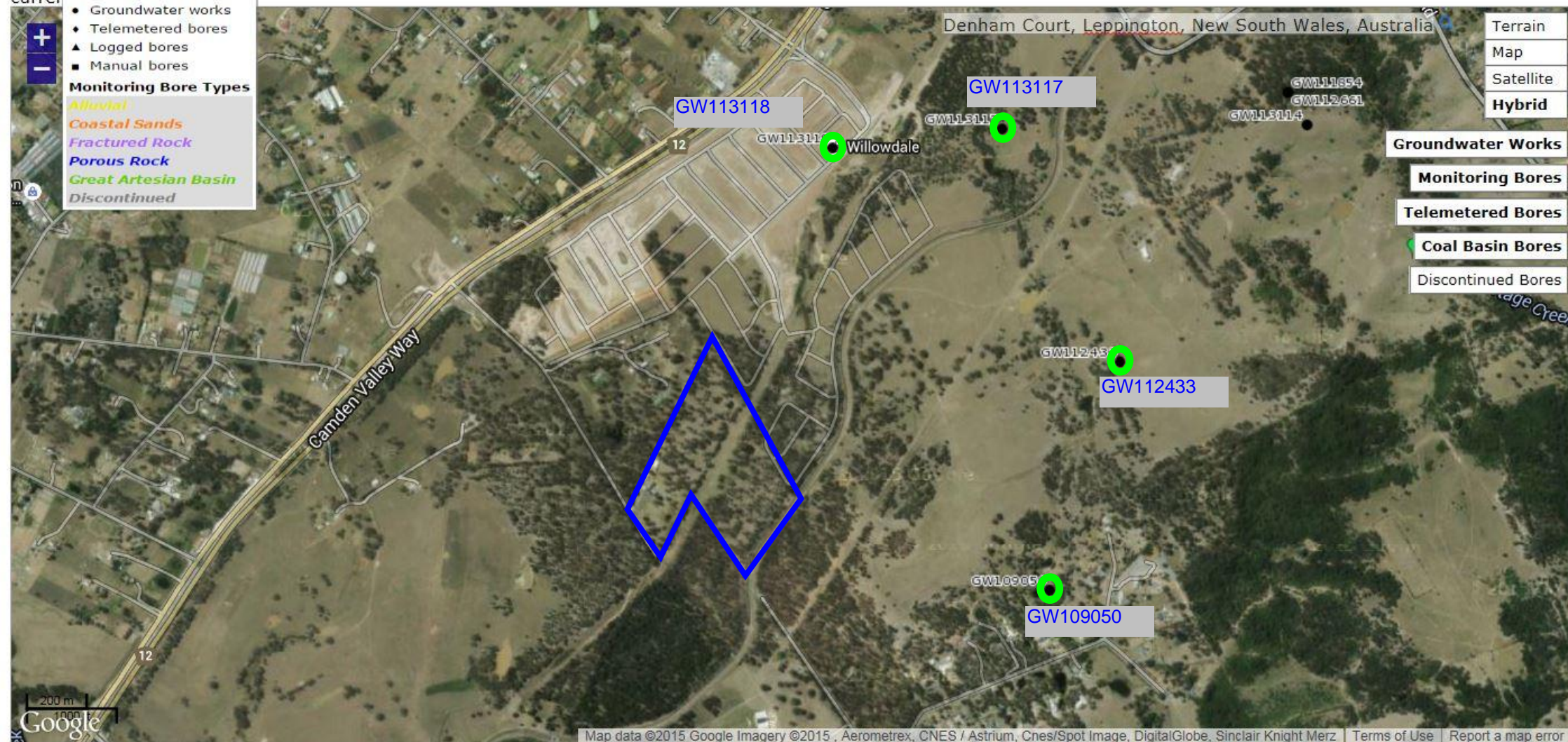
Coastal Sands

Fractured Rock

Porous Rock

Great Artesian Basin

Discontinued



Scale = 1 : 14K

Terrain  
Map  
Satellite  
Hybrid

## Groundwater Works

## Monitoring Bores

## Telemetered Bores

## Coal Basin Bores

## Discontinued Bores

# NSW Office of Water

## Work Summary

GW113118

Licence: 10BL605098

Licence Status: ACTIVE

Authorised Purpose MONITORING BORE  
(s):  
Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Equipped

Construct.Method:

Owner Type: Private

Commenced Date:

Completion Date: 22/02/2012

Final Depth:

Drilled Depth:

Contractor Name: ROCKWELL DRILLING

Driller: Unkown Unknown

Assistant Driller:

Property: LEPPINGTON PARK  
PASTORAL 1230 CAMDEN  
VALLEY WAY & 128 - 130  
DENHAM COURT RD  
LEPPINGTON 2179 NSW

Standing Water Level:

GWMA:  
GW Zone:

Salinity:  
Yield:

## Site Details

Site Chosen By:

County  
Form A: CUMBE  
Licensed:

Parish  
CUMBE.33

Cadastre  
1//1185269

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown  
Area/District:

Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)  
Elevation Unknown  
Source:

Northing: 6238066.0  
Easting: 297792.0

Latitude: 33°58'42.7"S  
Longitude: 150°48'40.0"E

GS Map: -

MGA Zone: 0

Coordinate Unknown  
Source:

## Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details

## Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)

## Geologists Log

**Drillers Log**

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
-------------	-----------	------------------	----------------------	---------------------	----------

**Remarks**

---

29/07/2014: Nat Carling, 29-July-2014; Added status, drill method, depth & work name.

\*\*\* End of GW113118 \*\*\*

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



# NSW Office of Water

## Work Summary

GW113117

Licence: 10BL605098

Licence Status: ACTIVE

Authorised Purpose MONITORING BORE  
(s):  
Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Equipped

Construct.Method:

Owner Type: Private

Commenced Date:

Completion Date: 24/02/2012

Final Depth:

Drilled Depth:

Contractor Name: ROCKWELL DRILLING

Driller: Unkown Unknown

Assistant Driller:

Property: LEPPINGTON PARK  
PASTORAL 1230 CAMDEN  
VALLEY WAY & 128 - 130  
DENHAM COURT RD  
LEPPINGTON 2179 NSW

Standing Water Level:

GWMA:  
GW Zone:

Salinity:  
Yield:

## Site Details

Site Chosen By:

County  
Form A: CUMBE  
Licensed:

Parish  
CUMBE.33

Cadastre  
3//1185269

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown  
Area/District:

Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)  
Elevation Unknown  
Source:

Northing: 6238135.0  
Easting: 298285.0

Latitude: 33°58'40.8"S  
Longitude: 150°48'59.3"E

GS Map: -

MGA Zone: 0

Coordinate Unknown  
Source:

## Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details

## Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)

## Geologists Log

**Drillers Log**

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
-------------	-----------	------------------	----------------------	---------------------	----------

**Remarks**

---

29/07/2014: Nat Carling, 29-July-2014; Added status, drill method, depth & work name.

\*\*\* End of GW113117 \*\*\*

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

# NSW Office of Water

## Work Summary

GW112433

Licence: 10BL605098

Licence Status: ACTIVE

**Authorised Purpose** MONITORING BORE  
**(s):**  
**Intended Purpose(s):** MONITORING BORE

**Work Type:** Bore  
**Work Status:** Equipped  
**Construct.Method:** Down Hole Hammer  
**Owner Type:** Other Govt

**Commenced Date:**  
**Completion Date:** 23/02/2012

**Final Depth:** 8.90 m  
**Drilled Depth:** 8.90 m

**Contractor Name:** ROCKWELL DRILLING  
**Driller:** William Joseph Smith  
**Assistant Driller:** Carlo Antoniazio

**Property:** LEPPINGTON PARK  
 PASTORAL 1230 CAMDEN  
 VALLEY WAY & 128 - 130  
 DENHAM COURT RD  
 LEPPINGTON 2179 NSW

**Standing Water Level:**

**GWMA:**  
**GW Zone:**

**Salinity:**  
**Yield:**

### Site Details

Site Chosen By:

**County**  
**Form A:** CUMBE  
**Licensed:**

**Parish**  
 CUMBE.33

**Cadastre**  
 41//1174145

**Region:** 10 - Sydney South Coast  
**River Basin:** 212 - HAWKESBURY RIVER  
**Area/District:**

**CMA Map:** 9030-2S  
**Grid Zone:**

**Scale:**

**Elevation:** 0.00 m (A.H.D.)  
**Elevation** Unknown  
**Source:**

**Northing:** 6237461.0  
**Easting:** 298645.0

**Latitude:** 33°59'02.9"S  
**Longitude:** 150°49'12.7"E

**GS Map:** -**MGA Zone:** 0

**Coordinate** GPS - Global  
**Source:** Positioning System

### Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	8.90	110			Down Hole Hammer
1		Annulus	Drill Cuttings	0.00	4.00	110	50		PL:Pouring/Shovelled
1		Annulus	Bentonite	4.00	5.00	110	50		PL:Pouring/Shovelled
1		Annulus	Waterworn/Rounded	5.00	8.90	110	50		Graded, PL:Pouring/Shovelled
1	1	Casing	Pvc Class 18	-0.10	5.90	50	40		Seated on Bottom, Screwed
1	1	Opening	Slots - Horizontal	5.90	8.90	50		1	Mechanically Slotted, PVC Class 18, Screwed, SL: 35.0mm, A: 4.00mm

**Water Bearing Zones**

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
----------	--------	---------------	----------	------------	------------	-------------	----------------	---------------	-----------------

**Geologists Log****Drillers Log**

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.50	0.50	Clay, silty; brown, soft, wet, homogenous, medium plasticity	Clay	
0.50	1.20	0.70	Clay, silty; as above, orange to brown	Clay	
1.20	3.00	1.80	Clay, silty; as above, grey to orange, stiff, damp	Clay	
3.00	5.00	2.00	Shale; weathered & clay, grey, homogenous, dry to damp, stiff	Shale	
5.00	8.90	3.90	Shale; grey, homogenous, dry to damp	Shale	

**Remarks**

23/02/2012: Form A Remarks:  
 Nat Carling, 28-June-2013; GPS provided on consultants log.

\*\*\* End of GW112433 \*\*\*

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

# NSW Office of Water

## Work Summary

GW109050

Licence: 10BL602182

Licence Status: CONVERTED

Authorised Purpose DOMESTIC,STOCK  
(s):  
Intended Purpose(s): STOCK, DOMESTIC

Work Type: Bore

Work Status:

Construct.Method:

Owner Type: Private

Commenced Date:

Completion Date: 15/07/2008

Final Depth:

Drilled Depth:

Contractor Name: INTERTEC DRILLING  
SERVICES

Driller: Paul Sheehy

Assistant Driller:

Property: SKERRA 13 ST JAMES ROAD  
VARROVILLE 2566 NSW

GWMA:

GW Zone:

Standing Water

Level:

Salinity:

Yield:

## Site Details

Site Chosen By:

County  
Form A: CUMBE  
Licensed:

Parish  
CUMBE.33

Cadastre  
7//29019

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown  
Area/District:

Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)  
Elevation Unknown  
Source:

Northing: 6236794.0  
Easting: 298451.0

Latitude: 33°59'24.4"S  
Longitude: 150°49'04.6"E

GS Map: -

MGA Zone: 0

Coordinate Unknown  
Source:

## Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
------	------	-----------	------	----------	--------	-----------------------	----------------------	----------	---------

## Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
----------	--------	---------------	----------	------------	------------	-------------	----------------	---------------	-----------------

## Geologists Log

## Drillers Log

		Drillers Description	Geological Material	Comments
--	--	----------------------	---------------------	----------

From (m)	To (m)	Thickness (m)			
-------------	-----------	------------------	--	--	--

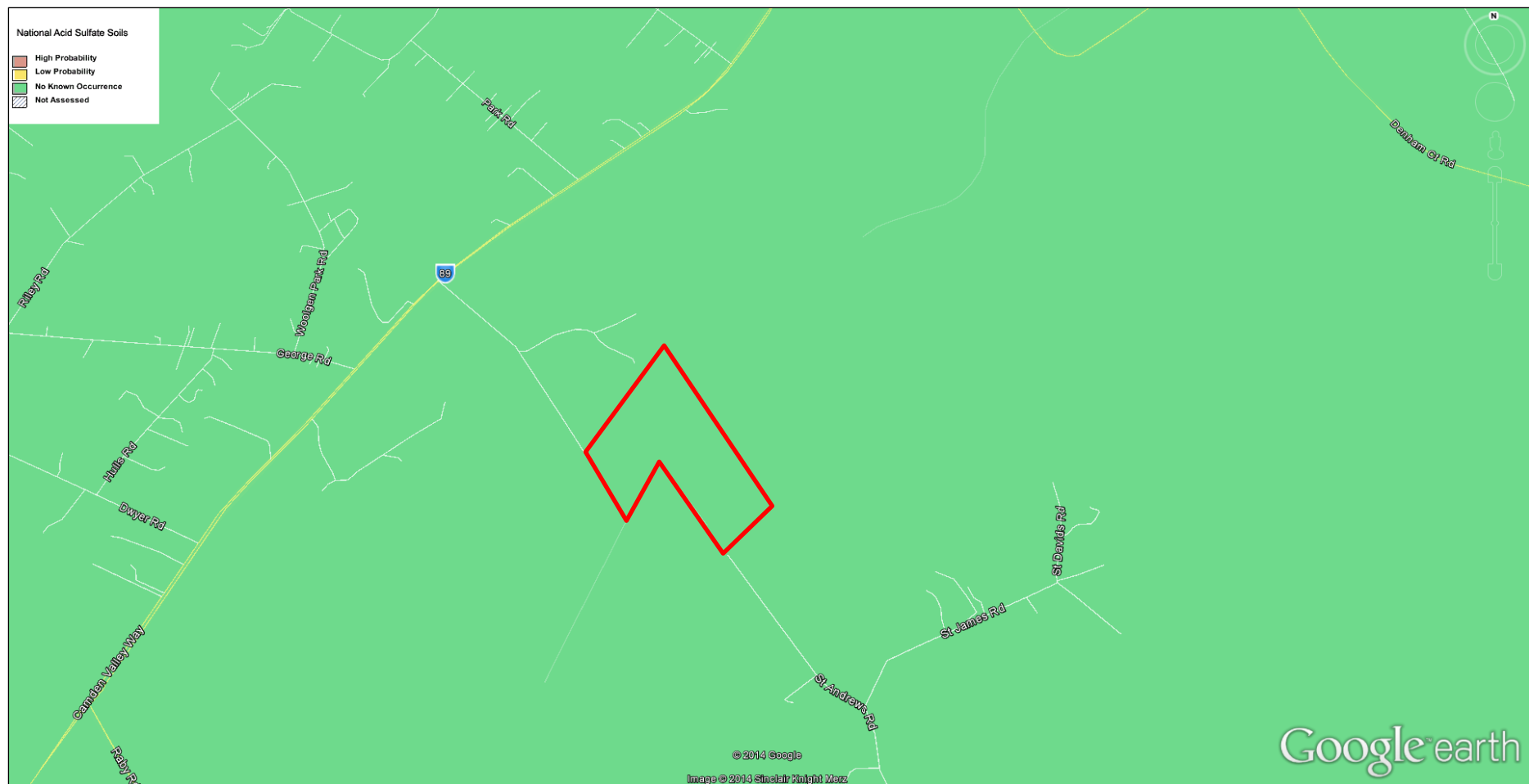
**Remarks**

---

\*\*\* End of GW109050 \*\*\*

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

# Acid Sulfate Soil Map



Approximate site outline in red.

