



GEO_LOGIX

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT



61 - 63 & 69 - 73 Christie Street, St Marys NSW

Better Springs Pty Ltd – July 2012

DOCUMENT CONTROL

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

61 – 63 and 69 – 73 Christie Street,
St Marys NSW

PREPARED FOR

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EXECUTIVE SUMMARY

Geo-Logix Pty Ltd (Geo-Logix) was retained by Better Springs Pty Ltd (Better Springs) to conduct a Phase 1 Environmental Site Assessment (ESA) of the property located at 61 – 73 Christie Street, St Marys NSW.

The objective of the Phase I ESA was to conduct a site inspection and collate site historical information in order to establish whether activities have occurred on site which may have resulted in contamination of the land. The findings of the report are based on a site inspection conducted on the 8th June 2012 and a review of historical site data.

The site comprises two separate Lots and encompasses an area of 12,101m². At the time of inspection the site was occupied by Better Springs and used for the manufacturing of steel springs.

The Better Springs operations occur mainly on the southern portion of the site. Two large sheds and adjacent smaller structures exist in the southwest portion of the site on Lot 3 with an office and toilet blocks in the southern portion of Lot 4. A number of metal and brick structures exist in the central western portion of the site used for storage and painting. The northern portion of the site is vegetated with trees and shrubs. Several underground and above ground storage tanks were observed in the vicinity of the Better Springs operations.

The results of the Phase I ESA indicate that the site and surrounds have a history of Defence and light industrial landuse with several potential contaminating activities having occurred onsite including:

- Potential munitions manufacture and storage;
- Spring manufacturer (dangerous goods storage and machinery maintenance); and
- Demolition of former building structures potentially containing hazardous building materials.

Given the site history contamination of the land is likely to have occurred. A Phase II ESA consisting of intrusive assessment, sampling and analysis would be required to assess the presence or otherwise of such contamination.

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1. INTRODUCTION

Geo-Logix Pty Ltd (Geo-Logix) was retained by Better Springs Pty Ltd (Better Springs) to conduct a Phase 1 Environmental Site Assessment (ESA) of the property located at 61 – 73 Christie Street, St Marys NSW (Figure 1). It is understood Better Springs are considering selling the site.

The objective of the Phase I ESA was to conduct a site inspection and collate site historical information in order to establish whether activities have occurred on site which may have resulted in contamination of the land. The findings of the report are based on a site inspection conducted on the 8th June 2012 and a review of historical site data.

2. SITE INFORMATION

2.1 Site Identification

The investigation area comprises the following properties (Figure 2):

Street Address	Lot and Deposited Plan (DP)	Approximate Area (m ²)
61 – 63 Christie Street, St Marys NSW 2760	Lot 3 DP 701087	7,130
69 – 73 Christie Street, St Marys NSW 2760	Lot 4 DP 701087	4,971

Property information sourced from Penrith City Council (2012).

2.2 Site Zoning and Land-use

The site is zoned IN1 – General Industrial under the Penrith Local Environmental Plan 2010. Planning and Development Certificates are provided in Attachment A.

3. SITE DESCRIPTION

The following site description is based on site inspection conducted by Geo-Logix on 8th June 2012. Detailed field observations are presented in the tables in Section 3.1. A detailed location map is presented in Figure 3. Photographic plates are presented in Attachment B.

The site comprises two lots in an industrial area of St Marys, NSW. The site has been occupied by the springs manufacturer Better Springs since the 1970s. It is understood prior to the occupation of the site by Better Springs, the site was operated by the Australian Defence Force for munitions manufacturing since the 1940s. Christie Street runs along the southern boundary of the site.

The Better Springs operations occur mainly on the southern portion of the site. Two large sheds and adjacent smaller structures exist in the southwest portion of the site on Lot 3 with an office and toilet blocks in the southern portion of Lot 4. A number of metal and brick structures exist in the central western portion of the site used for storage and painting. The northern portion of the site is vegetated with trees and shrubs.

3.1 Site Details

Item Number	Description	Photo Plate	Report Reference
1	Offices.	1	
2	Toilet block.		
3	Toilet block.		
4	Broken concrete stockpile	2	
5	Broken metal fencing.		
6	Scrap metal.		
7	Sewer gatic.		
8	Stormwater drain.	3	
9	Drain pipe entrance. Appears to discharge into the open drain at Location 8 and flow northeast to a tributary of South Creek 170m northeast of the site.	3	
10	Scrap metal and old machinery parts stored adjacent to the shed.	4	
11	Stormwater drain with old rusted 20L hydraulic oil can adjacent.	5	
12	A number of old drums ranging in capacity from 20L to 205L containing product or a product/water mixture. Products appear to comprise paints, hydraulic oil and kerosene. Some labels were unable to be deciphered. Scrap metal, timber and machinery parts also observed in this area.	6	
13	A galvanised iron flammables shed with a bunded and sealed concrete floor. A 205L above ground storage tank (AST) containing paint thinner was observed in the shed. A number of approximately 20L cans of paints and kerosene are also stored in the shed.	6, 7	AST 1
14	Shed formerly used for the production of leaf springs. At the time of investigation Better Springs production of leaf springs had ceased, however all machinery remains. The shed is colour bond clad and was built in the 1990s. The northern end of the shed is used as a store. The southern and central portions of the shed are occupied various pieces of production machinery. Dark staining was observed on the concrete surrounding machinery.	8, 9, 10, 11	
15	An open square tank containing approximately 1000L of tempering oil used in the leaf spring manufacturing process.	12	AST 2
16	Scrap metal.	13	
17	A hopper, part of an extraction system.	13	
18	Two old, empty rusted paint tins.	14	
19	A brick shed with concrete sealed ground understood to be an old ammunitions bunker. Inspection unable to take place due to lighting issues, however, the bunker is understood to be currently used to store metal wire for coil springs.	15	

Item Number	Description	Photo Plate	Report Reference
20	A corrugated metal shed built adjoining to the bunker. The floor is unsealed. Machinery parts, an air compressor and old tins of paint were observed stored in this area. A number of discarded paint tins and a rusted 205L drum were observed adjacent to the outside of the northeast wall.	16	
21	A corrugated metal awning, partially enclosed, used for storage of various timber and metallic items and as a painting shed. The floor area was largely unsealed with a small portion concrete slab. Metal frames used as drying racks were observed. A large number of paint tins, oil drums (205L) were observed in and around this area. The oil drums appeared to be empty or partially filled with water/oil. It is understood the majority of the drums held tempering oil to fill AST 2. The empty drums were kept to use as storage for springs. Paint was observed scattered on the unsealed ground in this area.	17, 18, 19	
22	Old rusted scrap metal pieces were observed in the dry open drain north of the bunker.	20	
23	A number of old rusted metal items stored on concrete sealed and unsealed ground.		
24	Parts storage shed.	21	
25	Decommissioned petrol UST (5000L capacity).	21	UST 1
26	Metal awning, with scrap metal, machinery and other rubbish material stored underneath on concrete sealed ground.		
27	An open shed. A diesel AST (approximately 2,500L) exists adjacent to the southeast wall, approximately 3m above ground. Dark staining was observed on the concrete ground below the AST. The AST was used to store diesel to fire a furnace formerly used to heat steel prior to manufacture. The old furnace exists in the northwest portion of this area. The AST and furnace were not in use.	22, 23	AST 3
28	A partially enclosed corrugated iron clad shed. A number of old machinery parts, metallic items and old 20L tins were observed within the shed area. The floor appeared concrete sealed. A drain was observed in the floor, adjacent to the southwest corner of the shed. An old metal chest appearing to contain a liquid substance was observed adjacent to the southern corner of the shed. An employee of Better Springs informed Geo-Logix this is an old salt bath (molten salt) used to heat metal. The bath has not been used for 20 years and contains hardened molten salt.	24, 25, 26	
29	An open workshed area. An air compressor was observed adjacent to the southern corner.		
30	The Coils Factory. The shed is fibro clad and is understood to have been part of the previous Defence Site.		
31	The western half of the Coils Factory. Machinery, machinery parts, metal wire and other items in associated with the manufacture of coil springs exist in this area. Dark staining on the concrete sealed floor was observed around some of the machinery.	27, 28	

Item Number	Description	Photo Plate	Report Reference
32	The eastern half of the Coils Factory. Machinery, wire and finished products in this area. Some dark staining on concrete sealed floor around equipment. It is understood that the floor of this area was previously floorboards that were replaced by concrete around 1988. Geo-Logix was informed by Better Springs that in the process of concreting the floor area, a number of metallic items and old machinery parts were buried beneath the new floor slab.	29, 30	
33	Kitchen, staff facilities.		
34	Storeroom.		
35	Broken concrete surface, revealing an underground pipe.	31	
36	A brick shed with concrete sealed ground understood to be an old ammunitions bunker. Inspection unable to take place due to lighting issues, however, the bunker is understood to be currently used to store metal wire for coil springs.	15	
37	A filter from a machine that grinds the ends of metal springs (Photo 11) emits airborne metal particles through the roof, which in the past has settled on the roof causing dark staining. The material may have also settled on the adjacent area on the neighbouring property. The sky lights have been replaced due to this staining.	11	

3.2 Surrounding Land-use

At the time of the investigation, the surrounding land use comprised the following:

- **West** – Industrial properties, including Lisbon Engineering (machinery manufacturers) and factory/warehouse which is understood to have been vacant for approximately 20 years, previously occupied by Rheem (water heater manufacturers). Northwest of the site is an industrial property occupied by Better Drums who have had a number of cleanup notifications from the NSW Office of Environment and Heritage (OEH, see Section 4.6);
- **North** – Native bushland with cleared areas that appears to be for a new railway beyond. An area of dumped material appearing to be concrete was observed north of Lot 1 however the area was unable to be accessed due to thick vegetation.
- **East** – Boral concrete plant, with industrial properties beyond; and
- **South** – Industrial properties including SI Group (chemical manufacturer) and SIMS scrap metal. It is understood the chemical manufacturer closed a month before the current investigation.

