Planning Proposal

For Land at the corner of Somerset and Rodgers Street, Kingswood

1 August 2018

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Introduction

Executive Summary

This Planning Proposal recommends an amendment to Penrith Local Environmental Plan 2010 (LEP 2010) to change the zone and classification of seven (7) parcels of Council owned land on the corner of Rodgers Street and Somerset Street, Kingswood. It proposes a reclassification from community to operational land, and a rezoning from RE1 Public Recreation to B4 Mixed Use of Lots 137-143 DP 14333. The Planning Proposal will enable Council to consider the future use of the land, in line with the proposed B4 zoning and operational classification.

The preparation of a Planning Proposal is the first step in NSW Planning and Environment's Gateway Process, the process for making or amending local environmental plans. This document sets out the justification and explains the intended effect of the recommended amendment in the following format:

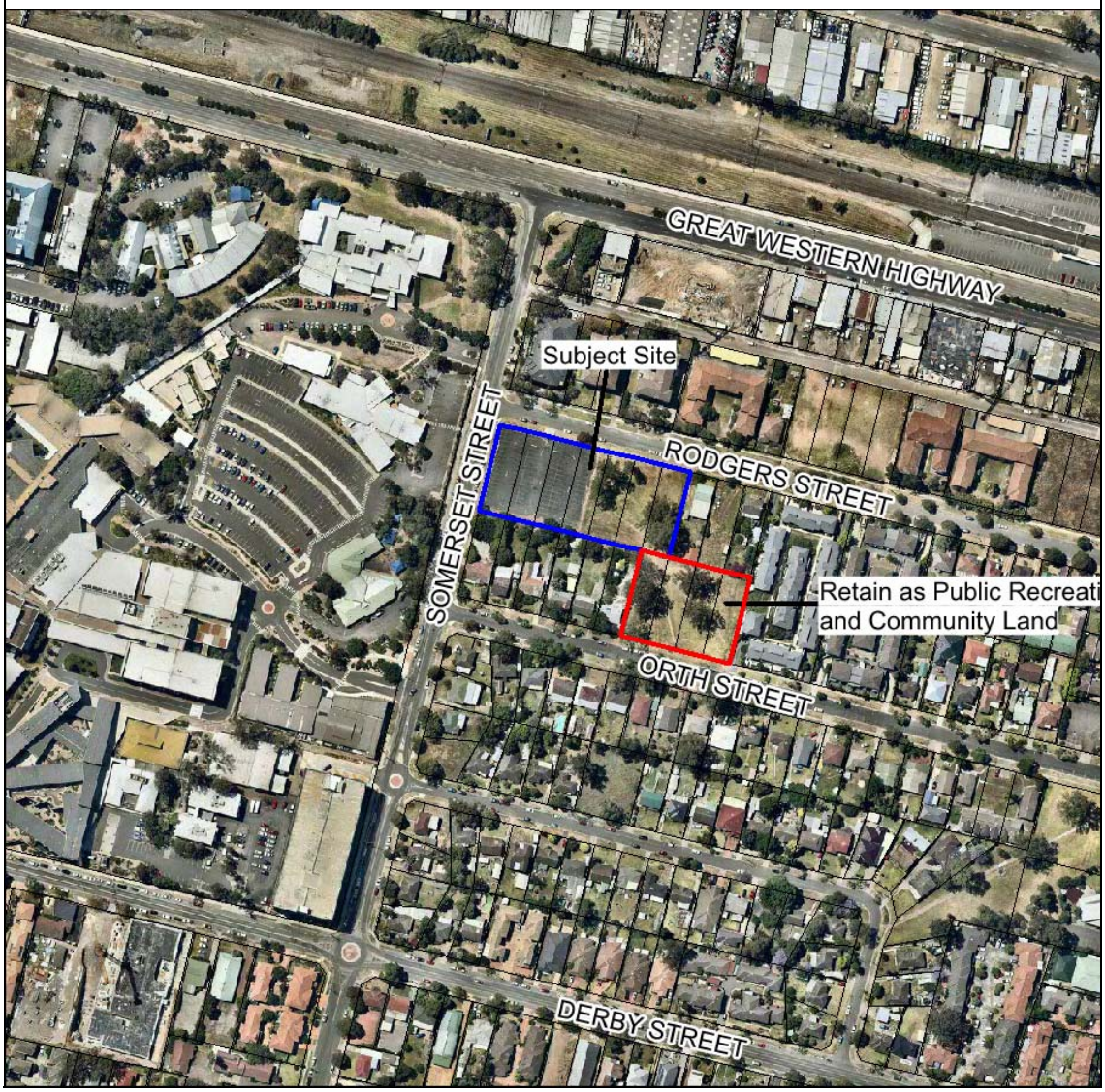
Part 1	The objectives and intended outcomes of the proposal
Part 2	Explanation
Part 3	Justification
Part 4	Mapping
Part 5	Details of the Community Consultation
Part 6	Project timeline

All Planning Proposals reclassifying public land must address matters outlined in the Department of Planning and Environment's LEP Practice Note 16-001 *Classification and reclassification of public land through a local environmental plan.* Appendix 1 provides responses to these matters.

At its Policy Review Committee Meeting of 13 August 2018, Penrith City Council resolved to commence a Gateway process for the consideration of this Planning Proposal, in accordance with the requirements of the *Environmental Planning and Assessment Act 1979.* A copy of this Council Report and minutes relating to this resolution can be found in Appendix 3.

The land subject to this proposal is within close proximity to the Nepean Hospital Campus and is 600m walking distance from Kingswood Train Station. The seven (7) lots form part of a larger land holding owned by Penrith City Council within the Penrith Health and Education Precinct (The Quarter). See Figure 1 Location Map. The intended outcome of this proposal is to enable a mixed-use development on subject land (fronting Rodgers Street), while retaining and improving the southern portion as recreational land (fronting Orth Street) and formalising the pedestrian connection through the site. The proposal presents a valuable opportunity to contribute to the strategic directions for the precinct and will benefit the community through local economic investment, job creation and the provision of diverse housing.

Figure 1: Location Map



Photographs in the following pages are provided to demonstrate the context of the locality.

Photograph 1: Street view from the corner of Somerset and Rodgers Street looking south east (Googlemaps 2018).

Photograph 2: Street view from Rodgers Street looking south (Googlemaps 2017).

Photograph 3: Shows the subject site as viewed from the south east of the site.

Photograph 4: Shows a 4 storey Residential Flat Building Development, located opposite the subject site (39 Rodgers Street).

Project Background

Penrith City Council has a substantial property portfolio comprising recreation, residential, industrial and commercial land holdings throughout the Local Government Area.

Council's Property Development Department has undertaken a review of Council's land holdings to identify opportunities for more efficient land uses within strategic centres. The subject property has been identified for reclassification and rezoning based on:

- Appropriate size and configuration to deliver a feasible development,
- Strategic positioning within Penrith Health and Education Precinct: The Quarter,
- Opportunity to leverage proximity to Nepean hospital and provide complimentary land use,
- Opportunity to provide community benefit including local economic investment, provision of jobs and housing and upgrades to adjoining recreation land.

Council's Property Development Department is currently developing a Property Strategy to formalise a commercial approach to property dealings. The strategy is driven by Council's Community Plan objective, to manage our money and assets to be more financially sustainable into the future. Long term, the effective management of Council's Property Portfolio will reduce reliance on rates income and in turn, provide an alternative revenue stream to fund operational activities and community projects. The strategy provides a framework for a holistic approach to property management and investment activities to ensure the delivery of best value services to the Penrith community. (Note Council's Property Strategy is currently an internal working document. It can be provided as an appendix to this Planning Proposal on endorsement from Council).

Currently, the subject site is primarily used as a car park which services Nepean Hospital Staff as overflow parking. The site also provides a north south pedestrian link, connecting Rodgers Street and Orth Street. Based on this current use, and due to lack of embellishment and improvements, the site has not been used for recreation purposes for some time. The residents in this area also have access to parks that offer greater amenity, including Wainwright Park and Red Cross Anniversary Park within a 300m radius (Figure 2). Several studies have been undertaken by Council to review the provision of open space and future community needs. The proposal is consistent with the recommendations of these studies, outlined further in Part 3 of this Report.

This proposal presents a valuable opportunity to contribute to the strategic directions for the precinct and will benefit the community through local economic investment, job creation and the provision of diverse housing. Although some quantity of open space will be lost as a result of this proposal, this will be offset by improvements to the southern portion of the reserve fronting Orth Street, which will be retained as open space and will not be rezoned or reclassified.

Figure 2: Distance to Local Parks showing 300m radius (Nearmap 2018)

The site Local Parks

Part 1 – Objectives or Intended Outcomes

The primary objective of the Planning Proposal is to rezone and reclassify seven (7) parcels of land from Community to Operational Land and to rezone this land to B4 Mixed Use to permit future development of the site.

The Planning Proposal also seeks to amend LEP 2010 to include a minimum lot size requirement of 400m2 over the seven (7) parcels of land. This is to provide consistency with other B4 Mixed Use zoned land. The LEP currently does not specify a minimum lot size for the subject land.

The Planning Proposal's proposed reclassification will also remove any trusts that currently apply to the land. The land currently has a public reserve status and an implied trust for community purposes (open space).

Lots subject to the proposal include:

Description	**Lot/DP**	**Area m²**
Corner of Rodgers and Somerset Street Kingswood	Lot 137 DP 14333	727
	Lot 138 DP 14333	727
	Lot 139 DP 14333	727
	Lot 140 DP 14333	727
	Lot 141 DP 14333	727
	Lot 142 DP 14333	727
	Lot 143 DP 14333	727
	Approximate total land area	**5,089m²**

The Local Government Act 1993 requires that all Council-owned land be classified as either community or operational. Under the provisions of the Local Government Act 1993, Community Land cannot be sold, exchanged or otherwise disposed. Once the land is reclassified to operational, it will no longer be protected under the *Local Government Act* from potential future sale or development. The change in classification from community to operational land will remove this restriction and allow Council to deal in the land on a commercial basis. This may include development, leasing or disposal. The reclassification does not commit Council to the sale or development of the land, nor does it remove the land from Council's ownership or prevent the current use of the land from continuing. Such considerations will be subject to separate processes and decisions to be made by Penrith City Council. Appendix 1 outlines current business dealings regarding the land.

Other important objectives which will be achieved as a result of this proposal include:

- enable Council to better manage and allocate its finances, securing the long term financial sustainability of Council
- increase the amenity and productivity of The Quarter Penrith, Health and Education Precinct by permitting urban renewal and an opportunity to deliver a greater liveability outcome for this under-utilised land

- permit development conditions that will allow co-location of health and education facilities and services to support The Quarter and the growth of this precinct
- provide housing opportunities for students, key workers and skilled workers within the 30-minute city scenario
- improve the quality of the portion of the site being retained as RE1 - Public Recreation
- formalise the pedestrian connection through the site.

This Planning Proposal seeks to provide suitable classification and zoning to facilitate urban renewal of the subject site along with the provision of high-density mixed-use development. This outcome is commensurate with State Government planning strategies, the Penrith Community Strategic Plan 2017, Penrith City Strategy and the Quarter Action Plan 2017-2021.

It is noted there are also four (4) lots fronting Orth Street which will be retained as RE1 Public Recreation and this land will be considered in the context of master planning for the whole site. The four (4) lots are known as:

- Lot 180 DP 14333
- Lot 179 DP 14333
- Lot 178 DP 14333
- Lot 177 DP 14333.

These lots are highlighted in Figure 1.

Part 2 – Explanation of Provisions

The Planning Proposal recommends amendments to LEP 2010 to reclassify, rezone and introduce a minimum lot size area to the subject property in Kingswood.

The following amendments are proposed:

- Reclassify Lots 137-143 DP 14333 (identified in blue in Figure 1) from Community Land to Operational Land
- Insert the following into 'Schedule 4 Classification and reclassification of public land', specifically listing the land in Part 2 Land classified or reclassified as operational land – interests changed'. This will remove the public reserve status of the land and the implied trust over the land for a community purpose (open space).

Insert into Column 1 - Locality	**Insert into Column 2 - Description**	**Insert into Column 3- Any trusts etc not discharged**
Corner of Rodgers Street and Somerset Street Kingswood	Lots 137-143 DP 14333	Nil

- Rezone Lots 137-143 DP 14333 (identified in blue in Figure 1) from RE1 Public Recreation to B4 Mixed Use. This will require an amendment to the Land Zone map Sheet LZN_013, outlined in Part 4 of this document.
- Introduce a minimum lot size control to Lots 137-143 DP 14333 of 400m2. This will require an amendment to the Lot Size map Sheet LSZ_013, outlined in Part 4 of this document.

Note that any other caveat such as drainage easements will remain in place. Note that the land is currently subject to a Floor Space Ratio control of 3.5:1 and Height of Building control of 18m under LEP 2010. These controls will continue to apply and the LEP maps do not require amendment in this regard.

Part 3 – Justification

This part of the Planning Proposal justifies the need for the proposed amendments to LEP 2010, the relationship with the strategic planning framework, the impacts of the proposed changes, and State and Commonwealth interests.

Various background studies indicate there are opportunities for existing open spaces to be improved to provide better service for the community and increase the enjoyment of these spaces for residents and visitors. The most appropriate method of rezoning, reclassifying and introducing a new planning control to the subject land is through the Planning Proposal process. The Planning Proposal process is open, transparent and provides the opportunity for meaningful community engagement.

Section A – Need for the Planning Proposal

Q1. Is the planning proposal the result of any strategic study or report?

Yes. Numerous Council led studies have informed the current Planning Proposal, and specifically the subject land which is proposed to be rezoned and reclassified, including:

The Quarter Action Plan 2017-2021

The Quarter Action Plan provides a strategy for developing the Penrith Health and Education Precinct. In October 2017 the Penrith Health and Education Precinct was rebranded as The Quarter. The Quarter's vision is to become an international destination for investment in education, health services, research and related technology. The Quarter is envisioned as delivering a new world-class precinct that will create 6,000 additional jobs and attract world class medical researchers, educators and innovators to the region.

The Quarter Action Plan has been developed which provides a formal strategy for strengthening and creating partnerships between medical and educational facilities within the precinct. The Quarter is nominated as a strategic centre within the Western City and this site is an important site to assist with the delivery of a vibrant and functioning hospital precinct.

The subject land is located within the Quarter's 'Hospital Precinct'. The majority of the Hospital Precinct is zoned B4 Mixed Use, which provides for an innovative mix of commercial and medical related uses as well as higher density housing to service the needs of medical patients, staff and students. This Planning Proposal provides an opportunity to facilitate the delivery of a high quality mixed use development and attract the investment needed to deliver the strategic vision for the Quarter.

The Planning Proposal will facilitate growth within the local economy and attract strategic investment in this key precinct within Penrith. Potential development opportunities for this site include apartments, shop top housing, health services facilities, hospitals, medical centres, aged care housing, seniors housing, restaurants, cafes, commercial, retail and community uses. A preliminary concept plan and artist's impressions of what could be achieved on the site are provided in Appendix 4The site is well connected to existing services and businesses, allowing for a walkable city. The site is well serviced by public transport with close access to Kingswood train station and numerous public bus routes. Kingswood station is serviced by the T1 North

Shore, Northern and Western train lines which connect the site to Blacktown, Parramatta and the Eastern CBD. Penrith station is one (1) stop to the west of the site. Train services are complemented by local bus services which are provided by Westbus. There are bus services to Penrith CBD and Kingswood station with a 10-minute frequency during weekday and peak periods.

People's Lifestyle Aspiration and Needs Study (PLANS)

PLANS was informed by an assessment of the community's needs and aspirations to establish plans and strategies to preserve and enhance quality of life of residents in the Penrith LGA. PLANS contains a series of objectives that seek to rationalise small and underutilised parks and provide high quality open space.

The study identifies the need to progressively build upon the existing network of local and regional walking and cycling paths and improve public accessibility to open space for all members of the public.

Overall, the PLANS identifies focus on:

- the need to consider the quality of open space (rather than just the quantity) through larger and more accessible areas that cater for different age groups and interests; and
- the importance of social inclusion and accessible design factors in the planning and design of open spaces.

The Planning Proposal seeks to repurpose an underutilised parcel of open space and seeks to formalise and improve the existing pedestrian connection. Although some quantity of open space will be lost as a result of this proposal, this will be offset by improvements to the southern portion of the reserve fronting Orth Street. Facilitating these improvements will improve amenity of the pedestrian network and encourage passive recreation.

Open Space Action Plan 2007

The Open Space Action Plan identifies Council's open space land holdings and outlines the strategies and actions for the future aims of this land. The Open Space Action Plan implements the broad findings of the PLANS into a direct plan that provides a more detailed assessment of specific open space reserves throughout Penrith.

The Plan identifies that improving the quality of the City's open space areas and facilities will involve a review of the merit of smaller open space areas more generally and particularly where there are a variety of existing parks and open space to meet local community needs. In accordance with this recommendation, Councils Property Development has undertaken a merit assessment of the site and identified it as appropriate for rezoning and reclassification, outlined in the Project Background. The Planning Proposal supports this aim of the Open Space Action Plan as it seeks to repurpose a portion of land that is not used for recreation, while ensuring improvements to the portion of the land fronting Orth Street which will be retained in the open space network.

Nepean Hospital Open Space Analysis June 2013

In 2013, a study was completed to assess the adequacy of local open space near Nepean Hospital and the suburb of Kingswood in Penrith. The research identified the demand for open space by residents, workers and students as well as an assessment of the adequacy of open space with respect to the quantum and quality of open space in terms of location, access and amenity it offers to the existing residents and workers in the area.

The Nepean Hospital Open Space Analysis describes the subject land as a Pocket Park. The study finds that the pocket parks in the primary study area are poor quality with limited recreation, play or amenity value. Council acknowledges the subject site is likely considered poor quality and is not used for recreation purposes as it currently lacks embellishment and has operated as a car park for some time. The study finds the recreation value of pocket parks in the precinct are restricted for a number of reasons, including the irregular layout of the sites and presence of drainage channels and detention uses. Based on these characteristics, there is limited potential for the activation of pocket parks. However, there is the potential for embellishment of these assets to provide amenity value and encourage passive recreation. Embellishments could include provision of seating, play equipment, bubblers, shade pathways or children's cycleway and shade would substantially improve the amenity and quality of experience offered.

The subject site is currently constrained by a major trunk drainage pipe and overland flow flood paths. Permitting the redevelopment of a portion of the site will enable a feasible drainage upgrade, improved stormwater management and likely benefit future development in the vicinity. The development will also be complimented by a pedestrian pathway, detention basin and associated landscaping and embellishment on the southern portion of the site. The provision of a detention basin will benefit the surrounding properties by improving the management of local overland flow flood paths.

Facilitating these improvements as part of the Planning Proposal will improve amenity and encourage passive recreation. Delivery of these improvements is consistent with the recommendations of the study. The southern portion of the site fronting Orth Street will continue to be protected from sale or development by retaining a community classification and RE1 Public Recreation zoning. Further, Council will likely negotiate an access easement as part of any future development to ensure the ongoing community benefit of the proposed pedestrian pathway through the site.

All of the above open space studies reinforce the importance of quality, usable open space rather than quantity. Pedestrian mapping (Figure 8 & 9) demonstrates that the reclassification/rezoning of the subject property will not have an unreasonable impact on the open space network, with surrounding properties still having access to 2 or more open spaces within a 250m catchment. Based on the current use as a car park, this proposal seeks to repurpose a parcel of land that is currently not serving the community for recreation purposes. To offset this loss of open space, any future development shall include the improvement and embellishment of the southern portion of the site which will improve amenity and encourage passive recreation. See Appendix 5 for a copy of the Nepean Hospital Open Space Analysis.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The reclassification of the land from Community to Operational is considered to be the best means of achieving the objectives and intended outcomes. Community land cannot be sold and cannot be leased or licensed for more than 21 years. This means that Council's ability to trade, lease, or use the land for any future development is not possible. Reclassifying the land to operational and amending the zoning will facilitate redevelopment of this site.

It is considered that the Planning Proposal is the best means of achieving the stated objective of urban revitalisation of this land. The Planning Proposal is certainly the most efficient mechanism available for stimulating urban renewal and accelerating delivery of mixed-use development in a manner consistent with the strategic directions established in the documents the Greater Sydney Region Plan, the Western City District Plan, as well as local policies including the Quarter Action Plan 2017-2021.

Section B – Relationship to Strategic Planning Framework

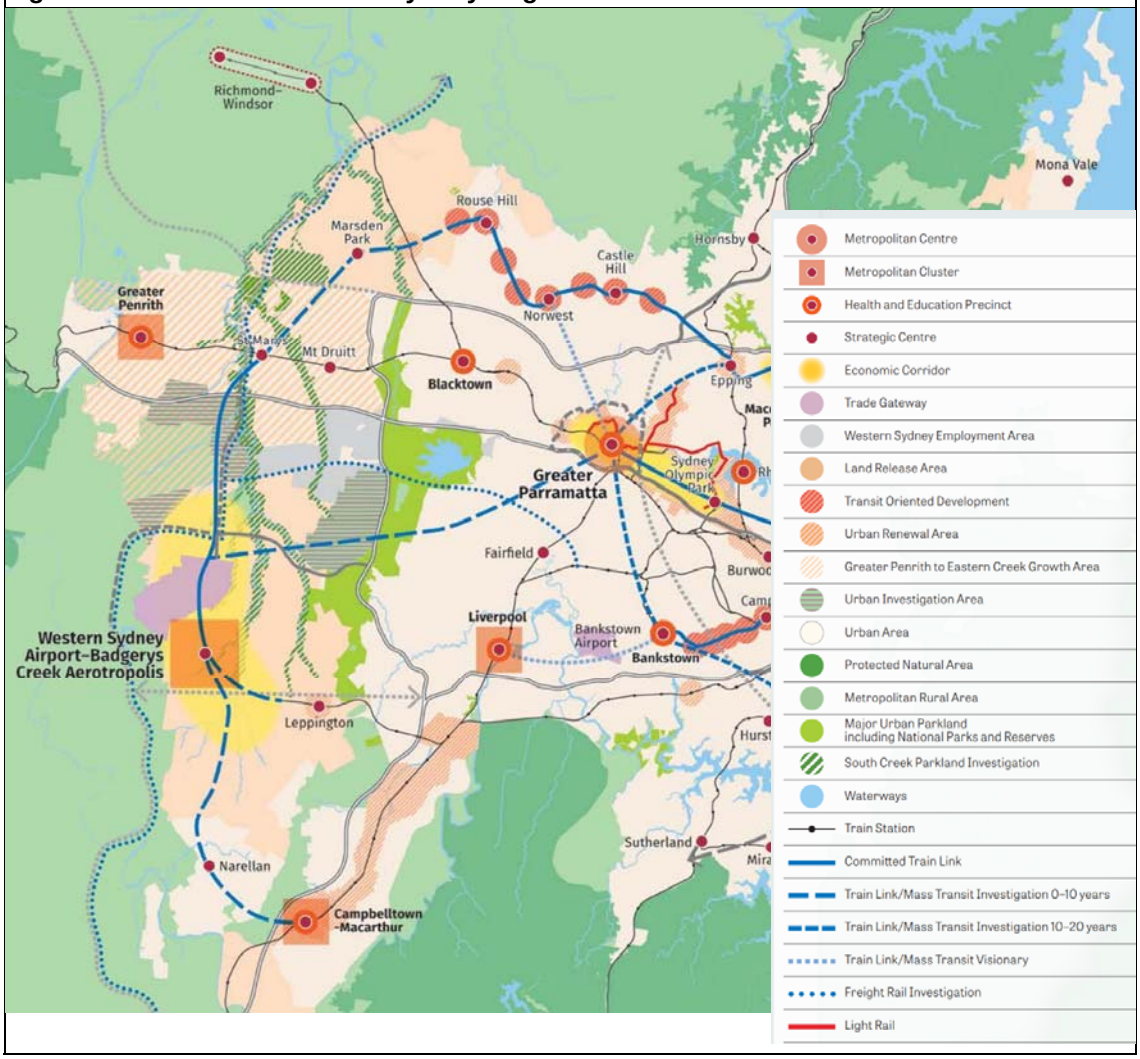
Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Yes. The stated objective of this Planning Proposal closely aligns with several State Government strategies, specifically the Greater Sydney Region Plan, the Western City District Plan, the Penrith City Strategy and the Quarter Action Plan 2017-2021.