Source: Australian Soil Resource Information System [http://www.asris.csiro.au/index\\_other.html](http://www.asris.csiro.au/index_other.html)



# **Local Council Section 149 (2) Planning Certificate**



**Issue Date:** 6 June 2014  
**Application Number:** 201402147  
**Receipt Number:** 2646305

SLR Consulting Australia Ptd Ltd  
2 Lincoln St  
LANE COVE NSW 2066

RECEIVED  
11 JUN 2014  
SYDNEY

**Your Reference:** 610.14018

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

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

**Property Address:** 71 St Andrews Road  
VARROVILLE NSW 2566

**Property Description:** Lot 71 DP 706546

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

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

#### **PART 1 – Names of relevant planning instruments and DCPs**

**Planning Instrument:** Campbelltown LEP District 8 (Central Hills Lands)

**Effect:** 7(d1) (Environmental Protection (Scenic))

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

#### **Local environmental plans (LEPs) and deemed environmental planning instruments**

Campbelltown LEP No.209 – Exempt Development

Campbelltown LEP No.197

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

#### **State environmental planning policies (SEPPs)**

SEPP No.1 – Development Standards

SEPP No.21 – Caravan Parks

SEPP No.30 – Intensive Agriculture

For free Interpreting Service, please bring this document to Council or ring the Telephone Interpreter Service 131 450 and ask that they contact your Council.

#### ARABIC

للحصول على خدمة ترجمة مجانية، يرجى إحضار هذه الوثيقة إلى البلدية أو الاتصال بخدمة الترجمة الهاتفية على الرقم 131 450 واطلب منهم الاتصال بالبلدية نيابةً عنك.

#### SPANISH

Para contar con los servicios gratuitos de un intérprete, traiga este documento al Municipio o llame al Servicio Telefónico de Intérpretes al 131 450 y pida que contacten a su Municipio.

#### TAGALOG

Para sa walang bayad na Serbisyo ng Pagsasalin, dalhin ang dokumentong ito sa Konseho o tawagan ang Telephone Interpreting Service sa 131 450 at pakiusapan silang tawagan ang inyong Konseho.

#### SAMOAN

Mo Auaunaga o Faamatalaupū e le tofogiina, faamolemole aumai leni pepa tusia i le Ofisa o le Malo (Council) poo le vili i le Auaunaga o Faamatalaupū i Telefoni i le 131 450 ma fai i ai ia latou faafesootaia lau Ofisa o le Malo.

#### HINDI

निम्नलिखित दुभाषिया सेवा के लिए, कृपया यह फन काउंसिल के पास ले जाएँ या दूरभाष दुभाषिया सेवा को 131 450 पर फोन करें और कहें कि वे आपकी काउंसिल से संपर्क करें।

#### CHINESE

要獲得免費的傳譯服務，請攜帶本文件到市議會或致電 131 450 電話傳譯服務處，並請他們代您聯絡市議會。

#### LAO

ເພື່ອຂໍບໍລິການດູແລງໂດຍບໍ່ຄ່າ ພ້ອມດ້ວຍ ມາດຕະການ ນຳເອົາເອກະສານນີ້ມາຫາ ດ່ານການແລກປ່ຽນ ຫລື ໂທລະສັບ ຫາ ບໍລິການ ມາດຕະການ ຫາງໂທລະສັບ ດາວທີ 131 450 ແລະ ຂໍໃຫ້ພວກເຂົາຕິດຕໍ່ຫາງການແລກປ່ຽນຂອງທ່ານ.

#### ITALIAN

Per avvalervi di un servizio interpreti gratuito, portate il presente documento al Comune oppure telefonate al Servizio telefonico interpreti (TIS) al numero 131 450 chiedendo che vi metta in contatto con il Comune.

#### GREEK

Για δωρεάν Υπηρεσία Διερμηνέων, παρακαλείσθε να φέρετε αυτό το έγγραφο στη Δημαρχία ή να τηλεφωνήσετε στην Τηλεφωνική Υπηρεσία Διερμηνέων στο 131 450 και να ζητήσετε να επικοινωνήσουν με τη Δημαρχία σας.

#### VIETNAMESE

Để nhận được Dịch vụ Thông dịch miễn phí, hãy đem tài liệu này đến Hội đồng Thành phố hoặc gọi đến Dịch vụ Thông dịch qua Điện thoại (TIS) số 131 450 và nhờ họ liên lạc Hội đồng Thành phố của quý vị.

#### CROATIAN

Za besplatne usluge tumača, molimo donesite ovaj dokument u općinu ili nazovite Telefonsku službu tumača (Telephone Interpreter Service) na 131 450 i zamolite da za Vas nazovu općinu.

#### POLISH

W celu otrzymania bezpłatnej pomocy ze strony Służby Tłumaczy, prosimy przynieść ten dokument do Rady Miejskiej (Council) lub zadzwonić do Telefonicznej Służby Tłumaczy na numer 131 450 i poprosić o połączenie ze swoją Radą.

#### FRENCH

Pour un service d'interprétariat gratuit, veuillez apporter ce document à la mairie. Vous pouvez également téléphoner au service d'interprète au 131 450 et lui demander de contacter votre mairie.

#### BANGLA

বিনামূল্যে দোভাষী সেবা ব্যবস্থার জন্য, দয়া করে এই দলিলাদি বা কাগজপত্র পরিষদে (কাউন্সিল) নিয়ে আসুন অথবা 131 450 নাম্বারে টেলিফোন দোভাষী সেবা ব্যবস্থার ফোন করুন এবং তাদেরকে আপনার পরিষদের (কাউন্সিল) সাথে যোগাযোগ করতে বলুন।

#### TONGAN

Ki ha NgÇue Fakatonulea ta'etotongi, kÇtaki 'o 'omai e tohi ni ki he Kaunisolo pe telefoni ki he 'Ofisi Fakatonulea Telefonii 'i he 131 450 'o kole kenau fetu'utaki ki ho'o Kaunisolo.

#### KHMER

ដើម្បីទទួលបានសេវាបកប្រែឥតគិតថ្លៃ សូមយកឯកសារនេះទៅសាលាសង្កាត់ ឬទូរស័ព្ទទៅតំបន់បកប្រែភាសាជាតិទូរស័ព្ទលេខ 131 450 រួចស្នើសុំឲ្យគេទាក់ទងជាមួយសាលាសង្កាត់របស់លោកអ្នក។

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

---

SEPP No.33 – Hazardous and Offensive Development  
SEPP No.44 – Koala Habitat Protection  
SEPP No.50 – Canal Estate Development  
SEPP No.55 – Remediation of Land  
SEPP No.64 – Advertising and Signage  
SEPP No.65 – Design Quality of Residential Flat Buildings  
SEPP No.70 – Affordable Housing (Revised Schemes)  
SEPP No.19 - Bushland in Urban Areas  
SEPP (Building Sustainability Index: BASIX) 2004  
SEPP (Major Development) 2005  
SEPP (Mining, Petroleum Production and Extractive Industries) 2007  
SEPP (Miscellaneous Consent Provisions) 2007  
SEPP (Infrastructure) 2007  
SEPP (Exempt and Complying Development Codes) 2008  
SEPP (Affordable Rental Housing) 2009  
SEPP (State and Regional Development) 2011  
Sydney REP No.20 - Hawkesbury-Nepean River (No.2 - 1997)

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

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

**Draft local environmental plans (LEPs)**

None

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

**Draft State environmental planning policies (SEPPs)**

None

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



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

---

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

DCP No.99 – Advertising Signs

Campbelltown DCP No.32 - Retail Plant Propagation Nurseries

Campbelltown DCP No.120 - Parking of Commercial Vehicles and Trucks Within Residential, Scenic Protection and Rural Areas

Campbelltown (Sustainable City) DCP 2012 Volume 3

Campbelltown (Sustainable City) DCP 2012 Volume 1 (Parts 1-13)

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

**PART 2 – Zoning and land use under relevant LEPs**

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

7(d1) (Environmental Protection (Scenic))

- b) The purposes for which the plan or instrument provides that development may be carried out without the need for development consent are detailed in the land use table for each zone. Reference should be made to either Attachment 1 to this certificate or the appropriate section of the attached copy of the plan or instrument.

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

- c) The purposes for which the plan or instrument provides that development may not be carried out except with development consent are detailed in the land use table for each zone. Reference should be made to either Attachment 1 to this certificate or the appropriate section of the attached copy of the plan or instrument.

In addition, SEPP (Exempt and Complying Development Codes) 2008 allows certain types of development to be carried out as complying development within the Campbelltown City local government area after a complying development certificate has been obtained from Council or from an accredited certifier.

- d) The purposes for which the plan or instrument provides that development is prohibited are detailed in the land use table for each zone. Reference should be made to either Attachment 1 to this certificate or the appropriate section of the attached copy of the plan or instrument.
- e) Any development standards applying to the land subject of this certificate that fix minimum land dimensions for the erection of a dwelling-house and, if so, the minimum land dimensions so fixed are detailed in the relevant section of the plan or instrument. Reference should be made to either Attachment 2 to this certificate or the appropriate section(s) of the attached copy of the plan or instrument. In addition, certain Council development control plans may

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

---

impose minimum development standards for the creation of allotments and/or minimum site area and dimensions for the erection of a dwelling-house.

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

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

**PART 2A – Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006**

None

**PART 3 – Complying development**

- (1) Complying development may be carried out on the land subject of this certificate under each of the following codes for complying development, to the extent shown, because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008:

General Housing Code – on all of the land

Housing Alterations Code – on all of the land

Commercial and Industrial Alterations Code – on all of the land

Subdivisions Code – on all of the land

Rural Housing Code – on all of the land

General Development Code – on all of the land

Demolition Code – on all of the land

Commercial and Industrial (New Buildings and Additions) Code – on all of the land

Fire Safety Code – on all of the land

Please note that reference should also be made to the relevant parts of this policy for the general requirements for complying development and to the relevant codes for complying development which may also include provisions relating to zoning, lot size etc.

- (2) Complying development may not be carried out on the land subject of this certificate under each of the following codes for complying development, to the extent shown and for the reason(s) stated, because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008:

Not applicable



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

---

**PART 4 – Coastal protection**

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

**PART 5 – Mine subsidence**

The land subject of this certificate is not within a proclaimed Mine Subsidence District within the meaning of section 15 of the Mine Subsidence Compensation Act 1961.

**PART 6 – Road widening and road realignment**

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

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

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

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

---

the application of provisions under relevant State legislation is warranted.

**PART 7A – Flood related development controls information**

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

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

**PART 8 – Land reserved for acquisition**

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

**PART 9 – Contribution plans**

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

Campbelltown City Council Section 94A Development Contributions Plan

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

**PART 9A – Biodiversity certified land**

The land subject of this certificate is not biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995).

**PART 10 – Biobanking agreements**

The land subject of this certificate is not land to which a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates (but only in so far as Council has been notified of the existence of any such agreement by the Director-General of the Department of Environment, Climate Change and Water).

**PART 11 – Bush fire prone land**

All of the land subject of this certificate has been identified as bush fire prone land on the Campbelltown City Council - Bush Fire Prone Land Map that has been certified for the purposes of section 146(2) of the Act.



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

---

Please note that in accordance with section 66 of the Rural Fires Act 1997 and relevant regulations, a Bush Fire Hazard Reduction Notice may have been issued on this land. It is recommended that advice be obtained from the Macarthur Zone Rural Fire Service.

**PART 12 – Property vegetation plans**

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

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

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

**PART 14 – Directions under Part 3A**

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

**PART 15 – Site compatibility certificates and conditions for seniors housing**

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

**PART 16 – Site compatibility certificates for infrastructure**

No valid site compatibility certificate (infrastructure), of which Council is aware, exists in respect of proposed development on the land subject of this certificate.

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

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


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

---

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

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



Jeff Lawrence, per   
**Director Planning and Environment**





## **Part 1 Preliminary**

### **1 Name of plan**

This plan may be cited as *Campbelltown Local Environmental Plan—District 8 (Central Hills Lands)*.

### **2 Aims, objectives etc**

This plan aims to ensure that the Central Hills Lands District of the City of Campbelltown retains the rural character that was envisaged for it during the planning that preceded the urbanisation of that City.

### **3 Land to which plan applies**

This plan applies to land in the Central Hills Lands District of the City of Campbelltown as shown on the map, with boundaries as indicated on the map, other than the land to which the following environmental planning instruments apply:

*Campbelltown Local Environmental Plan No 93*

### **4 Relationship to other environmental planning instruments**

(1) This plan:

- (a) repeals the environmental planning instruments referred to in subclause (2), and
- (b) amends *Interim Development Order No 19—City of Campbelltown* in the manner set out in subclause (3).

(2) The following environmental planning instruments are repealed:

- (a) *Interim Development Order No 14—City of Campbelltown*,
- (b) such other deemed environmental planning instruments and local environmental plans as, immediately before the appointed day, applied to the land to which this plan applies, but to the extent only to which those instruments and plans so applied to that land.

(3) *Interim Development Order No 19—City of Campbelltown* is amended by omitting clause 1A and by inserting instead the following clause:

**1A** This Order does not apply to the land to which the following environmental planning instruments apply:

*Campbelltown Local Environmental Plan No 62.*



## 5 Interpretation

- (1) In this plan, except in so far as the context or subject-matter otherwise indicates or requires:

***appointed day*** means the day on and from which this plan takes effect.

***Central Hills Lands*** means the land to which this plan applies.

***Council*** means the Council of the City of Campbelltown.

***demolition***, in relation to a building or work, means the damaging, defacing, destruction, pulling down or removal of the building or work, in whole or in part.

***dual occupancy building*** means a building containing 2 dwellings only.

***freeway*** means land shown on the map by means of a broken black line in the breaks of which appears the letter “F”.

***hotel*** means any premises specified in a hotelier’s licence granted under the Liquor Act 1982.

***item of the environmental heritage*** means a building, work, relic or place that is identified or described in Schedule 1.

***market gardening*** means the growing of vegetables for commercial purposes.

***recreation area*** means:

- (a) a children’s playground,
- (b) an area used for sporting activities or sporting facilities, or
- (c) an area used to provide facilities for recreational activities which promote the physical, cultural or intellectual welfare of persons within the community, being facilities provided by:
  - (i) the Council, or
  - (ii) a body of persons associated for the purpose of the physical, cultural or intellectual welfare of persons within the community,

but does not include a racecourse or a showground.

***relic*** means any deposit, object or material evidence relating to the settlement (including Aboriginal habitation), prior to 1 January 1900, of the Central Hills Lands.

***renovation***, in relation to a building or work, means:

- (a) the making of structural changes to the inside or outside of the building or work, or
- (b) the making of non-structural changes to the fabric or appearance of the outside of the building or work, including changes that involve the repair, or the painting, plastering or other decoration, of the building or work.

***the map*** means the map marked “Campbelltown Local Environmental Plan—District 8 (Central Hills Lands)”.

(2) In this plan, except in so far as the context or subject-matter otherwise indicates or requires:

- (a) a reference to a building or place used for a purpose includes a reference to a building or place intended to be used for the purpose,
- (b) a reference to a map is a reference to a map deposited in the office of the Council, and
- (c) a reference to land within a zone specified in clause 9 is a reference to land shown on the map in the manner indicated in clause 8 as the means of identifying land of the zone so specified.

## **6 Adoption of 1980 Model Provisions**

The *Environmental Planning and Assessment Model Provisions 1980*, except for:

- (a) the definitions of *agriculture*, *hotel*, *map* and *tavern* in clause 4 (1), and
  - (b) clauses 7, 8, 15–28 and 31–33,
- are adopted for the purposes of this plan.

## **7 Consent authority**

The Council shall be the consent authority for the purposes of this plan.

## **Part 2 General restrictions on development of land**

### **8 Zones indicated on the map**

For the purposes of this plan, land to which this plan applies shall be within a zone specified hereunder if the land is shown on the map in the manner specified hereunder in relation to that zone:

Zone No 5 (a) (Special Uses “A”)—stippled black and lettered “5 (a)”.

Zone No 5 (c) (Proposed Local Roads and Local Roads Widening)—stippled black and lettered “5 (c)”.

Zone No 5 (d) (Special Uses “D” (Railways))—stippled black and lettered “5 (d)”.

Zone No 5 (g) (Special Uses “G” (Botanic Gardens))—lettered “5 (g)”.

Zone No 6 (c) (Open Space (Regional))—lettered “6 (c)”.