3.3 Topography

Site inspection and review of Google Earth interactive map (2006) indicates the site is located at an elevation of approximately 22 m Australian Height Datum (AHD), falling slightly to the northwest. Regional topography appears to fall to the northwest towards a tributary of South Creek 170m northwest of the site.

3.4 Surface Water

The nearest surface water is a drainage channel 170m northwest of the site. This channel discharges into South Creek 640m northwest of the site. South Creek meanders from south to north, west of the site and is 340m west from the site at the closest point.

3.5 Geology

Review of the NSW 1:250 000 Sydney Geological Map (Geological Survey of NSW, 1966) indicates the site is located on the boundary of Quaternary age alluvium consisting of gravel, sand, silt, clay and the Triassic age Liverpool sub group consisting of shale with some sandstone beds.

3.6 Hydrogeology

It is expected that groundwater would follow the natural topography and flow west - northwest towards South Creek.

Reference to the NSW Natural Resource Atlas (NSW Government, 2011) indicates that there are five registered groundwater bores within a 500 m radius of the site. All five bores (GW109584 to GW109588) are located upgradient of the site on a property approximately 450m to the east of the site. The bores are registered for monitoring purposes. The boring logs indicate lithology as clay to approximately 5.5m overlying shale bedrock. Standing water levels were measured between 2.40 and 6.20m below surface. Details for the water bearing zones were not available in the bore logs. The groundwater bore map and bore details are presented in Attachment C.

3.7 Underground Utilities

A Dial Before You Dig search was conducted to determine the presence of underground utilities that may act as conduits for contaminant migration both onsite and offsite (Attachment D). The results indicate that the site is serviced by Telstra utilities, Endeavour Energy, Jemena gas and Sydney Water. Site plans indicate that all utilities run underneath Christie Street, south of the site and enter the site underneath the southern portion.

4. SITE HISTORY

The following information has been reviewed to determine historical land-use and assess the likelihood of potentially contaminating activities having occurred at the site:

- Current and historical title deeds;
- Historical aerial photographs;
- Penrith City Council Section 149 Planning Certificate;
- Penrith City Council historical records, including historical development applications;
- NSW WorkCover Dangerous Goods Licence records;
- NSW Office of Environment and Heritage (OEH) contaminated land database and public register for regulated contaminated sites;

- Protection of Environment Operations Act 1997 Public Register; and
- List of NSW Contaminated Sites Notified to OEH as at 10th April 2012.

4.1 Title Search

A title deeds search was conducted through the Land Titles Office. A detailed summary and title documents are presented in Attachment E.

Lot 3 DP 701087

- Prior to 1942, the lot was owned by various graziers;
- From 1942 to 1973, the lot was owned by The Commonwealth of Australia;
- From 1973 to 2012, the lot was owned by Better Springs Pty Ltd;
- In 2012, the lot changed to the current owners Priad Properties Nominees Pty Ltd.

Lot 4 DP 701087

- Prior to 1942, the lot was owned by various graziers;
- From 1942 to 1981, the lot was owned by The Commonwealth of Australia;
- From 1981 to 1984, the lot was owned by Michael John Wilkinson (pharmacist), Eunice Elizabeth Wilkinson, Edward Donald Clarke (pharmacist) and Margaret Wiseman Clarke;
- From 1984 to 2012, the lot was owned by Better Springs Pty Ltd;
- In 2012, the lot changed to the current owners Priad Properties Nominees Pty Ltd.

4.2 Aerial Photograph Review

Geo-Logix undertook a review of historical aerial photographs on record at the New South Wales Land and Property Management Authority. Photos were examined for the years 1947, 1956, 1961, 1970, 1978, 1986 and 1994. A Google Earth image was examined for the years 2002 and 2009. A NearMap image was examined for the year 2012. Aerial photos are presented in Attachment F.

Aerial 1947

The site appears to exist on the outskirts of an industrial area in St Marys. The property has been largely cleared of native bushland. Building structures exist in the southwest and southeast portions of the site. These appear to be the current Coils Factory shed and office building. Shed-like structures extend off the office building in the southeast portion of the site appear to be the current toilet blocks. Additionally two shed-like structures exist in the central eastern portion of the site. These appear to be the currently existing brick ammunitions bunkers. A group of trees exist in the central portion of the site. The majority of the remainder of the site is grass covered and undeveloped. A drainage line appears to through the northeast corner of the site.

Christie Street runs along the southern boundary of the site with commercial/industrial buildings beyond to the south. A vacant property with a number of trees exists west of the site with commercial/industrial buildings beyond. A manmade drainage channel appears to run along the western boundary of the site and continues to the northwest. Land to the north and northwest of the site is cleared undeveloped land with the majority grass covered. A railway track appears to the far north. An unnamed road/ track exists to the east of the site with cleared, undeveloped land beyond.

Aerial 1956

The site and surrounding areas appear similar to the previous aerial photograph.

Aerial 1961

The site appears more vegetated than the previous aerial photograph with trees covering a large portion of the site. The previously existing structures on the site remain.

The drainage channel along the western boundary of the site appears to have been filled in piped below ground. The remainder of the surrounding areas appear similar to the previous aerial photograph.

Aerial 1970

The majority of the site appears similar to the previous aerial photograph. Some unknown material appears on the northwest corner of the site.

Industrial-type buildings have been developed on land to the west of the site. The remainder of the surrounding areas remain similar to the previous aerial photograph.

Aerial 1978

Tracks/driveways appear to have been constructed between the Coils Factory, office and bunkers in the southeast portion of the site. Trees have been cleared on the northwest portion of the site. The remainder of the site appears similar to the previous aerial photograph.

The land to the east of the site appears to be undergoing development and a number of commercial like structures appear to be under construction. A sealed driveway appears to extend along the western boundary of the site from Christie Street to the industrial property northwest of the site. The area north of the site has been cleared of native vegetation. Structures on the property southwest of the site appear to have been demolished and the property is under redevelopment. The property east of the site appears to be the currently existing Boral concrete plant. The area south of the property appears to remain the same as the previous aerial photograph.

Aerial 1986

Two small sheds appear to have been constructed adjacent north of the current Coils Factory shed. The remainder of the site and surrounding areas appear similar to the previous aerial photograph.

Aerial 1994

A red roofed building has been constructed extending northwest from the building in the south western portion of the site. The building appears to be the currently existing "Leaf Springs Shed". The area east of the Leaf Springs Shed appears to have been disturbed. The remainder of the site appears similar to the previous aerial photograph.

Industrial properties have been developed east of the site across Christie Street. The remainder of the surrounding areas remain similar to the previous aerial photograph.

Google Image 2002

The site and surrounding areas remain similar to the previous aerial photograph. The industrial property to the northwest of the site appears to be in the process of re-development.

Google Image 2009

The site and surrounding areas remain similar to the previous aerial photograph. Two large buildings have been constructed on the property northwest of the site. The railway north of the site appears to have been removed and used to stored concrete pipes. A part of this operation appears to be occupying the concrete area to the north of the site. A small shed appears north of the northwest corner of the site. Unknown material appears to have been dumped on the grassed area east of the shed.

NearMap Image 2012

The site and majority of the surrounding areas remain similar to the previous aerial photograph. The concrete pipes and operations north of the site appear to have been removed. A warehouse building northwest of the site appears to be fire damaged.

4.3 Penrith City Council Records

Section 149 Planning Certificates

Review of Planning Certificates under Section 149 of the Environmental Planning and Assessment Act (1979) indicates the following for the subject property:

- The land is not proclaimed to be a Mine Subsidence District;
- Critical habitat has not been identified on the property;
- No items of Environmental Heritage are situated on the land;
- Development on the land for the purposes of dwelling houses is subject to related development controls and is subject to Penrith Development Control Plan Section C3.5 Flood Liable lands;
- Development on the land for the purposes of industrial or commercial purposes is subject to related development controls and is subject to Penrith Development Control Plan Section C3.5 Flood Liable lands;
- The land has been identified as bushfire prone land; and
- The land is not subject to any notifications under the Contaminated Land Management Act;

Penrith City Council Records

Geo-Logix was informed by Penrith City Council no records of interest to the current investigation were held for the subject site.

4.4 NSW WorkCover Dangerous Goods Licenses

A search of the WorkCover Stored Chemical Information Database identified licence to store dangerous goods on the site from July 2005. The licence has identified the following products stored on site:

Product	Storage / Class	Volume	Report Reference	Located
Petrol	Roof storage/ Class 3	20L		Flammables Shed
Kerosene	Roof storage/ Class 3	100L		
Paint related material (UN1263)	Roof storage/ Class 3	200L	AST 1	
Paint (UN1263)	Roof storage/ Class 3	320L		
Acetylene	Cylinder/ Class 2.1	14 M3		Coils Factory
Oxygen	Cylinder/ Class 2.1	16 M3		
Petroleum Gases, Liquified	Cylinder/ Class 2.1	126 kg		
Petrol (Underground Tank)	Underground/ Class 3	5000L	UST 1	Location 25

The dangerous good records identify that the 5000L UST was stored in the south western portion of the site to the east of the factory. Records suggest that the tank was decommissioned in January 1996.

Dangerous goods storage information is summarised in Figure 4. Workcover Dangerous Goods licences are presented in Attachment G.

4.5 NSW OEH Contaminated Land Database

A review of the NSW Office of Environment and Heritage (OEH) Contaminated Land Database established under Section 58 of the Contaminated Land Management Act 1997 found no records for the site. The search record is presented in Attachment H.