Greater Sydney Region Plan (March 2018)

The Greater Sydney Region Plan provides a framework for the predicted growth in Greater Sydney. Key themes within this plan are based on delivering a metropolis of three 30-minute cities which are a follow on from the ten directions envisioned by the Greater Sydney Commission. This vision is set out in the structure plan shown in Figure 4 below.

Figure 4: Extract from Greater Sydney Region Plan March 2018



The four (4) key themes are focused on infrastructure and collaboration, liveability, productivity and sustainability. The Planning Proposal is aligned with these key themes, directions, metrics and objectives by:

1. Infrastructure and collaboration. The subject land is located within 800m of the Kingswood train station. The site is located within easy access of existing health services infrastructure which forms the newly re-branded Quarter, as well as existing schools. The site is located 20kms to the north west of the heart of the Metropolitan Cluster located at the aerotropolis. Penrith CBD itself is nominated as a Metropolitan Cluster and the land is also within a 30-minute commute of the Central City in Parramatta CBD. During peak

hour there are eight train services leaving Kingswood for Blacktown, Parramatta and Central. This facilitates connection from the Western Parkland City through to the Central City and Eastern City. The site is clearly located within the envisioned 30-minute city scenario.

2. Liveability. The land is located ideally between the Nepean Hospital and the Kingswood train station. The Planning Proposal seeks to reclassify the land and amend the zoning, to allow for the delivery of mixed-use development in an area that can accommodate increased population. The ground floor of any mixed use development is likely to deliver activating land uses such as cafes and local business services which will serve the new community within Kingswood. A truly mixed-use development creates a walkable environment which assists with raising the liveability standards for future residents and visitors. Future proposals will activate landscaped frontages along all street setbacks. The pedestrian environment will be activated and improved because of this Planning Proposal connecting the residents through from the Penrith CBD, The Quarter and Kingswood train station.
   The site offers the opportunity to contribute to expediting the delivery of much needed new key worker, student and skilled worker housing which will in turn relieve pressure on housing prices and housing demand. The site offers the potential to deliver new affordable housing typologies.

3. Productivity. The Planning Proposal seeks to revitalise this key site within the Hospital Precinct and contribute towards transforming the productivity of the Quarter through new investment in health, education and commercial floor space along with the delivery of new housing. The proposal capitalises on the existing Penrith CBD and The Quarter and will ensure there will be sustainable future growth within this existing strategic centre. The proposal creates a more accessible and walkable city with enhanced activation to pedestrian links and opportunity for bicycle riding as well as promoting additional local jobs through the placement of additional residents within Kingswood and Penrith. The delivery of a future mixed-uses development has far reaching productivity benefits for Penrith relating to job creation, tourism and general economic stimulus. The Planning Proposal seeks to reinforce, capitalise and support the health and education precinct at The Quarter.

4. Sustainability. The Planning Proposal facilitates building capacity based on existing and committed infrastructure. This seeks to shape strong, connected community making the revitalised Penrith CBD more resilient.

The Greater Sydney Region Plan presents polycentric approach to Sydney which enforces the significant role of Penrith within the Western City and within Greater Sydney. Greater Sydney is projected to experience a step change in population growth, with population growth levels being revised even further upwards since the release of the Plan for Growing Sydney. To accommodate this population growth and respond to issues of housing affordability housing supply in key strategic centres such as Kingswood needs to be accelerated.

Urban renewal is a key priority particularly with the focus of mixed use development in existing centres with frequent public transport that can carry substantial number of passengers and in locations that have already the community infrastructure in place such as medical services, social services, educational facilities, recreational opportunities and employment. This clearly places emphasis on the proposed revitalisation of The Quarter as an ideal location to deliver this

mixed-use development, possible affordable housing and a greater variety of housing choice and urban renewal. This housing can be brought forward only if the planning controls are made contemporary as represented in this Planning Proposal.

Western City District Plan (Greater Sydney Commission March 2018)

The Western City District Plan sets out the priorities and actions for the Western Parkland City and these are structured around the same key themes as highlighted in the Greater Sydney Region Plan. The Greater Penrith Collaboration Area is identified in the Western City District Plan which makes specific reference to the health and education precinct, The Quarter. The Planning Proposal seeks to deliver both additional housing but also jobs within a 30-minute city scenario.

The Planning Proposal seeks to make a valuable contribution to The Quarter and its continued growth as a strategic centre with the reclassification of the land to operational and rezoning of the land to permit mixed-use development. This will facilitate the creation of additional jobs and vast benefits to the local economy as well as much needed support for the growing the health services economy within Penrith.

Permitting ancillary housing on the site can expedite the delivery of housing. Delivering more dwellings and within shorter timeframes aims to respond to the current housing crisis in Western Sydney where scarcity has resulted in an affordable housing shortage. The proposed residential accommodation can also deliver much needed student housing and key worker housing, as well as skilled worker housing.

The Planning Proposal seeks to deliver mixed-use development to the market quickly and in a highly liveable location which is well within the 30-minute city scenario and in fact within walking/cycling distance of the Penrith City Centre. The site as it currently lies is largely unused and creates an unsightly gap in the urban cohesion for The Quarter. Development and activation of this land will bring far reaching benefits to this local community as well as the opportunity to attract investment and new health services facilities as well as local business opportunities.

In summary, this Planning Proposal seeks to deliver on the vision set forward in the Western City District Plan by:

1. Creating conditions for a stronger economy by permitting development of the site in line with the strategic vision for The Quarter. Allowing this site to be fully activated with ground floor commercial land uses which will attract pedestrians to move through the site and ultimately through to future pedestrian/cycleway connections within the hospital precinct.

2. Development of a more accessible and walkable city through the injection of new housing within walking distance of both the Penrith CBD as well as The Quarter. 100% of the proposed new dwellings are to be located within a 10-minute walk of Kingswood Train Station, which is 1 stop from the Penrith CBD and also within 30 minutes of the Central City CBD (being located at Parramatta).

3. Enhancing the role of The Quarter as an economic anchor by delivering both jobs and housing.

4. Supporting, reinforcing and expanding investment within this health and education precinct by renewal of land that is under-utilised and located within a key pedestrian and vehicular corridor within The Quarter.

5. Delivering housing to meet both the 5 and 20-year strategic housing supply targets. Penrith is scheduled to deliver more than 6,600 new homes over the coming 5 years which is ambitious target that can only be met by permitting high density mixed use development.

6. Reduced emissions through both building environmental performance but also through reduction in reliance on private vehicle travel. Focusing increased housing on the subject site which is highly accessible to local bus and train services means that future residents are more likely to walk, cycle and use integrated public transport systems.

7. The objectives of the Planning Proposal are considered to align closely with the documented priorities for the Western City.

The Planning Proposal is consistent with any of the strategic priorities as set out under the Western City District Plan.

Penrith Local Environmental Plan 2010

The Planning Proposal is considered to align closely with the aims contained in the LEP. The aims and relevant commentary are provided below.

Clause	Comment
2 (a) to provide the mechanism and planning framework for the management, orderly and economic development, and conservation of land in Penrith,	The Planning Proposal delivers orderly development of land that current sits under-utilised in a key location within The Quarter. The land has the ability to deliver a development that can assist with growing the health and education capabilities within Kingswood as well as delivering new local jobs.
2 (b) to promote development that is consistent with the Council's vision for Penrith, namely, one of a sustainable and prosperous region with harmony of urban and rural qualities and with a strong commitment to healthy and safe communities and environmental protection and enhancement,	Permitting future development of this land will assist with the creation of a prosperous and sustainable Penrith. The development of this largely vacant site will contribute to creating a safer and more pedestrian friendly development.
2 (c) to accommodate and support Penrith's future population growth by providing a diversity of housing types, in areas well located with regard to services, facilities and transport, that meet the current and emerging needs of Penrith's communities and safeguard residential amenity,	Permitting mixed use development will facilitate the delivery of new housing including a variety of housing types to meet the needs of this diverse local community. Transport services are ideally located within 800m of the site, permitting residents to make smarter/greener transport options.

2 (d) to foster viable employment, transport, education, agricultural production and future investment opportunities and recreational activities that are suitable for the needs and skills of residents, the workforce and visitors, allowing Penrith to fulfil its role as a regional city in the Sydney Metropolitan Region,	This proposal will provide significant positive social, economic and environmental impacts associated with the facilitating the delivery of housing in a location where public transport and community infrastructure is already available.
2 (e) to reinforce Penrith's urban growth limits by allowing rural living opportunities where they will promote the intrinsic rural values and functions of Penrith's rural lands and the social well-being of its rural communities,	The Planning Proposal does not relate to rural land.
2 (f) to protect and enhance the environmental values and heritage of Penrith, including places of historical, aesthetic, architectural, natural, cultural, visual and Aboriginal significance,	There are no known features of heritage significance located on this site or within the vicinity.
2 (g) to minimise the risk to the community in areas subject to environmental hazards, particularly flooding and bushfire, by managing development in sensitive areas,	The site is not subject to bushfire hazards. Around a third of the site is highly affected by local overland flooding and the attached design shows preliminary concept ideas. Penrith Council has provided a concept stormwater and overland flow management plan. Further stormwater concept details are provided in Appendix 9. A flood assessment has undertaken flood modelling and a flood assessment to determine the proposed development sites flood characteristics for a 1% AEP event, and determine if upgrades are required to the current stormwater system. The existing stormwater infrastructure within the site consists of a network of pits and pipes. The hydraulic modelling for the proposed development was compared to the modelling for the existing site conditions for a 1% AEP event. The modelling revealed the site would require the relocation of trunk infrastructure as upgrade works which can be incorporated through a future development proposal.
2 (h) to ensure that development incorporates the principles of sustainable development through the delivery of balanced social, economic and environmental outcomes, and that development is designed in a way that	The proposal capitalises on the existing Penrith CBD and The Quarter and will ensure there will be sustainable future growth within this existing strategic centre. The proposal creates a more accessible and walkable city with enhanced

assists in reducing and adapting to the likely impacts of climate change.	activation to pedestrian links and opportunity for bicycle riding as well as promoting additional local jobs through the placement of additional residents within Kingswood. The delivery of the proposed mixed-use development has far reaching productivity benefits for Penrith relating to job creation, health, education, tourism and general economic stimulus.

Penrith Development Control Plan 2014

The development site is located within the Penrith Health and Education Precinct associated with LEP 2010 and located within the Penrith Health and Education Precinct (rebranded as The Quarter) associated with the Penrith Development Control Plan 2014. The precinct has been earmarked by Council to encourage a mix of medical and ancillary uses that will support and feed off Nepean Hospital with an aim of the precinct to be the 'premium' health precinct within the Penrith Local Government Area.

The key land use within the precinct is 'Nepean Hospital' – one of the largest hospitals within Sydney and services the Penrith and wider Blue Mountain Region. Council is seeking to encourage medical / ancillary uses to support the Nepean Hospital with a vision of the area as the 'primary' health precinct within the Penrith Local Government Area.

The precinct has been further divided into three distinct precincts (See Figure 5 & 6):

- Commercial Mixed Use
- Medical Mixed Use
- Residential Edge.

The subject site is located within the Medical Mixed Use sub precinct (shown as orange in Figure 6):

Medical Mixed Use

Situated adjacent to the Nepean Hospital, the precinct offers the most dynamic environment to further develop the Hospital Precinct into a specialised medical precinct.

The precinct encourages a variety of development that supports the operation of the hospital including medical offices, pharmacies, short-term accommodation, convenient stores and other forms of retail that will meet the day to day needs of visitors and people using the medical services offered within the precinct. This Planning Proposal facilitates the delivery of a development that entirely aligns with the vision presented in the Penrith Development Control Plan 2014 and the medical mixed-use sub precinct within The Quarter.

Figure 5: Extract from Penrith Development Control Plan 2014 – The Quarter's Hospital Precinct

Figure 6: Extract from Penrith Development Control Plan 2014

Q4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?

Council's strategic planning framework consists of the following documents:

- Community Plan
- Community Engagement Strategy
- Delivery Program and Operational Plan
- Resourcing Strategy and
- City Strategy

The document of most relevance to this Planning Proposal is the Community Plan, which identifies the community's long term aspirations for Penrith City, with outcomes and strategies to achieve this.

Penrith Community Strategic Plan 2017

This Plan provides a representation of the community's vision for the entire council area and establishes several outcomes and objectives for the City. Penrith Council's vision is for a sustainable and prosperous region with harmony of urban and rural qualities with a strong commitment to environment protection and enhancement. The vision for Penrith is to facilitate delivery of a City that offers both cosmopolitan and cultural lifestyle of a mature city and the casual character of a rural community.

This Planning Proposal facilitates development that encourages a range of health services/commercial land uses with ancillary housing types by responding to the need for increased density within The Quarter. Future development will be responsible for making public benefit contributions which will set out the community benefits that are to be delivered along with the proposed development of this site. This will assist with Council's vision of creating a resilient city that caters for the additional infrastructure needed to provide for the needs of the growing community.

This Planning Proposal is aligned with the following outcomes contained in the Community Strategic Plan.

- Outcome 1: We can work close to home
- Outcome 2: We plan for our future growth
- Outcome 7: We have confidence in our council.

Outcome 1 & 2
This Planning Proposal seeks to revitalise land that is currently being underutilised and has been for many years. The Planning Proposal is aligned with these outcomes in that it will facilitate the provision of additional housing so that people can live and work close to home while also catering for a growing population. Redevelopment of this site facilitates the creation of a stronger and more vibrant community which aligns with the community expectations envisioned in the Penrith Community Plan 2017.
The provision of new housing within walking distance of the Kingswood local centre, the Western Sydney University and the Penrith CBD will provide housing in a highly amenable location where access is available to local essential infrastructure (including Nepean Hospital and public transport).

The establishment of a future mixed-use development sees a long term investment in the Penrith local economy that will provide a support service for local business and importantly the Quarter. The additional commercial and retail floor space will also mean more jobs, an increase in the range of businesses in the region which translates to a broader workforce for the local community. The Planning Proposal will facilitate development that can reinforce, capitalise and support the health and education precinct at The Quarter.
Outcome 7Councils strategic planning framework outlines how revenue is raised and how funds are used.
Appendix 1 outlines how the Planning Proposal aligns with Outcome 7 of the Community Strategic Plan.

Penrith City Strategy

This Strategy aims to integrate various Council adopted planning strategies, examine the long-term issues facing Penrith and set directions for the City's future.

The Planning Proposal is consistent with this strategy as it relates to housing, jobs and the economy, and places

- The Planning Proposal seeks to deliver much needed urban revitalisation. Making better use of the existing infrastructure inter alia, public transport services and making efficient use of land within the City Centre.

- Delivering increased housing and housing diversity as well as design excellence.

- Offering the opportunity to formalise a pedestrian through-site link which will assist with the safe pedestrian and cycle movements from Rogers Street through to Orth Street which aligns with the Penrith Development Control Plan 2014, where increased permeability is envisioned. Delivery of this pedestrian site-through link could be required by a future site-specific Development Control Plan for this land.

- The future mixed-use development will revitalise this somewhat sterile part of The Quarter and offer the opportunity to create a vibrant place where people want to live and work.

- The future mixed-use development will reinforce, capitalise and support the health and education precinct.

Penrith Progression Action Plan

The Penrith Progression Action Plan aims to transform Penrith City Centre and makes specific reference to key sites within the centre. This strategic document identifies that 5,000 new dwellings need to be delivered in the city centre, with the proposed Planning Proposal making a significant contribution to this target. Although the Penrith Progression Action Plan does not specifically relate to land within The Quarter, the CBD is so closely linked to this site that it is hard to separate the 2.

The Planning Proposal will assist in achieving the Penrith Progression's vision for urban transformation of key sites within the CBD by providing the opportunity for new high density mixed use development in The Quarter which is closely linked through to the CBD. This will support the functions of a thriving city centre.

Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Appendix 6 provides a detailed table which considers the assessment of consistency against each State Environmental Planning Policy and deemed State Environmental Planning Policy relevant to the Planning Proposal.

Q6. Is the planning proposal consistent with applicable Ministerial Directions (S.9.1 Directions)?

The table provided in Appendix 7 provides a brief assessment of consistency against each Section 9.1 Direction relevant to the Planning Proposal.

Section C – Environmental, Social and Economic Impacts

Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The subject site does not contain habitat of any description. There is no likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the Planning Proposal. No further assessment is considered necessary.

The land is not identified on the *Natural Resources Sensitive Land Map* in Penrith LEP Penrith LEP 2010. The landscape significance of the existing trees is not recognised by the Scenic and Landscape Values Map and associated provisions in LEP 2010.

This Planning Proposal does not recommend any amendment of this map or provisions, which will continue to apply to the land. Development Control Plan 2014 will ensure that detailed controls for the preservation of trees and vegetation are considered for any future development.

The subsequent development of the land may help manage existing environmental impacts and respond to a changing climate by planting trees and vegetation in more strategically located areas.

Public domain improvements will include improved street tree planting, well considered urban design and embellished pedestrian pathway, which will contribute positively to the cooling of Kingswood.

There are no known items or sites of European or Aboriginal cultural heritage that would be affected by the proposal. Council will consult with the Aboriginal Land Council as part of the Planning Proposal process.

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No. The Planning Proposal seeks to reclassify the land and amend the zoning contained within Penrith LEP 2010 to facilitate the redevelopment of the subject site for the purpose of high-density mixed-use development.

This Planning Proposal does not recommend the amendment of those provisions in the LEP that require new development to identify and manage its environmental impacts, such as the preservation of trees and vegetation and the management of stormwater. These provisions will continue to apply to the land.

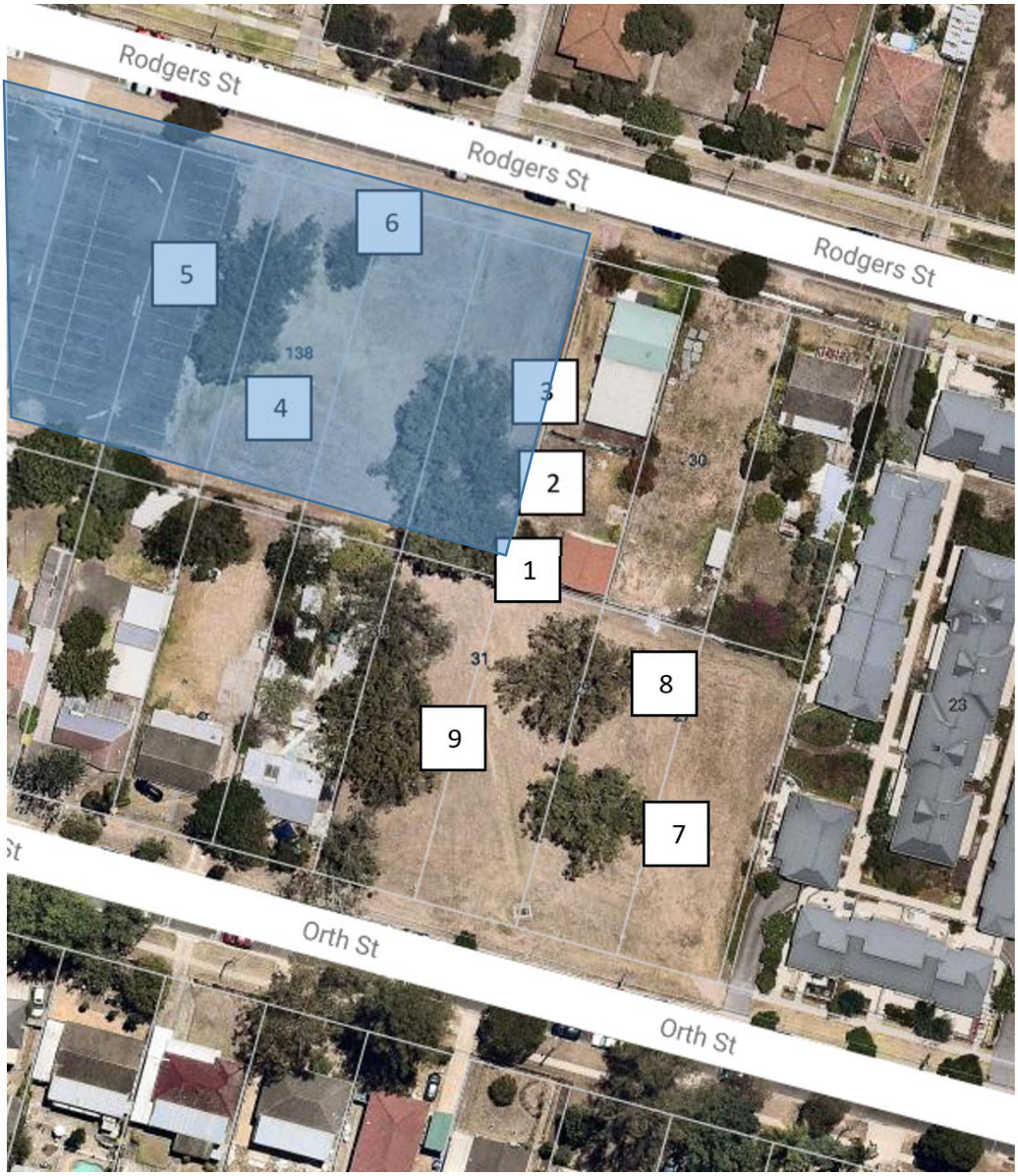
The anticipated environmental effects associated with the higher-density development that will be permitted by the amendment are discussed below.

Trees and vegetation

Council's Tree Management Officer has inspected the trees on the site. Figure 7 shows the subject trees. The Tree Management Officer recommends that trees 1, 3, 8 and 9 be retained

with trees 2, 4, 5, 6 and 7 have low retention value. Future development is to retain the existing trees as far as possible with complementary landscape embellishment to be incorporated in any future development scheme on the site.

Figure 7: Trees on Council land at Somerset and Rogers Street, Kingswood



Traffic and access

The Traffic and Transport Study (included within Appendix 8) has reviewed the planning context, analysed public transport availability and servicing, considered the proposed development and

assessed its impacts, and reviewed the likely parking and access requirements. The traffic study reveals:

- The development site is extremely well served by public transport. The land is within a 5-minute walk of Kingswood train station. Kingswood station is serviced by the T1 North Shore, Northern and Western line services which connect the site through to Blacktown, Parramatta (the Central CBD) and the Eastern CBD. The train services are further complemented by local bus routes delivered by Westbus.
- Access to a wide range of bus services would be available to residents / workers of the development site within a 480m walking distance. Bus services in the vicinity of the site are provided by Westbus which provide links to Penrith CBD and St Marys CBD with 10-minute frequency in weekday peak periods.
- The site is within the 800m radius of Kingswood Station. Rail services are accessed at the nearby Kingswood Railway Station which is a 4-5 minutes' walk (450m) along Rodgers Street and Bringelly Road and cross at the Great Western Highway signals.
- Traffic conditions on the road system in the vicinity of the site are quite satisfactory with some delays on the highway at times. Access to/from the Great Western Highway is facilitated by the traffic signals at the Bringelly Road and Somerset Street intersections.
- It is estimated that the future development will generate approximately an additional 74 vehicle trips during peak hour. The potential additional traffic generation of 74 trips is considered high when compared to the existing uses, although the traffic is expected to be evenly distributed between the intersections of the Great Western Highway and surrounding collector roads.
- The traffic, transport and parking assessment indicates that the development will result in a somewhat higher traffic generation than the existing uses, and as such it is recommended that traffic modelling (i.e. SIDRA) is undertaken during the detailed assessment to appropriately quantify its implications on existing network capacity.
- The proposed application of the DCP rates for this development is considered appropriate and reflects both the developments accessibility to services / transport and the expected vehicle ownership rates of future residents.
- Parking provision for non-residential uses would comply with the Penrith DCP and is considered appropriate.
- Service vehicle parking should consider efficiencies gained with centralised loading dock/service vehicle parking areas to minimise the impacts of large vehicles.
- Adequate service and refuse collection areas can be provided within the site. Detailed consideration of servicing and loading bay requirements will be required at the DA stage.