Zone No 7 (d1) (Environmental Protection (Scenic))—lettered “7 (d1)”.

## **9 Zone objectives and development control table**

- (1) The objectives of a zone are set out in the Table to this clause under the heading “Objectives of zone” appearing in the matter relating to the zone.
- (2) Except as otherwise provided by this plan, in relation to land with a zone specified in the Table to this clause, the purposes (if any) for which:
  - (a) development may be carried out without development consent,
  - (b) development may be carried out only with development consent, and
  - (c) development is prohibited,

are specified under the headings “Without development consent”, “Only with development consent” and “Prohibited”, respectively, appearing in the matter relating to the zone.

- (3) Except as otherwise provided by this plan, the Council shall not grant consent to the carrying out of development on land to which this plan applies unless the Council is of the opinion that the carrying out of the development is consistent with the objectives of the zone within which the development is proposed to be carried out.

## **Table**

### **Zone No 5 (a) (Special Uses “A”)**

#### **1 Objectives of zone**

The objective of this zone is to set aside certain land for community purposes.

#### **2 Without development consent**

Nil.

#### **3 Only with development consent**

The purpose indicated by the lettering on the map; drainage; roads.

#### **4 Prohibited**

Any purpose not included in Item 3.

### **Zone No 5 (c) (Proposed Local Roads and Local Roads Widening)**

#### **1 Objectives of zone**

The objective of this zone is to set aside certain land for proposed local roads and local roads widening.

#### **2 Without development consent**

Drainage; roads, utility installations (other than gas holders or generating works).

#### **3 Only with development consent**

Nil.

#### **4 Prohibited**

Any purpose not included in Item 2.

### **Zone No 5 (d) (Special Uses “D” (Railways))**

#### **1 Objectives of zone**

The objective of this zone is to set aside certain land for railway purposes.

#### **2 Without development consent**

Any purpose authorised under the *Government Railways Act 1912*; roads; utility installations (other than gas holders or generating works).

#### **3 Only with development consent**

Nil.



#### **4 Prohibited**

Any purpose not included in Item 2.

### **Zone No 5 (g) (Special Uses "G" (Botanic Gardens))**

#### **1 Objectives of zone**

The objective of this zone is to set aside certain land for use as a Botanic Garden.

#### **2 Without development consent**

Agriculture; horticulture; works for the purpose of landscaping, gardening and bushfire hazard reduction.

#### **3 Only with development consent**

Purposes that, in the opinion of the Council, are ancillary to any of the purposes referred to in Item 2.

#### **4 Prohibited**

Any purpose not included in Item 2 or 3.

### **Zone No 6 (c) (Open Space (Regional))**

#### **1 Objectives of zone**

The objective of this zone is to recognise the regional open space that has been identified by the Department of Environment and Planning.

#### **2 Without development consent**

Works for the purpose of landscaping, gardening and bushfire hazard reduction.

#### **3 Only with development consent**

Buildings which are used in connection with a purpose referred to in this Item and which are under the care, control and management of the Council; drainage; forestry; recreation areas; refreshment rooms; roads.

#### **4 Prohibited**

Any purpose not included in Item 2 or 3.

### **Zone No 7 (d1) (Environmental Protection (Scenic))**

#### **1 Objectives of zone**

The objectives of this zone are:

- (a) to set aside certain land as a protected scenic environment,
- (b) to ensure that that land will remain a rural environment providing visual contrast to the urban areas of Campbelltown, Camden and Liverpool,
- (c) to ensure that the inhabitants of Campbelltown will continue to have views of, and access to, a rural environment,
- (d) to maintain a stock of land that is capable of being developed for the purpose of providing recreation establishments of the kind that require large areas of open space, and
- (e) to preserve existing farming and agricultural research activities.



## **2 Without development consent**

Nil.

## **3 Only with development consent**

Any purpose not included in 4.

## **4 Prohibited**

Aerodromes; animal boarding or training establishments; airports; boarding-houses; bulk stores; bus depots; car repair stations; caravan parks; clubs; commercial premises; drive-in theatres; entertainment and amusement parks; extractive industries; gas holders; general stores; generating works; hotels; heliports; industries (other than home industries or rural industries); intensive horticulture; intensive livestock keeping; junk yards; liquid fuel depots; mines; motels; motor showrooms; places of assembly; recreation facilities; refreshment rooms; residential flat buildings; roadside stalls; sawmills; service stations; shops; tourist facilities; transport terminals; warehouses.

# **Part 3 Special provisions**

## **10 Subdivision**

- (1) Land to which this plan applies shall not be subdivided except with the consent of the Council.
- (2) The council shall not consent to the subdivision of land within Zone No 7 (d1) unless each of the allotments to be created by the subdivision has an area of not less than 100 hectares.

## **11 Dwelling-houses**

- (1) The Council shall not consent to the erection of a dwelling-house on an allotment of land that has an area of less than 100 hectares.
- (2) Subclause (1) does not prevent the Council from consenting to the erection of a dwelling-house on an allotment of land that has an area of less than 100 hectares, if the allotment:
  - (a) was in existence immediately before 20 September 1974, and was not then owned by any person who owned any other allotment of land adjacent to or adjoining that allotment, or
  - (b) is identified or described in Schedule 2.
- (3) Not more than one dwelling-house may be erected on an allotment of land within Zone No 7 (d1).
- (4) Notwithstanding subclause (3), one additional dwelling-house may, with the consent of the Council, be erected on an allotment of land within Zone No 7 (d1) for each 40 hectares of the land if the Council is satisfied that each such additional dwelling-house will be occupied by a person employed or engaged by the owner of the land in the use, for the purposes of agriculture (other than intensive animal or horticultural husbandry), of that land or of other land that belongs to that owner and that adjoins or is adjacent to that land.
- (5) Notwithstanding subclause (3), one additional dwelling-house may, with the consent of the Council, be erected on an allotment of land within Zone No 7 (d1) if the Council is satisfied:
  - (a) that the allotment:
    - (i) was, immediately before the appointed day, being used, and
    - (ii) has, since the appointed day, been continually used,

for the purposes of market gardening, and

- (b) that the additional dwelling-house will be occupied by a person employed or engaged by the owner of the land in the use, for the purposes of market gardening, of that land.

## **12 Dual occupancy buildings**

- (1) A person may, with the consent of the Council:
  - (a) erect a dual occupancy building, or
  - (b) alter or add to a dwelling-house so as to create a dual occupancy building,on an allotment of land on which a dwelling-house may be erected pursuant to this plan.
- (2) A reference in subclause (1) to a dwelling-house does not include a reference to an additional dwelling-house referred to in section 11 (4).
- (3) The Council shall not consent to the erection or creation of a dual occupancy building on any allotment of land unless it is satisfied that appropriate arrangements have been made for the provision of water, sewerage and drainage services to that land.
- (4) The Council may, as a condition of its consent to the erection of a dual occupancy building on any allotment of land, impose a condition to the effect that:
  - (a) the owner of the allotment shall occupy one of the dwellings in the building, or
  - (b) the dual occupancy building shall be so designed and constructed as to have the appearance of a single dwelling-house,as may impose both of those conditions.
- (5) For the purpose of enabling development to be carried out in accordance with this clause (as in force at the time the development is carried out) or in accordance with a consent granted under the Act, the operation of any agreement, covenant or instrument which purports to impose restrictions on the carrying out of development on land to which this plan applies, to the extent necessary to serve that purpose, shall not apply to any such development.
- (6) Pursuant to section 28 of the Act, the Governor approved of subclause (5) before the making of this plan.

## **12A Refreshment rooms within existing dwelling-houses—Zone No 7 (d1)**

A person may, with the consent of the Council, carry out development for the purposes of refreshment rooms within existing dwelling-houses within Zone No 7 (d1).

## **13 Escarpment Preservation Area**

- (1) In this clause:

*Escarpment Preservation Area* means land shown cross-hatched black on the map.

*external surfaces*, in relation to a building, includes the external walls of the building and any cladding thereon and any doors, door and window frames, columns, roofs, fences and any other surfaces of the building visible from the outside of the building.

*prescribed materials* means materials that are:

- (a) dark-coloured and of low reflective quality, or



(b) painted or similarly treated with dark-coloured paint of low reflective quality, and that blend with the landscape of the site of the building of which they form part.

(2) A person shall not:

(a) carry out development within an Escarpment Preservation Area, or

(b) clear vegetation from land within an Escarpment Preservation Area, except with the consent of the Council.

(3) In determining whether to grant consent as referred to in subclause (2), the Council shall have regard to:

(a) the existing vegetation on the allotment concerned, and

(b) any provision made in the relevant development application for the planting of vegetation.

(4) A person shall not erect a building on an allotment of land within an Escarpment Preservation Area if the proposed building will have a maximum height above natural ground level of more than 7.6 metres.

(5) A person shall not erect a building on an allotment of land within an Escarpment Preservation Area unless the external surfaces of the building consist of prescribed materials.

#### **14 Development on steep land**

(1) This clause applies to land within Zone No 6 (c) or 7 (d1).

(2) A person shall not carry out any development on land having a gradient of more than 1 in 6 except with the consent of the Council.

(3) Subclause (2) does not require a person to obtain the consent of the Council for the excavation or filling of land if the level of the land to be excavated or filled is not likely, when the excavation or filling has been completed, to vary by more than 0.5 metre from the natural level of the land.

(4) In deciding whether or not to grant consent as referred to in subclause (2), the Council shall have regard to such details regarding:

(a) the proposed excavation or filling,

(b) the means whereby the stability of the land will be maintained, and

(c) the existing vegetation and any proposed plantings in and around the land to be excavated or filled,

as the Council may consider appropriate.

#### **15 Tree preservation**

A person shall not, on land within any zone other than Zone No 5 (g), ringbark, cut down, lop or wilfully destroy any tree except with the consent of the Council.

#### **16 Advertising structures**

(1) An advertising structure shall not be erected, and an advertisement shall not be displayed,

on land to which this plan applies except with the consent of the Council.

(2) The Council shall not grant consent as referred to in subclause (1) unless the advertisement appearing on the proposed advertising structure, or the advertisement proposed to be displayed, as the case may be:

- (a) relates to the land upon which the advertising structure is proposed to be erected, or the advertisement is proposed to be displayed, as the case may be, and
- (b) specifies one or more of the following particulars:
  - (i) the purposes for which the land is used,
  - (ii) the name of any person occupying, or carrying on business on, the land,
  - (iii) a description of the business carried on on the land,
  - (iv) a description of any goods or services supplied from premises on the land.

## **17 Retail plant nurseries in Zone No 7 (d1)**

A person shall not, on land within Zone No 7 (d1), use a retail plant nursery for the purpose of selling goods other than plants grown on the land.

## **18 Items of the environmental heritage**

(1) A person shall not, in respect of a building, work, relic or place that is an item of the environmental heritage:

- (a) demolish, renovate or extend the building or work,
- (b) damage or despoil the relic or place or any part of the relic or place,
- (c) excavate any land for the purpose of exposing or removing the relic,
- (d) erect a building on the land on which the building, work or relic is situated or on the land which comprises that place, or
- (e) subdivide the land on which the building, work or relic is situated or the land which comprises that place,

except with the consent of the Council.

(2) The Council shall not grant consent as referred to in subclause (1) unless it has made an assessment of:

- (a) the significance of the item as an item of the environmental heritage of the Central Hills Lands,
- (b) the extent to which the carrying out of the development in accordance with the consent would affect the historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the item and its site,
- (c) whether the setting of the item, and in particular whether any stylistic, horticultural or archaeological features of the setting, should be retained, and
- (d) whether the item constitutes a danger to the users or occupiers of the item or to the public.

**Note.** The website of the Heritage Branch of the Department of Planning has publications that provide guidance on assessing the impact of proposed development on the heritage

significance of items (for example, *Statements of Heritage Impact*).

## **19 Conservative incentive relating to items of the environmental heritage**

Nothing in this plan prevents the Council from granting consent to the use for any purpose of a building that is an item of the environmental heritage, or of the land on which such a building is erected, where the Council is satisfied that:

- (a) the use is not likely to have any adverse effect on the amenity of the area, and
- (b) conservation of the building depends on the Council granting consent to that use.

## **20 (Repealed)**

## **21 Advertising of applications concerning items of the environmental heritage**

- (1) Pursuant to section 30 (4) of the Act, the provisions of sections 84, 85, 86, 87 (1) and 90 of the Act apply to and in respect of:

- (a) the demolition of a building or work that is an item of the environmental heritage, and
- (b) the use of a building or land referred to in clause 19 for a purpose for which development would, but for that subclause, be prohibited under this plan,

in the same way as those provisions apply to and in respect of designated development.

- (2) Subclause (1) does not apply to the partial demolition of a building or work where, in the opinion of the Council, the partial demolition is of a minor nature and does not adversely affect the significance of the building or work as an item of the environmental heritage of the Central Hills Lands.

## **22 Acquisition of reserved land**

- (1) The owner of any land:

- (a) within Zone No 5 (c) or
- (b) within Zone No 6 (c),

may be notice in writing require:

- (c) the Council, or
- (d) the corporation,

respectively, to acquire that land.

- (2) On receipt of a notice referred to in subclause (1), the public authority concerned shall acquire the land to which the notice relates.

## **23 Use of reserved land pending acquisition**

- (1) Until land within Zone No 5 (c) or 6 (c) has been acquired pursuant to clause 22, development for any purpose may, with the consent of the Council, be carried out on that land.
- (2) The Council shall not grant consent as referred to in subclause (1) to the development of land within Zone No 6 (c) except with the concurrence of the Director.
- (3) In considering whether to grant concurrence under subclause (2), the Director shall take into consideration:



- (a) the imminence of development of the land for the purpose for which it is zoned,
- (b) whether the proposed development will render the land unfit for that purpose,
- (c) the cost of reinstatement of the land for that purpose, and
- (d) whether a refusal to grant concurrence will cause undue financial hardship to any owner, mortgagee or lessee of the land.

## **24 Advertising of applications concerning certain development**

Pursuant to section 30 (4) of the Act, the provisions of sections 84, 85, 86, 87 (1) and 90 of the Act apply to and in respect of any development proposed to be carried out for the purposes of an educational establishment, a hospital, an institution, a place of public worship or a recreational establishment in the same way as those provisions apply to and in respect of designated development.

## **25 Agriculture, animal boarding or training establishments, intensive horticulture and intensive livestock keeping**

(1) In this Plan:

*agriculture* means the use of land for horticulture and livestock keeping and breeding but does not include intensive horticulture, intensive livestock keeping or the use of land for an animal boarding or training establishment.

*animal boarding or training establishment* means a building or place used for commercial boarding, breeding, keeping, maintaining, receiving or training of dogs, cats, horses or birds.

*intensive horticulture* means the use of land to grow a commercial crop of plants, trees or fungi, whether under cover or in the open using any of the following:

- (a) hydroponics,
- (b) sprinkler systems,
- (c) artificial housing,
- (d) crop protection structures,
- (e) market gardening,
- (f) orcharding,
- (g) the growing of field flowers,

but does not include the growing of produce solely for personal consumption or enjoyment by an owner or occupier of a dwelling on the land on which they are grown.

*intensive livestock keeping* means the use of land for keeping and nurturing cattle, sheep, goats, poultry, or other livestock by predominantly supplementary feeding methods and, without limiting the generality of the foregoing, includes the use of land for:

- (a) feedlots,
- (b) piggeries,
- (c) poultry farms,

(d) the farming of fish (including crustaceans),

but does not include the use of land for an animal boarding or training establishment or the use of land for the keeping of livestock intended solely for personal consumption or enjoyment by an owner or occupier of a dwelling on the land.