4.6 Protection of Environment Operations Act 1997 Public Register

A search of the public register established under Section 308 of the Protection of the Environment Operations Act 1997 (POEO Act) did not identify any records relating to Environmental Protection Licences, Licence Applications or Pollution Notices for the site. The search record is presented in Attachment I.

A number of licences and notifications were identified for surrounding properties. Licences for activities that have the potential to cause land contamination within a 550m radius of the site include the following:

Company	Property Address	Distance from Site	Licenced Activity	Period
SI Group- Australia Pty Ltd	72 Christie Street	25m south	Chemical production waste generation. Paints/polishes/adhesives production.	2000 – 2012
Sydney Drum Machinery Pty Ltd (Better Drums)	75 Christie Street	40m northwest	Non-thermal treatment of hazardous and other waste. Container reconditioning.	2008 - 2012

Company	Property Address	Distance from Site	Licenced Activity	Period
Sims Group Australia Holdings Limited	76 – 100 Christie Street	50m south	Scrap metal processing.	2000 – Current
Brandster Services Pty Ltd	15 Lee Holm Road	160m south	Non- thermal treatment of hazardous and other waste. Waste storage – hazardous, restricted soild, liquid, clinical and related waste and asbestos waste.	2003 – Current
Corinthian Industries (Australia) Pty Ltd	17 – 35 Lee Holm Road	230m south	Wood or timber milling	2000 – approx. 2005
Dolomatrix Australia Pty Ltd (Chemsal)	40 Christie Street	320m east	Non- thermal treatment of hazardous and other waste. Waste storage – hazardous, restricted soild, liquid, clinical and related waste and asbestos waste.	2007 – Current
Sims Aluminium Pty Ltd	42 – 46 Charles Street	330m northeast	Hazardous, Industrial or Group A or Group B waste processing.	2000
Brazier Group Pty Ltd	32 Bent Street	410m southeast	Container reconditioning. Non-thermal treatment of hazardous and other waste.	2001 – Current
Chemcolour Industries Australia Pty Ltd	19 – 25 Anne Street	520m southeast	Chemical production waste generation Chemical storage waste generation Dangerous goods production General chemicals storage Petroleum products storage	1999 – Current

Clean up notices issued by government authorities for properties surrounding the site include the following:

Company	Property Address	Distance from Site	Description	Date
Better Drums	75 Christie Street	40m northwest	Ordered to clean up approximately 1000 containers containing liquid waste stored along eastern building and the eastern boundary.	January 2009
			Approximately 6,648 drums/containers observed in an outside of building – exceeded licence.	April 2011
			A wastewater tank overflowed due to pump failure. Liquid waste observed to flow to neighbouring property (77 Christie Street, east of site) underneath concrete slab into northern workshop.	November 2011 December 2011 January 2012
			Liquid wastes had leaked from the property onto a neighbouring premise and into a culvert connecting the premises to South Creek.	January 2012
Ableway Waste Management Pty Ltd	37 – 55 Lee Holm Road	430m south	Drums labelled 'chemicals' stored outside a bunded area. Liquid with an oily sheen was observed pooled on the ground surface.	2003

4.7 NSW Contaminated Sites Notified to NSW OEH

A search of the List of NSW Contaminated Sites Notified to NSW OEH as at 10th April 2012 did not identify any notifications concerning the site. The search record is presented in Attachment J.

4.8 Anecdotal Information

During site inspection, anecdotal information provided to Geo-Logix indicates the site was formally used for manufacturing and storage of munitions during World War II (Michael Priestly pers. comm.). It is understood the Coils Factory was used for manufacture and munitions were stored in the two brick bunkers on the central eastern portion of the site.

5. POTENTIAL SITE CONTAMINATION

5.1 Site History Summary

The results of the historical review indicate the following site history:

Period	Landuse
Prior to 1940s	Title deeds suggest the land was used for grazing.
Early 1940s to early 1970s	The property was part of a defence site understood to have been used for the manufacture of ammunitions during World War II. A large manufacture shed existed in the southwest portion of the site (the current Coils Factory) and ammunition storage bunkers in the eastern portion of the site.
Early 1970s to Current	Occupied by Better Springs for the manufacturing of steel springs.

5.2 Potential Site Contamination

Underground and Above Ground Fuel Storage

A 5,000L petrol UST (UST 1) and 2,500L diesel AST (AST 3) are located in the south western portion of the site. It is understood the UST was decommissioned by sand filling in 1996. The potential exists for contamination to soil and groundwater as a result of the use and storage of petroleum in USTs and ASTs. Contaminants of Potential Concern comprise:

- Petroleum hydrocarbons;
- Polycyclic Aromatic Hydrocarbons (PAHs);
- Volatile Organic Compounds (VOCs); and
- Heavy metals.

Manufacturing Processes

The storage and use of oils, paints and paint thinners in association with spring manufacturing was observed in various locations over the southern and central western portions of the site. The potential exists for contamination to soil and groundwater as a result of the use and storage of oils, paints and paint thinners. Contaminants of Potential Concern (COPC) comprise:

- Petroleum hydrocarbons;
- PAHs;
- VOCs; and
- Heavy metals.

A number of metal pieces were observed scattered on the site surrounding the operations on the southern and central western portions of the site. It is understood a number of metal pieces and old machinery parts were discarded underneath the floor of the eastern half of the Coils Factory. The potential exists for heavy metal contamination to shallow soil in these areas.

Munitions Manufacture and Storage

The site was part of a larger defence site in the 1940s to 1970s. It is unclear the operations that occurred onsite during this time however there is potential that munitions were manufactured and stored on the site. Defence sites are often associated with the following COPC:

- Explosives (Eg. TNT, 2,4-DNT, 2,6-DNT, RDX)
- Hydrocarbons;
- Solvents; and
- Heavy metals.

Aerial photos suggest operations occurred on the southern and western portions of the site.

Hazardous Building Materials

Given the age of structures observed the aerial photographs, the potential for the presence of hazardous building materials exists on the site. The materials have the potential to be present in existing structures, as well as buried onsite from the demolition of previous structures. The hazardous building materials of concern are lead-based paint, polychlorinated biphenyls (PCBs, in old light fittings) and asbestos.

Surrounding Landuse

The site is situated in a large industrial area with St Marys. A search of OEH records indicated a number of licences for chemical manufacturing and storage, hazardous waste treatment and storage, timber milling and metal works.

While there is the potential for subsurface contamination of the site originating from surrounding industrial landuse, only two of the sites have been issued infringements for operating outside of their license conditions.

The property northwest of the site occupied by Better Drums (drum re-conditioner) has received numerous cleanup notices from the OEH (2009 – 2012). It is apparent an overflow of a wastewater tank has leaked onto the property to the south of Better Drums (west of site) and into a storm culvert connected to South Creek. The likelihood of reported contamination to have impacted the subject site is low as Better Drums are located down-gradient from the site.

Ableway Waste Management Pty Ltd was issued a cleanup notice in 2003 for storing drums outside of a bunded area. The likelihood of contamination sourced from Ableway Waste Management Pty Ltd to impact upon the site is considered low given the separation distance between the two (430m).

6. CONCLUSIONS

The results of the Phase I ESA indicate that the site and surrounds have a history of Defence and light industrial landuse with several potential contaminating activities having occurred onsite including:

- Potential munitions manufacture and storage;
- Spring manufacturer (dangerous goods storage and machinery maintenance); and
- Demolition of former building structures potentially containing hazardous building materials.

Given the site history contamination of the land is likely to have occurred. A Phase II ESA consisting of intrusive assessment, sampling and analysis would be required to assess the presence or otherwise of such contamination.

7. LIMITATIONS

This report sets out the findings of a preliminary site investigation by Geo-Logix. A detailed site assessment is required before any conclusions may be drawn as to the:

- presence, identity and extent of specific substances, or
- suitability of the Site for any specific use, or category of use, or
- approvals, if any, that may be needed in respect of any use or category of use, or
- level of remediation, if any, that is warranted to render the Site suitable for any specific use, or category of use.

This report should be read in full, and no executive summary, conclusion or other section of the report may be used or relied on in isolation, or taken as representative of the report as a whole. No responsibility is accepted by Geo-Logix, and any duty of care that would or may arise but for this statement is excluded, in relation to any use of any part of this report other than on this basis.

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The works undertaken by Geo-Logix are based solely on the scope of works, as agreed by the Client (**Scope of Works**). No other investigations, sampling, monitoring works or reporting will be carried out other than as expressly provided in the Scope of Works. **A COPY OF THE SCOPE OF WORKS IS AVAILABLE ON REQUEST.**

The conclusions stated in this report are based solely on the information, Scope of Works, analysis and data that are stated or expressly referred to in this report.

To the extent that the information and data relied upon to prepare this report has been conveyed to Geo-Logix by the Client or third parties orally or in the form of documents, Geo-Logix has assumed that the information and data are completely accurate and has not sought independently to verify the accuracy of the information or data. Geo-Logix assumes no responsibility or duty of care in respect of any errors or omissions in the information or data provided to it.

Geo-Logix assumes no responsibility in respect of any changes in the condition of the Site which have occurred since the time when Geo-Logix gathered data and/or took samples from the Site on its site inspections dated **[8th June 2012]**.

Given the nature of asbestos, and the difficulties involved in identifying asbestos fibres, despite the exercise of all reasonable due care and diligence, thorough investigations may not always reveal its presence in either buildings or fill. Even if asbestos has been tested for and those tests' results do not reveal the presence of asbestos at those specific points of sampling, asbestos or asbestos containing materials may still be present at the Site, particularly if fill has been imported at any time, buildings constructed prior to 1970 have been demolished on the Site or materials from such buildings have been disposed of on the Site.

Geo-Logix has not investigated any off site conditions, including the extent if any to which substances in the Site may be emanating off Site, and if so whether any adjoining sites have been or may be impacted by contamination originating from the Site.