The proposed parking and loading facilities satisfy the relevant requirements specified in both Council's requirements, the RMS guidelines as well as the Australian Standards and therefore it can be concluded that the site can be developed at the density proposed under this Planning Proposal.

The development site is well serviced by public transport and is within a 5-minute walk from Kingswood station. The Traffic and Transport Study may require further work regarding traffic generation and intersection assessment. If required, this can be undertaken prior to public exhibition.

Built character

The Planning Proposal seeks to reclassify the title of the site from community to operational and rezone it from RE1 Public Recreation to B4 Mixed Use, in order to facilitate mixed use development. The surrounding locality is currently zoned B4 and is inhabited by 4-6 storey mixed use developments, and thus by rezoning the subject site, it will make it consistent with the existing built character. Noting that this Planning Proposal does not seek to amend the existing floor space ratio and maximum building height controls that relate to this land.

Preliminary concept designs are provided by Group GSA on the site (refer Appendix 4). The proposed scheme shown in these plans envision the delivery of a health services facility within the ground floor with residential apartment above. The proposal is consistent with neighbouring properties zone and more recent developments within the precinct.

The urban design modelling shows that a concept can be delivered that retains the important vegetation on site and develops a high quality/landscaped pedestrian through-site link which takes people from Rodgers Street to Orth Street. Formalising this link, creating a vibrant community surrounding it and activating the ground floor stands to bring significant benefits to this local community.

Overshadow impact

The Planning Proposal does not propose to alter the existing height or floor space ratio controls that apply to this land and therefore will not result in overdevelopment of the site or overshadowing. Detailed consideration of impacts of future development will be considered at the development application stage.

Other general environmental considerations

Flood and water management

The site is located in an area of local overland flow and therefore any detailed consideration of these matters will be undertaken as part of a future development application. The Planning Proposal does not seek changes to the existing flood and water management controls within both the LEP and DCP for Penrith.

Hydraulic modelling has determined there will be minimal changes to the flood characteristics with the site area due to the proposed development. It is recommended that flood planning levels are accounted for during the detailed design stages. The modelling of the overland flows has been undertaken for a worst-case scenario and has also taken into account an approved development to the east of the proposed development. The increase in flood velocities and flood depths can be managed by upgrading the drainage assets to a level acceptable for a 1 in 100-year ARI event. Further stormwater concept details are provided in Appendix 9.

Contamination

The proposal seeks to rezone the land to permit future residential development. Historical research of aerial imagery and EPA registers were used to determine the previous uses for the site. This revealed that the land has essentially been unchanged since the 1960s other than the

construction of the gravel/bitumen car parking in 2011. It appears that prior to the 1960s the site was as a rural property. The land came into the ownership of Penrith City Council in the 1960s.

A geotechnical and contamination investigation has been undertaken for this land which included the boring of 17 boreholes at varied depths across the site. Further details are provided in Appendix 10.

Concentrations of asbestos and BEP have been identified on the site. This investigation recommends that a detailed site investigation and a detailed asbestos investigation are undertaken as a next step to produce a Remediation Action Plan. The RAP will provide the process for resolving the remediation and disposal of contamination.

Energy efficiency

Any future development proposal for this land will be subject to compliance with relevant provisions of SEPP BASIX and controls that are contained within Penrith DCP 2014. The Planning Proposal does not seek to amend any of the current provisions of the LEP or DCP that relate to energy efficiency.

Lot 143 Rodgers Street (Lot 143 DP 14333)

Lot 143 Rodgers Street (the lot furthest east of the seven (7) lots being reclassified/rezoned) is constrained by local overland flood flows and cannot accommodate any building footprint based on engineering advice and current flood modelling. The primary function of this lot will be to accommodate a pedestrian link, which will be protected for the community through an appropriate mechanism in the property development process (i.e. access easement or restriction on title etc.). However the lot has been included for reclassification/rezoning to permit design flexibility and form part of a required building set back. If the lot was to remain community land it could not be considered in the context of detailed site plans at DA stage for the purposes of building set back.

Q9. Has the planning proposal adequately addressed any social and economic effects?

The social and economic effects of the Planning Proposal are most appropriately described in the context of the challenges associated with a growing population as described in the State Government document the Greater Sydney Region Plan. Among other things, the Plan explains that to meet the needs of a larger population and to maintain economic growth, urban renewal in combination with infrastructure delivery must occur in strategic urban centres.

The Quarter, identifies Kingswood as a strategic precinct for industry collaboration and the delivery of medical and education based jobs. This proposal directly seeks to ensure that economic and social benefits are delivered to The Quarter in a more sustainable and strategic manner. The Planning Proposal will result in the following social and economic benefits:

- Efficient land use that compliments and leverages proximity to the existing Hospital campus
- Provision of commercial floor space enabling job creation and health and education industry employment
- Provision of diverse and affordable housing close to public transport and employment
- Safe and attractive public domain improvements
- Activation of retained open space through formal pedestrian link

- Potential to mitigate antisocial behaviour through increased surveillance

In terms of the provision and distribution of open space, Council commissioned EMM consultancy to undertake an analysis of the distribution and accessibility of open space in Kingswood. Pedestrian catchment modelling has been undertaken for both a 400 metre and 250 walking catchment to ensure the removal of the subject lots would not have a detrimental impact on the local open space network in the precinct. The 400m analysis (Figure 8) shows a negligible impact, with only a couple of parcels impacted, resulting in a reduction in access from three parks to two parks. The impact of the removal of the site on the 250m analysis (Figure 9) has greater impact but still demonstrates that the reclassification and rezoning will not have an unreasonable effect on the local open space network.

In its current state the land has the potential to create undesirable safety and social environments due to poor surveillance. The land is reasonably isolated and disconnected to serve any recreational purpose for the community. This proposal will provide significant positive social, economic and environmental impacts associated with the facilitating the delivery of housing in a location where public transport and community infrastructure is already available.

The implementation of this Planning Proposal will facilitate a development that aligns with the strategic planning objectives as set out by NSW Government and local council policy initiatives for residential intensification within strategic location near a major transport hub and strategic town centre.

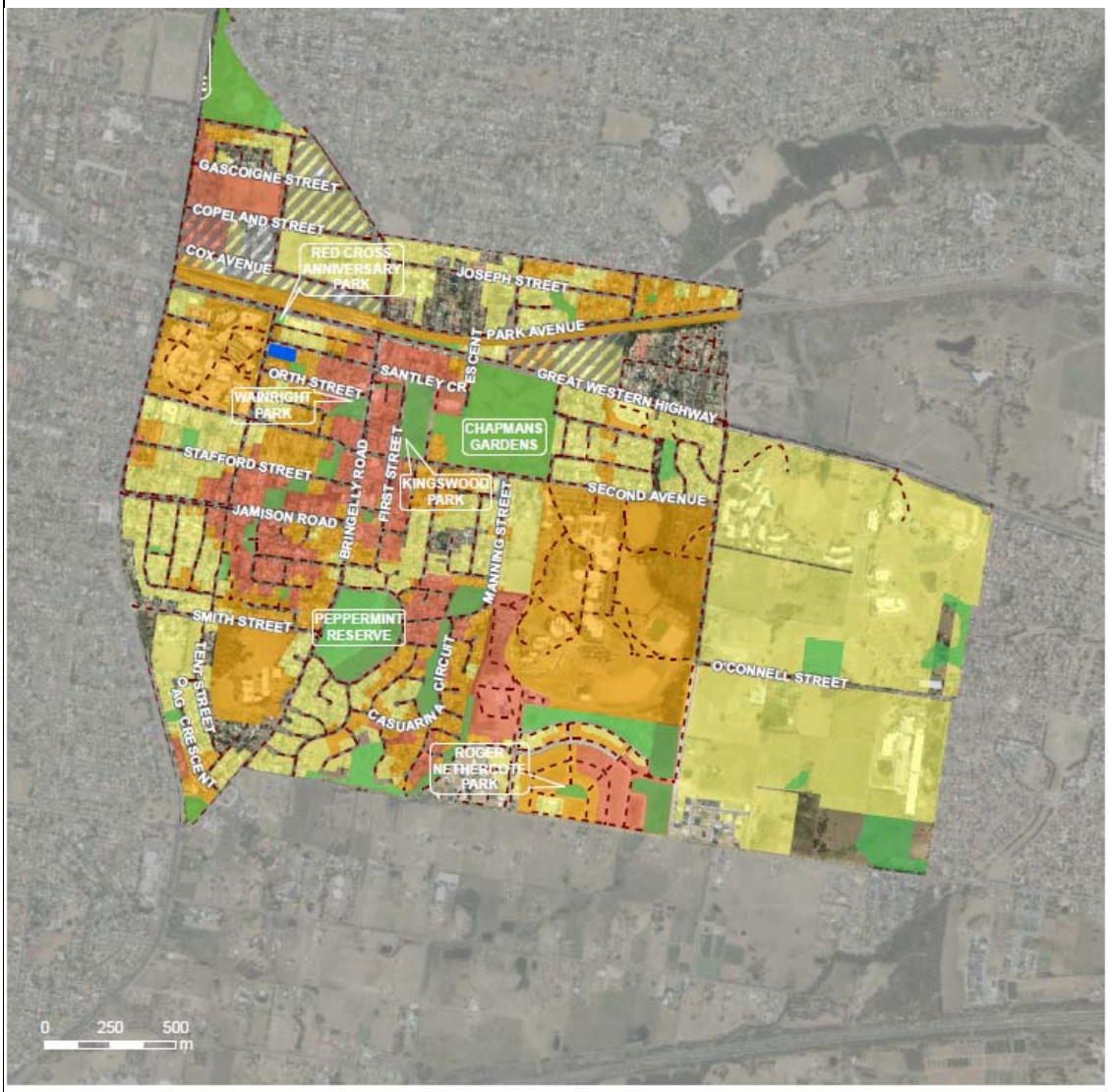
The proposal will result in positive economic and social flow-on effects for the local area including local employment during the construction phase as well as ongoing employment within the future health services and commercial uses. The non-residential components of the proposal will contribute to employment and commerce in the area by providing new spaces for health services facilities and local businesses in an appropriate location. There is also the flow on effects of new residents in this location with new people needing daily conveniences such as cafes and retail facilities.

The new mixed-use development will deliver valuable residential accommodation in a location close to public transport, community facilities and jobs. This will improve the vibrancy, surveillance, public transport patronage and activate this eastern entry point to the city centre which has remained derelict for many years. Further, the proposal will support the viability of The Quarter as a strategic centre.

In a local context, the Planning Proposal will facilitate the urban renewal of a key site near the Penrith City Centre, providing a much-needed injection of urban revitalisation to catalyse and accommodate anticipated population growth.

Figure 8: Extract from EMM Report for Open Space Walking Catchment 400m Analysis (subject site removed)

Figure 9: Extract from EMM Report for Open Space Walking Catchment 250m Analysis (subject site removed)



Q10. Is there adequate public infrastructure for the planning proposal?

The Planning Proposal seeks to amend the classification of the land and zoning to facilitate future mixed-use development on this site. This is aligned with the classification and zoning of surrounding land.

The site is suitable for mixed use development due to its superior access to transport and employment opportunities in The Quarter as well as the Penrith CBD.

Given the proximity of the subject site to public transport services including bus services it is anticipated that a significant proportion of new visitors, including future employees as well as residents would opt to use public transport rather than private vehicles.

The subject site is within The Quarter which already has a variety of health, education and emergency services. In a broader context, the subject site is proximate to the Penrith CBD and the Western Sydney University which are regional institutions.

All utility services including electricity, gas, sewer, telecommunications and water supply are provided to land adjoining this site. It is envisaged that amplification work can be carried out to existing infrastructure to adequately service the proposed development of this site.

Any future development application would be required to make payments towards the following Local Contributions Plans:

- Penrith Cultural Facilities Development Contributions Plan 2003
- Penrith Local Open Space Development Contributions Plan 2007
- Penrith District Open Space Development Contributions Plan 2007.

This will make a significant contribution to the local community while ensuring there is adequate public infrastructure to cater for the increase in local population.

Section D – State and Commonwealth Interests

Q11. What are the views of the State and Commonwealth public authorities consulted in accordance with the Gateway determination?

The Planning Proposal has not yet received Gateway determination and consultation with the public authorities has not yet commenced.

Part 4 – Mapping

The following map tiles are proposed to be amended as part of the Planning Proposal.

Map	Tile Number
Land Zoning	LZN_013
Lot Size	LSZ_013
Land Reservation Acquisition	No change
Height of Buildings	No change
Scenic and Landscape Values	No change
Heritage	No change
Additional Permitted Uses	No change
Active Street Frontages	No change
Clause Application	No change
Urban Release Areas	No change

The proposed LEP 2010 map tiles are provided at Appendix 11.

The Planning Proposal seeks to:

- amend the current zoning within LEP 2010. The current zone and proposed zones are shown in Figure 10 and Figure 11 below, and,
- amend LEP 2010, to introduce a minimum lot size control to the subject land. The current and proposed lot size controls are shown in Figure 12 and Figure 13.

The Proposal seeks to amend the existing zoning from RE1 – Public Recreation to B4 – Mixed Use, in order for council to sell the land and facilitate the construction of high density mixed use developments. This Planning Proposal also seeks to reclassify the land from community to operational land. The current land classification is shown in Figure 14 below.

Figure 10: Existing Zoning Map Extract (Source: LZN_013).

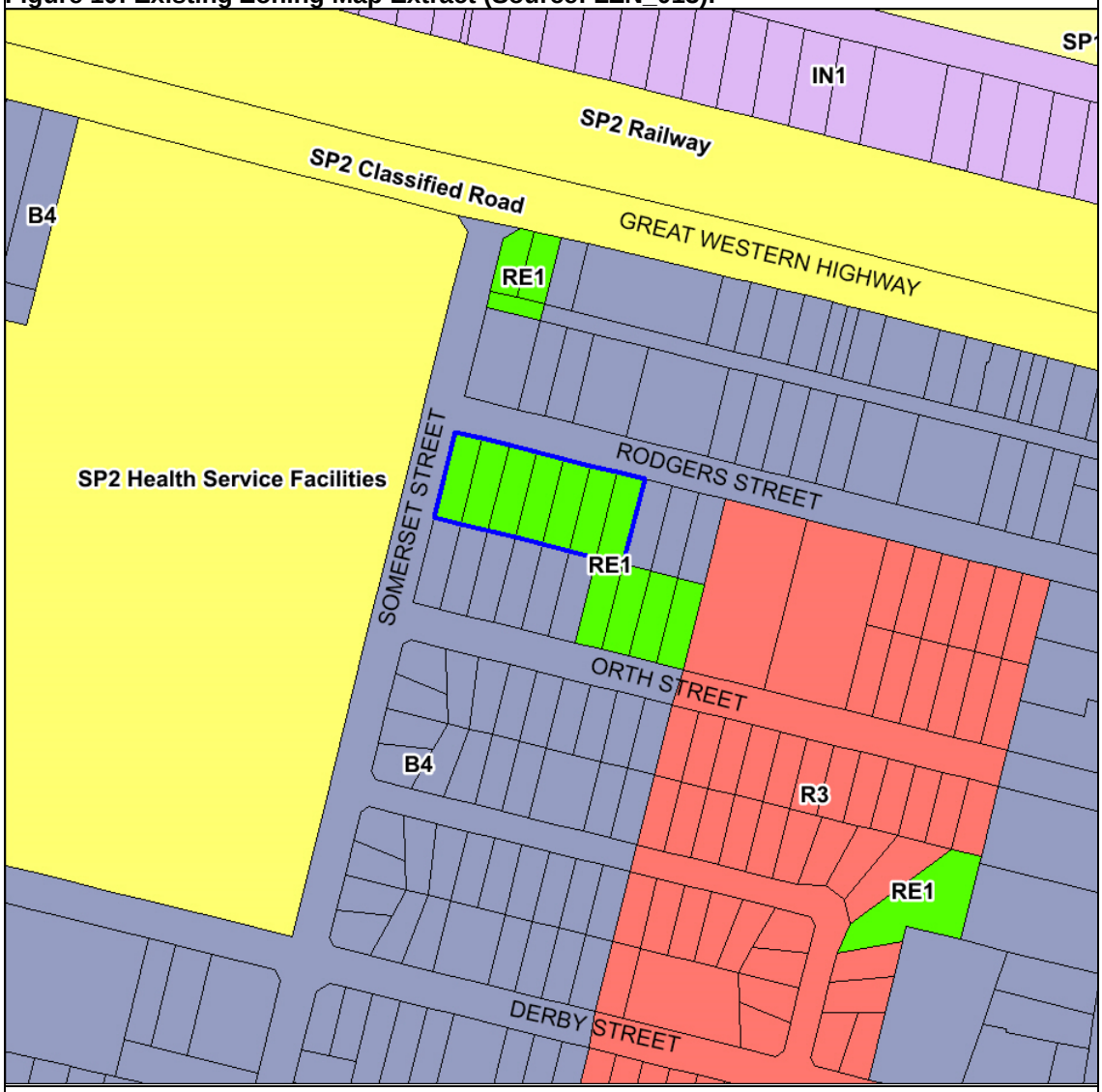


Figure 11: Proposed Zoning Map Extract (Source: LZN_013).

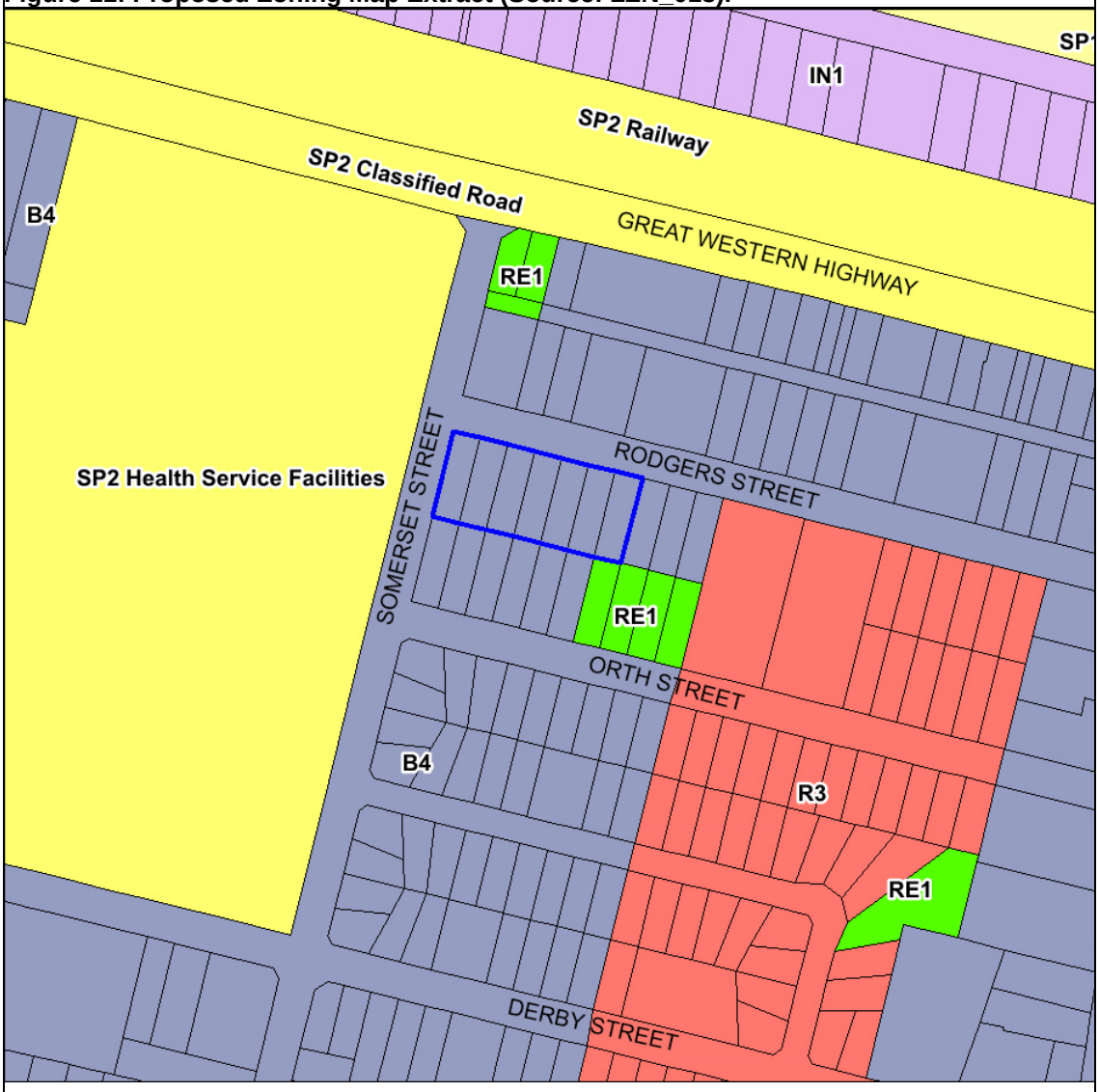


Figure 12: Current Lot Size Map Extract (Source: LSZ_013).

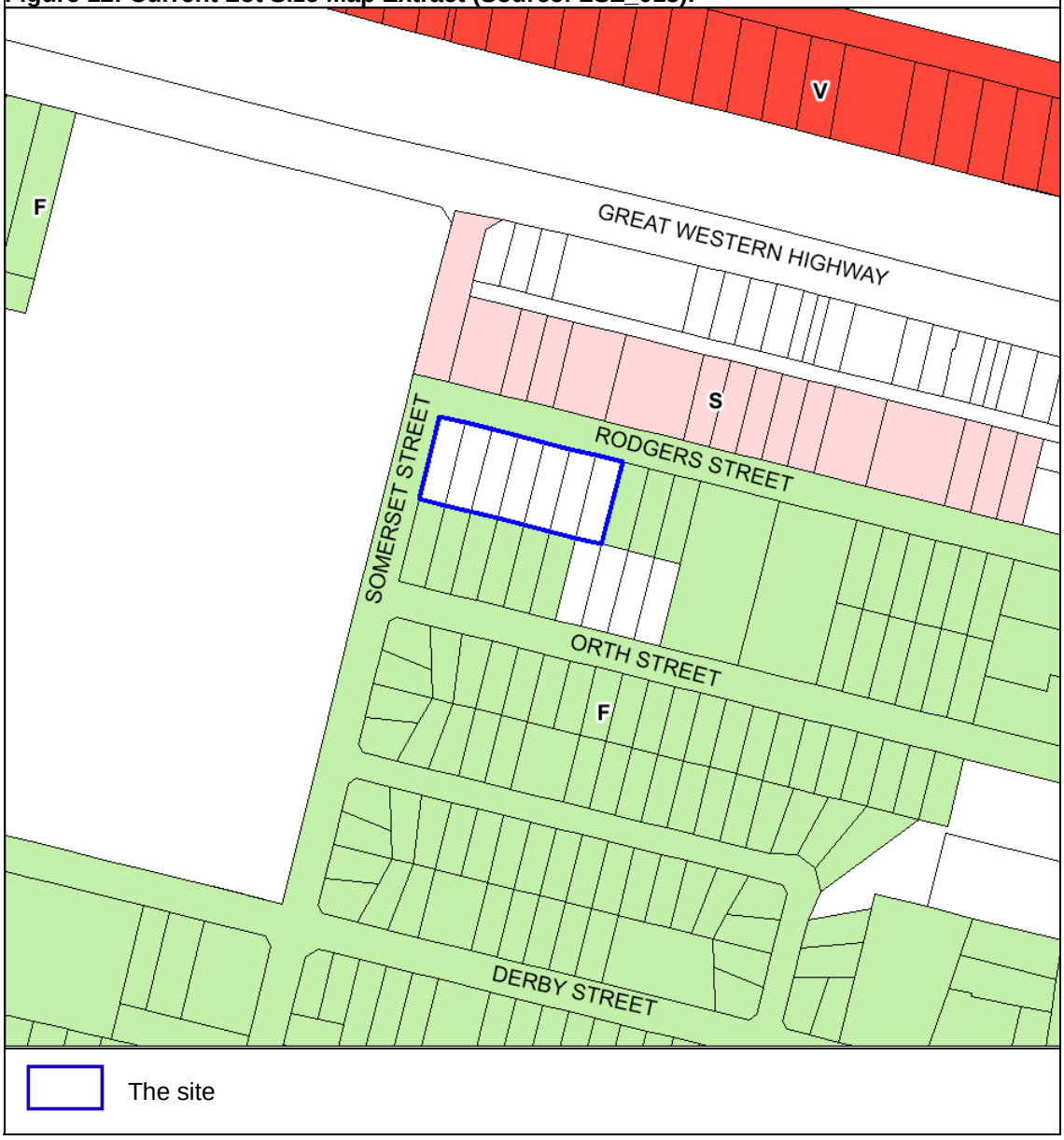


Figure 13: Proposed Lot Size Map Extract (Source: LSZ_013).