(2) The Council in determining an application for consent required for any of the uses defined in this clause shall take into consideration the following matters:

(a) the need to protect the quality of downstream watercourses,

(b) the need to conserve native vegetation,

(c) the need to protect environmentally sensitive land, such as riparian land, land containing an endangered species, population or ecological community or a vulnerable species within the meaning of the *Threatened Species Conservation Act 1995*,

(d) the need to protect the amenity of the area from noise, spray drift, odour or any other potentially offensive consequences,

(e) the need to limit the impact of development on flood liable land,

(f) the cumulative impact of the proposed use of the land for the keeping of livestock or the growing of produce intended solely for personal consumption or enjoyment by an owner or occupier of a dwelling on the land.

### **Schedule 1 Items of the environmental heritage**

(Clause 5 (1))

“Varro Ville”, lot 21, DP 564065.

“Blairmount”, lot 3, DP 527426.

“Campbelltown Reservoir”, Lots A and B, DP 156085, Narellan Road, Kenny Hill.

“Ingleburn Dam”, Part Lot 7, DP 596839, St Andrews Road, Varroville.

“Sydney Water Supply Upper Canal”, generally following western boundary of local government area of the City of Campbelltown and south, in so far as it traverses land under this plan.

### **Schedule 2 Existing holdings**

(Clause 11 (2))

Lot 502, DP 618380, Raby Road.

Lots 1, 2, 3, 5, 20, 22 and 23, DP 29019, St James Road.

Lot 2, DP 845124, St Andrews Road.

Lot 10, DP 739366, Raby Road.

Lot 71, DP 706546, St Andrews Road.

Lot 610, DP 825193, Columbia Street.

Lot 1002, DP 719093, Torrens Place.

Lots 3002, 3003 and 3004, DP 802845, Menangle Road.

## Historical notes

The following abbreviations are used in the Historical notes:

Am	amended	LW	legislation website	Sch	Schedule
Cl	clause	No	number	Schs	Schedules
ClI	clauses	p	page	Sec	section
Div	Division	pp	pages	Secs	sections
Divs	Divisions	Reg	Regulation	Subdiv	Subdivision
GG	Government Gazette	Regs	Regulations	Subdivs	subdivisions
Ins	inserted	Rep	repealed	Subst	substituted

### Table of amending instruments

Campbelltown Local Environmental Plan—District 8 (Central Hills Lands) published in Gazette No 18 of 29.1.1988, p 521 and amended in GGs No 170 of 11.11.1988, p 5932, No 134 of 3.12.1993, p 7099, No 18 of 14.2.1997, p 575, No 97 of 26.6.1998, p 4951 and as follows:

Campbelltown Local Environmental Plan No 216 (GG No 159 of 8.12.2000, p 12880)

**2008 (571)** State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions)  
2008. GG No 157 of 12.12.2008, p 11946.  
Date of commencement, 15.12.2008, cl 3.

### Table of amendments

Cl 3	Am 11.11.1988.
ClI 5, 6	Am 8.12.2000.
Cl 9, table	Am 8.12.2000.
Cl 11	Am 14.2.1997.
Cl 12A	Ins 3.12.1993.
Cl 18	Am 2008 (571), Sch 3.35 [1].
Cl 20	Rep 2008 (571), Sch 3.35 [2].
Cl 25	Ins 8.12.2000.
Sch 1	Am 26.6.1998.
Sch 2	Am 14.2.1997.





# WorkCover NSW Records

Our Ref: D14/073454  
Your Ref: I-Hui Waung

10 June 2014

RECEIVED

13 JUN 2014

SYDNEY

Attention: I – Hui Waung  
SLR Consulting Australia Pty Ltd  
2 Lincoln St  
Lane Cove NSW 2066

Dear Mr I-Hui Waung,

**RE SITE: 71 St Andrews Rd Denham Court NSW**

I refer to your site search request received by WorkCover NSW on 3 June 2014 requesting information on licences to keep dangerous goods for the above site.

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


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

Yours Sincerely



Brent Jones  
Senior Licensing Officer  
Dangerous Goods Team

# NSW EPA Records - 2014



[Home](#)
[Protecting your environment](#)
[For business and industry](#)
[About the NSW EPA](#)
[Media and information](#)
[Contact us](#)

### Environment protection licences

- + Licensing under the POEO Act
  - Guide to licensing
  - Licence forms
  - Licence fees
- + Risk-based licensing
- + Load-based licensing
- + Emissions trading
- POEO Public Register
  - Terms of use: POEO public register
  - Search for licences, applications and notices

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

## Search results

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

**Suburb - DENHAM COURT**

returned 0 result

[Search Again](#)

NSW EPA POEO Public Register Search Results for Licences, Applications, Notices, Audits and Pollution studies and reduction programs for “Denham Court”, undertaken by SLR on 26 June 2014.

<http://www.epa.nsw.gov.au/prpoeoapp/>

# **NSW WorkCover Records – 2015**

## Environment protection licences

- + Licensing under the POEO Act
  - Guide to licensing
  - Licence forms
  - Licence fees
- + Risk-based licensing
- + Load-based licensing
- + Emissions trading
- POEO Public Register
  - Terms of use: POEO public register
  - Search for licences, applications and notices
  - Search for penalty notices
  - Search for prosecutions and civil proceedings
  - Enforceable undertakings
  - Exemptions and approvals
  - Licensing FAQs
  - List of licences
  - Unlicensed premises still regulated by the EPA
- National Pollutant Inventory
- + Compliance audit program
- + Reporting and managing incidents
- + Wind farm regulation
  - NSW Gas Plan Regulation
- + Gas industry in NSW
- + Native forest bio-fuel

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

## Search results

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

**Suburb - DENHAM COURT**

returned 0 result

[Search Again](#)

## Environment protection licences

### + Licensing under the POEO Act

[Guide to licensing](#)

[Licence forms](#)

[Licence fees](#)

### + Risk-based licensing

### + Load-based licensing

### + Emissions trading

### – POEO Public Register

[Terms of use: POEO public register](#)

[Search for licences, applications and notices](#)

[Search for penalty notices](#)

[Search for prosecutions and civil proceedings](#)

[Enforceable undertakings](#)

[Exemptions and approvals](#)

[Licensing FAQs](#)

[List of licences](#)

[Unlicensed premises still regulated by the EPA](#)

[National Pollutant Inventory](#)

### + Compliance audit program

### + Reporting and managing incidents

### + Wind farm regulation

[NSW Gas Plan Regulation](#)

### + Gas industry in NSW

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

## Search results

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

**Suburb - VARROVILLE**

returned 0 result

[Search Again](#)



## Contaminated land

+ Management of contaminated land

+ Consultants and site auditor scheme

+ Underground petroleum storage systems

Guidelines under the CLM Act

NEPM amendment

+ Further guidance

– Record of notices

About the record

Search the record

Search tips

Disclaimer

List of NSW contaminated sites notified to EPA

Frequently asked questions

Forms

+ Other contamination issues

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

## Search results

Your search for:LGA: Campbelltown City Council

Matched 3 notices relating to 1 site.

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
CAMPBELLTOWN	62 Blaxland ROAD	<a href="#">Chemical Storage</a>	3 former

Page 1 of 1

1 September 2015

DAPTO	RailCorp Dapto 2-14 Hamilton Street (Rear of property) OTHER	Other Industry	Regulation under CLM Act not required
DARLINGHURST	Proposed Retail Unit 139-155 Palmer STREET	Unclassified	Regulation under CLM Act not required
DARLINGHURST	Cross City Tunnel Riley and William Streets OTHER	Service Station	Contamination being managed via the planning process (EP&A Act)
DEE WHY	Caltex Service Station 793-797 Pittwater ROAD	Service Station	Under assessment
DEE WHY	Dee Why Town Centre Pittwater ROAD	Other Industry	Under assessment
DENILQUIN	Caltex Service Station 116-118 Hardinge STREET	Service Station	Under assessment
DENILQUIN	Former Shell Depot 143-147 Napier STREET	Other Petroleum	Regulation under CLM Act not required
DENILQUIN	Shell Coles Express Service Station 336 Victoria STREET	Service Station	Contamination currently regulated under CLM Act
DENILQUIN	Denilquin Gasworks 365 and 369 George St and 380 Charlotte Street OTHER	Gasworks	Under assessment
DENILQUIN	Landmark Chemicals Storage 90-101 Davidson STREET	Chemical Industry	Under assessment
DENILQUIN	BP Depot Corner Harding and Sloane Streets OTHER	Service Station	Under assessment
DENMAN	Former Industrial Site 10 Fontana WAY	Metal Industry	Regulation under CLM Act not required
DENMAN	Former Industrial Site 9 Fontana WAY	Metal Industry	Regulation under CLM Act not required
DOYALSON	Part Lot 3 DP 259306 Off David STREET	Other Industry	Regulation under CLM Act not required
DOYALSON	Mannering Colliery (formerly Wyee) Rutleys ROAD	Other Industry	Under assessment
DOYALSON	Munmorah Colliery Scenic DRIVE	Other Industry	Under assessment
DOYALSON	Munmorah Power Station Scenic Drive (Central Coast Highway) OTHER	Unclassified	Regulation under CLM Act not required
DOYALSON NORTH	Shell Coles Express Service Station 260-270 Pacific HIGHWAY	Service Station	Under assessment
DRUMMOYNE	Caltex Service Station 191-195 Lyons ROAD	Service Station	Under assessment

UNANDERRA	Caltex Service Station 86-98 Princes HIGHWAY	Service Station	Under assessment
UNANDERRA	Veolia Environmental Services 9 Waynote PLACE	Other Industry	Regulation under CLM Act not required
URALLA	Caltex Service Station 103 Bridge STREET	Service Station	Under assessment
URALLA	Phoenix Foundry 44 Duke STREET	Metal Industry	Regulation under CLM Act not required
URUNGA	Former Antimony Process plant Hillside DRIVE	Chemical Industry	Contamination currently regulated under CLM Act
VALENTINE	BP Express Service Station 855 Macquarie DRIVE	Service Station	Under assessment
VALENTINE	Valentine Public School Tallawalla ROAD	Unclassified	Regulation under CLM Act not required
VILLAWOOD	Toll Properties 110A Christina ROAD	Other Industry	Under assessment
VILLAWOOD	Former Orica Crop Care 2 Christina ROAD	Chemical Industry	Contamination currently regulated under CLM Act
VILLAWOOD	Former Defence Site 29 Biloela STREET	Landfill	Regulation under CLM Act not required
VILLAWOOD	Former Siemens/Westinghouse 49 Miowera ROAD	Other Industry	Contamination formerly regulated under the CLM Act
VILLAWOOD	Former Electrical Component Manufacturer 66 Christina ROAD	Other Industry	Contamination currently regulated under CLM Act
VILLAWOOD	PPG Industries 9 Birmingham AVENUE	Chemical Industry	Under assessment
VINEYARD	Shell Coles Express Service Station 731 Windsor ROAD	Service Station	Regulation under CLM Act not required
VINEYARD	Woolworths Petrol Corner of Windsor Road and Melbourne STREET	Service Station	Under assessment
WAGGA WAGGA	Mobil Service Station 106 Edward STREET	Service Station	Under assessment
WAGGA WAGGA	Former Shell Depot 11-15 Lake Albert ROAD	Other Petroleum	Under assessment

# Land Title Ownership Records

ACN: 108 037 029  
Ph: 02 8296 9000  
Fax: 02 9279-2185

Service First Registration Pty Ltd  
Suite 804, Level 8, 46 Market Street  
Sydney 2000  
PO Box 784 QVB Post Shop NSW 1230  
DX 189 Sydney

**Summary of Owners Report**

**LPI**

**Sydney**

**Address: - 71 St Andrews Road, Denham Court**

**Description: - Lot 71 D.P. 706546**

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
24.10.1857 (1857 to 1929)	Robert Thomson (Gentleman) (& His Deceased Estate)	Book 52 No. 353
23.10.1929 (1929 to 1947)	Peter Thomson (Farmer)	Book 1583 No. 987
09.12.1947 (1947 to 1953)	Robert Stanley Thomson (Dairy Farmer)	Book 2055 No. 20 Now Vol 6613 Fol 96
07.07.1953 (1953 to 1972)	Edward Morrish Philpott (Provision Merchant) Ivy Mahala Philpott (Married Woman)	Vol 6613 Fol 96 Now Vol 6835 Fol 210
14.06.1972 (1972 to 1987)	Campbelltown City Council	Vol 6835 Fol 210 Now 71/706546
07.12.1987 (1987 to 1988)	Glensaugh Pty Limited	71/706546
19.05.1988 (1988 to 1998)	Edward George Morgan Edna Carol Morgan	71/706546
03.08.1998 (1998 to date)	# Dario Petrin # Angelina Markovski Now # Angelina Petrin	71/706546

**# Denotes current registered proprietors**

**Leases: - NIL**

**Easements: -**

- 11.05.1939 Easement for Water Supply (Book 1855 No. 326)
- 13.07.1965 Easement for Transmission Line (J 983241)
- 20.11.1968 Easement for Water Supply (L 343711)
- 27.03.1985 Easement for Water Service (V 636425)
- 29.05.2002 Easement for Pipeline (D.P. 1016616 & 8352310)

Yours Sincerely  
Mark Groll  
4 June 2014  
(Ph: 0412 199 304)

**Email: grolly1@bigpond.net.au**







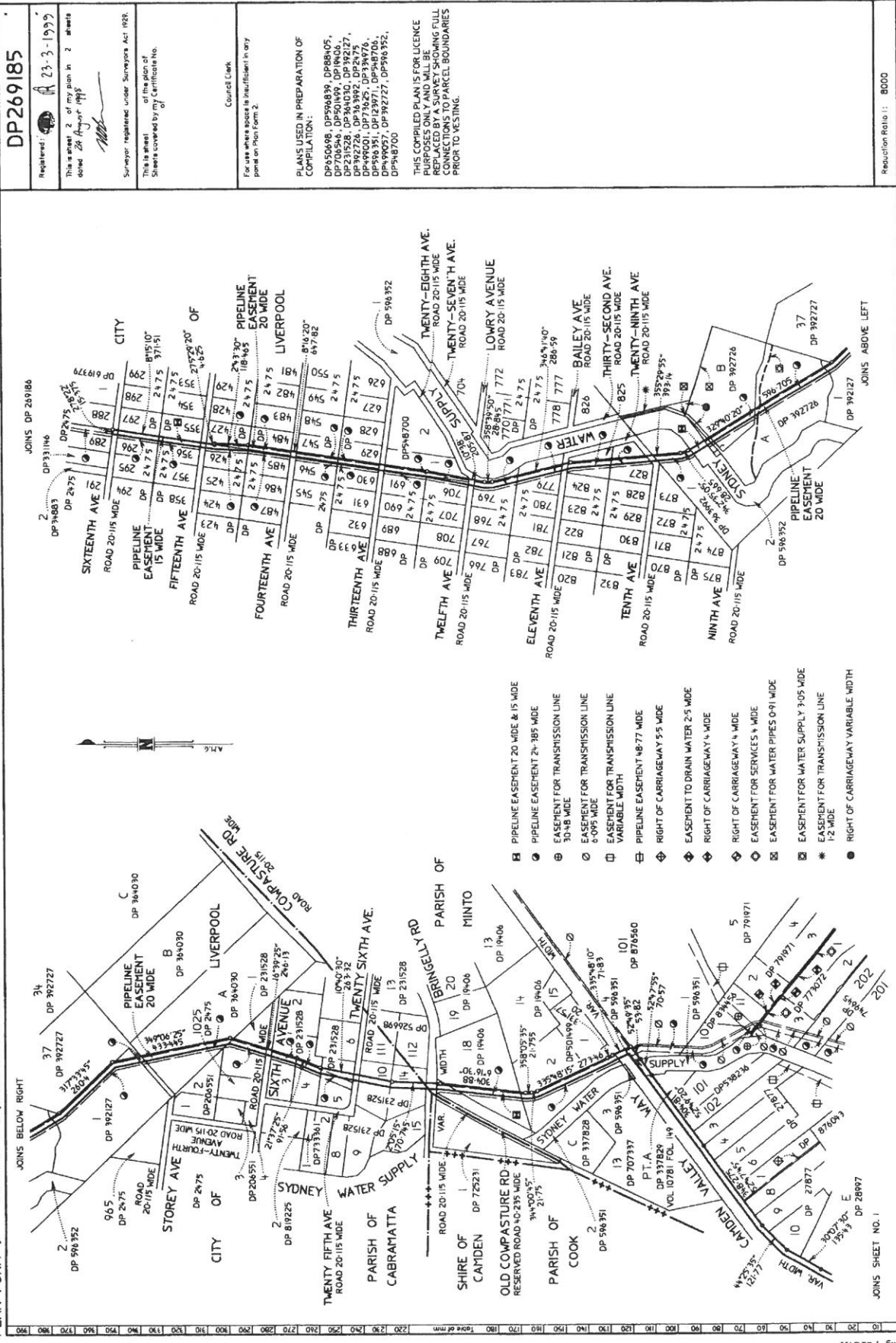




PLAN FORM 3 To be used in conjunction with Plan Form 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

OFFICE USE ONLY



DP269185

Registered: 23-3-1999

This is sheet 2 of my plan in 2 sheets dated 28 August 1999

Surveyor registered under Surveyors Act 1992

This is sheet of the plan of Sheets covered by my certificate no.