Geo-Logix has prepared this report with the diligence, care and skill which a reasonable person would expect from a reputable environmental consultancy and in accordance with environmental regulatory authority and industry standards, guidelines and assessment criteria applicable as at the date of this report. Industry standards and environmental criteria change frequently, and may change at any time after the date of this report.

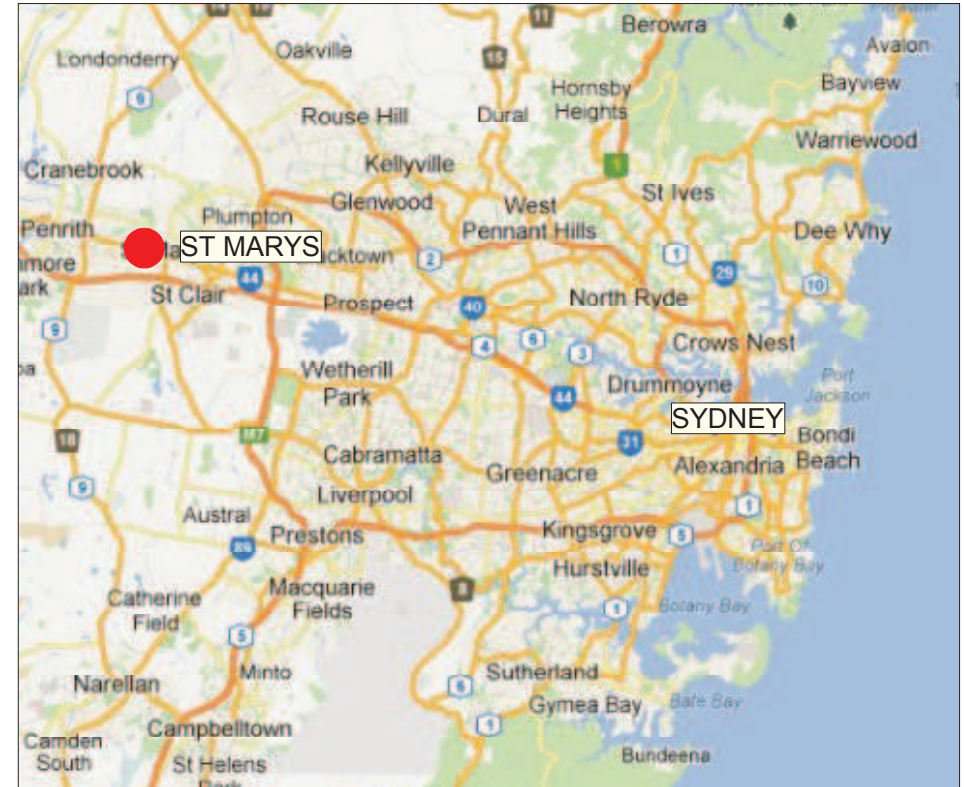
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FIGURES



PART MAP ST MARYS



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 Area of Interest



33° 44' 51" S / 150° 46' 0" E

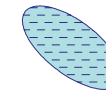
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							APPROVED: D G					
ISSUE	DATE	AMENDMENTS	DRAWN	CHECKED			DATE: 29/06/2012	SHEET SIZE: A4	PROJECT NO: 1201037	REV: 01	FIGURE 2	



- #
1. Offices
 2. Toilet Block
 3. Toilet Block
 4. Broken Concrete Pile
 5. Broken Metal Fencing
 6. Scrap Metal
 7. Sewer Gatic
 8. Stormwater Drain
 9. Drain Pipe Entrance
 10. Scap Metal/ Mach. Parts
 11. SW Drain / 20L Hydraulic Oil
 12. Paint and Oil Drums
 13. Flammables Shed (AST1)
 14. Leaf Springs Shed
 15. 1000L Tempering Oil Tank (AST2)
 16. Scrap Metal
 17. Hopper
 18. 2 x Empty Rusty Paint Tins
 19. Ammunitions Bunker
 20. Metal Shed - Unsealed Floor
 21. Metal Awning - Painting Area
 22. Rusted Scrap Metal in Dry Drain
 23. Rusted Scrap Metal
 24. Parts Storage Shed
 25. Decommissioned UST (UST1)
 26. Metal Awning - Metal Part Storage
 27. Open Shed - Diesel AST (AST3)
 28. Partially Enclosed Metal Shed
 29. Open Workshed Area
 30. Coils Factory
 31. Western Half Of Coils Factory
 32. Eastern Half Of Coils Factory
 33. Kitchen Staff Facilities
 34. Storeroom
 35. Broken Concrete/Underground Pipe
 36. Ammunitions Bunker
 37. Staining On Roof



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									APPROVED: D G								
ISSUE	DATE	AMENDMENTS		DRAWN	CHECKED							DATE: 29/06/2012	SHEET SIZE: A4	PROJECT NO: 1201037	REV: 01	FIGURE 3	



Paints and Oil Drums



Flammable Store
Paints and Oil Drums



33° 44' 51" S / 150° 46' 0" E

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ATTACHMENT A

PLANNING CERTIFICATE UNDER SECTION 149
Environmental Planning and Assessment Act, 1979

Property No: 199270
Your Reference: post
Contact No: 99791722

Issue Date: 24/05/2012
Certificate No: 12/01907
Receipt Date: 24/05/2012
Receipt No: 2435223

Issued to: Geo-Logix Pty Ltd
Att: Jenna Seymour
Unit 2309/4 Daydream Street
Warriewood NSW 2102

PRECINCT 2010

DESCRIPTION OF LAND

County: CUMBERLAND

Parish: ROOTY HILL

Location: 61-63 Christie Street ST MARYS NSW 2760

Land Description: Lot 4 DP 701087

- PART 1 PRESCRIBED MATTERS -

In accordance with the provisions of Section 149(2) of the Act the following information is furnished in respect of the abovementioned land:

1 NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPs

1(1) The name of each environmental planning instrument that applies to the carrying out of development on the land:

Penrith Local Environmental Plan 2010, published 22nd September, 2010, applies to the land.

Sydney Regional Environmental Plan No.9 - Extractive Industry (No.2), gazetted 15 September 1995, as amended, applies to the local government area of Penrith.

Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No. 2 - 1997), gazetted 7 November 1997, as amended, applies to the local government area of Penrith (except land to which Sydney Regional Environmental Plan No. 11 - Penrith Lakes Scheme applies).

The following State environmental planning policies apply to the land:

State Environmental Planning Policy No. 4 - Development Without Consent and Miscellaneous Exempt and Complying Development. (Note1: This policy may not apply to land reserved for certain public purposes. See clause 4 of the policy. Note 2: Clause 6 of the policy does not apply to land subject to Penrith City Centre Local Environmental Plan 2008 or State Environmental Planning Policy (Western Sydney Employment Area) 2009. Note 3: Clause 6 and Parts 3 and 4 of the policy do not apply to land subject to Penrith Local Environmental Plan (Glenmore Park Stage 2) 2009, Penrith Local Environmental Plan (South Werrington Urban Village) 2009, Penrith Local Environmental Plan (Caddens) 2009, or Penrith Local Environmental Plan 2010.)

State Environmental Planning Policy No. 6 - Number of Storeys in a Building.

State Environmental Planning Policy No.19 - Bushland in Urban Areas. (Note: This policy does not apply to certain land referred to in the National Parks and Wildlife Act 1974 and the Forestry Act 1916.)

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

State Environmental Planning Policy No.21 - Caravan Parks.

State Environmental Planning Policy No.22 - Shops and Commercial Premises.

State Environmental Planning Policy No.30 - Intensive Agriculture.

State Environmental Planning Policy No.32 - Urban Consolidation (Redevelopment of Urban Land).

(Note: This policy does not apply to land identified as coastal protection, environmental protection, escarpment, floodway, natural hazard, non-urban, rural, rural residential, water catchment or wetland.)

State Environmental Planning Policy No.33 - Hazardous and Offensive Development.

State Environmental Planning Policy No.50 - Canal Estate Development. (Note: This policy does not apply to the land to which Penrith Local Environmental Plan 1998 (Lakes Environs) and Sydney Regional Environmental Plan No. 11 - Penrith Lakes Scheme apply.)

State Environmental Planning Policy No.55 - Remediation of Land.

State Environmental Planning Policy No.62 - Sustainable Aquaculture.

State Environmental Planning Policy No.64 - Advertising and Signage.

State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development.

State Environmental Planning Policy No.70 - Affordable Housing (Revised Schemes).

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Note: This policy applies to land within New South Wales that is land zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purposes, but only as detailed in clause 4 of the policy.)

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.

State Environmental Planning Policy (Major Development) 2005.

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

State Environmental Planning Policy (Temporary Structures) 2007.

State Environmental Planning Policy (Infrastructure) 2007.

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

State Environmental Planning Policy (Affordable Rental Housing) 2009.

State Environmental Planning Policy (State and Regional Development) 2011.

1(2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act:

Planning Proposal "Amendments to Penrith Local Environmental Plan 2010 and draft Penrith Local Environmental Plan (Environmental Heritage Conservation) 2011" applies to the subject land. (See www.penrithcity.nsw.gov.au for details.)

Draft State Environmental Planning Policy (Affordable Rental Housing) Amendment (Group Homes) 2012 applies to the land

Draft State Environmental Planning Policy (Competition) 2010 applies to the land.

1(3) The name of each development control plan that applies to the carrying out of development on the land:

Penrith Development Control Plan 2010 applies to all land subject to Penrith Local Environmental Plan 2010. Penrith Development Control Plan 2006 applies to all land not subject to Penrith Local Environmental Plan 2010.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

2 ZONING AND LAND USE UNDER RELEVANT LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

2(a)-(d) the identity of the zone; the purposes that may be carried out without development consent; the purposes that may not be carried out except with development consent; and the purposes that are prohibited within the zone. Any zone(s) applying to the land is/are listed below and/or in annexures.