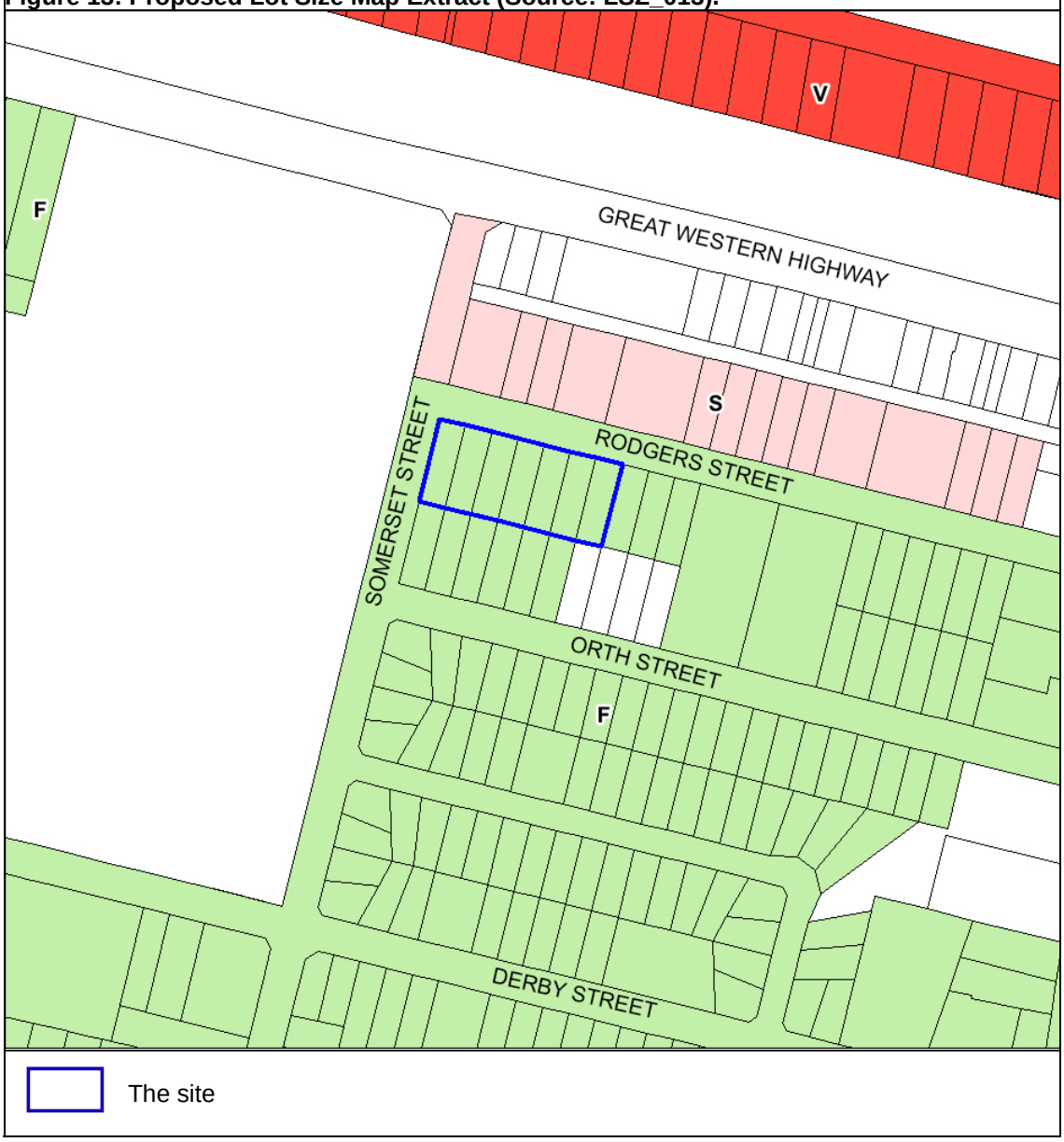


Figure 14: Current Land Classification Map

Part 5 – Community Consultation

Community consultation will be undertaken in accordance with the requirements prescribed by the Gateway determination. This Planning Proposal will be publicly exhibited for 28 days in accordance with the Department's Practice Note regarding classification and reclassification of public land through a LEP and Best Practice Guideline for LEP's and Council Land. Exhibition venues will include Penrith's Civic Centre, Council's Queen Street Office, St Marys, and the Penrith and St Marys libraries. The exhibition material will also be available on Council's website.

An independently chaired public hearing will also be arranged for the Planning Proposal. This will take place approximately three weeks after the close of the public exhibition. Notice of the public hearing will be given in local papers and on Council's website. Notification letters will also be sent to any person or organisation who makes a submission in response to the public exhibition.

Part 6 - Project Timeline

A project timeline is yet to be determined however will be formulated following discussions with the Penrith City Council and confirmation of any additional information required to allow consideration of the Planning Proposal.

Milestone	Timeframe
Council's sponsor of the Planning Proposal	August 2018
Submission to NSW Planning and Environment	August 2018
Gateway Determination issued	October 2018
Public exhibition and public authority consultation	November 2018
Public hearing	December 2018
Consideration of submissions / Public Hearing Report	December – January 2019
Reporting of the Planning Proposal to Council	February - March 2019
Submission to NSW Planning and Environment	April 2019
Publication of LEP amendment	June July 2019

Appendix 1 – Responses to LEP Practice Note

Classification and Reclassification of Public Land Through A Local Environmental Plan

An information checklist is reproduced below. The information included in this table is required for proposals to classify or reclassify public land through an LEP.

Requirement	Provided	Comment
The current and proposed classification of the land.	Yes	The land is currently classified as Community land and is proposed to be reclassified to Operational Land under the provisions of the Local Government Act.
Whether the land is a 'public reserve' (defined in the LG Act).	Yes	The land is currently classified as Public Reserve under the Local Government Act.
The strategic and site specific merits of the reclassification and evidence to support this.	Yes	The strategic and site specific merits of this Planning Proposal are *detailed on page 6 Project Background and in* Part 3 of this Report under the heading Justification.
Whether the planning proposal is the result of a strategic study or report.	Yes	*The Planning Proposal demonstrates consistency with the vision for the Penrith Health and Education Precinct set out in the Quarter Action Plan 2017-2021.* Penrith City Council has undertaken numerous reviews of open space provision and requirements in the Penrith Local Government Area to inform the current project, specifically in relation to the standard of open space and recreational facilities needed and expected by the local community and visitors to the locality. *The Planning Proposal demonstrates consistency with PLANS, Open Space Action Plan 2007, Nepean Hospital Open Space Analysis and the draft Sport, Play, Recreation and Open Space Strategy.*
Whether the planning proposal is consistent with council's community plan or other local strategic plan.	Yes	This Planning Proposal is aligned with the Penrith Community Strategic Plan 2017. This Plan provides a representation of the community's vision for the entire council area and establishes several outcomes and objectives for the City. Penrith Council's vision is for a sustainable and prosperous region with harmony of urban and rural qualities with a strong commitment to environment protection and enhancement. The vision for Penrith is to facilitate delivery of a City that offers both cosmopolitan and cultural lifestyle of a mature city and the casual character of a rural community. This planning proposal seeks to revitalise land that is currently being underutilised and has been for many years. The land delivers no contribution to the local recreational needs of the community other than a pedestrian site-through link. Permitting mixed use development of this land opens the site up to deliver a land use that is aligned with the strategic vision for the Quarter and can also assist with local job creation. The Planning Proposal is also consistent with the Penrith City Strategy in that it will deliver:

		• Urban revitalisation. Making better use of the existing infrastructure inter alia, public transport services and making efficient use of land within the City Centre. • Increased housing and housing diversity. • Future mixed-use development will revitalise this somewhat sterile part of the Quarter and offer the opportunity to create a vibrant place where people want to live and work.
A summary of council's interests in the land, including: - how and when the land was first acquired (e.g. was it dedicated, donated, provided as part of a subdivision for public open space or other purpose, or a developer contribution) - if council does not own the land, the land owner's consent; - the nature of any trusts, dedications etc.	Yes	*All seven (7) lots were acquired between 1957 and 1965 for open space. The acquisition history title and transfer information is provided in Appendix 2. As the land was acquired for a public purpose (open space) there is an implied trust over the land for community purposes and the land is considered to be public reserve.*
Whether an interest in land is proposed to be discharged, and if so, an explanation of the reasons why.	Yes	The reclassification process means the implied trust for community purposes and the public reserve status of the land will be discharged.
The effect of the reclassification (including, the loss of public open space, the land ceases to be a public reserve or particular interests will be discharged).	Yes	The planning proposal will result in a loss of 5089m2 of RE1 Public Recreation land, however any future development of the site will include pedestrian link and associated embellishments and improvements to the land fronting Orth Street. The planning proposal will discharge the public reserve status of the land and remove the implied trust for a community purpose.
Evidence of public reserve status or relevant interests, or lack thereof applying to the land (e.g. electronic title searches, notice in a Government Gazette, trust documents).	`Yes	*Refer to Appendix 2 and Appendix 10. As the land was acquired for a public purpose (open space) there is an implied trust over the land for community purposes and the land is considered to be public reserve.*
Current use(s) of the land, and whether uses are authorised or unauthorised.	Yes	The land is currently used as a private car park facility and in the RE1 Public Recreation zone car parks are permitted with consent.

		The car park is currently leased to Healthscope Limited (Nepean Private Hospital) for a 5 year period from 1 July 2015 to 30 June 2020. Further to this, once rezoned and reclassified Council proposes to invite an Expression of Interest from potential investors/developers to ensure Council's asset will be utilised for its highest and best use.
Current or proposed lease or agreements applying to the land, together with their duration, terms and controls.	Yes	As above.
Current or proposed business dealings (e.g. agreement for the sale or lease of the land, the basic details of any such agreement and if relevant, when council intends to realise its asset, either immediately after rezoning/ reclassification or at a later time).	Yes	As above.
Any rezoning associated with the reclassification (if yes, need to demonstrate consistency with an endorsed Plan of Management or strategy).	Yes	The strategic and site specific merits of this Planning Proposal are detailed in Part 3 of this Report under the heading Justification. The reasons for the reclassification including how this relates to Council's strategic framework and the strategic framework of the NSW State Government are address in this Planning Proposal report.
How council may or will benefit financially, and how these funds will be used.	Yes	The value of the land will be increased it is intended to be used for mixed use development. The financial gain incurred as a result of the proposal will be returned to improving existing public infrastructure. Further details are also provided below this table.
How council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal.	Yes	See details provided at the end of this table.
A Land Reclassification (part lots) Map, in accordance with any standard technical requirements for spatial	Yes	See Appendix 11.

datasets and maps, if land to be reclassified does not apply to the whole lot.		
Preliminary comments by a relevant government agency, including an agency that dedicated the land to council, if applicable.	Yes	The formal consultation process has not yet commenced. Consultation is to occur throughout the normal gateway process. Council has consulted with Council's Recreation Manager (Andrew Robinson) and Social Planner (Melissa McSeveny). Neither has raised objection to the Planning Proposal.

How council may or will benefit financially, and how these funds will be used:

Council's strategic planning framework includes an overarching *Community Plan* and *Deliver Program Operational Plan* that outlines how revenue is raised and how funds are used.

Outcome	*We have confidence in our council*	Community Plan 2017 Outcome 7
Strategy	*Manage our money and our assets to be sustainable now and into the future*	Community Plan 2017 Strategy 7.2
Service Activity	*Manage Council's property portfolio to reduce reliance on rate income*	Delivery Program Activity 7.2.4

In 2015, Penrith City Council was one of seven metropolitan Councils deemed 'Fit for the Future' by the Independent Pricing and Regulatory Tribunal (IPART). This assessment was based on a set of criteria around sustainability, effective infrastructure and service management, efficiency, and scale and capacity. In order to meet the criteria set by IPART in 5 years, Council has committed to a number strategies to deliver ongoing productivity improvements. One of these strategies is to grow our own source revenue through growth of the property portfolio and property reserve holdings.

Should the site be divested or developed in future, all proceedings will be retained in the property reserve. Growth to the property reserve is an initiative in response to the Fit for the Future requirements, so that Council is less dependent on rate income, building financial strength that is not a burden on the community. Council's long term financial plan is to pay an annual dividend from the property reserve into general revenue. These funds will be used on operational activities and key community projects. Council's long term financial plan indicates payment of a $1.8M dividend from the property reserve into general revenue by FY21/22.

Outlined throughout the planning proposal, Council proposes any future development will be complemented by a formalised pedestrian link and improvements to the portion of land fronting Orth Street that will be retained as Open Space.

Appendix 2 – Property Purchase History

Due Diligence History Orth Street							
Legal Description	Land ID	Street Frontage	Land size (m2)	Date Aquired	Transfer #		Acquisition
137/14333	58895	Rodgers	727	25-Jan-57	G785143	1 pound	Lot 137 DP14333 is reserved under the Penrith Planning Scheme Ordinance as Open Space. Lot 137 DP14333 and other land was acquired by Council from Amy Amelia Jones and Frederick Nepean Jones for 1 pound by Transfer dated 25 January, 1957 G785143. Certificate of Title Volume 7446 Folio 233 issued to The Council of The Municipality of Penrith on 21 February, 1958. Certificate of Title Auto Consol 7446-233 is the current title for Lot 137 DP14333.
138/14333	795	Rodgers	727	17-Jan-61	H688873	110 pounds	Lot 138 DP14333 was purchased by Council from Robert Turner for 110 pounds. The Town Clerks Report in the General Purposes Committee meeting of 18 October 1960 relates. The land is reserved under the Penrith Planning Scheme Ordinance as Open Space. The Certificate of Title Volume 6598 Folio 179 transferred to the Council of the City of Penrith on 17 January, 1961 (Transfer H688873 dated 5 December, 1960).
139/14333	796	Rodgers	727	16-Nov-60	H688872	210 pounds	Lot 139 DP14333 was purchased by Council from Frederick Samuel Williams and Grace Ethel Willaims for 210 pounds. By letter of 4 May, 1960, Mr F.S & Mrs G.E Williams advised that they were advised by Council that Lot 139 was subject to flooding and zoned as open space. The owners paid 110 pounds for the land in 1949, transfer and legal costs of 25 pounds and paid rates of 75 pounds. Mr F.S & Mrs G.E Williams advised that they were not financial enough to continue paying rates and owning a block of land that they could not realise on and requested Council to acquire the land for 210 pounds. By letter of 29 August, 1960 Council accepted the offer to purchase the land for 210 pounds. Council's resolved to accept the purchase of the land at 210 pounds at the Finance Committee meeting of 16 August 1960, Item 5(d). The land is reserved under the Penrith Planning Scheme Ordinance as Open Space. A Deed of Release was dated 16 November 1960 and the Certificate of Title Volume 5990 Folio 212 was transferred to the Council of the City of Penrith on 17 January, 1961 (Transfer H688872 dated 16 November, 1960).
140/14333	797	Rodgers	727	13-Feb-61	H747962	200 pounds	Lot 140 DP14333 was purchased by Council from Lawrie Thomas Strong and Anne Strong for 200 pounds. By letter of 15 August, 1960, Laurie Strong on behalf of L.J and A Strong requested Council to acquire Lot 140 for 500 pounds as the land was zoned under the Penrith Planning Scheme Ordinance as Open Space. By letter of 31 October, 1960 Council offered 200 pounds for the land. This offer was accepted on 30 November, 1960. Council's resolution on the purchase price at the General Purposes Committee of Council of 18 October 1960 and the Town Clerks Report of 18 October 1960 relate. A Deed of Release was dated 16 February, 1961 and the Certificate of Title Volume 8053 Folio 154 was transferred to the Council of the City of Penrith on 24 March, 1961. (Transfer H747962 dated 13 February, 1961).
141/14333	798	Rodgers	727	7-Jan-63	J352198	200 pounds	Lot 141 DP14333 was purchased by Council from Cyril Alfred Querns for 200 pounds. The Contract for Sale was entered into on 7th January 1963. A Deed of Release was made 1 May 1963 in respect of all claims in relation to the land arising out of the provisions of the Penrith Planning Scheme Ordinance which reserved the land as Open Space. The Certificate of Title Volume 6439 Folio 186 transferred to Council on 1 May 1963 (Transfer J352198).
142/14333	799	Rodgers	727	4-Jan-65	J935470	1233 pounds, 6 shillings and 8 pence for lot 142 and 143	Lots 142 and 143 DP14333 were purchased by Council from Joseph Leo Flanagan for 1,233 pounds, 6 shillings and 8 pence. The Contract for Sale was entered into on 4th January 1965. A Deed of Release was made 3 March 1965 in respect of all claims in relation to the land arising out of the provisions of the Penrith Planning Scheme Ordinance which reserved the land as Open Space and of the County of Cumberland Planning Scheme Ordinance which situated the land within a Restricted Living area zone. The Certificate of Title Volume 9795 Folio 119 for Lot 142 DP14333 and the Certificate of Title Volume 9795 Folio 120 for Lot 143 DP14333 was transferred to the Council of the City of Penrith on 1 April,1965 (Transfer J935470 dated 3 March,1965).
143/14333	800	Rodgers	727	4-Jan-65	J935470	1233 pounds, 6 shillings and 8 pence for lot 142 and 143	Lots 142 and 143 DP14333 were purchased by Council from Joseph Leo Flanagan for 1,233 pounds, 6 shillings and 8 pence. The Contract for Sale was entered into on 4th January 1965. A Deed of Release was made 3 March 1965 in respect of all claims in relation to the land arising out of the provisions of the Penrith Planning Scheme Ordinance which reserved the land as Open Space and of the County of Cumberland Planning Scheme Ordinance which situated the land within a Restricted Living area zone. The Certificate of Title Volume 9795 Folio 119 for Lot 142 DP14333 and the Certificate of Title Volume 9795 Folio 120 for Lot 143 DP14333 was transferred to the Council of the City of Penrith on 1 April,1965 (Transfer J935470 dated 3 March,1965).

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: AUTO CONSOL 7446-233

SEARCH DATE	TIME	EDITION NO	DATE
9/7/2018	2:10 PM	2	10/8/2004

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
LOCAL GOVERNMENT AREA PENRITH
PARISH OF MULGOA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP14333

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF PENRITH

SECOND SCHEDULE (6 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 DP828337 EASEMENT TO DRAIN WATER 2 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP828337
3 DP830815 EASEMENT TO DRAIN WATER 2 WIDE AFFECTING THE PART OF LOT 350 WITHIN DESCRIBED SHOWN SO BURDENED IN DP830815
4 DP1064762 EASEMENT TO DRAIN WATER 2 METRE(S) WIDE AFFECTING THE PART OF LOT 428 IN DP14333 SHOWN SO BURDENED IN DP1064762
5 DP1067422 EASEMENT TO DRAIN WATER 2 METRE(S) WIDE AFFECTING THE PART(S) OF LOTS 428,429 AND 430 DP14333 SHOWN SO BURDENED IN DP1067422
6 DP1067422 EASEMENT TO DRAIN WATER 2 METRE(S) WIDE APPURTENANT TO LOTS 429 AND 430

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOT 137 IN DP14333
LOTS 350-353 IN DP14333
LOTS 427-430 IN DP14333.

*** END OF SEARCH ***

PRINTED ON 9/7/2018

Req:R908205 /Doc:DL G785143 /Rev:12-Mar-2013 /Sts:OK.SC /Pgs:ALL /Prt:12-Jul-2018 10:35 /Seq
Ref: /Src:A

G 785143

N.S.W. DEPARTMENT OF LANDS 21 AUG 57 STAMP DUTY

FIVE SHILLINGS — New South Wales

NEW SOUTH WALES FINE PAID STAMP DUTY

NEW SOUTH WALES SEVEN SHILLINGS SIX PENCE STAMP DUTY

FEES:— £ s. d.
Lodgment 2 : :
Endorsement : 5 :
Certificate 2 10 : —
: :
: :
: :
£ 4 15 : —

MEMORANDUM OF TRANSFER

(REAL PROPERTY ACT, 1900.)

(Trusts must not be disclosed in the transfer.)

Typing or handwriting in this instrument should not extend into any margin. Handwriting should be clear and legible and in permanent black non-copying ink.

a If a less estate, strike out "in *fee simple*" and insert the required alteration.

b Full postal address of transferee must be shown.

c If to two or more, state whether "as joint tenants" or "as tenants in common."

d If all the references cannot be conveniently inserted, a form of annexure (obtainable at L.T.O.) may be added. Any annexure must be signed by the parties and their signatures witnessed.

e If part only of the land comprised in a Certificate or Certificates of Title is to be transferred add "and being lot sec. D.P. " or "being the land shown in the plan annexed hereto," or "being the residue of the land in certificate (or grant) registered Vol. Fol. " Where the *consent* of the local council is required to a subdivision the certificate and plan mentioned in the L.G. Act, 1919, should accompany the transfer.

Strike out if unnecessary, or suitably adjust

(i) if any easements are to be created or any exceptions to be made,

(ii) if the statutory covenants implied by the Act are intended to be varied or modified.

Covenants should comply with the provisions of Section 88 of of the Conveyancing Act, 1919-1954.

A very short note will suffice.

f Execution in New South Wales may be proved if this instrument is signed or acknowledged before the Registrar-General, or Deputy Registrar-General, or a Notary Public, a J.P., or Commissioner for Affidavits, to whom the Transferor is known, otherwise the attesting witness should appear before one of the above functionaries who having questioned the witness should sign the certificate on the back of this form.
As to instruments executed elsewhere, see back of form.

g Repeat attestation if necessary.

If the Transferor or Transferee signs by a mark, the attestation must state "that the instrument was read over and explained to him, and that he appeared fully to understand the same."

NOT TO BE ALTERED BY ERASURE—See Foot Note.