Council Clerk

For use where space is insufficient in any panel on Plan Form 2.

PLANS USED IN PREPARATION OF COMPILATION:

DP550698, DP550699, DP88405, DP705546, DP501499, DP19000, DP555528, DP555529, DP555530, DP555531, DP555532, DP555533, DP555534, DP555535, DP555536, DP555537, DP555538, DP555539, DP555540, DP555541, DP555542, DP555543, DP555544, DP555545, DP555546, DP555547, DP555548, DP555549, DP555550, DP555551, DP555552, DP555553, DP555554, DP555555, DP555556, DP555557, DP555558, DP555559, DP555560, DP555561, DP555562, DP555563, DP555564, DP555565, DP555566, DP555567, DP555568, DP555569, DP555570, DP555571, DP555572, DP555573, DP555574, DP555575, DP555576, DP555577, DP555578, DP555579, DP555580, DP555581, DP555582, DP555583, DP555584, DP555585, DP555586, DP555587, DP555588, DP555589, DP555590, DP555591, DP555592, DP555593, DP555594, DP555595, DP555596, DP555597, DP555598, DP555599, DP555600, DP555601, DP555602, DP555603, DP555604, DP555605, DP555606, DP555607, DP555608, DP555609, DP555610, DP555611, DP555612, DP555613, DP555614, DP555615, DP555616, DP555617, DP555618, DP555619, DP555620, DP555621, DP555622, DP555623, DP555624, DP555625, DP555626, DP555627, DP555628, DP555629, DP555630, DP555631, DP555632, DP555633, DP555634, DP555635, DP555636, DP555637, DP555638, DP555639, DP555640, DP555641, DP555642, DP555643, DP555644, DP555645, DP555646, DP555647, DP555648, DP555649, DP555650, DP555651, DP555652, DP555653, DP555654, DP555655, DP555656, DP555657, DP555658, DP555659, DP555660, DP555661, DP555662, DP555663, DP555664, DP555665, DP555666, DP555667, DP555668, DP555669, DP555670, DP555671, DP555672, DP555673, DP555674, DP555675, DP555676, DP555677, DP555678, DP555679, DP555680, DP555681, DP555682, DP555683, DP555684, DP555685, DP555686, DP555687, DP555688, DP555689, DP555690, DP555691, DP555692, DP555693, DP555694, DP555695, DP555696, DP555697, DP555698, DP555699, DP555700

THIS COMPILATION IS FOR LICENCE PURPOSES ONLY AND WILL BE REPLACED BY A SURVEY SHOWING FULL CONNECTIONS TO PARCEL BOUNDARIES PRIOR TO VESTING.

Reduction Ratio: 1: 8000

NO OTHER SURVEYOR'S REFERENCE: COUNTRY

Pipelines Act 1967

Form 14

PART 1

Full name and address of Applicant for variation of licence in whose favor all lands and easements over lands have been acquired or are intended to be acquired.

Duke Eastern Gas Pipeline Pty Ltd (ACN 006 919 115)  
and  
DEI Eastern Gas Pipeline Pty Ltd (ACN 068 570 847)

Business Address: Duke Energy Eastern Gas Pipeline Project  
Level 10  
129 Collins Street  
MELBOURNE, Victoria 3000

Pipelines Act 1967  
Form 14

Instrument Pursuant to Schedule 3 of the Pipelines Regulation, 1993  
This is Sheet 1 of a 6 Sheet Instrument

Plan No. DP269185  
Plan of Pipeline from Wilton to Horsley Park containing 4 plans  
with 12 plan sheets as certified on 24 August, 1998 by or on behalf of the applicant

SCHEDULE TO PART 2 OF THIS INSTRUMENT

Land or Easement (related to relevant Sheet No. of within mentioned plan)	Reference to Title and Land Description (including County, Parish and LGA) (Highlighted Lots affected by proposed pipeline)	Names of Interested Persons (State Nature of Interest)	Details (Registered No. or Description) of any Instrument referred to in Schedule 3 (10) (d) or (e) to Pipelines Regulation 1993
81 Pipeline Easement shown in Sheet 1/2 of DP269185	County of Cumberland Parish of Mirro LGA of Campbelltown & Camden Volume 3706 Folio 250 Lot 2 in Deposited Plan 650948 Easement for transmission line	The United Church in Australia Property Trust (NSW) (Owner) 0896183 (NSW Electricity Transmission Authority)	To be acquired under the Pipelines Act
82 Pipeline Easement shown in Sheet 1/2 of DP269185	7595639 Lot 7 in Deposited Plan 598839	Sydney Water Corporation Ltd (Owner)	To be acquired under the Pipelines Act
83 Pipeline Easement shown in Sheet 1/2 of DP269185	County of Cumberland Parish of Mirro LGA of Campbelltown Road Reserve	City of Campbelltown (Owner)	To be acquired under the Pipelines Act
84 Pipeline Easement shown in Sheet 1/2 of DP269185	Volume 7114 Folio 85 Lots 2, 3, 4 & 5 in Deposited Plan 18400 Easement for transmission line	Glenau Pty Limited (Owner) 0896183 (NSW Electricity Transmission Authority) 2502069 (State Bank of New South Wales Limited) 252550 (Edward George Morgan & Edna Carol Morgan) 2527706 (State Bank of New South Wales Limited) X240990 (St George Bank Limited)	To be acquired under the Pipelines Act
85 Pipeline Easement shown in Sheet 1/2 of DP269185	St Andrews Road	City of Campbelltown (Owner)	To be acquired under the Pipelines Act
86 Pipeline Easement shown in Sheet 1/2 of DP269185	17700548 Lot 71 in Deposited Plan 706546 Easement for water supply Easement for transmission line	Dario Perin & Angela Markowski (Owners) BX 1855 No 326 0896183 (NSW Electricity Transmission Authority) 5170334 (Commonwealth Bank of Australia)	To be acquired under the Pipelines Act
87 Pipeline Easement shown in Sheet 1/2 of DP269185	1770625 Lot 1 in Deposited Plan 72625 Easement for transmission line	Lepington Park Pastoral Pty Limited (Owner) 0896183 (NSW Electricity Transmission Authority) 3744069 (J. Albert & Son Pty Limited) H164570	To be acquired under the Pipelines Act

Duke Eastern Gas Pipeline Pty Ltd ACN 006 919 115

DEI Eastern Gas Pipeline Pty Ltd ACN 068 570 847

REGISTERED 23-3-1999

Pipelines Act 1967  
Form 14

Instrument Pursuant to Schedule 3 of the Pipelines Regulation, 1993  
This is Sheet 2 of a 6 Sheet Instrument

Plan No. DP269185  
Plan of Pipeline from Wilton to Horsley Park containing 4 plans  
with 12 plan sheets as certified on 24 August, 1998 by or on behalf of the applicant

SCHEDULE TO PART 2 OF THIS INSTRUMENT

Land or Easement (related to relevant Sheet No. of within mentioned plan)	Reference to Title and Land Description (including County, Parish and LGA) (Highlighted Lots affected by proposed pipeline)	Names of Interested Persons (State Nature of Interest)	Details (Registered No. or Description) of any Instrument referred to in Schedule 3 (10) (d) or (e) to Pipelines Regulation 1993
88 Pipeline Easement shown in Sheet 1/2 of DP269185	County of Cumberland Parish of Mirro LGA of Liverpool Denham Court Road	City of Liverpool (Owner)	To be acquired under the Pipelines Act
89 Pipeline Easement shown in Sheet 1/2 of DP269185	1734476 Lot 1 in Deposited Plan 334376 Mortgage	Fortunato Domenico Raso, Rosario Raso, Angelo Agata Raso & Teresa Raso (Owners) 0444833 (Commonwealth Bank of Australia)	To be acquired under the Pipelines Act
90 Pipeline Easement shown in Sheet 1/2 & 3/2 of DP269185	Camden Valley Way	City of Liverpool (Owner)	To be acquired under the Pipelines Act
91	THIS INSTRUMENT INTENTIONALLY LEFT BLANK		
92 Pipeline Easement shown in Sheet 2/2 of DP269185	Box 13-10-1382 Fm 5439 Lot 4 in Deposited Plan 596351	Sydney Water Corporation Ltd (Owner)	To be acquired under the Pipelines Act
93 Pipeline Easement shown in Sheet 2/2 of DP269185	2501499 Lot 7 in Deposited Plan 501499 Easement for pipeline	Minister Administering The Environmental Planning & Assessment Act, 1979 (Owner) P720206	To be acquired under the Pipelines Act
94 Pipeline Easement shown in Sheet 2/2 of DP269185	1879426 Lot 18 in Deposited Plan 19406 Easement for pipeline	Minister Administering The Environmental Planning & Assessment Act, 1979 (Owner) P720206	To be acquired under the Pipelines Act
95 Pipeline Easement shown in Sheet 2/2 of DP269185	Old Copersburg Road	City of Liverpool (Owner)	To be acquired under the Pipelines Act
96 Pipeline Easement shown in Sheet 2/2 of DP269185	Bingley Road	City of Liverpool (Owner)	To be acquired under the Pipelines Act
97 Pipeline Easement shown in Sheet 2/2 of DP269185	County of Cumberland Parish of Cabramatta & Mirro LGA of Liverpool 14721526 Lot 14 in Deposited Plan 231528	AGL Gas Networks Limited (Owner)	To be acquired under the Pipelines Act
98 Pipeline Easement shown in Sheet 2/2 of DP269185	County of Cumberland Parish of Cabramatta LGA of Liverpool 10231528 Lot 10 in Deposited Plan 231528	AGL Gas Networks Limited (Owner)	To be acquired under the Pipelines Act

Duke Eastern Gas Pipeline Pty Ltd ACN 006 919 115

DEI Eastern Gas Pipeline Pty Ltd ACN 068 570 847

Signature of Applicant M. J. Sotak

Signature of Applicant M. J. Sotak

Pipelines Act 1967  
Form 14

Instrument Pursuant to Schedule 3 of the Pipelines Regulation, 1993  
This is Sheet 3 of a 6 Sheet Instrument

Plan No. DP269185  
Plan of Pipeline from Wilton to Horsley Park containing 4 plans  
with 12 plan sheets as certified on 24 August, 1998 by or on behalf of the applicant

SCHEDULE TO PART 2 OF THIS INSTRUMENT

Land or Easement (related to relevant Sheet No. of within mentioned plan)	Reference to Title and Land Description (including County, Parish and LGA) (Highlighted Lots affected by proposed pipeline)	Names of Interested Persons (State Nature of Interest)	Details (Registered No. or Description) of any Instrument referred to in Schedule 3 (10) (d) or (e) to Pipelines Regulation 1993
99 Pipeline Easement shown in Sheet 2/2 of DP269185	Twenty Sixth Avenue	City of Liverpool (Owner)	To be acquired under the Pipelines Act
100 Pipeline Easement shown in Sheet 2/2 of DP269185	5231526 Lot 3 in Deposited Plan 231528	Minister Administering The Environmental Planning & Assessment Act, 1979 (Owner) 6661782 P720206	To be acquired under the Pipelines Act
101 Pipeline Easement shown in Sheet 2/2 of DP269185	4231526 Lot 4 in Deposited Plan 231528	Minister Administering The Environmental Planning & Assessment Act, 1979 (Owner) 1305484 P720206	To be acquired under the Pipelines Act
102 Pipeline Easement shown in Sheet 2/2 of DP269185	5231526 Lot 3 in Deposited Plan 231528	Minister Administering The Environmental Planning & Assessment Act, 1979 (Owner) 1225138 P720206	To be acquired under the Pipelines Act
103 Pipeline Easement shown in Sheet 2/2 of DP269185	South Avenue	City of Liverpool (Owner)	To be acquired under the Pipelines Act
104 Pipeline Easement shown in Sheet 2/2 of DP269185	16231526 Lot 1 in Deposited Plan 231528	Minister Administering The Environmental Planning & Assessment Act, 1979 (Owner) K347737 P720206	To be acquired under the Pipelines Act
105 Pipeline Easement shown in Sheet 2/2 of DP269185	Volume 5183 Folio 125 Lot 4 in Deposited Plan 364030	George Boudovich (Owner) D999483 P720206	To be acquired under the Pipelines Act
106 Pipeline Easement shown in Sheet 2/2 of DP269185	37382727 Lot 37 in Deposited Plan 382727	Minister Administering The Environmental Planning & Assessment Act, 1979 (Owner) P720206	To be acquired under the Pipelines Act
107 Pipeline Easement shown in Sheet 2/2 of DP269185	17582177 Lot 1 in Deposited Plan 502127	Minister Administering The Environmental Planning & Assessment Act, 1979 (Owner) P720206	To be acquired under the Pipelines Act

Duke Eastern Gas Pipeline Pty Ltd ACN 006 919 115

DEI Eastern Gas Pipeline Pty Ltd ACN 068 570 847

Signature of Applicant M. J. Sotak

Signature of Applicant M. J. Sotak

**Pipelines Act 1967**

**Form 14**

Instrument Pursuant to Schedule 3 of the Pipelines Regulation, 1993  
This is Sheet 4 of a 6 Sheet Instrument

Plan No. DP269185

Plan of Pipeline from Wilton to Horsley Park containing 4 plans  
with 12 plan sheets as certified on 24 August, 1998 by or on behalf of the applicant