(Note: If no zoning appears in this section see section 1(1) for zoning and land use details (under the Sydney Regional Environmental Plan or State Environmental Planning Policy that zones this property).)

Zone IN1 General Industrial (Penrith Local Environmental Plan 2010)

1 Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To promote development that makes efficient use of industrial land.
- To permit facilities that serve the daily recreation and convenience needs of persons working in industrial areas.

2 Permitted without consent

Roads

3 Permitted with consent

Animal boarding or training establishments; Car parks; Depots; Environmental facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; General industries; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Industries; Landscaping material supplies; Light industries; Neighbourhood shops; Plant nurseries; Recreation areas; Sawmill or log processing works; Self-storage units; Signage; Take away food and drink premises; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres

4 Prohibited

Hazardous industries; Offensive industries; Any other development not specified in item 2 or 3

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

Flood planning

All or part of the subject land is identified in Penrith Local Environmental Plan 2010 (PLEP 2010) Clause 6.3 Flood Planning. Development consent is required for any development on land to which Clause 6.3 of PLEP 2010 applies.

Additional information relating to Penrith Local Environmental Plan 2010

Note 1: Under the terms of Clause 2.4 of Penrith Local Environmental Plan 2010 development may be carried out on unzoned land only with development consent.

Note 2: Land to which Penrith Local Environmental Plan 2010 applies may be subdivided but only with development consent. Development consent must not be granted for the subdivision of land on which a secondary dwelling is situated if the subdivision would result in the principal dwelling and the secondary dwelling being situated on separate lots, unless the resulting lots are not less than the minimum size shown on the Lot Size Map in relation to the land.

Note 3: Under the terms of Clause 2.7 of Penrith Local Environmental Plan 2010 the demolition of a building or work may be carried out only with development consent.

Note 4: A temporary use may be permitted with development consent subject to the requirements of Clause 2.8 of Penrith Local Environmental Plan 2010.

Note 5: Under the terms of Clause 5.1 of Penrith Local Environmental Plan 2010 development on land acquired by an authority of the State under the owner-initiated acquisition provisions may, before it is used for the purpose for which it is reserved, be carried out, with development consent, for any purpose.

Note 6: Under the terms of Clause 5.3 of Penrith Local Environmental Plan 2010 development consent may be granted to development of certain land for any purpose that may be carried out in an adjoining zone.

Note 7: Under the terms of Clause 5.9 of Penrith Local Environmental Plan 2010 trees or other vegetation subject to Penrith Development Control Plan 2010 must not be ringbarked, cut down, topped, lopped, removed, injured or wilfully destroyed without the authority conferred by a development consent or a Council permit.

Note 8: Clause 5.10 of Penrith Local Environmental Plan 2010 details when development consent is required/not required in relation to heritage conservation.

Note 9: Under the terms of Clause 5.11 of Penrith Local Environmental Plan 2010 bush fire hazard reduction work authorised by the *Rural Fires Act 1997* may be carried out on any land without development consent.

Note 10: Sex services premises and restricted premises may only be permitted subject to the requirements of Clause 6.15 of Penrith Local Environmental Plan 2010.

2(e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed:

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

(Information is provided in this section only if any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed.)

2(f) whether the land includes or comprises critical habitat:

(Information is provided in this section only if the land includes or comprises critical habitat.)

2(g) whether the land is in a conservation area (however described):

(Information is provided in this section only if the land is in a conservation area (however described).)

2(h) whether an item of environmental heritage (however described) is situated on the land:

(Information is provided in this section only if an item of environmental heritage (however described) is situated on the land.)

2A ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

(Information is provided in this section only if the land is within any zone under State Environmental Planning Policy (Sydney Region Growth Centres) 2006.)

3 COMPLYING DEVELOPMENT

GENERAL HOUSING CODE

Complying development under the General Housing Code **may** be carried out on the land.

RURAL HOUSING CODE

Complying development under the Rural Housing Code **may** be carried out on the land.

HOUSING ALTERATIONS CODE

Complying development under the Housing Alterations Code **may** be carried out on the land.

GENERAL DEVELOPMENT CODE

Complying development under the General Development Code **may** be carried out on the land.

GENERAL COMMERCIAL AND INDUSTRIAL CODE

Complying development under the General Commercial and Industrial Code **may** be carried out on the land.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

SUBDIVISIONS CODE

Complying development under the Subdivisions Code **may** be carried out on the land.

DEMOLITION CODE

Complying development under the Demolition Code **may** be carried out on the land.

(NOTE: (1) Council has relied on Department of Planning Circulars and Fact Sheets in the preparation of this information. Applicants should seek their own legal advice in relation to this matter with particular reference to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.)

(2) Penrith Local Environmental Plan 2010 (if it applies to the land) contains additional complying development not specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.)

4 COASTAL PROTECTION

The land is not affected by the operation of sections 38 or 39 of the Coastal Protection Act 1979, to the extent that council has been so notified by the Department of Public Works.

5 MINE SUBSIDENCE

The land is not proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961.

6 ROAD WIDENING AND ROAD REALIGNMENT

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

- (a) Division 2 of Part 3 of the Roads Act 1993, or
- (b) an environmental planning instrument, or
- (c) a resolution of council.

7 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

(a) Councils Policies

The land is not affected by a policy adopted by the council that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

(b) Other Public Authority Policies

The Bush Fire Co-ordinating Committee has adopted a Bush Fire Risk Management Plan that covers the local government area of Penrith City Council, and includes public, private and Commonwealth lands.

The land is not affected by a policy adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of land slip, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

(1) Development on the land or part of the land 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) (if such uses are permissible on the land) is subject to flood related development controls.

(2) Development on the land or part of the land for industrial or commercial purposes (if such uses are permissible on the land) is subject to flood related development controls.

Development on the land or part of the land for purposes other than industrial or commercial, or for purposes other than those referred to in (1) above, will be considered on a merits based approach and flood related development controls may apply.

Note: The land is subject to Penrith Development Control Plan 2010 Section C3.5 Flood Liable Lands and/or Penrith Development Control Plan 2006 Section 2.10 Flood Liable Land. On application and payment of the prescribed fee Council may be able to provide in writing a range of advice in regard to the extent of flooding affecting the property.

8 LAND RESERVED FOR ACQUISITION

No environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

9 CONTRIBUTIONS PLANS

(Information is provided in this section only if a contributions plan applies to the land.)

9A BIODIVERSITY CERTIFIED LAND

(Information is provided in this section only if the land is biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*)).

10 BIOBANKING AGREEMENTS

(Information is provided in this section only if Council has been notified by the Director-General of the Department of Environment, Climate Change and Water that the land is land to which a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates.)

11 BUSH FIRE PRONE LAND

The land is not identified as bush fire prone land according to Council records.

12 PROPERTY VEGETATION PLANS

(Information is provided in this section only if Council has been notified that the land is land to which a property vegetation plan under the Native Vegetation Act 2003 applies.)

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

13 *ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006*

(Information is provided in this section only if Council has been notified that an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.)

14 *DIRECTIONS UNDER PART 3A*

(Information is provided in this section only if there is a direction by the Minister 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 under Part 4 of the Act does not have effect.)

15 *SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING*

(Information is provided in this section only if:

- (a) there is a current site compatibility certificate (seniors housing), of which the council is aware, issued under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land; and/or
- (b) any terms of a kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.)

16 *SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE*

(Information is provided in this section only if there is a valid site compatibility certificate (infrastructure), of which council is aware, in respect of proposed development on the land.)

17 *SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING*

(Information is provided in this section only if:

- (a) there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land; and/or
- (b) any terms of a kind referred to in clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 have been imposed as a condition of consent to a development application in respect of the land.)

NOTE: The following matters are prescribed by section 59(2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate

(a) (Information is provided in this section only if, as at the date of this certificate, the land (or part of the land) is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.)

(b) (Information is provided in this section only if, as at the date of this certificate, the land is subject to a management order within the meaning of the Contaminated Land Management Act 1997.)

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

(c) (Information is provided in this section only if, as at the date of this certificate, the land is the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.)

(d) (Information is provided in this section only if, at the date of this certificate, the land subject to an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997.)

(e) (Information is provided in this section only if the land is the subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997 – a copy of which has been provided to Council.)

Note: Section 149(5) information for this property may contain additional information regarding contamination issues.

Note: The Environmental Planning and Assessment Amendment Act 1997 commenced operation on the 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional) Regulation 1998 and Environmental Planning and Assessment Regulation 2000.

Information is provided only to the extent that Council has been notified by relevant government departments.

149(5) Certificate

**This Certificate is directed to the following
relevant matters affecting the land**

When information pursuant to section 149(5) is requested the Council is under no obligation to furnish any of the information supplied herein pursuant to that section. Council draws your attention to section 149(6) which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.

Note:

- Council's 149(5) information does not include development consent or easement information. Details of development consents may be obtained by making enquiries with Council's Development Services Department pursuant to section 12 of the Local Government Act 1993 or (for development applications lodged after January 2007) by viewing the Online Services area at www.penrithcity.nsw.gov.au. Details of any easements may be obtained from a Title Search at Land and Property Information New South Wales.
- This certificate does not contain information relating to Complying Development Certificates.
- This certificate may not provide full details of development rights over the land.

* When considering any development application Council must have regard to the Threatened Species Conservation Act 1995. Please note that this legislation may have application to any land throughout the city. Interested persons should make their own enquiries in regard to the impact that this legislation could have on this land.