I, AMY AMELIA JONES of Penrith, Widow and FREDERICK NEPEAN JONES of Penrith Master Tanner

(herein called transferor[s])

being registered as the proprietor of an estate in *fee simple*[a] in the land hereinafter described, subject, however, to such encumbrances, liens and interests as are notified hereunder, in consideration of ONE POUND (£1. 0. 0.) ~~(£1. 0. 0.)~~ (the receipt whereof is hereby acknowledged) paid to them by

THE COUNCIL OF THE MUNICIPALITY OF PENRITH

[b] (herein called transferee)

do hereby transfer to the said transferee[s]

ALL such our Estate and Interest in ALL THE land mentioned in the schedule following :—

County.	Parish.	Reference to Title (d) Whole or Part.	Vol.	Fol.	Description of Land (if part only). (e)
CUMBERLAND	MULGOA	PART	~~2795~~ 2916	~~161~~ 197	Being Lot 137 in D.P.14333
CUMBERLAND	MULGOA	PART	3332	240	Being lots 350 -353 inclusive and lots 426-430 inclusive in D.P. 14333.

And the transferee covenants with the transferor[s]

ENCUMBRANCES, &c., REFERRED TO.[g]

NIL.

Signed at PENRITH the 25th day of JANUARY 1957.

[h] Signed in my presence by the transferor[s]

WHO ~~IS~~ ARE PERSONALLY KNOWN TO ME

AMY AMELIA JONES & FREDERICK NEPEAN JONES

[i] Signed D. K. Watson
Solicitor
Penrith

X Amy A. Jones
X Fred N. Jones
Transferor.[*]

† Accepted, and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.

Signed in my presence by the transferee

WHO IS PERSONALLY KNOWN TO ME

D. K. Watson

Solicitor for the Transferee(s) whose signature cannot be obtained without difficulty and delay.

* If signed by virtue of any power of attorney, the original power must be registered in the Miscellaneous Register, and produced with each dealing, and the memorandum of non-revocation on back of form signed by the attorney before a witness.

† N.B.—Section 117 requires that the above Certificate be signed by each Transferee or his Solicitor or Conveyancer, and renders any person falsely or negligently certifying liable to a penalty of £50; also to damages recoverable by parties injured. Acceptance by the Solicitor or Conveyancer (who must sign his own name, and not that of his firm) is permitted only when the signature of the Transferee cannot be obtained without difficulty, and when the instrument does not impose a liability on the party taking under it. When the instrument contains some special covenant by the Transferee or is subject to a mortgage, encumbrance or lease, the Transferee must accept personally.

No alterations should be made by erasure. The words rejected should be scored through with the pen, and those substituted written over them, the alteration being verified by signature or initials in the margin, or noticed in the attestation.

81 437—W K 1165 A. H. PETTIFER, GOVERNMENT PRINTER.

No. G 785143

LODGED BY [illegible] LAMROCK & SON, SOLICITORS [illegible]

CONSENT OF MORTGAGEE.[1]

(N.B.—Before execution read marginal note.)

I, [illegible] mortgagee under Mortgage No. [illegible] release and discharge the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to my rights and remedies as regards the balance of the land comprised in such mortgage.

Dated at this day of 19 .

Signed in my presence by

who is personally known to me.

Mortgagee.

[1] This consent is appropriate to a transfer of part of the land in the Mortgage. The mortgagee should execute a formal discharge where the land transferred is the whole of or the residue of the land in the Certificate of Title or Crown Grant or is the whole of the land in the mortgage.

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY.

(To be signed at the time of executing the within instrument.)

Memorandum whereby the undersigned states that he has no notice of the revocation of the Power of Attorney registered No. Miscellaneous Register under the authority of which he has just executed the within transfer.[k]

Signed at the day of 19 .

Signed in the presence of—

[k] Strike out unnecessary words. Add any other matter necessary to show that the power is effective.

CERTIFICATE OF J.P., &c., TAKING DECLARATION OF ATTESTING WITNESS.[1]

Appeared before me at , the day of , one thousand nine hundred and the attesting witness to this instrument and declared that he personally knew the person signing the same, and whose signature thereto he has attested; and that the name purporting to be such signature of the said is own handwriting, and that he was of sound mind and freely and voluntarily signed the same.

[1] To be signed by Registrar-General, Deputy Registrar-General, a Notary Public, J.P., Commissioner for Affidavits, or other functionary before whom the attesting witness appears. Not required if the instrument itself be signed or acknowledged before one of these parties.

INDEXED

MEMORANDUM OF TRANSFER

C T to P.C

Checked by

Particulars entered in Register Book,

Volume 2916 Folio 197

" 5837 " 160

Passed (in S.D.B.) by

the 18th day of February 1958 at 20 minutes past 12 o'clock in the after noon.

Signed by

J. Wells

Registrar-General

DOCUMENTS LODGED HEREWITH.

To be filled in by person lodging dealing.

1		4	Received Docs. Nos.
2		5	Receiving Clerk.
3		6	

EXECUTION OUTSIDE NEW SOUTH WALES.

Execution may be proved where the parties are resident:—

(a) *in any part of the British dominions outside the State of New South Wales* by signing or acknowledging before the Registrar-General or Recorder of Titles of such Possession, or before any Judge, Notary Public, Justice of the Peace for New South Wales, or Commissioner for taking affidavits for New South Wales, or Mayor or Chief Officer of any municipal or local government corporation of such part, or Justice of the Peace for such part, or the Governor, Government Resident, or Chief Secretary of such part or such other person as the Chief Justice of New South Wales may appoint.

(b) *in the United Kingdom* by signing or acknowledging before the Mayor or Chief Officer of any corporation or a Notary Public.

(c) *in any foreign place* by signing or acknowledging before (i) a British Consular Officer (which includes a British Ambassador, Envoy, Minister, Chargé d'Affaires, Secretary of Embassy or Legation, Consul-General, Acting Consul-General, Consul, Acting Consul, Vice-Consul, Acting Vice-Consul, Pro-Consul, Consular Agent and Acting Consular Agent). (ii) an Australian Consular Officer (which includes an Ambassador, High Commissioner, Minister, Head of Mission, Commissioner, Chargé d'Affaires, Counsellor or Secretary at an Embassy, High Commissioner's Office or Legation, Consul-General, Consul, Vice-Consul, Trade Commissioner and Consular Agent), who should affix his seal of office, or the attesting witness may make a declaration of the due execution thereof before one of such persons (who should sign and affix his seal to such declaration), or such other person as the said Chief Justice may appoint.

The fees are:—Upon lodgment (a) £2-0-0, if accompanied by the relevant title or evidence of production thereof, (b) £2-5-0 otherwise. This fee includes endorsement on the first Certificate. In addition the following fees are payable:—(a) 5/- for each additional Certificate included in the Transfer, (b) £2-10-0 for each new Certificate of Title issued, (c) 10/- where the Transfer contains covenant purporting to affect the user of any land, (d) 10/- where the Transfer is expressed to be made together with an easement or expressed to reserve an easement or in any way creates an easement, (e) 10/- where partial discharge of a mortgage is endorsed on the Transfer, (f) 5/- for each additional folio where the Certificate exceeds fifteen folios, (g) as approved, in cases involving more than one simple diagram or any diagram other than a simple diagram.

Tenants in common must receive separate Certificates.

If part only of the land is transferred a new Certificate must issue for that part, and the old Certificate will be retained in the Office. A new Certificate may be taken out for the residue if desired.

FOR DEPARTMENTAL USE.

PROGRESS RECORD.

	Initials.	Date.
t to Survey Branch		
eived from Records		
ft written ...		7/11/57
ft examined ...		2.6.58
gram prepared ...		11/2/58
gram examined ...		13-2
ft forwarded ...		13/2/58
t. of Engrossers ...		26/2
cellation Clerk ...		

VOL. 7149 FOL. 233

EXTRA FEES Diagrams Extra Folios

Req:R908205 /Doc:DL G785143 /Rev:12-Mar-2013 /Sts:OK.SC /Pgs:ALL /Prt:12-Jul-2018 10:35 /Seq:1 /Ref: /Src:A

Provided by Equifax on 12/07/2018 at 10:36:36 AM AEST
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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 138/14333

SEARCH DATE	TIME	EDITION NO	DATE
9/7/2018	2:14 PM	-	-

VOL 6598 FOL 179 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 138 IN DEPOSITED PLAN 14333
LOCAL GOVERNMENT AREA PENRITH
PARISH OF MULGOA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP14333

FIRST SCHEDULE

THE COUNCIL OF THE CITY OF PENRITH (T H688873)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

PRINTED ON 9/7/2018

Provided by Equifax on 09/07/2018 at 2:14:18 PM AEST

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register.

Equifax - hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with section 96B(2) of the Real Property Act 1900. Note: Information contained in this document is provided by Equifax, ABN 26 000 602 862, http://www.equifax.com.au/ an approved NSW Information Broker.

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LAND REGISTRY SERVICES

EQUIFAX

Req:R889608 /Doc:DL H688873 /Rev:16-Nov-2012 /Sts:OK.SC /Pgs:ALL /Prt:09-Jul-2018 14:34 /S

Ref: /Src:A FOR SIMPLE TRANSFER. WHERE NEW RESTRICTIVE COVENANTS ARE IMPOSED, OR EASEMENTS CREATED, OR WHERE THIS FORM IS OTHERWISE UNSUITABLE, FORM R.P. 18A SHOULD BE USED.

FEES:— £ s. d.
Lodgment : :
Endorsement : :
Certificate : :
: :
: :
£2 : :

R.P. H 688873 1960 DEC 21 pm 1:31

New South Wales

REGISTRAR-GENERAL · NEW SOUTH WALES

NEW SOUTH WALES AD VALOREM DUTY PAID £2/10/- DUTY STAMPED STAMP DUTY

NEW SOUTH WALES SEVEN SHILLINGS SIX PENCE STAMP DUTY

MEMORANDUM OF TRANSFER

(REAL PROPERTY ACT, 1900.)

(Trusts must not be disclosed in the transfer.)

Typing or handwriting in this instrument should not extend into any margin. Handwriting should be clear and legible and in permanent black non-copying ink.

a If a less estate, strike out " in *fee simple* " and interline the required alteration.

b State in full the name of the person who furnished the consideration monies.

c1 Show in BLOCK LETTERS the full name, postal address and description of the persons taking, and if more than one, c2 whether they hold as joint tenants or tenants in common.

d The description may refer to parcels shown in Town or Parish Maps issued by the Department of Lands or shown in plans filed in the Office of the Registrar General. Where these records are inadequate for the purpose, a suitable plan may be endorsed hereon, or furnished as an annexure signed by the parties and their signatures witnessed.

Where the consent of the local Council to a subdivision is required the certificate and plan mentioned in the Local Government Act, 1919, should accompany the transfer.

e A very short note will suffice.

f Execution in New South Wales may be proved if this instrument is signed or acknowledged before the Registrar-General, or Deputy Registrar-General, or a Notary Public, a J.P., or Commissioner for Affidavits, to whom the Transferor is known, otherwise the attesting witness should appear before one of the above functionaries who having questioned the witness should sign the certificate on the back of this form.

As to instruments executed elsewhere, see Section 107 of the Real Property Act 1900-1956, Section 168 of the Conveyancing Act, 1919-1954 and Section 52A of the Evidence Act 1898-1954.

g Repeat attestation if necessary.

If the Transferor or Transferee signs by a mark, the attestation must state " that the instrument was read over and explained to him, and that he appeared fully to understand the same."

THIS SPACE TO BE LEFT FREE FROM NOTATION. NOT TO BE ALTERED BY ERASURE—See Foot Note.

I, ROBERT TURNER of Lucknow, Via Bairnsdale, Victoria (and formerly of Kingswood), Labourer,

(herein called transferor)

being registered as the proprietor of an estate in *fee simple*[a] in the land hereinafter described, subject, however, to such encumbrances, liens and interests as are notified hereunder, in consideration of the sum of ONE HUNDRED AND TEN POUNDS (£110/-/-) (the receipt whereof is hereby acknowledged) paid to me by

[b] THE COUNCIL OF THE CITY OF PENRITH do hereby transfer to

[c1] THE COUNCIL OF THE CITY OF PENRITH, the Council Chambers, of which are situate at Station Street, Penrith

(herein called transferee)[c2]

ALL such my Estate and Interest in ALL THE land mentioned in the schedule following :—

County.	Parish.	Reference to Title			Description of Land (if part only). (d)
		Whole or Part.	Vol.	Fol.	
CUMBERLAND	MULGOA	WHOLE	6598	179	

ENCUMBRANCES, &c., REFERRED TO.*

NIL

Signed at Bairnsdale, (fifth) Victoria the fifth day of December 1960.

[f] Signed in my presence by the transferor ROBERT TURNER WHO IS PERSONALLY KNOWN TO ME

A Justice of the Peace in and for the State of Victoria

R Turner
Transferor.*

[g] Signed THE COMMON SEAL OF THE COUNCIL OF ~~Signed in my presence by the transferee~~ THE CITY OF PENRITH was hereto ~~WHO IS PERSONALLY KNOWN TO ME~~ affixed this fifth day of December 1960

† Accepted, and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.

J. Mayor
Mayor
Town Clerk
Transferee(s).

* If signed by virtue of any power of attorney, the original power must be registered in the Miscellaneous Register, and produced with each dealing, and the memorandum of non-revocation on back of form signed by the attorney before a witness.

† N.B.—*Section 117 requires* that the above Certificate be signed by each Transferee or his Solicitor or Conveyancer, and renders any person falsely or negligently certifying liable to a penalty of £50; also to damages recoverable by parties injured. Acceptance by the Solicitor or Conveyancer (who must sign his own name, and not that of his firm) is permitted only when the signature of the Transferee cannot be obtained without difficulty, and when the instrument does not impose a liability on the party taking under it. When the instrument contains some special covenant by the Transferee or is subject to a mortgage, encumbrance or lease, the Transferee must accept personally.

No alterations should be made by erasure. The words rejected should be scored through with the pen, and those substituted written over them, the alteration being verified by signature or initials in the margin, or noticed in the attestation.

51 437—W K 1165 V. C. N. Blight, Government Printer

Req:R889608 /Doc:DL H688873 /Rev:16-Nov-2012 /Sts:OK.SC /Pgs:ALL /Prt:09-Jul-2018 14:34 /
Ref: /Src:A

H 688873

LODGED BY L. W. JONES, Solicitor,
14 Martin Place, SYDNEY.

No.

PARTIAL DISCHARGE OF MORTGAGE.[h]

(N.B.—Before execution read marginal note.)

(BL 1413)

I, *mortgagee under Mortgage No.* *release and discharge the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to my rights and remedies as regards the balance of the land comprised in such mortgage.*

h This discharge is appropriate to a transfer of part of the land in the Mortgage. The mortgagee should execute a formal discharge where the land transferred is the whole of or the residue of the land in the Certificate of Title or Crown Grant or is the whole of the land in the mortgage.

Dated at *this* *day of* 19 .

Signed in my presence by

who is personally known to me.

Mortgagee.

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY.

(To be signed at the time of executing the within instrument.)

Memorandum whereby the undersigned states that he has no notice of the revocation of the Power of Attorney registered No. *Miscellaneous Register under the authority of which he has just executed the within transfer.*[i]

Signed at *the* *day of* 19 .

Signed in the presence of—

i Strike out unnecessary words. Add any other matter necessary to show that the power is effective.

CERTIFICATE OF J.P., &c., TAKING DECLARATION OF ATTESTING WITNESS[j]

Appeared before me at *, the* *day of* *, one thousand nine hundred and* *the attesting witness to this instrument and declared that he personally knew* *the person signing the same, and whose signature thereto he has attested; and that the name purporting to be such signature of the said* *is* *own handwriting, and that* *he was of sound mind and freely and voluntarily signed the same.*

j To be signed by Registrar-General, Deputy Registrar-General, a Notary Public, J.P., Commissioner for Affidavits, or other functionary before whom the attesting witness appears. Not required if the instrument itself be signed or acknowledged before one of these parties.

LEAVE THESE SPACES FOR DEPARTMENTAL USE.

INDEXED	MEMORANDUM OF TRANSFER
Checked by	Particulars entered in Register Book, Volume 6598 Folio 179
Passed (in S.D.B.) by	
Signed by	the 17th day of January 1961 at 30 minutes past 10 o'clock in the fore noon. Registrar-General.

DOCUMENTS LODGED HEREWITH.

To be filled in by person lodging dealing.

1		4	Received Docs. Nos.
2		5	Receiving Clerk.
3		6	

PROGRESS RECORD.

	Initials.	Date.
Sent to Survey Branch		
Received from Records		
Draft written		
Draft examined ...		
Diagram prepared ...		
Diagram examined ...		
Draft forwarded ...		
Supt. of Engrossers ...		
Cancellation Clerk ...		

VOL. FOL.

FEES.

The Fees, which are payable on lodgment, are as follows:—

(a) £2 where the memorandum of transfer is accompanied by the relevant Certificates of Title or Crown Grants, otherwise £2 5s. 0d. Where such instrument is to be endorsed on more than one folium of the register, an additional charge of 5s. is made for every Certificate of Title or Crown Grant after the first.

(b) A supplementary charge of 10s. is made in each of the following—

(i) where a restrictive covenant is imposed; or

(ii) a new easement is created; or

(iii) a partial discharge of mortgage is endorsed on the transfer.

(c) Where a new Certificate of Title must issue the scale charges are—

(i) £2 for every Certificate of Title not exceeding 15 folios and without diagram;

(ii) £2 10s. 0d. for every Certificate of Title not exceeding 15 folios with one simple diagram;

(iii) as approved where more than one simple diagram, or an extensive diagram will appear.

Where the engrossing exceeds 15 folios, an amount of 5s. per folium. extra fee is payable.

K 1165 St 437—W

Provided by Equifax on 09/07/2018 at 2:34:55 PM AEST
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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 139/14333

SEARCH DATE	TIME	EDITION NO	DATE
12/7/2018	10:30 AM	-	-

VOL 5990 FOL 212 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 139 IN DEPOSITED PLAN 14333
LOCAL GOVERNMENT AREA PENRITH
PARISH OF MULGOA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP14333

FIRST SCHEDULE

THE COUNCIL OF THE CITY OF PENRITH (T H688872)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

PRINTED ON 12/7/2018

LAND REGISTRY SERVICES

EQUIFAX

Req:R908128 /Doc:DL H688872 /Rev:16-Nov-2012 /Sts:OK.SC /Pgs:ALL /Prt:12-Jul-2018 10:30 /S
Ref: /Src:A

1 FOR SIMPLE TRANSFER. WHERE NEW RESTRICTIVE COVENANTS ARE IMPOSED, OR EASEMENTS CREATED, OR WHERE THIS FORM IS OTHERWISE UNSUITABLE, FORM R.P. 13A SHOULD BE USED.

FEES:— £ s. d.
Lodgment :
Endorsement :
Certificate :
:
£ 2 :

1960 DEC 21 H688872

R.P. 13. No.

REGISTRAR-GENERAL NEW SOUTH WALES

AD VALOREM DUTY PAID £ 3/11/- DUTY STAMPED STAMP DUTY NEW SOUTH WALES

NEW SOUTH WALES SEVEN SHILLINGS SIX PENCE STAMP DUTY

New South Wales

MEMORANDUM OF TRANSFER

(REAL PROPERTY ACT, 1900.)

(Trusts must not be disclosed in the transfer.)

Typing or handwriting in this instrument should not extend into any margin. Handwriting should be *clear* and *legible* and in permanent black non-copying ink.

a If a less estate, strike out " in *fee simple* " and interline the required alteration.

b State in full the *name* of the person who furnished the consideration monies.

c1 Show in BLOCK LETTERS the full name, postal address and description of the persons taking, and if more than one, c2 whether they *hold as joint* tenants or tenants in common.

d The description may refer to parcels shown in Town or Parish Maps issued by the Department of Lands or shown in plans filed in the Office of the Registrar General. Where these records are inadequate for the purpose, a suitable plan may be endorsed hereon, or furnished as an annexure signed by the parties and their signatures witnessed.

Where the consent of the local Council to a subdivision is required the certificate and plan mentioned in the Local Government Act, 1919, should accompany the transfer.

e A very short note will suffice.

f Execution in New South Wales may be proved if this instrument is signed or acknowledged before the Registrar-General, or Deputy Registrar-General, or a Notary Public, a J.P., or Commissioner for Affidavits, to whom the Transferor is known, otherwise the attesting witness should appear before one of the above functionaries who having questioned the witness should sign the certificate on the back of this form.

As to instruments executed elsewhere, see Section 107 of the Real Property Act 1900-1956, Section 168 of the Conveyancing Act, 1919-1954 and Section 52A of the Evidence Act 1898-1954.

g Repeat attestation if necessary.

If the Transferor or Transferee signs by a mark, the attestation must state " that the instrument was read over and explained to him, and that he appeared fully to understand the same."

THIS SPACE TO BE LEFT FREE FROM NOTATION.

NOT TO BE ALTERED BY ERASURE—See Foot Note.

We, FREDERICK SAMUEL WILLIAMS of Penrith, Hospital Employee, AND GRACE ETHEL WILLIAMS, his wife, 21/12/6

(herein called transferors)

being registered as the proprietor of an estate in *fee simple** in the land hereinafter described, subject, however, to such encumbrances, liens and interests as are notified hereunder, in consideration of the sum of TWO HUNDRED AND TEN POUNDS (£ 210/-/-) (the receipt whereof is hereby acknowledged) paid to us by b THE COUNCIL OF THE CITY OF PENRITH do hereby transfer to

c1 THE COUNCIL OF THE CITY OF PENRITH, the Council Chambers of which are situate at Station Street, Penrith,

(herein called transferee) c2

ALL such our Estate and Interest in ALL THE land mentioned in the schedule following :—

County.	Parish.	Reference to Title: Whole or Part.	Vol.	Fol.	Description of Land (if part only) (d)
CUMBERLAND	MULGOA	WHOLE	5990	212	

ENCUMBRANCES, &c., REFERRED TO.*

Nil.

Signed at Penrith the Sixteenth day of November 1960.

fSigned in my presence by the transferor FREDERICK SAMUEL WILLIAMS WHO IS PERSONALLY KNOWN TO ME

F S Williams
Transferor.*

gSigned in my presence by the transferor GRACE ETHEL WILLIAMS who is personally known to me

G. E. Williams
Transferor

THE COMMON SEAL of THE COUNCIL OF ~~Signed in my presence by the transferee~~ THE CITY OF PENRITH was hereto ~~WHO IS PERSONALLY KNOWN TO ME~~ affixed this 19th day of December, 1960.

† Accepted, and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.

Mayor

Town Clerk Transferee(s).

* If signed by virtue of any power of attorney, the original power must be *registered in the Miscellaneous Register*, and produced with each dealing, and the memorandum of non-revocation on back of form signed by the attorney before a witness.

† N.B.—Section 117 requires that the above Certificate be signed by each Transferee or his Solicitor or Conveyancer, and renders any person falsely or negligently certifying liable to a penalty of £50; also to damages recoverable by parties injured. Acceptance by the Solicitor or Conveyancer (who must sign his own name, and not that of his firm) is *permitted only when the signature of the Transferee cannot be obtained without difficulty, and when the instrument does not impose a* liability on the party taking under it. When the instrument contains some special covenant by the Transferee or is subject to a mortgage, encumbrance or lease, the Transferee must accept personally.

No alterations should be made by erasure. The words rejected should be scored through with the pen, and those substituted written over them, the alteration being verified by signature or initials in the margin, or noticed in the attestation.

St 437—W K 1165 GOVERNMENT PRINTER

LODGED BY L. W. JONES, Solicitor,
14 Martin Place, SYDNEY.

No. H 688872

PARTIAL DISCHARGE OF MORTGAGE.[h]

(N.B.—Before execution read marginal note.)

BL 1413

I,

mortgagee under Mortgage No.

release and discharge the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to my rights and remedies as regards the balance of the land comprised in such mortgage.

Dated at this day of 19 .

Signed in my presence by

who is personally known to me.

Mortgagee.

h This discharge is appropriate to a transfer of part of the land in the Mortgage. The mortgagee should execute a formal discharge where the land transferred is the whole of or the residue of the land in the Certificate of Title or Crown Grant or is the whole of the land in the mortgage.

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY.

(To be signed at the time of executing the within instrument.)