**SCHEDULE TO PART 2 OF THIS INSTRUMENT**

Land or Easement (related to relevant Sheet No. of within mentioned plan)	Reference to Title and Land Description (including County, Parish and LGA) (highlighted Lots affected by proposed pipeline)	Names of Interested Persons (State Nature of Interest)	Details (Registered No. or Description) of any Instrument referred to in Schedule 3 (10) (d) or (e) to Pipelines Regulation 1993
108 Pipeline Easement shown in Sheet 2/2 of DP269185	A230726 Lot A in Deposited Plan 302726 Easement for water supply Rights of carriageway Easement for pipeline Easement for water supply Easement for water pipes	Minister Administering The Environmental Planning & Assessment Act, 1979 (Owner) G280694 G280690 P720206 G280693 G280690	To be acquired under the Pipelines Act
109 Pipeline Easement shown in Sheet 2/2 of DP269185	B230726 Lot B in Deposited Plan 302726 Easement for pipeline	Minister Administering The Environmental Planning & Assessment Act, 1979 (Owner) P720206	To be acquired under the Pipelines Act
110 Pipeline Easement shown in Sheet 2/2 of DP269185	Volume 14035 Folio 740 Lot 2 in Deposited Plan 596352 Easement for pipeline	Sydney Water Corporation Ltd (Owner) DP499001	To be acquired under the Pipelines Act
111 Pipeline Easement shown in Sheet 2/2 of DP269185	106/9907 Lot 1 in Deposited Plan 363992 Easement for pipeline	Minister Administering The Environmental Planning & Assessment Act, 1979 (Owner) G163787	To be acquired under the Pipelines Act
112 Pipeline Easement shown in Sheet 2/2 of DP269185	Twenty Ninth Avenue	City of Liverpool (Owner)	To be acquired under the Pipelines Act
113 Pipeline Easement shown in Sheet 2/2 of DP269185	62/2475 Lot 827 in Deposited Plan 2475 Easement for pipeline	Sonja Matich and Marjo Matich (Owners) DP499001	To be acquired under the Pipelines Act
114 Pipeline Easement shown in Sheet 2/2 of DP269185	62/2475 Lot 825 in Deposited Plan 2475 Easement for pipeline	Pero Matich and Eliza Matich (Owners) DP499001	To be acquired under the Pipelines Act
115 Pipeline Easement shown in Sheet 2/2 of DP269185	Eleventh Avenue	City of Liverpool (Owner)	To be acquired under the Pipelines Act
116 Pipeline Easement shown in Sheet 2/2 of DP269185	Volume 13308 Folio 126 Lot 775 in Deposited Plan 2475 Easement for pipeline Mortgage	Mario Jolicovic and Ana Jolicovic (Owners) P720206 S28056 (Australia and New Zealand Banking Group Limited)	To be acquired under the Pipelines Act
117 Pipeline Easement shown in Sheet 2/2 of DP269185	Volume 1068 Folio 94 Lot 789 in Deposited Plan 2475 Easement for pipeline	Douglas George Shoemans (Owner) P720206	To be acquired under the Pipelines Act
118 Pipeline Easement shown in Sheet 2/2 of DP269185	Twelfth Avenue	City of Liverpool (Owner)	To be acquired under the Pipelines Act

Duke Eastern Gas Pipeline Pty Ltd ACN 006 919 115

DEI Eastern Gas Pipeline Pty Ltd ACN 068 570 847

**Pipelines Act 1967**

**Form 14**

Instrument Pursuant to Schedule 3 of the Pipelines Regulation, 1993  
This is Sheet 5 of a 6 Sheet Instrument

Plan No. DP269185

Plan of Pipeline from Wilton to Horsley Park containing 4 plans  
with 12 plan sheets as certified on 24 August, 1998 by or on behalf of the applicant

**SCHEDULE TO PART 2 OF THIS INSTRUMENT**

Land or Easement (related to relevant Sheet No. of within mentioned plan)	Reference to Title and Land Description (including County, Parish and LGA) (highlighted Lots affected by proposed pipeline)	Names of Interested Persons (State Nature of Interest)	Details (Registered No. or Description) of any Instrument referred to in Schedule 3 (10) (d) or (e) to Pipelines Regulation 1993
119 Pipeline Easement shown in Sheet 2/2 of DP269185	Volume 11594 Folio 249 Lot 1 in Deposited Plan 548700 Easement for pipeline	Francisco Adattelli and Caterina Adattelli (Owners) M406147 P720206	To be acquired under the Pipelines Act
120 Pipeline Easement shown in Sheet 2/2 of DP269185	Volume 7757 Folio 223 Lots 881 & 706 in Deposited Plan 2475 Easement for pipeline Mortgage	Anton Bank and Lucie Bank (Owners) P720206 V567030 (State Bank of New South Wales Limited)	To be acquired under the Pipelines Act
121 Pipeline Easement shown in Sheet 2/2 of DP269185	Thirteenth Avenue	City of Liverpool (Owner)	To be acquired under the Pipelines Act
122 Pipeline Easement shown in Sheet 2/2 of DP269185	Volume 7610 Folio 121 Lots 629 & 630 in Deposited Plan 2475 Easement for pipeline	Vito Rocco Polenta and Annunziata Polenta (Owners) P720206	To be acquired under the Pipelines Act
123 Pipeline Easement shown in Sheet 2/2 of DP269185	Volume 7776 Folio 28 Lot 547 in Deposited Plan 2475 Easement for pipeline	Barry Francis Mills (Owner) P720206	To be acquired under the Pipelines Act
124 Pipeline Easement shown in Sheet 2/2 of DP269185	146/2475 Lot 546 in Deposited Plan 2475 Easement for pipeline purposes Mortgage	Francisco Schirripa and Teresa Schirripa (Owners) P720206 2187556 (State Bank of New South Wales Limited)	To be acquired under the Pipelines Act
125 Pipeline Easement shown in Sheet 2/2 of DP269185	Fourteenth Avenue	City of Liverpool (Owner)	To be acquired under the Pipelines Act
126 Pipeline Easement shown in Sheet 2/2 of DP269185	Volume 4394 Folio 58 Lot 494 in Deposited Plan 2475 Easement for pipeline	Jukka Sramek and Mikko Sramek (Owners) P720206	To be acquired under the Pipelines Act
127 Pipeline Easement shown in Sheet 2/2 of DP269185	Volume 8950 Folio 243 Lot 485 in Deposited Plan 2475 Easement for pipeline	Jozan Kukuli and Danica Kukuli (Owners) P720206	To be acquired under the Pipelines Act
128 Pipeline Easement shown in Sheet 2/2 of DP269185	42/2475 Lot 427 in Deposited Plan 2475 Easement for pipeline Mortgage	Vera Liges (Owner) P720206 S286534 (Westpac Banking Corporation) 8629674 (Westpac Banking Corporation)	To be acquired under the Pipelines Act

Duke Eastern Gas Pipeline Pty Ltd ACN 006 919 115

DEI Eastern Gas Pipeline Pty Ltd ACN 068 570 847

**Pipelines Act 1967**

**Form 14**

Instrument Pursuant to Schedule 3 of the Pipelines Regulation, 1993  
This is Sheet 6 of a 6 Sheet Instrument

Plan No. DP269185

Plan of Pipeline from Wilton to Horsley Park containing 4 plans  
with 12 plan sheets as certified on 24 August, 1998 by or on behalf of the applicant

**SCHEDULE TO PART 2 OF THIS INSTRUMENT**

Land or Easement (related to relevant Sheet No. of within mentioned plan)	Reference to Title and Land Description (including County, Parish and LGA) (highlighted Lots affected by proposed pipeline)	Names of Interested Persons (State Nature of Interest)	Details (Registered No. or Description) of any Instrument referred to in Schedule 3 (10) (d) or (e) to Pipelines Regulation 1993
129 Pipeline Easement shown in Sheet 2/2 of DP269185	426/2475 Lot 426 in Deposited Plan 2475 Easement for pipeline	Vicenza Sgro (Owner) P720206	To be acquired under the Pipelines Act
130 Pipeline Easement shown in Sheet 2/2 of DP269185	Fifteenth Avenue	City of Liverpool (Owner)	To be acquired under the Pipelines Act
131 Pipeline Easement shown in Sheet 2/2 of DP269185	356/2475 Lot 356 in Deposited Plan 2475 Easement for pipeline	Alan Robert Pasalich (Owner) P720206	To be acquired under the Pipelines Act
132 Pipeline Easement shown in Sheet 2/2 of DP269185	296/2475 Lot 296 in Deposited Plan 2475 Easement for pipeline	Alan Robert Pasalich and Frances Pasalich (Owners) P720206	To be acquired under the Pipelines Act
133 Pipeline Easement shown in Sheet 2/2 of DP269185	Sixteenth Avenue	City of Liverpool (Owner)	To be acquired under the Pipelines Act

Duke Eastern Gas Pipeline Pty Ltd ACN 006 919 115

DEI Eastern Gas Pipeline Pty Ltd ACN 068 570 847



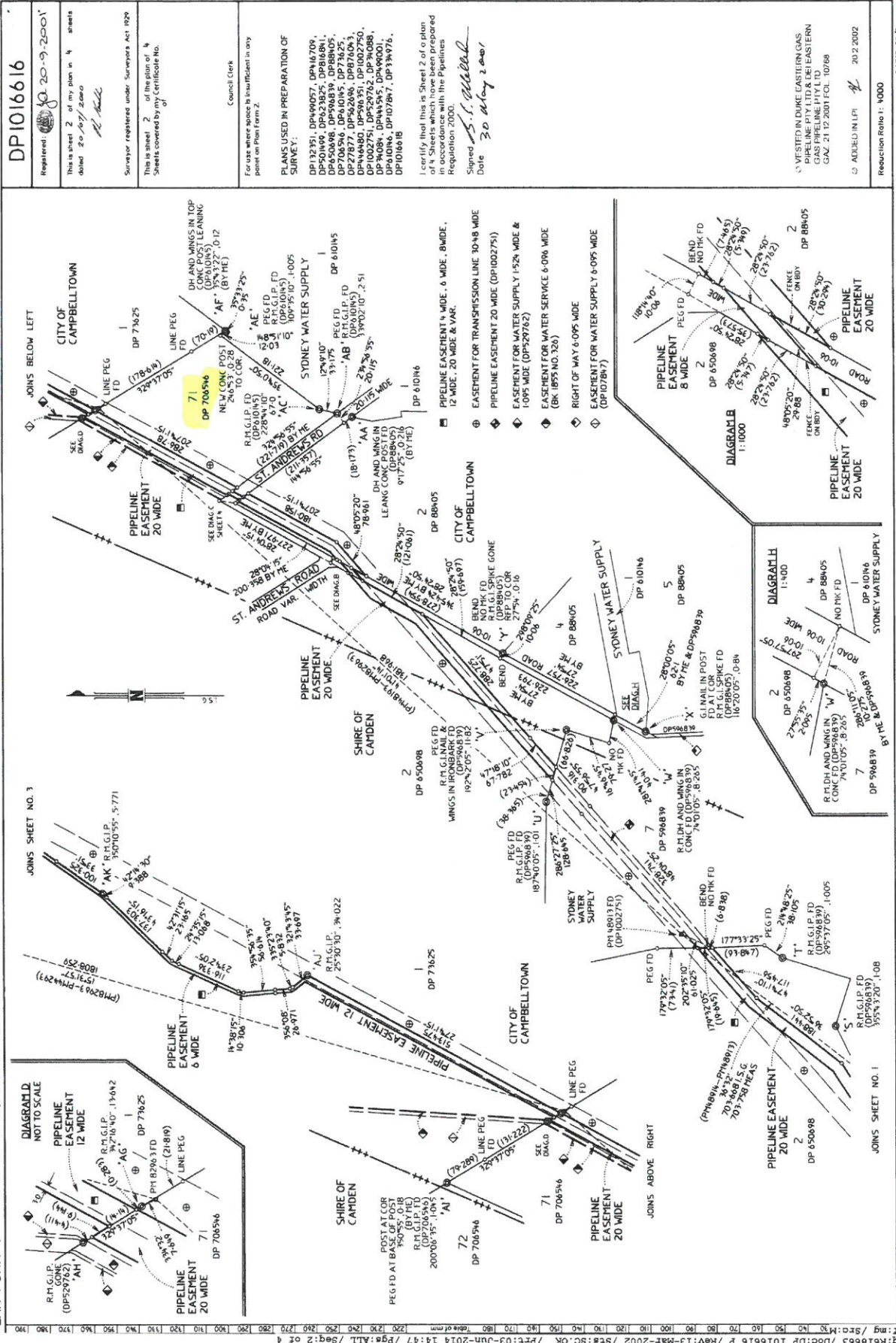




PLAN FORM 3 To be used in conjunction with Plan Form 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

\* OFFICE USE ONLY



DP1016616

Registered 10-20-2001

This is sheet 2 of my plan in 4 sheets dated 20/07/2000

Surveyor registered under Surveyors Act 1929

This is sheet 2 of the plan of 4 sheets covered by my Certificate No. of

Council Clerk

For use where space is insufficient in any point on Plan Form 2.

PLANS USED IN PREPARATION OF SURVEY:

DP132391, DP449057, DP416709, DP501400, DP423825, DP816841, DP450048, DP490839, DP884005, DP500848, DP490839, DP884005, DP278777, DP562696, DP877603, DP444480, DP596351, DP1002750, DP1002751, DP529762, DP340888, DP44084, DP444545, DP449001, DP444545, DP449001, DP444545, DP449001, DP1016616

I certify that this is Sheet 2 of a plan of 4 sheets which have been prepared in accordance with the Pipelines Regulation 2000.

Signed 25.1.2001

Date 30 May 2001

INVESTED IN DUKE EASTERN GAS

INVESTED IN DUKE EASTERN GAS

INVESTED IN DUKE EASTERN GAS

INVESTED IN DUKE EASTERN GAS

INVESTED IN DUKE EASTERN GAS

INVESTED IN DUKE EASTERN GAS

INVESTED IN DUKE EASTERN GAS

INVESTED IN DUKE EASTERN GAS

INVESTED IN DUKE EASTERN GAS

INVESTED IN DUKE EASTERN GAS

INVESTED IN DUKE EASTERN GAS

INVESTED IN DUKE EASTERN GAS

INVESTED IN DUKE EASTERN GAS

INVESTED IN DUKE EASTERN GAS

INVESTED IN DUKE EASTERN GAS

INVESTED IN DUKE EASTERN GAS

INVESTED IN DUKE EASTERN GAS

INVESTED IN DUKE EASTERN GAS

INVESTED IN DUKE EASTERN GAS

INVESTED IN DUKE EASTERN GAS

INVESTED IN DUKE EASTERN GAS

INVESTED IN DUKE EASTERN GAS

INVESTED IN DUKE EASTERN GAS

INVESTED IN DUKE EASTERN GAS

INVESTED IN DUKE EASTERN GAS

INVESTED IN DUKE EASTERN GAS

INVESTED IN DUKE EASTERN GAS

INVESTED IN DUKE EASTERN GAS

INVESTED IN DUKE EASTERN GAS

INVESTED IN DUKE EASTERN GAS

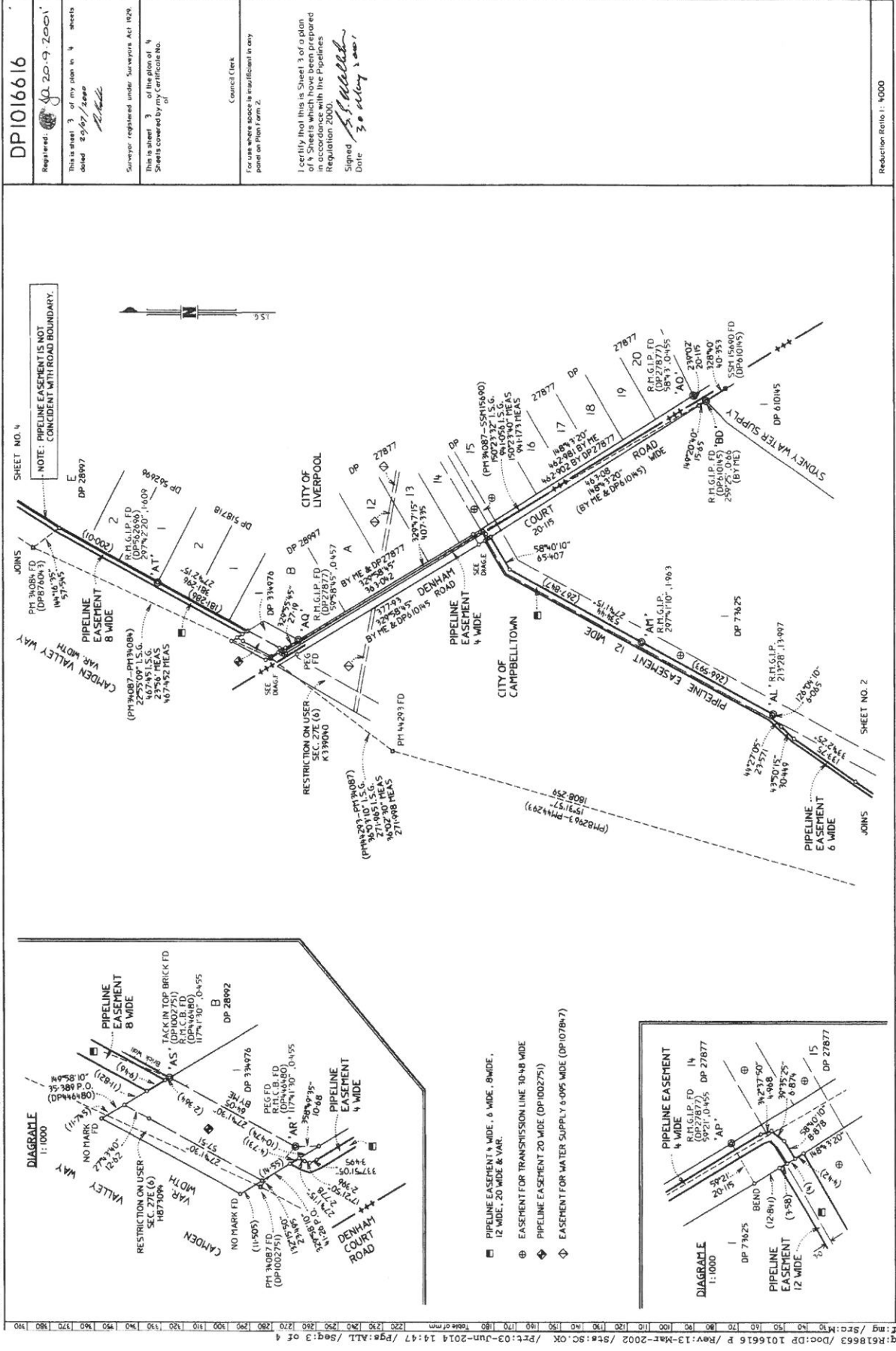
INVESTED IN DUKE EASTERN GAS

INVESTED IN DUKE EASTERN GAS

PLAN FORM 3 To be used in conjunction with Plan Form 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

PLAN FORM 3 To be used in conjunction with Plan Form 2



DP1016616

Registered: 02.05.2001

This is sheet 3 of my plan in 4 sheets dated 29/07/2000

Surveyor registered under Surveyors Act 1928

This is sheet 3 of the plan of 4 sheets covered by my Certificate No.