* See Clause 5.9 of Penrith Local Environmental Plan 2010 and Chapter C2 of Penrith Development Control Plan 2010 for specific controls relating to the preservation of trees and vegetation.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

* Penrith Development Control Plan 2010, which applies to the land, sets out requirements for a range of issues that apply across the Penrith Local Government Area, including:

- Site Planning and Design Principles
- Vegetation Management
- Water Management
- Land Management
- Waste Management
- Landscape Design
- Culture and Heritage
- Public Domain
- Advertising and Signage
- Transport, Access and Parking
- Subdivision
- Noise and Vibration, and
- Infrastructure and Services.

The Development Control Plan also specifies requirements relating to various types of land uses including:

- Rural Land Uses
- Residential Development
- Commercial and Retail Development, and
- Industrial Development

as well as for a number of specific activities, including child care centres; health consulting rooms; educational establishments; places of public worship; vehicle repair stations; cemeteries, crematoria and funeral chapels; extractive industries; and telecommunication facilities.

The Development Control Plan also details requirements relating to key precincts within the Penrith Local Government Area, including:

- Mulgoa Valley
- Orchard Hills
- Waterside Corporate, and
- St Marys Town Centre.

Penrith Development Control Plan 2010 may be accessed at
<http://www.penrithcity.nsw.gov.au/index.asp?id=5451> .

Alan Stoneham
General Manager

PER 

PLANNING CERTIFICATE UNDER SECTION 149
Environmental Planning and Assessment Act, 1979

Property No: 199289
Your Reference: post
Contact No: 99791722

Issue Date: 24/05/2012
Certificate No: 12/01902
Receipt Date: 24/05/2012
Receipt No: 2435223

Issued to: Geo-Logix Pty Ltd
Att: Jenna Seymour
Unit 2309/4 Daydream Street
WARRIEWOOD NSW 2102

PRECINCT 2010

DESCRIPTION OF LAND

County: CUMBERLAND

Parish: ROOTY HILL

Location: 69-73 Christie Street ST MARYS NSW 2760

Land Description: Lot 3 DP 701087

- PART 1 PRESCRIBED MATTERS -

In accordance with the provisions of Section 149(2) of the Act the following information is furnished in respect of the abovementioned land:

1 NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPs

1(1) The name of each environmental planning instrument that applies to the carrying out of development on the land:

Penrith Local Environmental Plan 2010, published 22nd September, 2010, applies to the land.

Sydney Regional Environmental Plan No.9 - Extractive Industry (No.2), gazetted 15 September 1995, as amended, applies to the local government area of Penrith.

Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No. 2 - 1997), gazetted 7 November 1997, as amended, applies to the local government area of Penrith (except land to which Sydney Regional Environmental Plan No. 11 - Penrith Lakes Scheme applies).

The following State environmental planning policies apply to the land:

State Environmental Planning Policy No. 4 - Development Without Consent and Miscellaneous Exempt and Complying Development. (Note1: This policy may not apply to land reserved for certain public purposes. See clause 4 of the policy. Note 2: Clause 6 of the policy does not apply to land subject to Penrith City Centre Local Environmental Plan 2008 or State Environmental Planning Policy (Western Sydney Employment Area) 2009. Note 3: Clause 6 and Parts 3 and 4 of the policy do not apply to land subject to Penrith Local Environmental Plan (Glenmore Park Stage 2) 2009, Penrith Local Environmental Plan (South Werrington Urban Village) 2009, Penrith Local Environmental Plan (Caddens) 2009, or Penrith Local Environmental Plan 2010.)

State Environmental Planning Policy No. 6 - Number of Storeys in a Building.

State Environmental Planning Policy No.19 - Bushland in Urban Areas. (Note: This policy does not apply to certain land referred to in the National Parks and Wildlife Act 1974 and the Forestry Act 1916.)

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

State Environmental Planning Policy No.21 - Caravan Parks.
State Environmental Planning Policy No.22 - Shops and Commercial Premises.
State Environmental Planning Policy No.30 - Intensive Agriculture.
State Environmental Planning Policy No.32 - Urban Consolidation (Redevelopment of Urban Land).
(Note: This policy does not apply to land identified as coastal protection, environmental protection, escarpment, floodway, natural hazard, non-urban, rural, rural residential, water catchment or wetland.)
State Environmental Planning Policy No.33 - Hazardous and Offensive Development.
State Environmental Planning Policy No.50 - Canal Estate Development. (Note: This policy does not apply to the land to which Penrith Local Environmental Plan 1998 (Lakes Environs) and Sydney Regional Environmental Plan No. 11 - Penrith Lakes Scheme apply.)
State Environmental Planning Policy No.55 - Remediation of Land.
State Environmental Planning Policy No.62 - Sustainable Aquaculture.
State Environmental Planning Policy No.64 - Advertising and Signage.
State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development.
State Environmental Planning Policy No.70 - Affordable Housing (Revised Schemes).
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Note: This policy applies to land within New South Wales that is land zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purposes, but only as detailed in clause 4 of the policy.)
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.
State Environmental Planning Policy (Major Development) 2005.
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.
State Environmental Planning Policy (Temporary Structures) 2007.
State Environmental Planning Policy (Infrastructure) 2007.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
State Environmental Planning Policy (Affordable Rental Housing) 2009.
State Environmental Planning Policy (State and Regional Development) 2011.

1(2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act:

Planning Proposal "Amendments to Penrith Local Environmental Plan 2010 and draft Penrith Local Environmental Plan (Environmental Heritage Conservation) 2011" applies to the subject land. (See www.penrithcity.nsw.gov.au for details.)

Draft State Environmental Planning Policy (Affordable Rental Housing) Amendment (Group Homes) 2012 applies to the land

Draft State Environmental Planning Policy (Competition) 2010 applies to the land.

1(3) The name of each development control plan that applies to the carrying out of development on the land:

Penrith Development Control Plan 2010 applies to all land subject to Penrith Local Environmental Plan 2010. Penrith Development Control Plan 2006 applies to all land not subject to Penrith Local Environmental Plan 2010.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

2 ZONING AND LAND USE UNDER RELEVANT LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

2(a)-(d) the identity of the zone; the purposes that may be carried out without development consent; the purposes that may not be carried out except with development consent; and the purposes that are prohibited within the zone. Any zone(s) applying to the land is/are listed below and/or in annexures.

(Note: If no zoning appears in this section see section 1(1) for zoning and land use details (under the Sydney Regional Environmental Plan or State Environmental Planning Policy that zones this property).)

Zone IN1 General Industrial (Penrith Local Environmental Plan 2010)

1 Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To promote development that makes efficient use of industrial land.
- To permit facilities that serve the daily recreation and convenience needs of persons working in industrial areas.

2 Permitted without consent

Roads

3 Permitted with consent

Animal boarding or training establishments; Car parks; Depots; Environmental facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; General industries; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Industries; Landscaping material supplies; Light industries; Neighbourhood shops; Plant nurseries; Recreation areas; Sawmill or log processing works; Self-storage units; Signage; Take away food and drink premises; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres

4 Prohibited

Hazardous industries; Offensive industries; Any other development not specified in item 2 or 3

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

Flood planning

All or part of the subject land is identified in Penrith Local Environmental Plan 2010 (PLEP 2010) Clause 6.3 Flood Planning. Development consent is required for any development on land to which Clause 6.3 of PLEP 2010 applies.

Additional information relating to Penrith Local Environmental Plan 2010

Note 1: Under the terms of Clause 2.4 of Penrith Local Environmental Plan 2010 development may be carried out on unzoned land only with development consent.

Note 2: Land to which Penrith Local Environmental Plan 2010 applies may be subdivided but only with development consent. Development consent must not be granted for the subdivision of land on which a secondary dwelling is situated if the subdivision would result in the principal dwelling and the secondary dwelling being situated on separate lots, unless the resulting lots are not less than the minimum size shown on the Lot Size Map in relation to the land.

Note 3: Under the terms of Clause 2.7 of Penrith Local Environmental Plan 2010 the demolition of a building or work may be carried out only with development consent.

Note 4: A temporary use may be permitted with development consent subject to the requirements of Clause 2.8 of Penrith Local Environmental Plan 2010.

Note 5: Under the terms of Clause 5.1 of Penrith Local Environmental Plan 2010 development on land acquired by an authority of the State under the owner-initiated acquisition provisions may, before it is used for the purpose for which it is reserved, be carried out, with development consent, for any purpose.

Note 6: Under the terms of Clause 5.3 of Penrith Local Environmental Plan 2010 development consent may be granted to development of certain land for any purpose that may be carried out in an adjoining zone.

Note 7: Under the terms of Clause 5.9 of Penrith Local Environmental Plan 2010 trees or other vegetation subject to Penrith Development Control Plan 2010 must not be ringbarked, cut down, topped, lopped, removed, injured or wilfully destroyed without the authority conferred by a development consent or a Council permit.

Note 8: Clause 5.10 of Penrith Local Environmental Plan 2010 details when development consent is required/not required in relation to heritage conservation.

Note 9: Under the terms of Clause 5.11 of Penrith Local Environmental Plan 2010 bush fire hazard reduction work authorised by the *Rural Fires Act 1997* may be carried out on any land without development consent.

Note 10: Sex services premises and restricted premises may only be permitted subject to the requirements of Clause 6.15 of Penrith Local Environmental Plan 2010.

2(e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed:

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

(Information is provided in this section only if any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed.)

2(f) whether the land includes or comprises critical habitat:

(Information is provided in this section only if the land includes or comprises critical habitat.)

2(g) whether the land is in a conservation area (however described):

(Information is provided in this section only if the land is in a conservation area (however described).)

2(h) whether an item of environmental heritage (however described) is situated on the land:

(Information is provided in this section only if an item of environmental heritage (however described) is situated on the land.)