Memorandum whereby the undersigned states that he has no notice of the revocation of the Power of Attorney registered No. Miscellaneous Register under the authority of which he has just executed the within transfer.[i]

Signed at the day of 19 .

Signed in the presence of—

i Strike out unnecessary words. Add any other matter necessary to show that the power is effective.

CERTIFICATE OF J.P., &c., TAKING DECLARATION OF ATTESTING WITNESS[j]

Appeared before me at , the day of , one thousand nine hundred and the attesting witness to this instrument and declared that he personally knew the person signing the same, and whose signature thereto he has attested; and that the name purporting to be such signature of the said is own handwriting, and that he was of sound mind and freely and voluntarily signed the same.

j To be signed by Registrar-General, Deputy Registrar-General, a Notary Public, J.P., Commissioner for Affidavits, or other functionary before whom the attesting witness appears. Not required if the instrument itself be signed or acknowledged before one of these parties.

LEAVE THESE SPACES FOR DEPARTMENTAL USE.

INDEXED	MEMORANDUM OF TRANSFER
Checked by	Particulars entered in Register Book, Volume 5990 Folio 212
Passed (in S.D.B.) by	
Signed by	The 17th day of January 1901 at 45 minutes past 2 o'clock in the afternoon.

Registrar-General.

DOCUMENTS LODGED HEREWITH.

To be filled in by person lodging dealing.

1.		4.	Received Docs. Nos.
2.		5.	Receiving Clerk.
3.		6.	

PROGRESS RECORD.

	Initials.	Date.
Sent to Survey Branch		
Received from Records		
Draft written ...		
Draft examined ...		
Diagram prepared ...		
Diagram examined ...		
Draft forwarded ...		
Supt. of Engrossers ...		
Cancellation Clerk ...		

VOL. FOL.

FEES.

The Fees, which are payable on lodgment, are as follows:—

(a) £2 where the memorandum of transfer is accompanied by the relevant Certificates of Title or Crown Grants, otherwise £2 5s. 0d. Where such instrument is to be endorsed on more than one folium of the register, an additional charge of 5s. is made for every Certificate of Title or Crown Grant after the first.

(b) A supplementary charge of 10s. is made in each of the following—
(i) where a restrictive covenant is imposed; or
(ii) a new easement is created; or
(iii) a partial discharge of mortgage is endorsed on the transfer.

(c) Where a new Certificate of Title must issue the scale charges are—
(i) £2 for every Certificate of Title not exceeding 15 folios and without diagram;
(ii) £2 10s. 0d. for every Certificate of Title not exceeding 15 folios with one simple diagram;
(iii) as approved where more than one simple diagram, or an extensive diagram will appear.

Where the engrossing exceeds 15 folios, an amount of 5s. per folium extra fee is payable.

J 1185 84 437—W

Req:R908128 /Doc:DL H688872 /Rev:16-Nov-2012 /Sts:OK.SC /Pgs:ALL /Prt:12-Jul-2018 10:30 /
Ref: /Src:A

Provided by Equifax on 12/07/2018 at 10:31:36 AM AEST
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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 140/14333

SEARCH DATE	TIME	EDITION NO	DATE
12/7/2018	11:07 AM	-	-

VOL 8053 FOL 154 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 140 IN DEPOSITED PLAN 14333
LOCAL GOVERNMENT AREA PENRITH
PARISH OF MULGOA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP14333

FIRST SCHEDULE

THE COUNCIL OF THE CITY OF PENRITH (T H747962)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

PRINTED ON 12/7/2018

Provided by Equifax on 12/07/2018 at 11:07:14 AM AEST

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register.

Equifax - hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with section 96B(2) of the Real Property Act 1900. Note: Information contained in this document is provided by Equifax, ABN 26 000 602 862, http://www.equifax.com.au/ an approved NSW Information Broker.

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LAND REGISTRY SERVICES

EQUIFAX

Req:R908592 /Doc:DL H747962 /Rev:16-Nov-2012 /Sts:OK.SC /Pgs:ALL /Prt:12-Jul-2018 11:07 /Se
Ref: /Src:A

FORM FOR SIMPLE TRANSFER WHERE NEW RESTRICTIVE COVENANTS ARE IMPOSED, OR EASEMENTS CREATED, OR WHERE THIS FORM IS OTHERWISE UNSUITABLE, FORM R.P. 13A SHOULD BE USED.

R.P. 13. No. H 747962

New South Wales

MEMORANDUM OF TRANSFER

(REAL PROPERTY ACT, 1900)

FEES:— £ s. d.
Lodgment : :
Endorsement 2 : 10 : —
Certificate : :
: :
: :
: :
£ 2 : 10 : —

16.3.61

(Trusts must not be disclosed in the transfer.)

Typing or handwriting in this instrument should not extend into any margin. Handwriting should be clear and legible and in permanent black non-copying ink.

a If a less estate, strike out "in *fee simple*" and interline the required alteration.

b State in full the name of the person who furnished the consideration monies.

c1 Show in BLOCK LETTERS the full name, postal address and description of the persons taking, and if more than one, c2 whether they hold as joint tenants or tenants in common.

d The description may refer to parcels shown in Town or Parish Maps issued by the Department of Lands or shown in plans filed in the Office of the Registrar-General. Where these records are inadequate for the purpose, a suitable plan may be endorsed hereon, or furnished as an annexure signed by the parties and their signatures witnessed.
Where the consent of the local Council to a subdivision is required the certificate and plan mentioned in the Local Government Act, 1919, should accompany the transfer.

e A very short note will suffice.

f Execution in New South Wales may be proved if this instrument is signed or acknowledged before the Registrar-General, or Deputy Registrar-General, or a Notary Public, a J.P., or Commissioner for Affidavits, to whom the Transferor is known, otherwise the attesting witness should appear before one of the above *functionaries* who having questioned the witness should sign the certificate on the back of this form.

As to instruments executed elsewhere, see Section 107 of the Real Property Act, 1900-1956, Section 166 of the Conveyancing Act, 1919-1954, and Section 52A of the Evidence Act, 1898-1954.

g Repeat attestation if necessary.

If the Transferor or Transferee signs by a mark, the attestation must state "that the instrument was read over and explained to him, and that he appeared fully to understand the same."

THIS SPACE TO BE LEFT FREE FROM NOTATION — NOT TO BE ALTERED BY ERASURE — See Foot Note

(also known as Lawrie Thomas Strong)
I/WE, LAURIE THOMAS STRONG, Plumber, AND ANNE STRONG, his wife, both of "Neroli", Buff Point Avenue, Buff Point Via Wyong (and formerly of Lithgow)

(herein called transferor s)

being registered as the proprietors of an estate in *fee simple*[a] in the land hereinafter described, subject, however, to such encumbrances, liens and interests as are notified hereunder, in consideration of as joint tenants the sum of TWO HUNDRED POUNDS (£200/-/-) (*the receipt whereof is hereby acknowledged*) paid to us by[b]

THE COUNCIL OF THE CITY OF PENRITH do hereby transfer to

[c1] THE COUNCIL OF THE CITY OF PENRITH, the Council Chambers of which are situate at Station Street, Penrith,

(herein called transferee)[c2]

ALL such our Estate and Interest in ALL THE land mentioned in the schedule following:—

County	Parish	Reference to Title			Description of Land (if part only) [d]
		Whole or Part	Vol.	Fol.	
CUMBERLAND	MULGOA	WHOLE	8053	154	

ENCUMBRANCES, &c., REFERRED TO[e]

NIL

Signed at Buff Pt. P.O the Fifteenth day of February, 1961.

[f] Signed in my presence by the transferors who are PERSONALLY KNOWN TO ME
R.D. Macdougall J.P.

Laurie L. Strong
Anne Strong
*Transferor**

[g] Signed.

THE COMMON SEAL OF THE COUNCIL OF THE CITY OF PENRITH was hereto affixed this THIRD day of MARCH 1961
~~Signed in my presence by the transferee who is personally known to me~~

† Accepted, and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.

Mayor
Town Clerk
Transferee(s)

* If signed by virtue of any power of attorney, the original power must be registered in the Miscellaneous Register, and produced with each dealing, and the *memorandum of non-revocation on back of form signed by the attorney before a witness.*

† N.B.—Section 117 requires that the above Certificate be signed by each Transferee or his Solicitor or Conveyancer, and renders any person falsely or negligently certifying liable to a penalty of £50; also to damages recoverable by parties injured. Acceptance by the Solicitor or Conveyancer (who must sign his own name, and not that of his firm) is permitted only when the signature of the Transferee cannot be obtained without difficulty, and when the instrument does not impose a liability on the party taking under it. When the instrument contains some special covenant by the Transferee or is subject to a mortgage, encumbrance or lease, the Transferee must accept personally.

No alterations should be made by erasure. The words rejected should be scored through with the pen, and those substituted written over them, the alteration being verified by signature or initials in the margin, or noticed in the attestation.

Sr 437—W K 1165 V. C. N. Blight, Government Printer.

No. H 747962

LODGED BY L. W. JONES, Solicitor, 14 Martin Place, SYDNEY. (BL 1413)

PARTIAL DISCHARGE OF MORTGAGE[h]

(N.B.—Before execution read marginal note)

I,

mortgagee under Mortgage No.

release and discharge the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to my rights and remedies as regards the balance of the land comprised in such mortgage.

h This discharge is appropriate to a transfer of part of the land in the Mortgage. The mortgagee should execute a formal discharge where the land transferred is the whole of or the residue of the land in the Certificate of Title or Crown Grant or is the whole of the land in the mortgage.

Dated at *this* *day of* 19 .

Signed in my presence by

who is personally known to me.

Mortgagee.

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY

(To be signed at the time of executing the within instrument)

Memorandum whereby the undersigned states that he has no notice of the revocation of the Power of Attorney registered No. *Miscellaneous Register under the authority of which he has just executed the within transfer.*[i]

Signed at *the* *day of* , 19 .

Signed in the presence of—

i Strike out unnecessary words. Add any other matter necessary to show that the power is effective.

CERTIFICATE OF J.P., &c., TAKING DECLARATION OF ATTESTING WITNESS[j]

Appeared before me at *, the* *day of* *, one thousand nine hundred and* *the attesting witness to this instrument and declared that he personally knew* *the person signing the same, and whose signature thereto he has attested; and that the name purporting to be such signature of the said* *is* *own handwriting, and that he was of sound mind and freely and voluntarily signed the same.*

j To be signed by Registrar-General, Deputy Registrar-General, a Notary Public, J.P., Commissioner for Affidavits, or other functionary before whom the attesting witness appears.
Not required if the instrument itself be signed or acknowledged before one of these parties.

LEAVE THESE SPACES FOR DEPARTMENTAL USE

INDEXED	MEMORANDUM OF TRANSFER	DOCUMENTS LODGED HEREWITH (To be filled in by person lodging dealing)
		1 ✓ 4 — Received Docs. Nos.
Checked by ✓	Particulars entered in Register Book, Volume 8053 Folio 154	2 ✓ 5 — Receiving Clerk.
Passed (in S.D.B.) by		3 6
Signed by	the 24th day of March, 19 61, at 8 minutes past 11 o'clock in the forenoon. Registrar-General.	

REGISTRAR GENERAL NEW SOUTH WALES

PROGRESS RECORD

	Initials	Date
Sent to Survey Branch		
Received from Records		
Draft written		
Draft examined		
Diagram prepared		
Diagram examined		
Draft forwarded		
Supt. of Engrossers		
Cancellation Clerk		

VOL. FOL.

K 1165 St 457—W

Req:R908592 /Doc:DL H747962 /Rev:16-Nov-2012 /Sts:OK.SC /Pgs:ALL /Prt:12-Jul-2018 11:07 /Seq:1 /Ref: /Src:A

Provided by Equifax on 12/07/2018 at 11:08:40 AM AEST
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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 141/14333

SEARCH DATE	TIME	EDITION NO	DATE
12/7/2018	10:39 AM	-	-

VOL 6439 FOL 186 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 141 IN DEPOSITED PLAN 14333
LOCAL GOVERNMENT AREA PENRITH
PARISH OF MULGOA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP14333

FIRST SCHEDULE

THE COUNCIL OF THE CITY OF PENRITH (T J352198)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

PRINTED ON 12/7/2018

LAND REGISTRY SERVICES

EQUIFAX

Req:R908266 /Doc:DL J352198 /Rev:22-Aug-2012 /Sts:OK.SC /Pgs:ALL /Prt:12-Jul-2018 10:40 /Se
Ref: /Src:A

FORM FOR SIMPLE TRANSFER. WHERE NEW RESTRICTIVE COVENANTS ARE IMPOSED, OR EASEMENTS CREATED, OR WHERE THIS FORM IS OTHERWISE UNSUITABLE, FORM R.P. 13A SHOULD BE USED.

FEES:— £ s. d.
Lodgment : :
Endorsement : :
: :
: :
: :
2 10 -
7 5 0

R.P. 13. No. J 352198
1963 MAY 27 PM 1:23
New South Wales

MEMORANDUM OF TRANSFER
(REAL PROPERTY ACT, 1900)

(Trusts must not be disclosed in the transfer.)

Typing or handwriting in this instrument should not extend into any margin. Handwriting should be clear and legible and in permanent black non-copying ink.

a If a less estate, strike out "in *fee simple*" and interline the required alteration.

b *State in full the name of the person who furnished the consideration monies.*

c1 Show in BLOCK LETTERS the full *name, postal address* and description of the persons *taking, and if more than one,* c2 whether they hold as joint tenants or tenants in common.

d The description may refer to the defined residue of the land in a certificate or grant (eg. "and being residue after Transfer No. ") or may refer to parcels shown in Town or Parish Maps issued by the Dept. of Lands or shown in plans filed in the Office of the Registrar General (eg. "and being lot sec. D.P. "). Unless authorised by Reg. 53 of the Conveyancing Act Regulations, 1961, a *plan may not be annexed to or endorsed on this transfer form.*

e A very short note will suffice.

f Execution in New South Wales may be proved if this instrument is signed or acknowledged before the Registrar-General, or Deputy Registrar-General, or a Notary Public, a J.P., or Commissioner for Affidavits, to whom the Transferor is *known, otherwise the attesting witness should appear before one of the above functionaries who having questioned the witness should* sign the certificate on the back of this form.

As to *instruments executed elsewhere,* see Section 107 of *the Real Property Act, 1900-1956,* Section 169 of the Conveyancing Act, 1919-1954, and Section 52A of the Evidence Act, 1898-1954.

g Repeat attestation if necessary.

If the Transferor or Transferee signs by a mark, the attestation must state "that the instrument was read over and explained to him, and that he appeared fully to understand the same."

I, CYRIL ALFRED QUERNS of Kings Cross, Freeholder,

(herein called transferor)

being registered as the proprietor of an estate in *fee simple*[a] in the land hereinafter described, subject, however, to such encumbrances, liens and interests as are notified hereunder, in consideration of TWO HUNDRED POUNDS

(£200. 0. 0.) (the receipt whereof is hereby acknowledged) paid to me by

[b] COUNCIL OF THE CITY OF PENRITH

do hereby transfer to

[c1] COUNCIL OF THE CITY OF PENRITH

(herein called transferee)[c2]

ALL such my Estate and Interest in ALL THE land mentioned in the schedule following:—

County	Parish	Reference to Title: Whole or Part	Vol.	Fol.	Description of Land (if part only) [d]
CUMBERLAND	MULGOA	WHOLE	6429	166	

ENCUMBRANCES, &c., REFERRED TO[e]

- NIL -

Signed at Sydney the 1st day of May, 1963.

[f] Signed in my presence by the transferor CYRIL ALFRED QUERNS WHO IS PERSONALLY KNOWN TO ME

C. A. Querns.
Transferor*

[g] Signed

† Accepted, and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.

THE COMMON SEAL of the COUNCIL ~~Signed in my presence by the transferee~~ OF THE CITY OF PENRITH was ~~WHO IS PERSONALLY KNOWN TO ME~~ hereunto affixed this 20th day of May, 1963.

W. L. Glenn
Mayor
H. Nairn
~~Transferee(s)~~
Town Clerk

THIS SPACE TO BE LEFT FREE FROM NOTATION — NOT TO BE ALTERED BY ERASURE—See Foot Note

* If signed by virtue of any power of attorney, the original power must be registered in the Miscellaneous Register, and produced with each dealing, and the *memorandum of non-revocation on back of form signed by the attorney* before a witness.

† N.B.—Section 117 requires that the above Certificate be signed by each Transferee or his Solicitor or Conveyancer, and renders any person falsely or negligently certifying liable to a penalty of £50; also to damages recoverable by parties injured. Acceptance by the Solicitor or Conveyancer (who must sign his own name, and not that of his firm) is permitted only when the signature of the Transferee cannot be obtained without difficulty, and when the instrument does not impose a liability on the party taking under it. When the instrument contains some special covenant by the Transferee or is subject to a mortgage, encumbrance or lease, the Transferee must accept personally.

No alterations should be made by erasure. The words rejected should be scored through with the pen, and those substituted written over them, the alteration being verified by signature or initials in the margin, or noticed in the attestation.

5c 437—W K 1165 V. C. N. Blight, Government Printer

J 352198

LODGED BY Solicitors

MATTHEWS, WARREN & LYONS
159 CASTLEREAGH ST., SYDNEY

No.

PARTIAL DISCHARGE OF MORTGAGE[h]

(N.B.—Before execution read marginal note)

I,

mortgagee under Mortgage No.

release and discharge the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to my rights and remedies as regards the balance of the land comprised in such mortgage.

Dated at *this* *day of* 19 .

Signed in my presence by

who is personally known to me.

Mortgagee.

h This discharge is appropriate to a transfer of part of the land in the Mortgage. The mortgagee should execute a formal discharge where the land transferred is the whole of or the residue of the land in the Certificate of Title or Crown Grant or is the whole of the land in the mortgage.

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY

(To be signed at the time of executing the within instrument)

Memorandum whereby the undersigned states that he has no notice of the revocation of the Power of Attorney registered No. *Miscellaneous Register under the authority of which he has just executed the within transfer.*[i]

Signed at *the* *day of* , 19 .

Signed in the presence of—

i Strike out unnecessary words. Add any other matter necessary to show that the power is effective.

CERTIFICATE OF J.P., &c., TAKING DECLARATION OF ATTESTING WITNESS[j]

Appeared before me at , *the* *day of* , *one thousand nine hundred and* *the attesting witness to this instrument and declared that he personally knew* *the person signing the same, and whose signature thereto he has attested; and that the name purporting to be such signature of the said* *is* *own handwriting, and that* *he was of sound mind and freely and voluntarily signed the same.*

j To be signed by Registrar-General, Deputy Registrar-General, a Notary Public, J.P., Commissioner for Affidavits, or other functionary before whom the attesting witness appears.
Not required if the *instrument itself* be signed or acknowledged before one of these parties.

LEAVE THESE SPACES FOR DEPARTMENTAL USE

INDEXED	MEMORANDUM OF TRANSFER
Checked by JA	Particulars entered in Register Book, Volume 6439 Folio 186
Passed (in S.D.B.) by	on 6th June 1963 at 28 mts past 9 o'clock a.m.
Signed by	Registrar-General

DOCUMENTS LODGED HEREWITH

To be filled in by person lodging dealing

1	6 Title	4	Received Docs. Nos.
2		5	Receiving Clerk.
3		6	

PROGRESS RECORD

	Initials	Date
Sent to Survey Branch		
Received from Records		
Draft written		
Draft examined		
Diagram prepared		
Diagram examined		
Draft forwarded		
Supt. of Engrossers		
Cancellation Clerk		

VOL. FOL.

K 1165 St 437—W

FEES.

The Fees, which are payable on lodgment, are as follows:—

(a) £2 10s. 0d. where the memorandum of transfer is accompanied by the relevant Certificates of Title or Crown Grants, otherwise £3. Where such instrument is to be endorsed on more than one folium of the register, an additional charge of 5s. is made for every Certificate of Title or Crown Grant after the first.

(b) A supplementary charge of £1 is made in each of the following—

(i) where a restrictive covenant is imposed; or

(ii) a new easement is created; or

(iii) a partial discharge of mortgage is endorsed on the transfer.

Req:R908266 /Doc:DL J352198 /Rev:22-Aug-2012 /Sts:OK.SC /Pgs:ALL /Prt:12-Jul-2018 10:40 /Seq:1 /Ref: /Src:A

NEW SOUTH WALES
Appln. No.724
Prior Title Vol.2916 Fol.197.

CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900, as amended.

TORRENS TITLE
Register Book

Vol. 9795 Fol. 119

1st Edition issued 31-8-1964.

EM. J726159.

Vol. 9795 Fol. 119

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

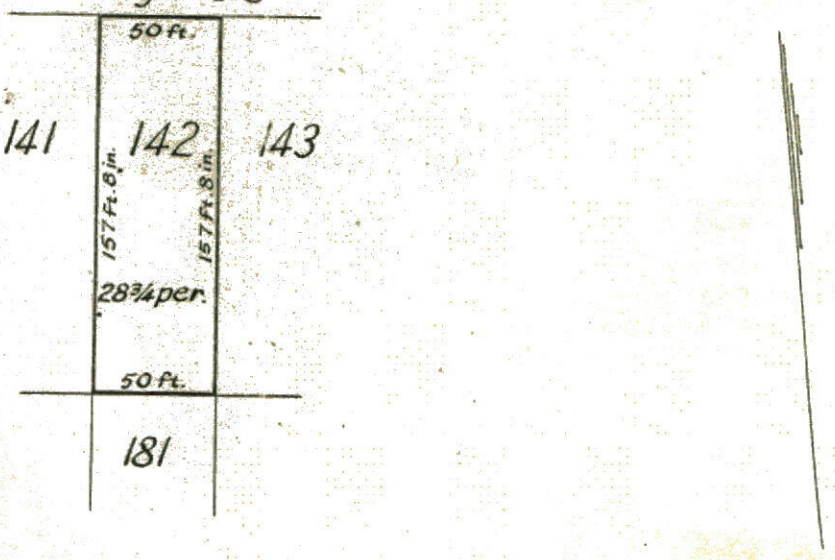
Witness

Registrar General.

REGISTRAR GENERAL • NEW SOUTH WALES

(Page 1)

PLAN SHOWING LOCATION OF LAND



J726159 M.M.

Scale: 80 feet to one inch

ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 142 in Deposited Plan 14333 in the City of Penrith Parish of Mulgoa and County of Cumberland being part of Portion 48 granted to John Best on 24-1-1817.

Registrar General.

FIRST SCHEDULE (Continued overleaf)

~~AMY AMELIA JONES, Widow, and FREDERICK NEPEAN JONES, Tanner, both of Penrith as Joint Tenants.~~

Registrar General.

SECOND SCHEDULE (Continued overleaf)

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

Registrar General.

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

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

ST 1609 V. C. N. BLIGHT, GOVERNMENT PRINTER

Vol. NMC 9795 Fol 119

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar-General
~~Joseph Leo Flanagan of St. Marys~~ Labourer	Transfer	J692951	8.6.1954	22.10.1964	
The Council of the City of Penrith	TRANSFER	J935470	3-3-1965	1-4-1965	

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION

J935470 Sundries Memorial Library

(Page 2 of 2 pages)

FORM No. 193

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

138 Orth Street Kingswood - TD259 - Lot 142 DP14333

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900, as amended.

TORRENS TITLE

Register Book

NEW SOUTH WALES
Appln. No.724
Prior Title Vol.2916 Fol.197.

Vol. 9795 Fol. 120

1st Edition issued 31-8-1964.

EM. J726159.