Council Clerk

For use where space is insufficient in any point on Plan Form 2.

I certify that this is Sheet 3 of a plan of 4 sheets which have been prepared in accordance with the Pipelines Regulation 2000.

Signed: 30 July 2001

Date: 30 July 2001

Reduction Ratio: 1:4000

NO. 0715-50/75

SUMMARY REFERENCE: CHECKOUT COUNTRY

[illegible]

150 CO-ORDINATES				
SURVEY PRACTICE		URGINALITY		CLAUSE 12 (2)
THAIR	EASTING	NORTHING	SCALE	
PHM00A	285 010 554	2 139 824 161	56/1	2
PHM00B	285 010 526	2 139 824 161	56/1	2
PHM00C	282 661 147	2 139 706 288	56/1	2
PHM00D	283 776 797	2 140 683 152	56/1	2
PHM00E	281 270 366	2 136 916 566	56/1	2
PHM00F	280 851 51	2 136 394 16	56/1	2
PHM00G	280 632 077	2 136 394 16	56/1	2
PHM00H	280 532 077	2 136 394 16	56/1	2
PHM00I	280 532 077	2 136 394 16	56/1	2
PHM00J	280 532 077	2 136 394 16	56/1	2
PHM00K	280 532 077	2 136 394 16	56/1	2
PHM00L	280 532 077	2 136 394 16	56/1	2
PHM00M	280 532 077	2 136 394 16	56/1	2
PHM00N	280 532 077	2 136 394 16	56/1	2
PHM00O	280 532 077	2 136 394 16	56/1	2
PHM00P	280 532 077	2 136 394 16	56/1	2
PHM00Q	280 532 077	2 136 394 16	56/1	2
PHM00R	280 532 077	2 136 394 16	56/1	2
PHM00S	280 532 077	2 136 394 16	56/1	2
PHM00T	280 532 077	2 136 394 16	56/1	2
PHM00U	280 532 077	2 136 394 16	56/1	2
PHM00V	280 532 077	2 136 394 16	56/1	2
PHM00W	280 532 077	2 136 394 16	56/1	2
PHM00X	280 532 077	2 136 394 16	56/1	2
PHM00Y	280 532 077	2 136 394 16	56/1	2
PHM00Z	280 532 077	2 136 394 16	56/1	2

SOURCE: 150 COORDINATES ADAPTED FROM ILC SEPTEMBER 2000

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

3/6/2014 2:37PM

FOLIO: 71/706546

First Title(s): OLD SYSTEM

Prior Title(s): VOL 6835 FOL 210

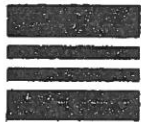
Recorded	Number	Type of Instrument	C.T. Issue
17/8/1984	DP706546	DEPOSITED PLAN	FOLIO CREATED EDITION 1
27/3/1985	V636425	TRANSFER GRANTING EASEMENT	EDITION 2
7/12/1987	X240689	TRANSFER	EDITION 3
19/5/1988	X565831	TRANSFER	EDITION 4
12/2/1996	O896183	REQUEST	
5/6/1998	5036772	CAVEAT	
14/7/1998	5124239	DEPARTMENTAL DEALING	
16/7/1998	5132236	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 5
3/8/1998	5170332	WITHDRAWAL OF CAVEAT	
3/8/1998	5170333	TRANSFER	
3/8/1998	5170334	MORTGAGE	EDITION 6
23/3/1999	DP269185	DEPOSITED PLAN	
20/9/2001	DP1016616	DEPOSITED PLAN	
29/5/2002	8352310	REQUEST	
30/8/2002	8912612	DEPARTMENTAL DEALING	
4/1/2006	AC20396	DISCHARGE OF MORTGAGE	
4/1/2006	AC20397	CHANGE OF NAME	
4/1/2006	AC20398	MORTGAGE	EDITION 7
4/11/2008	AE305133	DISCHARGE OF MORTGAGE	
4/11/2008	AE305134	MORTGAGE	EDITION 8

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



RP13B

STAMP DUTY



V636425

**TRANSFER  
GRANTING EASEMENT**

REAL PROPERTY ACT, 1900  
(See Instructions for Completion on back of form)

TG

A 1 1/1  
\$ 20

R1-1

DESCRIPTION  
OF LAND  
Note (a)

TRANSFEROR  
(registered  
proprietor of  
servient tenement)  
Note (b)

Note (c)

TRANSFEEE  
(registered  
proprietor of  
dominant tenement)  
Note (b)

PRIOR  
ENCUMBRANCES  
Note (d)

EXECUTION  
Note (e)

Note (e)

TO BE COMPLETED  
BY LODGING PARTY  
Notes (f) and (g)

OFFICE USE ONLY

Servient Tenement (Land burdened)	Dominant Tenement (Land benefited)
Torrens Title Reference	Torrens Title Reference
71/706546	72/706546
CAMPBELLTOWN CITY COUNCIL of Civic Centre, Campbelltown	

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 1-00  
and TRANSFERS and GRANTS

an easement for water service as shown in  
the plan marked "B" attached hereto &

out of the servient tenement and appurtenant to the dominant tenement to the TRANSFEEE

SALVATORE FOTI of 46 Raymond Avenue, Campbelltown and  
CARMELA MARIA FOTI of the same address, his wife

OFFICE USE ONLY

OVER

TAKE IN ANNEXURE "A"

subject to the following PRIOR ENCUMBRANCES: 1. Book 1855 No. 326 Easement

2. J983241 Easement 3. L343711 Easement

V388035 Mortgage

DATE 14th 3rd 85.

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

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

THE COMMON SEAL OF CAMPBELLTOWN CITY COUNCIL

Signature of Witness

was hereunto affixed by resolution passed

Name of Witness (BLOCK LETTERS)

on the 24 day of December, 1982.

Address and occupation of Witness

in the presence of:

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Campbelltown

Address and occupation of Witness

Salvatore

Signature of Transferor  
Mayor

Town Clerk

Signature of Transferee

LODGED BY		LOCATION OF DOCUMENTS	
MARSPEN'S Solicitors		CT	OTHER
Delivery Box Number 570E		2	
Checked FA17		Hcrewith.	
Passed R		In R.G.O. with	
Signed R		Produced by	
REGISTERED - 19			
27 MAR 1985			
Extra Fee			

ADDED IN REG GEN. OFFICE 26.3.85 JMS EF9

Typewriting and handwriting should be clear, legible and in permanent black non-copying ink.

Alterations are not to be made by erasure; the words rejected are to be ruled through and initialled by the parties to the dealing.

If the space provided is insufficient, additional sheets of the same size and quality of paper and having the same margins as this form should be used. Each additional sheet must be identified as an annexure and signed by the parties and the attesting witnesses.

Registered mortgagees, chargees and lessees of the servient tenement should consent to the grant of easement; otherwise, the mortgage, charge or lease should be noted in the memorandum of prior encumbrances.

Rule up all blanks.

The following instructions relate to the side notes on the form.

- Description of land. **TORRENS TITLE REFERENCE.**—Insert the current Folio Identifiers or Volume and Folios of the Certificates of Title/Crown Grants for both the dominant and servient tenements, e.g., 135/SP12345 or Vol. 8514 Fol. 126. Title references should be listed in numerical sequence.
- Show the full name, address and occupation or description.
- State the nature of the easement (see, e.g., section 181A of the Conveyancing Act, 1919), and accurately describe the site of the easement. The transfer and grant must comply with section 88 of the Conveyancing Act, 1919.
- In the memorandum of prior encumbrances state only the registered number of any mortgage, lease or charge (except where the consent of the mortgagee, lessee or chargee is furnished), and of any writ recorded in the Register.

(e) Execution.

GENERALLY

- Should there be insufficient space for the execution of this dealing, use an annexure sheet.
- The certificate of correctness under the Real Property Act, 1900 must be signed by all parties to the transfer, each party to execute the dealing in the presence of an adult witness, not being a party to the dealing, to whom he is personally known.  
The solicitor for the transferee may sign the certificate on behalf of the transferee, the solicitor's name (not that of his firm) to be typewritten or printed adjacent to his signature. Any person falsely or negligently certifying is liable to the penalties provided by section 117 of the Real Property Act, 1900.

ATTORNEY

- If the transfer is executed by an attorney for the transferee pursuant to a registered power of attorney, the form of attestation must set out the full name of the attorney, and the form of execution must indicate the source of his authority, e.g., "AB by his attorney (or receiver or delegate, as the case may be) XY pursuant to power of attorney registered Book No. , and I declare that I have no notice of the revocation of the said power of attorney".

AUTHORITY

- If the transfer is executed pursuant to an authority (other than specified in (iii)), the form of execution must indicate the statutory, judicial or other authority pursuant to which the transfer has been executed.

CORPORATION

- If the transfer is executed by a corporation under seal, the form of execution should include a statement that the seal has been properly affixed, e.g., in accordance with the Articles of Association of the corporation. Each person attesting the affixing of the seal must state his position (e.g., director, secretary) in the corporation.

- Insert the name, postal address, Document Exchange reference, telephone number, and delivery box number of the lodging party.

- The lodging party is to complete the LOCATION OF DOCUMENTS panel. Place a tick in the appropriate box to indicate the whereabouts of the Certificate of Title. List in an abbreviated form, other documents lodged, e.g., stat. dec. for statutory declaration, pbtc for probate, L/A for letters of administration.


OFFICE USE ONLY

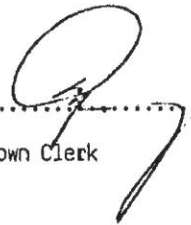
DIRECTION: PROP No. OF NAMES:		FIRST SCHEDULE DIRECTIONS				
(A)	FOLIO IDENTIFIER	(B) No.	(C) SHARE	(D) J	(E)	NAME AND DESCRIPTION
SECOND SCHEDULE & OTHER DIRECTIONS						
(F) OR REGO. DEALING & FOLIO IDENTIFIER	(G) DIRECTION	(H) NOTFN TYPE	(I)	DEALING NUMBER	(K)	DETAILS
71/706546	ON	EA				Easement for water service affecting the land shown as proposed easement for water service in the plan with V636425.
72/706546	ON	EA				Appurtenant easement for water service affecting the land shown as proposed easement for water service in the plan with V636425.
71/706546 72/706546	CT					5706





- 2 -

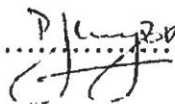
THE COMMON SEAL of CAMPBELLTOWN )  
CITY COUNCIL was hereunto affixed )  
by resolution passed on the 24th )  
day of December, 1982 in the )  
presence of: )

  
.....  
Mayor

  
.....  
Town Clerk

SIGNED SEALED AND DELIVERED by )  
the said SALVATORI FOTI and )  
CARMELA MARIA FOTI in the )  
presence of: )

   
.....  
.....

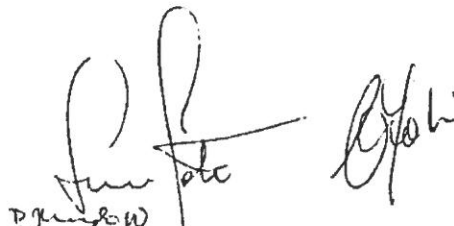
 Solicitor.  
.....

ANNEXURE "A"

an easement to make lay out and construct and forever use and maintain a pipe line at such depth beneath the soil surface and in accordance with such specifications and subject to such conditions (if any) as the Metropolitan Water Sewerage and Drainage Board may from time to time stipulate for the purpose of carrying and conveying water through and under ALL THAT piece or parcel of land shown as "Proposed Easement for Water Service 1 wide on the plan annexed hereto and marked "B" (being part of the land comprised in the servient tenement) to the dominant tenement WITH full and free right and liberty for the transferee from time to time and at all times hereafter by themselves or their servants workmen and agents to lay control examine relay renew cleanse repair maintain and use the said pipe line AND for the purposes aforesaid or any of them to enter upon pass and repass along and over the piece or parcel of land shown as aforesaid (hereinafter called "the said land") and make such excavations and cuttings in and through the said land and bring and place thereon and remove therefrom such materials machinery implements tools and things as the transferee may reasonably require for the aforesaid purposes or any of them AND the transferor HEREBY COVENANTS with the transferee that the transferor will not without the prior consent in writing of the transferee:-

- (a) erect construct or place upon the said land, or any part thereof nor permit nor suffer to be erected, constructed or placed thereon any building; nor
- (b) make nor permit nor suffer to be made any alteration to the existing surface levels of the said land or any part thereof;