2A ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

(Information is provided in this section only if the land is within any zone under State Environmental Planning Policy (Sydney Region Growth Centres) 2006.)

3 COMPLYING DEVELOPMENT

GENERAL HOUSING CODE

Complying development under the General Housing Code **may** be carried out on the land.

RURAL HOUSING CODE

Complying development under the Rural Housing Code **may** be carried out on the land.

HOUSING ALTERATIONS CODE

Complying development under the Housing Alterations Code **may** be carried out on the land.

GENERAL DEVELOPMENT CODE

Complying development under the General Development Code **may** be carried out on the land.

GENERAL COMMERCIAL AND INDUSTRIAL CODE

Complying development under the General Commercial and Industrial Code **may** be carried out on the land.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

SUBDIVISIONS CODE

Complying development under the Subdivisions Code **may** be carried out on the land.

DEMOLITION CODE

Complying development under the Demolition Code **may** be carried out on the land.

(NOTE: (1) Council has relied on Department of Planning Circulars and Fact Sheets in the preparation of this information. Applicants should seek their own legal advice in relation to this matter with particular reference to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.)

(2) Penrith Local Environmental Plan 2010 (if it applies to the land) contains additional complying development not specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.)

4 COASTAL PROTECTION

The land is not affected by the operation of sections 38 or 39 of the Coastal Protection Act 1979, to the extent that council has been so notified by the Department of Public Works.

5 MINE SUBSIDENCE

The land is not proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961.

6 ROAD WIDENING AND ROAD REALIGNMENT

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

- (a) Division 2 of Part 3 of the Roads Act 1993, or
- (b) an environmental planning instrument, or
- (c) a resolution of council.

7 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

(a) Councils Policies

The land is not affected by a policy adopted by the council that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

(b) Other Public Authority Policies

The Bush Fire Co-ordinating Committee has adopted a Bush Fire Risk Management Plan that covers the local government area of Penrith City Council, and includes public, private and Commonwealth lands.

The land is not affected by a policy adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of land slip, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

(1) Development on the land or part of the land 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) (if such uses are permissible on the land) is subject to flood related development controls.

(2) Development on the land or part of the land for industrial or commercial purposes (if such uses are permissible on the land) is subject to flood related development controls.

Development on the land or part of the land for purposes other than industrial or commercial, or for purposes other than those referred to in (1) above, will be considered on a merits based approach and flood related development controls may apply.

Note: The land is subject to Penrith Development Control Plan 2010 Section C3.5 Flood Liable Lands and/or Penrith Development Control Plan 2006 Section 2.10 Flood Liable Land. On application and payment of the prescribed fee Council may be able to provide in writing a range of advice in regard to the extent of flooding affecting the property.

8 LAND RESERVED FOR ACQUISITION

No environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

9 CONTRIBUTIONS PLANS

(Information is provided in this section only if a contributions plan applies to the land.)

9A BIODIVERSITY CERTIFIED LAND

(Information is provided in this section only if the land is biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*).)

10 BIOBANKING AGREEMENTS

(Information is provided in this section only if Council has been notified by the Director-General of the Department of Environment, Climate Change and Water that the land is land to which a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates.)

11 BUSH FIRE PRONE LAND

The land is not identified as bush fire prone land according to Council records.

12 PROPERTY VEGETATION PLANS

(Information is provided in this section only if Council has been notified that the land is land to which a property vegetation plan under the Native Vegetation Act 2003 applies.)

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

13 *ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006*

(Information is provided in this section only if Council has been notified that an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.)

14 *DIRECTIONS UNDER PART 3A*

(Information is provided in this section only if there is a direction by the Minister 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 under Part 4 of the Act does not have effect.)

15 *SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING*

(Information is provided in this section only if:

- (a) there is a current site compatibility certificate (seniors housing), of which the council is aware, issued under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land; and/or
- (b) any terms of a kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.)

16 *SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE*

(Information is provided in this section only if there is a valid site compatibility certificate (infrastructure), of which council is aware, in respect of proposed development on the land.)

17 *SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING*

(Information is provided in this section only if:

- (a) there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land; and/or
- (b) any terms of a kind referred to in clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 have been imposed as a condition of consent to a development application in respect of the land.)

NOTE: The following matters are prescribed by section 59(2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate

(a) (Information is provided in this section only if, as at the date of this certificate, the land (or part of the land) is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.)

(b) (Information is provided in this section only if, as at the date of this certificate, the land is subject to a management order within the meaning of the Contaminated Land Management Act 1997.)

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

(c) (Information is provided in this section only if, as at the date of this certificate, the land is the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.)

(d) (Information is provided in this section only if, at the date of this certificate, the land subject to an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997.)

(e) (Information is provided in this section only if the land is the subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997 – a copy of which has been provided to Council.)

Note: Section 149(5) information for this property may contain additional information regarding contamination issues.

Note: The Environmental Planning and Assessment Amendment Act 1997 commenced operation on the 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional) Regulation 1998 and Environmental Planning and Assessment Regulation 2000.

Information is provided only to the extent that Council has been notified by relevant government departments.

149(5) Certificate

**This Certificate is directed to the following
relevant matters affecting the land**

When information pursuant to section 149(5) is requested the Council is under no obligation to furnish any of the information supplied herein pursuant to that section. Council draws your attention to section 149(6) which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.

Note:

- Council's 149(5) information does not include development consent or easement information. Details of development consents may be obtained by making enquiries with Council's Development Services Department pursuant to section 12 of the Local Government Act 1993 or (for development applications lodged after January 2007) by viewing the Online Services area at www.penrithcity.nsw.gov.au. Details of any easements may be obtained from a Title Search at Land and Property Information New South Wales.
- This certificate does not contain information relating to Complying Development Certificates.
- This certificate may not provide full details of development rights over the land.

* When considering any development application Council must have regard to the Threatened Species Conservation Act 1995. Please note that this legislation may have application to any land throughout the city. Interested persons should make their own enquiries in regard to the impact that this legislation could have on this land.

* See Clause 5.9 of Penrith Local Environmental Plan 2010 and Chapter C2 of Penrith Development Control Plan 2010 for specific controls relating to the preservation of trees and vegetation.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

* Penrith Development Control Plan 2010, which applies to the land, sets out requirements for a range of issues that apply across the Penrith Local Government Area, including:

- Site Planning and Design Principles
- Vegetation Management
- Water Management
- Land Management
- Waste Management
- Landscape Design
- Culture and Heritage
- Public Domain
- Advertising and Signage
- Transport, Access and Parking
- Subdivision
- Noise and Vibration, and
- Infrastructure and Services.

The Development Control Plan also specifies requirements relating to various types of land uses including:

- Rural Land Uses
- Residential Development
- Commercial and Retail Development, and
- Industrial Development

as well as for a number of specific activities, including child care centres; health consulting rooms; educational establishments; places of public worship; vehicle repair stations; cemeteries, crematoria and funeral chapels; extractive industries; and telecommunication facilities.

The Development Control Plan also details requirements relating to key precincts within the Penrith Local Government Area, including:

- Mulgoa Valley
- Orchard Hills
- Waterside Corporate, and
- St Marys Town Centre.

Penrith Development Control Plan 2010 may be accessed at
<http://www.penrithcity.nsw.gov.au/index.asp?id=5451> .

Alan Stoneham
General Manager

PER



ATTACHMENT B



Plate 1 – Offices on the eastern portion of the site, adjacent to Christie Street.



Plate 2 – Broken concrete piled adjacent to the eastern boundary of the site.



Plate 3 – Drainage line through the central portion of the site from the western boundary.



Plate 4 – Along the western boundary of the site viewed from the north.



Plate 5 – Location 11 with a 20L hydraulic oil tin and stormwater drain.



Plate 6 – Location 12, flammable shed north of the Coils Factory.



Plate 7 – 200L paint thinner AST (AST 1) inside the flammables shed.



Plate 8 – Dark staining around machinery inside the Leaf Springs Shed.



Plate 9 – Inside the Leaf Springs Shed.



Plate 10 – Dark staining around machinery inside the Leaf Springs Shed.



Plate 11 – Dark staining around machinery inside the Leaf Springs Shed.



Plate 12 – Open tank filled with approximately 1,000L of tempering oil at Location 15, in the central portion of the Leaf Springs Shed



Plate 13 – Locations 16 and 17, scrap metal and a hopper (part of air extraction system for Coils Factory) between the Leaf Springs Shed and Coils Factory on the southern portion of the site.



Plate 14 – Empty paint tins adjacent to the western corner of the Coils Factory.



Plate 15 – The old ammunition bunkers on the eastern portion of the site.



Plate 16 – The metal shed adjoining the western wall of the western bunker.



Plate 17 – Location 21, painting shed in the central portion of the site, west of the bunkers.



Plate 18 – Drums west of the painting shed.



Plate 19 – Inside the painting shed.



Plate 20 – Metallic items in the dry drainage channel north of the bunkers.



Plate 21 – The area of the decommissioned UST (UST 1) with a store shed (Location 24) beyond.



Plate 22 – 2,500L diesel AST (AST 3) adjacent north of the eastern portion of the Coils Factory (Location 27).



Plate 23 – Dark staining underneath AST 3 in Location 27.



Plate 24 – Drain in Location 28 adjacent to the western wall.



Plate 25 – Old salt bath in Location 28, adjacent to the southern wall.



Plate 26 – Location 28, adjacent to the northern wall.



Plate 27 – The northern corner of the western half of the Coils Factory.



Plate 28 – Dark staining around machinery in the Coils Factory.



Plate 29 – The eastern half of the Coils Factory.



Plate 30 – Dark staining around machinery in the eastern half of the Coils Factory.