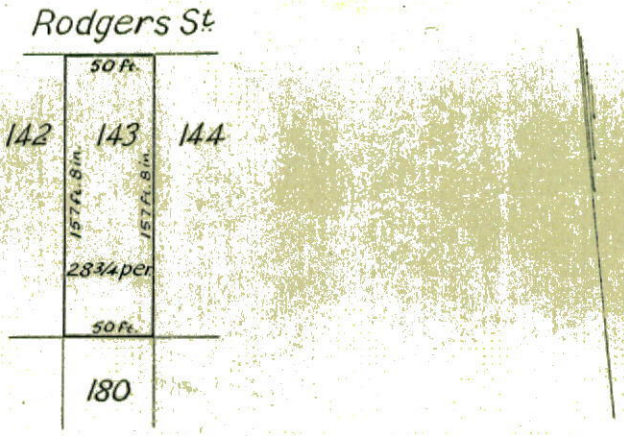
Vol. 9795 Fol. 120 (Page 1)

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

Witness

Registrar General.

PLAN SHOWING LOCATION OF LAND



J726159 W.M.

Scale: 80 feet to one inch

ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 143 in Deposited Plan 14333 in the City of Penrith Parish of Mulgoa and County of Cumberland being part of Portion 48 granted to John Best on 24-1-1817.

Registrar General.

FIRST SCHEDULE (Continued overleaf)

~~AMY AMELIA JONES, Widow and FREDERICK NEPEAN JONES, Tanner, both of Penrith as Joint Tenants.~~

Registrar General.

SECOND SCHEDULE (Continued overleaf)

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

Registrar General.

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

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

ST 1609 V. C. N. BLIGHT, GOVERNMENT PRINTER

Vol. 9795 Fol 120

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar-General
Joseph Leo Hanagan of St. Mary's Labourer	Transfer	J692951	8.6.1964	22.10.1964	
The Council of The City of Penrith	TRANSFER	J935470	3-3-1964 1965	1-4-1965	

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	

J692951 A. Lomack & Son (3)

(Page 2 of 2 pages)

FORM No. 193

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

138 Orth St Kingswood - TD260 - Lot 143 DP14333 [20/15/13-P115]

NSW LAND REGISTRY SERVICES

EQUIFAX

Req:R887578 /Doc:DL J935470 /Rev:10-Jul-2012 /Sts:OK.OK /Pgs:ALL /Prt:09-Jul-2018 11:45 /Seq:1 of 3
Ref: /Src:A

No. J 935470

REGISTRAR-GENERAL · NEW SOUTH WALES

STAMP DUTY
DUTY STAMPED

New South Wales

MEMORANDUM OF TRANSFER

(REAL PROPERTY ACT, 1900)

FEES:— dp 37 £1/2/6d

Lodgment :
Endorsement :

NEW SOUTH WALES SEVEN SHILLINGS SIX PENCE STAMP DUTY

£2:6:0
17/5/60

(Trusts must not be disclosed in the transfer.)

Typing or handwriting in this instrument should not extend into any margin. Handwriting should be clear and legible and in permanent black non-copying ink.

I, JOSEPH LEO FLANAGAN of St. Marys, Labourer.

(herein called transferor)

being registered as the proprietor of an estate in *fee simple*[a] in the land hereinafter described, subject, however, to such encumbrances, liens and interests as are notified hereunder, in consideration of ONE THOUSAND TWO HUNDRED AND THIRTY THREE POUNDS SIX SHILLINGS & EIGHT PENCE (£1,233.6.8) (the receipt whereof is hereby acknowledged) paid to me by[b]

THE COUNCIL OF THE CITY OF PENRITH

do hereby transfer to

THE COUNCIL OF THE CITY OF PENRITH the Council Chambers of which are situate at Station Street, Penrith.

(herein called transferee)[d]

ALL such my Estate and Interest in ALL THE land mentioned in the schedule following:—

County	Parish	Reference to Title: Whole or Part	Vol.	Fol.	Description of Land (if part only)[e]
CUMBERLAND	MULGOA	WHOLE	9795 9795	119 120	

ENCUMBRANCES, &c., REFERRED TO[f]

Reservations and conditions, if any, contained in the Crown Grants.

Signed at Sydney the 21st day of March 1960 by the said Joseph Leo Flanagan by his Attorney R M Flanagan.

[g] Signed in my presence by the transferor

WHO IS PERSONALLY KNOWN TO ME

Transferor*

[h] Signed

† Accepted, and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.

Signed in my presence by the transferee by the said COUNCIL OF THE CITY OF PENRITH by Harold Francis Corr Town Clerk of the said Council

WHO IS PERSONALLY KNOWN TO ME

Transferee(s)

THIS SPACE TO BE LEFT FREE FROM NOTATION — NOT TO BE ALTERED BY ERASURE—See Footnote

a If a less estate, strike out "in *fee simple*" and interline the required alteration.

b State in full the name of the person who furnished the consideration monies.

c Show in BLOCK LETTERS the full name, postal address and description of the persons taking.

d If more than one person is taking state whether they hold as joint tenants or tenants in common.

e The description may refer to the defined residue of the land in a certificate or grant (eg. "and being residue after Transfer No. ") or may refer to parcels shown in Town or Parish Maps issued by the Dept. of Lands or shown in plans filed in the Office of the Registrar General (eg. "and being lot see D.P. "). Unless authorised by Reg. 53 of the Conveyancing Act Regulations, 1961, a plan may not be annexed to or endorsed on this transfer form.

f A very short note will suffice.

g Execution in New South Wales may be proved if this instrument is signed or acknowledged before the Registrar General, or Deputy Registrar General, or a Notary Public, a J.P., or Commissioner for Affidavits, to whom the Transferor is known, otherwise the attesting witness should appear before one of the above functionaries who having questioned the witness should sign the certificate on the back of this form.

As to instruments executed elsewhere, see Section 107 of the Real Property Act, 1900, Section 168 of the Conveyancing Act, 1919, and Section 52A of the Evidence Act, 1898.

h Repeat attestation if necessary.

If the Transferor or Transferee signs by a mark, the attestation must state "that the instrument was read over and explained to him, and that he appeared fully to understand the same."

* If signed by virtue of any power of attorney, the original power must be registered in the Miscellaneous Register, and produced with each dealing, and the memorandum of non-revocation on back of form signed by the attorney before a witness.

† N.B.—Section 117 requires that the above Certificate be signed by each Transferee or his Solicitor or Conveyancer, and renders any person falsely or negligently certifying liable to a penalty of £50; also to damages recoverable by parties injured. Acceptance by the Solicitor or Conveyancer (who must sign his own name, and not that of his firm) is permitted only when the signature of the Transferee cannot be obtained without difficulty, and when the instrument does not impose a liability on the party taking under it. When the instrument contains some special covenant by the Transferee or is subject to a mortgage, encumbrance or lease, the Transferee must accept personally.

No alterations should be made by erasure. The words rejected should be scored through with the pen, and those substituted written over them, the alteration being verified by signature or initials in the margin, or noticed in the attestation.

N 439—W 1165 V. C.W. Bligh, Government Printer

Req:R887578 /Doc:DL J935470 /Rev:10-Jul-2012 /Sts:OK.OK /Pgs:ALL /Prt:09-Jul-2018 11:45 /Se
Ref: /Src:A **935470**

LODGED BY:
Address:
Phone No.:

No._____

PARTIAL DISCHARGE OF MORTGAGE

(N.B.—Before execution read marginal note)

I, *mortgagee under Mortgage No.* *release and discharge the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to my rights and remedies as regards the balance of the land comprised in such mortgage.*

Dated at *this* *day of* 19

Signed in my presence by

who is personally known to me.

Mortgagee.

i This discharge is appropriate to a transfer of part of the land in the Mortgage. The mortgagee should execute a formal discharge where the land transferred is the whole of or the residue of the land in the Certificate of Title or Crown Grant or is the whole of the land in the mortgage.

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY

(To be signed at the time of executing the within instrument)

Memorandum whereby the undersigned states that he has no notice of the revocation of the Power of Attorney registered No. 8180H *Miscellaneous Register under the authority of which he has just executed the within transfer.*

Signed at Penrith *the* Third *day of* March, 19 65.

Signed in the presence of— R M Flanagan

Justice of the Peace & Commissioner for Affidavits for N.S.W.

j Strike out unnecessary words. Add any other matter necessary to show that the power is effective.

CERTIFICATE OF J.P., &c., TAKING DECLARATION OF ATTESTING WITNESS[k]

Appeared before me at *, the* *day of* *, one thousand nine hundred and* *the attesting witness to this instrument and declared that he personally knew* *the person signing the same, and whose signature thereto he has attested; and that the name purporting to be such signature of the said* *is* *own handwriting, and that* *he was of sound mind and freely and voluntarily signed the same.*

k To be signed by Registrar General, Deputy Registrar General, a Notary Public, J.P., Commissioner for Affidavits, or other functionary before whom the attesting witness appears.
Not required if the instrument itself be signed or acknowledged before one of these parties.

LEAVE THESE SPACES FOR DEPARTMENTAL USE

INDEXED	MEMORANDUM OF TRANSFER
Checked by	Particulars entered in Register Book, 1-4-1965
Passed (in S.D.B.) by	at 12 noon.
Signed by	Registrar General

DOCUMENTS LODGED HEREWITH

To be filled in by person lodging dealing

1.	4.	Received Docs. Nos.
2.	5.	Receiving Clerk.
3.	6.	

PROGRESS RECORD

	Initials	Date
Sent to Survey Branch		
Received from Records		
Draft written		
Draft examined		
Diagram prepared		
Diagram examined		
Draft forwarded		
Supt. of Engrossers		
Cancellation Clerk		

VOL. FOL.

FEES.

The Fees, which are payable on lodgment, are as follows:—

(a) £2 10s. 0d. where the memorandum of transfer is accompanied by the relevant Certificates of Title or Crown Grants, otherwise £3. Where such instrument is to be endorsed on more than one folium of the register, an additional charge of 5s. is made for every Certificate of Title or Crown Grant after the first.

(b) A supplementary charge of £1 is made in each of the following—

(i) where a restrictive covenant is imposed; or

(ii) a new easement is created; or

(iii) a partial discharge of mortgage is endorsed on the transfer.

K 1165 St 437—W

Provided by Equifax on 09/07/2018 at 11:46:47 AM AEST
© Office of the Registrar-General 2018

Appendix 3 – Preliminary Concept Designs

3 Planning Proposal - Reclassification and rezoning of public land at the corner of Rodgers and Somerset Streets, Kingswood

Compiled by: **Danielle Fox, Planner**

Authorised by: **Natasha Baker, City Planning Manager**

Outcome	*We plan for our future growth*
Strategy	*Facilitate quality development in the City that considers the current and future needs of our community*
Service Activity	*Plan for and facilitate development in the City*

Procedural note: Section 375A of the Local Government Act 1993 requires that a division be called in relation to this matter.

Owner: Penrith City Council
Applicant: Penrith City Council

Executive Summary
This report seeks Council's resolution to endorse a planning proposal that seeks to amend *Penrith Local Environmental Plan 2010* (LEP) relating to seven (7) lots of Council owned land on the corner of Rodgers and Somerset Streets in Kingswood. The Planning Proposal seeks to reclassify land from Community to Operational and rezone from RE1 Public Recreation to B4 Mixed Use which is consistent with zoning on adjoining land.

Reclassifying the land will enable Council to consider opportunities for the development of the land. The Planning Proposal will be considered in the context of improving adjoining open space and included in a broader future master plan for the site.

This report provides a summary of the Planning Proposal and seeks Council's endorsement to forward the Planning Proposal to the Department of Planning and Environment (DP&E), seeking a Gateway Determination to enable public exhibition and agency consultation.

Background
Council's Property Development Department (PDD) lodged a Planning Proposal (RZ18/0005) seeking to reclassify and rezone seven (7) lots of RE1 Public Recreation zoned land totalling 5089m2. The Planning Proposal seeks to reclassify and rezone the subject land as Operational land and B4 Mixed Use respectively. Also, any interests relating to its public reserve status will be removed. The Planning Proposal is provided as Attachment 1.

The subject land is located within The Quarter, is within walking distance to Kingswood station and Nepean Hospital and within 350 m of two local parks. The reclassification to Operational land will enable Council to consider opportunities for the future use of the land (under the proposed new zoning), including options to sell or develop the site. Development opportunities may include housing, health service facilities and commercial premises.

The subject land is part of a larger Council land holding that includes four (4) lots fronting Orth Street that are not included in the Planning Proposal. These four (4) lots, totalling 2908m2, will be retained as RE1 Public Recreation and considered in the context of master planning for the entire site. Part of the subject land is currently leased for use as a temporary car park for Nepean Hospital. The remainder of the site is unimproved open space. An aerial site plan for the subject land and the four (4) RE1 zoned lots is provided in Attachment 2.

Strategic Context
The planning proposal satisfactorily addresses all the matters required to be included in a planning proposal as outlined in section 3.33 of the *Environmental Planning and Assessment Act 1979* and the DPE's *Guide to preparing planning proposals.*

The subject land has no minimum lot size under the LEP. Upon review of the Planning Proposal, an amendment to the minimum lot size has been included in the proposal to correspond and be consistent with lot sizes for B4 Mixed Use zones in the vicinity. The proposed minimum lot size is 400m2.

The planning proposal has strategic merit when assessed against applicable local and regional strategic plans and studies. Key documents that the Planning Proposal relies on includes:

- The Quarter Action Plan
  The Quarter's vision is to become an international destination for investment in education, health services, research and related technology. The proximity of the site to the Nepean hospital provides an opportunity to facilitate a high quality mixed use development in line with this vision.

- Recreation and Cultural Strategy and Open Space Action Plan
  This study and action plan looks at the need to consider:
    - the quality of open space over quantity. This involves a review of smaller open space areas. Any savings from this review will be directed towards enhancing the quality of these spaces.
    - the importance of access to facilities including paths that link sites,
    - the need to identify areas that do not have the potential to provide valuable recreational opportunities and consider disposal or conversion of the land to another purpose.

- Nepean Hospital Open Space Analysis (NHOSA)
  This analysis found there was a high quantum of open space relative to population. However much of the pocket parks are of poor quality. There is potential for embellishment of these parks to provide amenity value and encourage passive recreation.

The subject land currently provides low amenity and recreational value and is within the vicinity of other open space areas. The planning proposal seeks to change the zone on the subject land that will permit additional land uses and refers to opportunities to improve adjoining open space with a formalised pedestrian link. The NHOSA found that there exists a significant inequity in the standard of provision of open space in established areas compared with new release areas. Preliminary concept designs including the subject land and the four (4) RE1 zoned lots is provided in Attachment 2.

Site Specific Context
The assessment of the Planning Proposal has highlighted the following matters.

Lot 143 Rodgers Street (Lot 143 DP 14333)
The subject land is constrained by overland flow flooding and a drainage pipeline that bisects the site. The Planning Proposal includes a *Concept Stormwater and Overland Flow Management Plan* prepared by Martens Consulting Engineers.

This Plan has modelled options for managing overland flow flooding and for the relocation of the drainage pipeline to convey flows from Rodgers to Orth Street. One of the preferred

options identifies Lot 143 Rodgers Street as being necessary for this work. This design matter can be addressed in more detail at a Development Application stage.

The planning proposal refers to a masterplan including adjoining lots that includes the embellishment of RE1 land fronting Orth Street. Lot 143 Rodgers Street is integral to this improvement work as it forms the northern portion of the pedestrian link between Rodgers and Orth Streets as shown in Attachment 2.

To secure the long-term availability of Lot 143 Rodgers Street for a pedestrian link and for the possibility of it being needed for essential drainage infrastructure and for managing overland flow flooding, this report will recommend that any dealings in the land will include steps to secure the land for these purposes.

Traffic and Transport

The Planning Proposal includes a *Traffic and Transport Study* prepared by TTPA. The development site is well serviced by public transport and is within a 5-minute walk from Kingswood station. The traffic and transport study requires further work regarding traffic generation and intersection assessment and can be undertaken prior to public exhibition.

Reclassification Process

Public land is managed under the *Local Government Act 1993*, based on its classification. All public land must be classified as either 'community' land or 'operational' land.

- Community land – is land council makes available for use by the public, for example, parks, reserves or sports grounds.
- Operational land – is land which facilitates the functions of council, and may not be open to the public, for example, a works depot or council garage.

Land that is classified as Community land must not be sold, exchanged or otherwise disposed of by a council. There is no special restriction on Council powers to manage, develop, dispose, or change the nature and use of operational land. The reclassification of public land does not commit Council to the sale or development of that land. Council can still retain ownership and maintain the current use of the land.

Next Steps

Should Council endorse the Planning Proposal, it will be submitted to the DP&E with a request for a Gateway Determination. Upon receipt of a Gateway Determination, public exhibition and agency consultation will occur, followed by an independently chaired public hearing (required for reclassification of land). A further report to Council will be provided advising of the outcomes of the public exhibition and public hearing.

Conclusion

The Planning Proposal is supported by relevant local and regional plans and strategies. The site is well serviced by public transport and proximity to services. Public open space in the vicinity of the site is within walking distance, with quality spaces located in the wider area. The Planning Proposal's objectives include:

- support the growth of The Quarter by increasing amenity and productivity through urban renewal close to public transport,
- provide housing opportunities for students, skilled and key workers within the 30-minute city scenario,
- improve the quality of the portion of the site being retained as RE1 Public Recreation, and,
- formalise the pedestrian connection through the site.

The Planning Proposal is generally supported and endorsement by Council is recommended.

RECOMMENDATION

That:

1. The information contained in the report on Planning Proposal - Reclassification and rezoning of public land at the corner of Rodgers and Somerset Streets, Kingswood be received.
2. Council endorse the attached Planning Proposal, that rezones, reclassifies and amends the minimum lot size for seven lots of public land on the corner of Rodgers Street and Somerset Street Kingswood and submits it to the, Department of Planning and Environment seeking a Gateway Determination.
3. Consultation with the community and public agencies be undertaken in accordance with any Gateway Determination issued by the Department of Planning and Environment.
4. An independently chaired public hearing be held in accordance with the requirements of the Environmental Planning and Assessment Act and Regulations.
5. A planning consultant be engaged to independently chair the public hearing.
6. Council resolve that:
    a) Lot 143 Rodgers Street (Lot 143 DP 14333) is to provide:
        - a pedestrian through link from Rodgers St to Orth St,
        - conveyance of overland flow flooding from Rodgers St to Orth St,

        and these be incorporated in any future development applications.

    b) Any future development considers the relocation of the drainage pipeline that currently bisects the subject land
    c) any future development applications for the subject land include the embellishment of adjacent open spaces located at Lots 177 – 180 DP 14333 to achieve a standard of embellishment comparable to release areas and satisfies Council's objectives of high quality, robust and low maintenance public domain.
7. A report be presented to Council on the submissions received during the public exhibition and the results of the public hearing.

ATTACHMENTS/APPENDICES

1.	Planning Proposal	471 Pages	Attachments Included *Under Separate Cover (Website)*
2.	Aerial of site and preliminary concept designs	3 Pages	Attachments Included *Under Separate Cover (Website)*

3 Planning Proposal - Reclassification and rezoning of public land at the corner of Rodgers and Somerset Streets, Kingswood

PRC37 RESOLVED on the MOTION of Councillor Greg Davies seconded Councillor Aaron Duke

That:

1. The information contained in the report on Planning Proposal - Reclassification and rezoning of public land at the corner of Rodgers and Somerset Streets, Kingswood be received.
2. Council endorse the attached Planning Proposal, that rezones, reclassifies and amends the minimum lot size for seven lots of public land on the corner of Rodgers Street and Somerset Street Kingswood and submits it to the, Department of Planning and Environment seeking a Gateway Determination.
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        and these be incorporated in any future development applications.

    b) Any future development considers the relocation of the drainage pipeline that currently bisects the subject land
    c) any future development applications for the subject land include the embellishment of adjacent open spaces located at Lots 177 – 180 DP 14333 to achieve a standard of embellishment comparable to release areas and satisfies Council's objectives of high quality, robust and low maintenance public domain.
7. A report be presented to Council on the submissions received during the public exhibition and the results of the public hearing.

In accordance with Section 375A of the Local Government Act 1993, a DIVISION was then called with the following result:

For	**Against**
Councillor John Thain	Councillor Marcus Cornish
Councillor Kath Presdee	
Councillor Kevin Crameri OAM	
Councillor Greg Davies	
Councillor Ross Fowler OAM	
Councillor Jim Aitken OAM	
Councillor Aaron Duke	
Councillor Todd Carney	

Councillor Brian Cartwright
Councillor Robin Cook

For Action: Natasha Baker - City Planning Manager

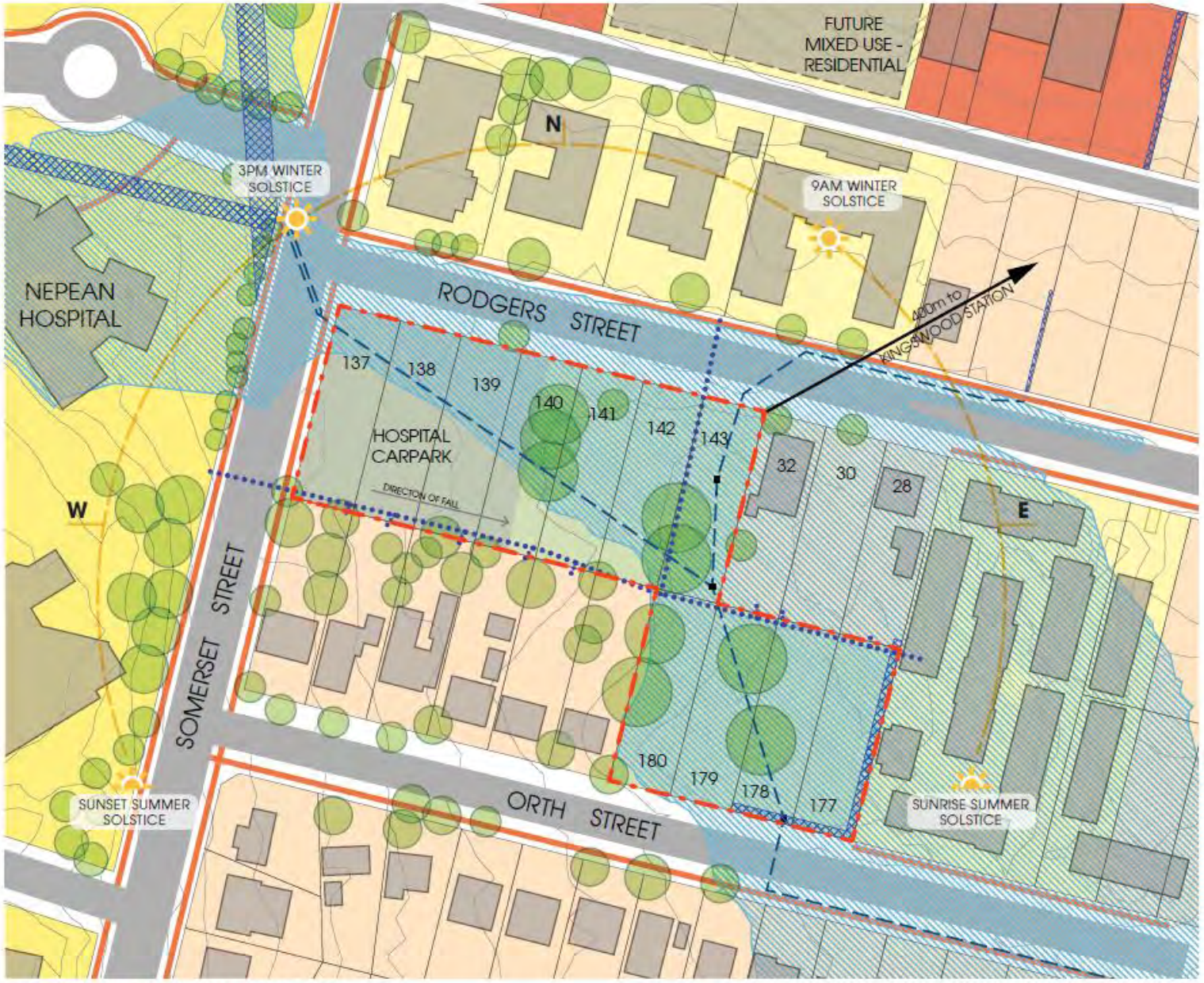
Completion Date: 27 August 2018

ADOPTED AT POLICY REVIEW COMMITTEE MEETING

Monday 13 August 2018

**THE TIMELY ACTIONING OF COUNCIL DECISIONS IS PARAMOUNT.
SIGN OFF COMPLETED ACTIONS AND RETURN TO RECORDS**

Appendix 4 – Preliminary Concept Designs



LEGEND

- SITE BOUNDARY
- RESIDENTIAL - DETACHED
- RESIDENTIAL - MULTI DWELLING
- HOSPITAL
- COMMERCIAL
- OPEN SPACE
- MEDIUM RISK / 1 in 100 ARI FLOOD
- DRAINAGE EASEMENT
- STORMWATER PIPE
- SEWER LINE
- DIRECTION OF SLOPE
- FOOTPATH
- 1m CONTOUR INTERVALS

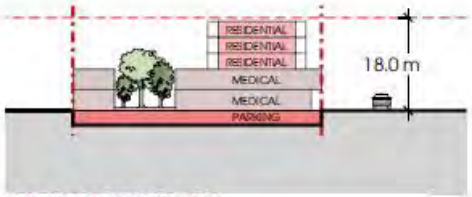
0m 5 10 20 50m

Scale 1:1,000 @ A3

SITE (7) ANALYSIS: 138 ORTH STREET, KINGSWOOD

2.6.1 OPTION 01 - DEVELOP COUNCIL-OWNED LAND

Maintain existing site extents and provide a 'medical mixed use' building consisting of 5 storeys as per current controls. Ground and first floor to be non residential use. Remaining upper levels to be residential. Provide for a pedestrian through site link between Orth St and Rodgers St which can be activated by ground floor commercial use.