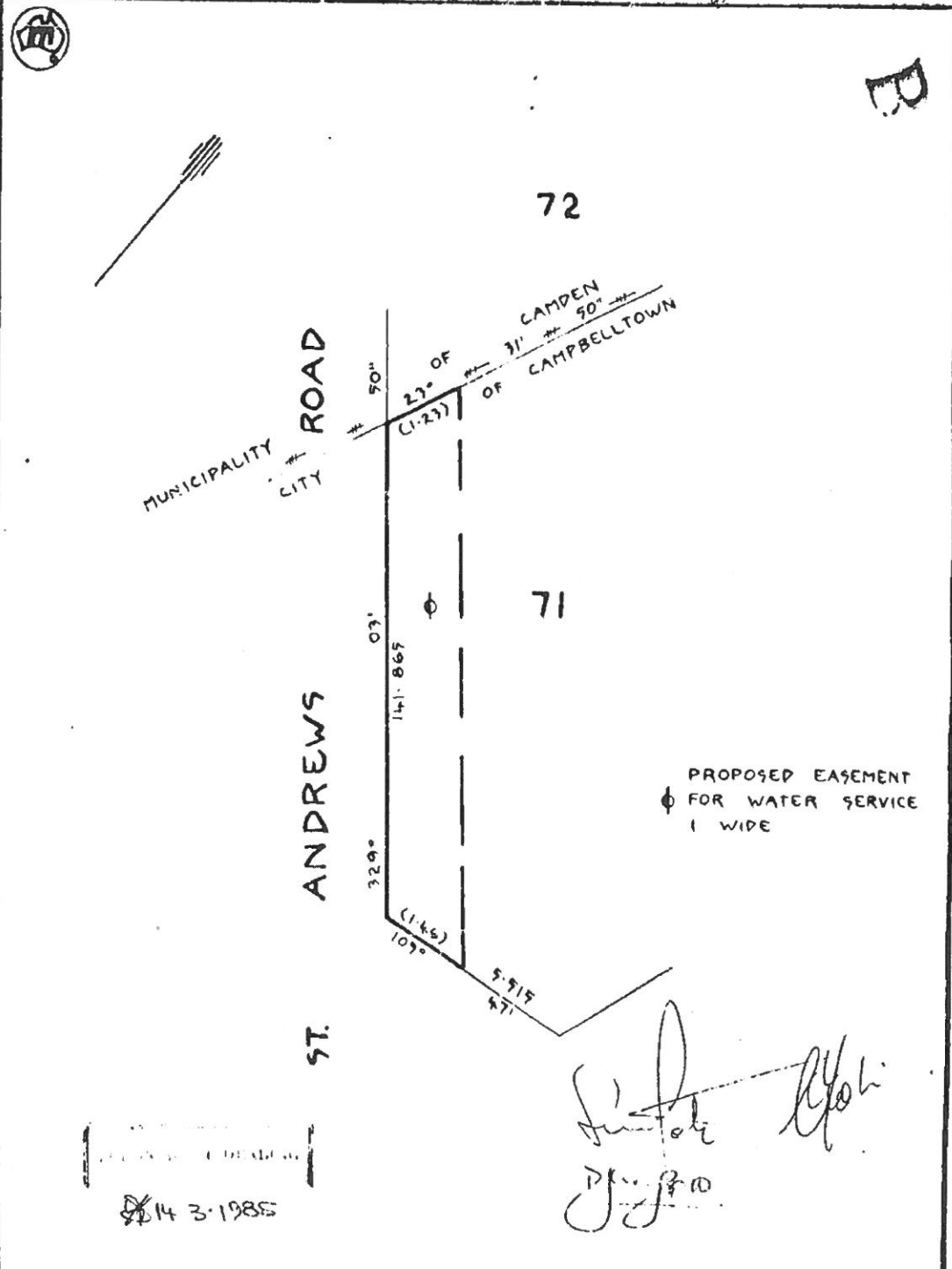
AND the transferee HEREBY COVENANTS with the transferor that whenever in exercise of any of the rights and powers hereinbefore granted the transferee shall open or break up the surface of the said land or damage any lawn garden and/or fencing of the transferor the transferee shall upon completion of such work promptly reinstate and restore such land lawn garden and/or fencing to its or their former state and condition so far as shall be reasonably practicable.

  
The block contains two handwritten signatures. The signature on the left is written in dark ink and appears to be 'P. K. S. W.' with a large flourish. The signature on the right is also in dark ink and appears to be 'A. K. S. W.' with a large flourish.

"B"

V636425

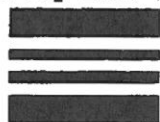
OF SITE OF PROPOSED EASEMENT FOR PLAN WATER SERVICE 1 WIDE OVER LOT 71 P.P. 706746		I ..RONALD JAMES RENGGER.....
MUN./SHIRE/CITY ..... CAMPBELLTOWN.....		of Lean, Lackenby & Hayward, 6 Warby Street, CAMPBELLTOWN, N.S.W. 2560
TOWN or LOCALITY ..... DENHAM COURT.....		a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that this plan has been compiled from information contained in
PARISH ..... MINTO.....		..... P.P. 706746.....
COUNTY ..... CUMBERLAND.....		and was completed on ..14TH.. SEPTEMBER.. 1984.....
Reduction Ratio 1:		Signature .. <i>R. J. Renger</i> .....
(Lengths are in metres)		



Ref:mg /Src:M

RP 13

STAMP DUTY



(2)



X240689

**TRANSFER**

REAL PROPERTY ACT, 1900

T B 1 of 2 X R111  
\$ 35

DESCRIPTION  
OF LAND  
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
FOLIO IDENTIFIER 71/706546 VOLUME 6835 FOLIO 211 VOLUME 7114 FOLIO 65	WHOLE	AT VARROVILLE

TRANSFEROR  
Note (b)

CAMPBELLTOWN CITY COUNCIL

ESTATE  
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$480,000.00  
and transfers an estate in fee simple  
in the land above described to the TRANSFEREE

TRANSFEREE  
Note (d)

GLENSAUGH PTY LIMITED of 12th Floor, 275 George Street, Sydney

OFFICE USE ONLY

S

TENANCY  
Note (e)

as joint tenants/tenants in common

PRIOR  
ENCUMBRANCES  
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. ....  
2. .... 3. ....

DATE 27<sup>th</sup> NOVEMBER, 1987

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

EXECUTION  
Note (g)

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

Signature of Witness

The Common Seal of the Council of  
the City of Campbelltown was hereto  
affixed by virtue of a resolution  
passed by Council on the 16<sup>th</sup>

Name of Witness (BLOCK LETTERS)

day of JUNE 1987

Address and occupation of Witness

Peter Finnan MAYOR  
TOWN CLERK  
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 and occupation of Witness

Note (g)

Solicitor For JOSEPH M M Transfers  
R.W. YANDELL

TO BE COMPLETED  
BY LODGING PARTY  
Notes (h)  
and (i)

LODGED BY LODGED BY TAYLOR & CO. SOLICITORS 234 GEORGE STREET, SYDNEY NSW		LOCATION OF DOCUMENTS	
Delivery Box Number		CT ✓ 3	OTHER
Checked EASQ	Passed	Herewith.	
REGISTERED - -19		In L.T.O. with	
Signed		Produced by	
Extra Fee		Secondary Directions	
-7 DEC 1987		Delivery Directions	CT LP

OFFICE USE ONLY

S 74

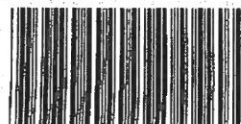
RB251 Re Manual Reg 17 RB1

Ref:mg /Src:M

RP 13

STAMP DUTY

OFFICE USE ONLY



X565831



\$1-00

**TRANSFER**  
REAL PROPERTY ACT, 1900

T *13* of *13*  
\$ *39*

*R/1*

DESCRIPTION OF LAND  
Note (b)

TRANSFEROR  
Note (b)

ESTATE  
Note (c)

TRANSFeree  
Note (d)

TENANCY  
Note (e)

PRIOR ENCUMBRANCES  
Note (f)

EXECUTION  
Note (g)

Note (g)

365

TO BE COMPLETED  
BY LODGING PARTY  
Notes (h)  
and (i)

OFFICE USE ONLY

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
FOLIO IDENTIFIER 71/706546	WHOLE	MINTO
GLENSAUGH PTY. LIMITED 12th Floor, 275 George Street, SYDNEY.		

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 167,500.00.  
and transfers an estate in fee simple  
in the land above described to the TRANSFeree

EDWARD GEORGE MORGAN AND EDNA CAROL MORGAN both of 181 Georges River Road, KENTLYN, 2560  as joint tenants/tenants in common	OFFICE USE ONLY  <i>JT2</i>
---	-----------------------------------

subject to the following PRIOR ENCUMBRANCES 1. ....  
2. .... 3. ....

DATE

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

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

.....  
Signature of Witness  
.....  
Name of Witness (BLOCK LETTERS)  
.....  
Address and occupation of Witness



*[Signature]*  
.....  
Signature of Transferor  
*A. Henry*

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

.....  
Signature of Witness  
.....  
Name of Witness (BLOCK LETTERS)  
.....  
Address and occupation of Witness

*[Signature]*  
SOLICITOR FOR *[Signature]*  
26-11-87

LODGED BY <i>Waco L James</i>		LOCATION OF DOCUMENTS	
<i>9507</i>		CT <input checked="" type="checkbox"/> OTHER <input type="checkbox"/>	Herewith.
		<input checked="" type="checkbox"/>	In L.T.O. with <i>X240689</i>
			Produced by
Delivery Box Number	REGISTERED -19	Secondary Directions	
Checked <i>EA927</i>	Passed	Delivery Directions	<i>CT. 9507</i>
Signed	Extra Fee		
19 MAY 1988			

Form: 97-01T  
Licence: AUS/0634/96

**TRANSFER**  
New South Wales  
Real Property Act 1900

5170333 R



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

Office of State Revenue use only

- (A) **LAND TRANSFERRED**  
If appropriate, specify the  
share or part transferred.

F.I. 71/706546

- (B) **LODGED BY**

LTO Box

23C

Name, Address or DX and Telephone

CSB

Reference (15 character maximum): 208721704

- (C) **TRANSFEROR** Edward George MORGAN and Edna Carol MORGAN

- (D) acknowledges receipt of the consideration of \$520,000.00

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

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

- (F) **TRANSFEE**

T  
TS  
(s/13 LGA)  
TW  
(Sheriff)

Dario PETRIN and Angelina MARKOVSKI

- (G) **TENANCY:** Tenants-in-Common in equal shares

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

27-7-98

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

Signature of Witness

MERILYN POLLIN  
Name of Witness (BLOCK LETTERS)

180 Queen Street, Campbelltown  
Address of Witness

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Transferee  
If signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name in block letters.

Reg 68



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

FOLIO: 71/706546  
-----

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
3/6/2014	2:36 PM	8	4/11/2008

LAND  
-----

LOT 71 IN DEPOSITED PLAN 706546  
AT LEPPINGTON  
LOCAL GOVERNMENT AREA CAMPBELLTOWN  
PARISH OF MINTO COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP706546

FIRST SCHEDULE  
-----

DARIO PETRIN  
ANGELINA PETRIN

AS TENANTS IN COMMON IN EQUAL SHARES

(CN AC20397)

SECOND SCHEDULE (7 NOTIFICATIONS)  
-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 BK 1855 NO 326 EASEMENT FOR WATER SUPPLY AFFECTING THE PART OF THE  
LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE  
DIAGRAM
- 3 J983241 EASEMENT FOR TRANSMISSION LINE AFFECTING THE PART  
OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE  
TITLE DIAGRAM  
0896183 EASEMENT VESTED IN PROSPECT ELECTRICITY
- 4 L343711 EASEMENT FOR WATER SUPPLY AFFECTING THE PART OF THE  
LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE  
DIAGRAM
- 5 V636425 EASEMENT FOR WATER SERVICE AFFECTING THE LAND SHOWN  
AS PROPOSED EASEMENT FOR WATER SERVICE IN THE PLAN  
WITH V636425
- 6 8352310 EASEMENT FOR PIPELINE AFFECTING THE PART SHOWN IN  
DP1016616
- 7 AE305134 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS  
-----

UNREGISTERED DEALINGS: NIL

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

# Historical Aerial Photographs



1947





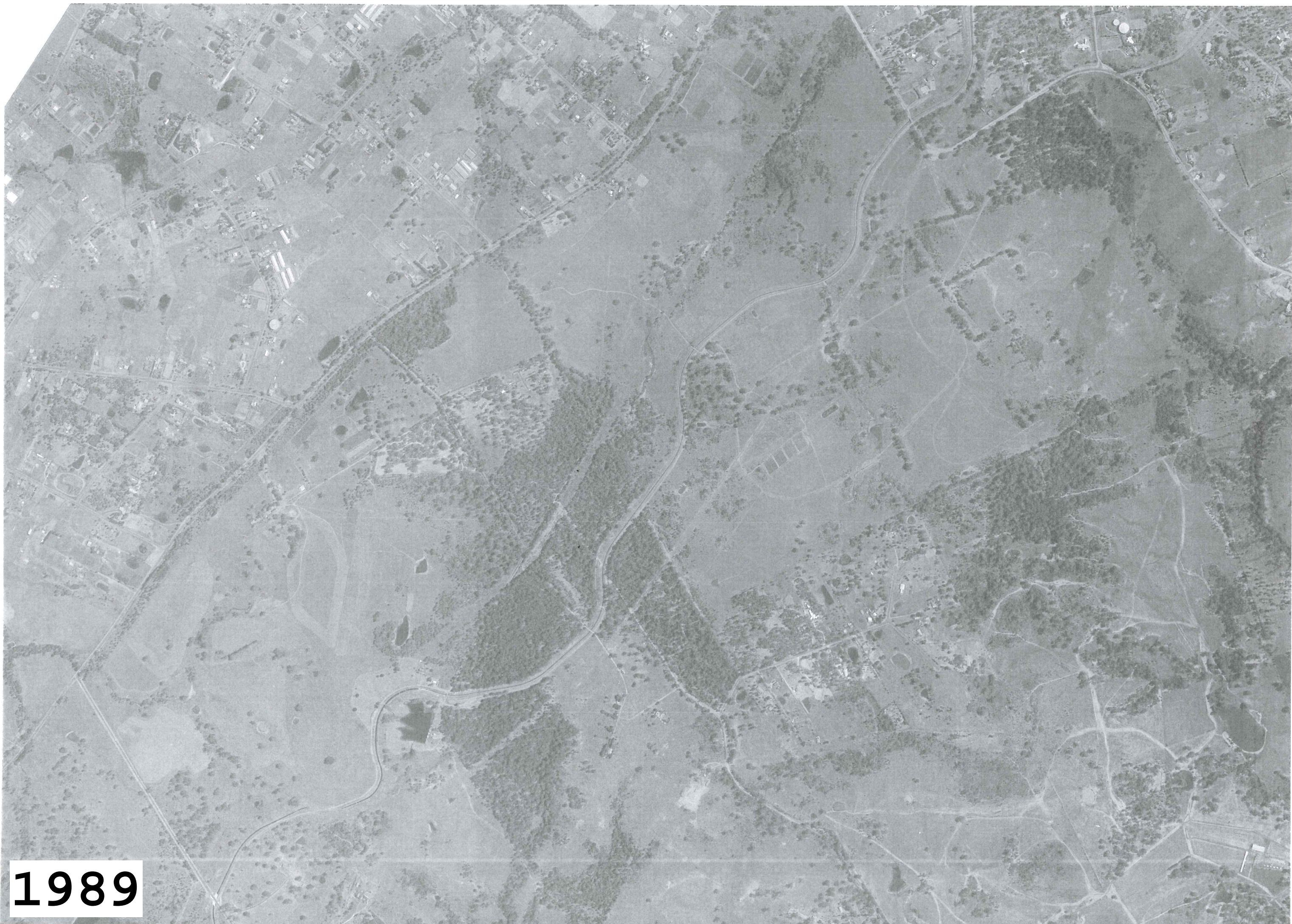
1965





1982





1989





1994





2005









# **SITE WALKOVER PHOTOGRAPHS**

## **71 St Andrews Rd Denham Court NSW**





**Photograph B1** Edge of fill layer along property boundary. St Andrews Rd to left of photograph.



**Photograph B2** Typical surface of fill layer.





**Photograph B3** Edge of fill layer, near north-eastern site boundary, showing raised ground level due to filling.



**Photograph B4** Inside barn / large shed.



**Photograph B5** Inside barn / large shed.



**Photograph B6** Inside barn / large shed.





**Photograph B7** Materials stored inside shipping container, near house.



**Photograph B8** Interior of smaller shed / chicken coop.





**Photograph B9** Chickens and ducks inside chicken coop / small shed.



**Photograph B10** Nursery enclosure.





**Photograph B11** Building materials stockpiled along north-western site boundary.



**Photograph B12** Disused / spare equipment along northern boundary of Area A.  
Note filled, raised area to right of image.





**Photograph B13** Excess / waste materials stored along north-western property boundary.



**Photograph B14** Dam within Area A.





**Photograph B15** Septic tank.



**Photograph B16** Lawn sprinkler attached to effluent hose from septic tank.





**Photograph B17** Dam in Area B.



**Photograph B18** Wrecked car in power line corridor in Area B.





**Photograph B19** Typical land-use in Area B.



**Photograph B20** Power line corridor.





**Photograph B21** Cattle pen in Area B.



**Photograph B22** Stockpile of waste building materials in central portion of site.