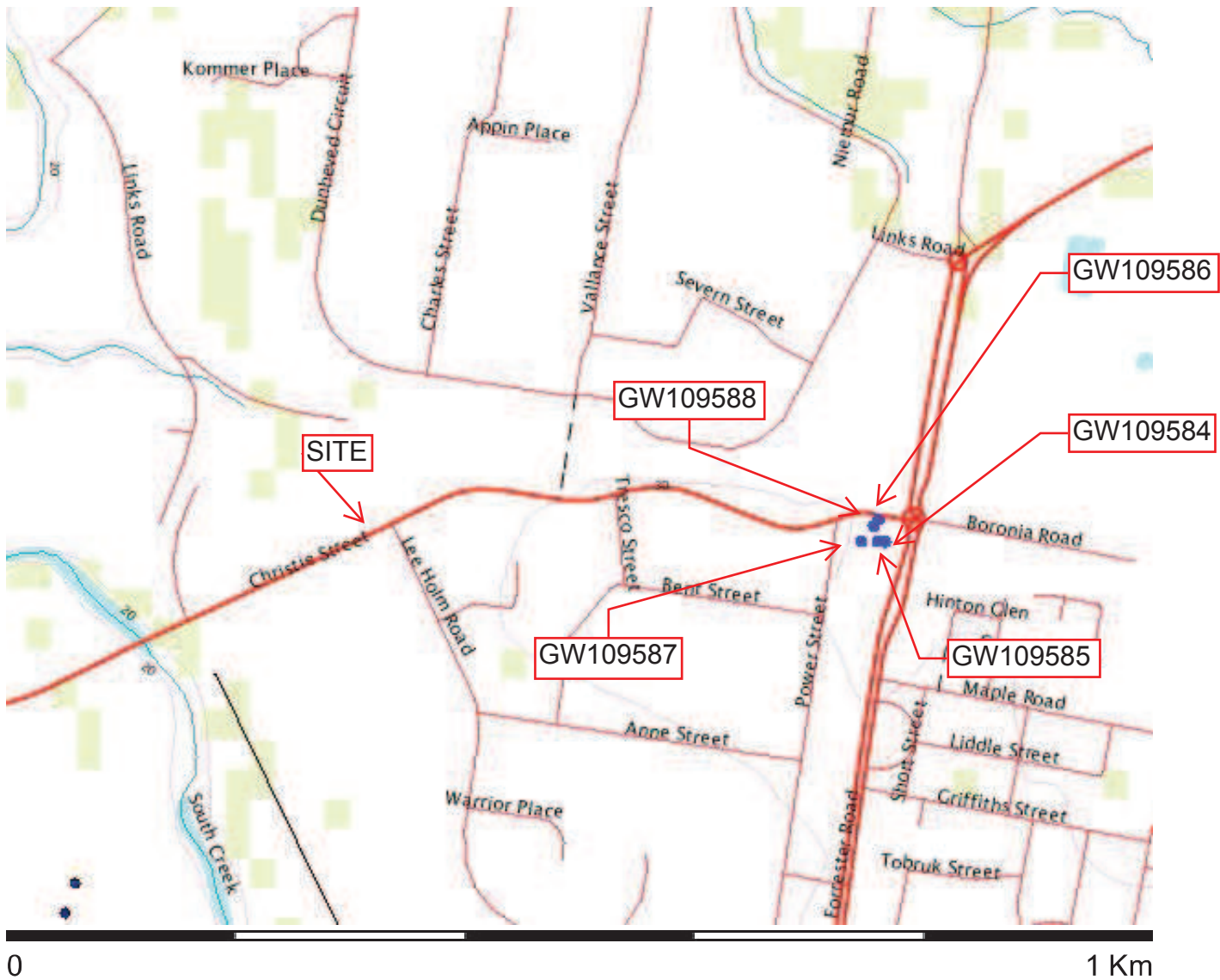


Plate 31 – Broken drain east of the Coils Factory.

ATTACHMENT C

Map from the NSW Natural Resource Atlas

Map created with NSW Natural Resource Atlas - <http://www.nratlas.nsw.gov.au>
Wednesday, May 30, 2012



Legend

Symbol	Layer	Custodian
	Cities and large towns	renderImage: Cannot build image from features
	Populated places	renderImage: Cannot build image from features
	Towns	
	Groundwater Bores	
	Catchment Management Authority boundaries	
	Major rivers	



Topographic base map

Copyright © 2012 New South Wales Government. Map has been compiled from various sources and may contain errors or omissions. No representation is made as to its accuracy or suitability.

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Wednesday, May 30, 2012

Print Report

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

Work Requested -- GW109584

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

GROUNDWATER NUMBER	GW109584
LIC-NUM	10BL163661
AUTHORISED-PURPOSES	MONITORING BORE
INTENDED-PURPOSES	MONITORING BORE
WORK-TYPE	Well
WORK-STATUS	
CONSTRUCTION-METHOD	Hand Auger
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	2003-01-14
FINAL-DEPTH (metres)	8.20
DRILLED-DEPTH (metres)	8.20
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	MOBIL OIL
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	2.89
SALINITY	
YIELD	

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

REGION	10 - SYDNEY SOUTH COAST
RIVER-BASIN	
AREA-DISTRICT	
CMA-MAP	
GRID-ZONE	
SCALE	
ELEVATION	
ELEVATION-SOURCE	
NORTHING	6263554.00
EASTING	294075.00
LATITUDE	33 44' 53"

LONGITUDE 150 46' 37"
GS-MAP
AMG-ZONE 56
COORD-SOURCE
REMARK

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

COUNTY CUMBERLAND
PARISH ROOTY HILL
PORTION-LOT-DP 51//774585

Licensed [\(top\)](#)

COUNTY CUMBERLAND
PARISH ROOTY HILL
PORTION-LOT-DP 51 774585

Construction [\(top\)](#)

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

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH-FROM (metres)	DEPTH-TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	8.20	95			Hand Auger
1	1	Casing	P.V.C.	0.00	0.00	50			

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

FROM-DEPTH (metres)	TO-DEPTH (metres)	THICKNESS (metres)	ROCK- CAT-DESC	S- W-L	D- D-L	YIELD	TEST-HOLE- DEPTH (metres)	DURATION	SALINITY
0.00	0.00	0.00		2.89					

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

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	0.20	0.20	CONCRETE		
0.20	0.70	0.50	CLAY		
0.70	1.60	0.90	CLAY,GREY,ORANGE		
1.60	2.20	0.60	GRAVELLY CLAY,HARD , DRY		
2.20	5.50	3.30	CLAY,MOISTURE,FIRM		
5.50	8.20	2.70	SHALE,BEDROCK,DARK GREY		

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Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Wednesday, May 30, 2012

Print Report

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

Work Requested -- GW109585

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

GROUNDWATER NUMBER GW109585
LIC-NUM 10BL163661
AUTHORISED-PURPOSES MONITORING BORE
INTENDED-PURPOSES MONITORING BORE
WORK-TYPE Well
WORK-STATUS
CONSTRUCTION-METHOD
OWNER-TYPE Private
COMMENCE-DATE
COMPLETION-DATE 2003-01-14
FINAL-DEPTH (metres) 8.20
DRILLED-DEPTH (metres)
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY MOBIL OIL
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL 2.40
SALINITY
YIELD

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

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN
AREA-DISTRICT
CMA-MAP
GRID-ZONE
SCALE
ELEVATION
ELEVATION-SOURCE
NORTHING 6263554.00
EASTING 294062.00
LATITUDE 33 44' 53"

LONGITUDE150 46' 36"

GS-MAP

AMG-ZONE56

COORD-SOURCE

REMARK

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

COUNTYCUMBERLAND

PARISHROOTY HILL

PORTION-LOT-DP51//774585

Licensed [\(top\)](#)

COUNTYCUMBERLAND

PARISHROOTY HILL

PORTION-LOT-DP51 774585

Construction [\(top\)](#)

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

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH-FROM (metres)	DEPTH-TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	8.20	125			Hand Auger

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

no details

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

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	0.20	0.20	CONCRETE		
0.20	0.60	0.40	FILL,CLAY		
0.60	3.90	3.30	CLAY,MOTTLED RED,BROWN		
3.90	6.20	2.30	GRAVELLY CLAY		
6.20	8.20	2.00	SHALE		

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Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Wednesday, May 30, 2012

Print Report

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

Work Requested -- GW109586

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

GROUNDWATER NUMBER GW109586
LIC-NUM 10BL163661
AUTHORISED-PURPOSES MONITORING BORE
INTENDED-PURPOSES MONITORING BORE
WORK-TYPE Well
WORK-STATUS
CONSTRUCTION-METHOD Hand Auger
OWNER-TYPE Private
COMMENCE-DATE
COMPLETION-DATE 2003-01-15
FINAL-DEPTH (metres) 1.50
DRILLED-DEPTH (metres) 1.50
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY MOBIL OIL
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL
SALINITY
YIELD

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

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN
AREA-DISTRICT
CMA-MAP
GRID-ZONE
SCALE
ELEVATION
ELEVATION-SOURCE
NORTHING 6263598.00
EASTING 294063.00
LATITUDE 33 44' 52"

LONGITUDE 150 46' 36"
GS-MAP
AMG-ZONE 56
COORD-SOURCE
REMARK

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

COUNTY CUMBERLAND
PARISH ROOTY HILL
PORTION-LOT-DP 51//774585

Licensed [\(top\)](#)

COUNTY CUMBERLAND
PARISH ROOTY HILL
PORTION-LOT-DP 51 774585

Construction [\(top\)](#)

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

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH-FROM (metres)	DEPTH-TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	1.50	125			Hand Auger
1	1	Casing	P.V.C.	0.00	0.00	50			

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

no details

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

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	0.20	0.20	CONCRETE		
0.20	0.70	0.50	FILL,CLAY		
0.70	1.50	0.80	CLAY,FIRM TO STIFF		

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