INDICATIVE SECTION
HEIGHT PLANE

Development Summary

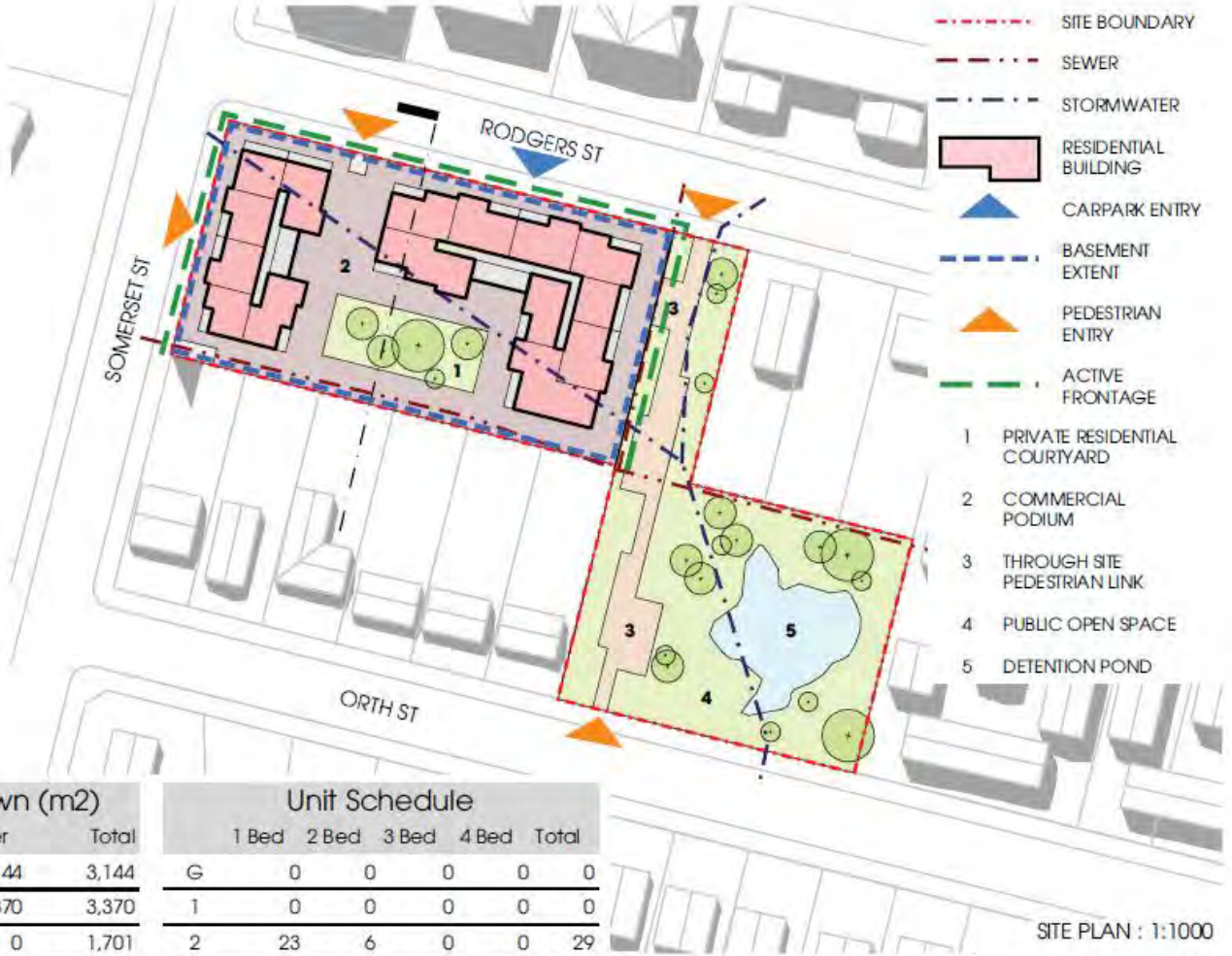
	Current Control	Proposed
Site Area:	8,059 m2	8,059 m2
Building Footprint:	- m2	3,965 m2
GBA:	- m2	13,667 m2
GFA:	- m2	11,617 m2
Land Use Zoning	RE1	B4
FSR:	3.5 :1	1.4 :1
Site Coverage:	- %	49 %
Building Height	18 m	18 m
Number of Floors		5

GFA Breakdown (m2)

	Resi	Other	Total
G	0	3,144	3,144
1	0	3,370	3,370
2	1,701	0	1,701
3	1,701	0	1,701
4	1,701	0	1,701
Total	5,103	6,514	11,617

Unit Schedule

	1 Bed	2 Bed	3 Bed	4 Bed	Total
G	0	0	0	0	0
1	0	0	0	0	0
2	23	6	0	0	29
3	23	6	0	0	29
4	0	12	2	2	16
Total	46	24	2	2	74



PRECEDENT IMAGE - CAPELLA MIXED USE, KENSINGTON - (SOURCE: FJMT)

3D MODEL MASSING - AERIAL VIEW ALONG ORTH STREET

3D MODEL MASSING - AERIAL VIEW ALONG RODGERS STREET

3D MODEL MASSING - VIEW ALONG DETENTION BASIN TOWARDS DEVELOPMENT

Appendix 5 – Nepean Hospital Open Space Analysis

June 2013

Nepean Hospital Precinct Open Space Analysis

Final

urbis

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Bernadette Pinnell
Senior Consultant	Daniel Collins
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1 Introduction

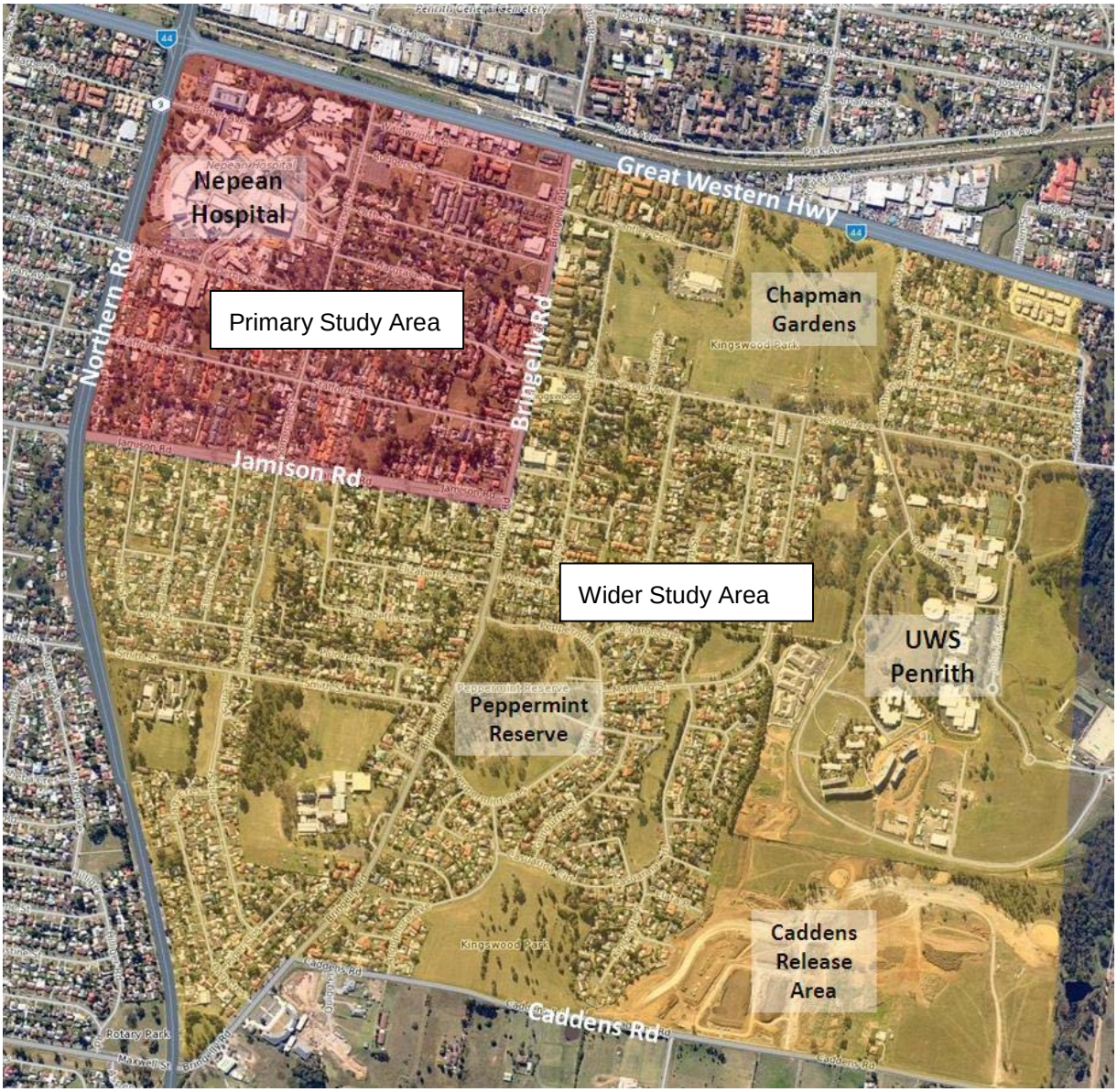
1.1 BACKGROUND

Urbis Public Policy has been commissioned by Penrith City Council to assess the adequacy of local open space in the vicinity of Nepean Hospital and the suburb of Kingswood in Penrith. The study area identified in Figure 1 below is located approximately 1.7km east of Penrith City Centre, is bounded by the Great Western Highway, University of Western Sydney (UWS), Caddens Road and the Northern Road. The research identified the demand for open space by residents, workers and students as well as an assessment of the adequacy of open space with respect to the quantum and quality of open space in terms of location, access and amenity it offers to the existing residents and workers in the area. Identification of new developments which might increase demand for open space was also considered.

1.2 STUDY AREA

The report is focused on a primary study area, which covers approximately 62.5ha and includes the Nepean Public and Private Hospitals. As well as a wider area which includes the suburb of Kingswood, the new Caddens residential area and the (UWS) Penrith Campus.

FIGURE 1 – STUDY AREA



1.3 METHODOLOGY

The following methodology was used for the study:

1.3.1 REVIEW OF LITERATURE

A review of key documents and policies relating to the study area was conducted, to identify any current or future plans for the area, including Strategic Plans for the expansion of the Nepean hospital precinct existing Council policies and business reports relating to open space demand and supply, employment, residential or Neighbourhood Renewal Programs in the areas.

Using ABS census data, an assessment of the local resident population and projected future population was undertaken to determine the characteristics, household composition and projected level of changes in population to determine how this might impact on the demand for open space.

1.3.2 STAKEHOLDER CONSULTATION

Consultation with key stakeholders was conducted to identify urban planning, employment or community initiatives that might create potential opportunities or constraints associated with open space assets. This included Council officers, Landcom Development Director, UWS key staff and Penrith Business Alliance. This was used to identify gaps in the literature update previous reports and discuss new developments.

1.3.2.1 ASSESSMENT OF SUPPLY AND SITE VISIT

An assessment of the current supply of open space was conducted through a review of existing reports as well as site visits. An audit matrix was developed which details existing facilities, usage, opportunities and constraints. The open space assets were mapped to provide a spatial analysis.

The provision of open space was compared with Council and State provision rates including a review of the existing quantum of open space against local benchmarks. An assessment of trends was conducted to compare supply against best practice in Australia.

2 Background Review

The following section provides an overview of the relevant state and local planning strategies and policies relevant to the study area. The review provides an understanding of the local policy context, as well as future directions that may have implications for open space provision and community needs. Key documents reviewed include:

- Metropolitan Strategies and subregional plans
- Local environmental plans
- Local recreation planning reports
- State recreation planning guidelines
- Community strategic plans
- Business planning strategies
- Relevant research into health benefits of recreation.

2.1 PENRITH URBAN PLANNING CONTEXT

Penrith is one of Western Sydney's oldest and largest regional centres, recognised in state planning policy for its strategic location, unique natural and economic assets, and gateway to the Blue Mountains. Penrith was designated a regional city in the 2005 Sydney Metropolitan Strategy (NSW Department of Planning, 2005), and a key priority location for the Cities Taskforce from 2006.

The Penrith City Centre Local Environmental Plan 2008, aimed to strengthen the regional position of the centre and facilitate economic growth, supported by transport infrastructure developments, Penrith City Centre and the wider Penrith Local Government Area (LGA) have grown significantly in recent years to be a strong centre of business, administration and community in Sydney's west. This growth is anticipated to continue into the future, with current planning policy reinforcing previous growth objectives; particularly around the health and education sectors building on the existing assets of the Nepean Hospital, University of Western Sydney and TAFE campuses in Kingswood and Werrington.

The Penrith LGA has two distinct characteristics: established and new release areas. Twenty suburbs including Kingswood were originally developed around transport nodes developed throughout the 1970s and 1980s. Infrastructure in these areas is now "facing the needs of their maturity" (PCC,2000a). The need to upgrade and expand the existing infrastructure to meet the demand of the resident population, both current and new, over the next decade represents a major challenge for Council.

Other suburbs within the Penrith LGA are classified as New Release areas. The most substantial growth in homes in the LGA has occurred in these areas, with increases of more than 26 000 people between 1986 and 2010. These areas typically house a high proportion of young families who are first homebuyers or are in the process of buying their home. These communities are seen as having adequate facilities due to Section 94 funding.

The Metropolitan Plan for Sydney 2036 (NSW Department of Planning, 2010), The Penrith Urban Study (Penrith City Council, 2006) and 2031 Strategic Plan (Penrith City Council, 2010) all support the development of Penrith as a Regional City for Western Sydney, and one of Sydney's five cities. The Plan also highlights the potential to establish the Penrith Education and Health precinct as a Potential Specialised Centre centred on the Nepean hospital and UWS. The Penrith Business Alliance, supported by the NSW Government, established an expert Taskforce to prepare a Strategic Vision to guide the growth of the Precinct and identify the assets and facilities required to realise the vision for the precinct of becoming "one of Australia's premier destinations for health, education, industry and medical research over the next 10 years".

The vision for the precinct includes a 120Ha Health Industry Park at Werrington, a National Centre of Excellence in E-Health and local health innovation network at the existing facility. Approximately 3,000

jobs are currently provided by Nepean Public, and Private Hospitals and surrounding health businesses. The precinct is identified as a leading employment growth area with the potential to create additional 12,000-13,000 new jobs by 2026.

Acknowledging the hospital and university as significant attractors for land uses and shaping the population profile of the surrounding area. The plans note recent local residential growth, increasing residential densities and increased demand for student and worker housing associated with these uses. Penrith City Council note that before Penrith and Kingswood can fully fulfil their intended roles, it is necessary to improve the public domain and open space in both areas.

2.2 KINGSWOOD NEIGHBOURHOOD RENEWAL PROGRAM

Penrith City Council's Neighbourhood Renewal Program (NRP) is focused on the established areas of the City. Statistics provided by the Australian Bureau of Statistics are utilised to assess which suburbs or localities the Neighbourhood Renewal Project should focus on. Statistics on levels of educational attainment, income, types of occupation, wealth, living conditions, access to services such as the internet and the numbers of Aboriginal or Torres Strait Islanders and/ or residents with lower fluency in English are utilised to calculate a score for each suburb. From these statistics Penrith City Council has identified that residents within some suburbs and localities within the Local Government Area do not have equal opportunities and access to resources when compared with other areas.

Council has recognised these inequities and has established a number of programs in order to address this inequity. The Penrith Neighbourhood Renewal Program is an affirmative program established to lead Councils response to disadvantage in the identified local neighbourhood.

Consultation with residents as part of the NRP identified the importance of well managed open space with residents valuing the quality of open space at Chapman Gardens, Wainright Park and Peppermint Reserve. However there was also concern expressed by residents with respect to:

- Off leash area for dogs in parks
- Lack of play equipment
- Seating in parks
- Alcohol and other drug use in public spaces
- Need for youth and community activities
- services and activities for seniors
- Shade, adult exercise equipment and fencing in Wainwright Park
- Need for local children's programs and family activities

2.3 THE VALUE OF OPEN SPACE

While state planning policy makes limited mention of open space in Penrith specifically, there is an increasing acknowledgement of the contribution of open space and natural areas to amenity and wellbeing and there are a range of subsequent policy directions reflecting this. For instance, the *NSW State Plan* sets an objective to increased park visitation rates by 20%, while participation in sporting activities and exercise is targeted to increase by 10%.

The NSW Department of Planning's Recreation and Open Space Planning Guidelines for Local Government 2010 (NSW Department of Planning, 2009) recognises the significant role of local governments in providing and maintaining open space, and facilitating recreation and activity amongst the community.

A range of well-designed and managed open space facilities are fundamental to delivering broader social sustainability objectives for urban areas; by providing a focus for community activities, bringing together

existing and new populations and providing opportunities for informal social interaction and skill development. Furthermore, these facilities have an important role to play in promoting a healthy lifestyle and aiding the social and cognitive development of young children and teenagers.

The health benefits derived from participation in sport and recreation include preventing the development of hypertension, obesity, diabetes and cardiovascular disease later in life. The health benefits of moderate activity are substantiated by well documented research and include:

- We live longer (44% of men who exercise have a lower rate of premature death than other males) (Blair SN, 1995)[1]
- We are less in danger from heart disease and stroke (sedentary people can be up to twice as susceptible) (S, Kohl, & NF, 1992.)[2]
- We are at significantly reduced risk of bowel cancer and certain other cancers (Slattery ML, 1997) (Thune I, 1997) (E., 1997) (ML, 1996) [3]
- We suffer less stress, anxiety and depression (mental health is considered the fastest growing health concern of the western world) (Slattery ML, 1997) (Thune I, 1997) (E., 1997) (ML, 1996) [7]
- We have improved chances of combating a wide range of chronic conditions such as diabetes, arthritis, asthma and depression (Davison, 2006)[8]
- People who use public open spaces are three times more likely to achieve recommended levels of physical activity than those who do not use the spaces (Davison, 2006)[8]
- Children with greater proximity to parks and playgrounds located near their home are likely to be more active (Davison, 2006) [4]
- Neighbourhoods with a greater proportion of park area are associated with greater physical activity in young children. (Roemich, 2006)[5]
- Within parks, the presence of playgrounds, trees providing shade and signage regarding dogs has been shown to be associated with greater physical activity among children and adolescents (Timperio, 2008)[6]

2.4 PENRITH OPEN SPACE PLANNING GUIDELINES

There have been a number of open space and recreation planning reports that have informed and shaped the level and standard of provision of open space in Penrith. The most recent includes the Penrith City Council Open Space Action Plan (2007) which provides an overview of existing provision ratios for local and regional, active and passive open space across the LGA. The provision ratios and standards are based on the PLANS Report (2004) and include standards for new development areas to ensure that the provision of open space is sufficient to support the incoming population.

The Plan also highlights the importance of quality, not just quantity, of open space provision and supports the provision of embellishment to open space assets to improve usage by the community. The report

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1 Blair SN, Kohl HW III, Barlow CE, Paffenbarger RS Jr, Gibbons LW, Macera CA. 1995. Changes in physical fitness and all-cause mortality: a prospective study of healthy and unhealthy men. *Journal of the American Medical Association.* 273:1093-1098

2 Blair SN, Kohl HW and Gordon NF. 1992. How much physical activity is good for health? *Annual Reviews of Public Health.* 13:99-126.

3 Slattery ML, Potter J, Caan et al. 1997. Energy balance and colon cancer - beyond physical activity. *Cancer Research.* 57(1):75-80. Thune I, Brenn T, Lund E et al. 1997. Physical activity and the risk of breast cancer. *New England Journal of Medicine.* 336(18):1269-1275. 5 6 Slattery ML. 1996. How much physical activity do we need to maintain health prevent disease? Different diseases – different mechanisms. *Research Quarterly Exercise and Sport.* 67(2):209-212

4 Davison, K. and Lawson, C. T., 2006, Do attributes in the physical environment influence children's physical activity? A review of the literature, *International Journal of Behavioural Nutrition and Physical Activity*, Vol. 3(19).

5 Roemich, J. N., Epstein, L. H., Raja, S., Yin, L., Robinson, J. and Winiewicz, D., 2006, Association of access to parks and recreational facilities with the physical activity of young children. *Preventive Medicine* 43, 437-441.

6 Timperio, A., Giles-Corti, B., Crawford, D., Andrianopoulos, N., Ball, K., Salmon, J. and Hume, C., 2008, *Features of public open space and physical activity among children: Findings from the CLAN study*. *Preventive Medicine* 47, 514-518.

indicates that Penrith Council manages approximately 1,206ha of open space, which at the time of the report included:

- 328ha of parks
- 375ha of sporting fields
- 199ha of community land for drainage and community uses
- 153 ha of natural areas
- 151ha of land where Council has care, control and management
- 540 separate parks and reserves, 141 of which contain playgrounds

Penrith City Council open space planning documents (though up to 10 years old in some instances), identify the following demand for open space.

Key policies relevant to open space provision in the study area identify the following:

- There is a general focus on providing appropriate, high quality open space, in favour of large quantities (Penrith City Council, 2004) (Penrith City Council, 2007).
- Providing larger open space areas with a range of experiences for a diverse community is desirable and improved accessibility and connectivity is important (Penrith City Council, 2006).
- In accommodating additional demand, Council have expressed the intention to embellish and maximise the use of existing open space areas, in preference to acquiring additional areas.
- There is an overarching objective to rationalise existing recreation resources across the LGA (Penrith City Council, 2007), considering opportunities to dispose of open space not providing valuable recreation opportunities and better invest in other recreation and cultural facilities (Penrith City Council, 2004).

Council's *Recreational and Cultural Strategy* 2004 (Penrith City Council, 2004) notes the following criteria should be applied in evaluating the value of existing open space areas:

- size of the land, with higher value placed on land with multi-purpose potential.
- the range of experiences provided, including spaces catering to both passive and active recreation.
- proximity to uses such as transport, residential areas, other recreational facilities and community services.
- the characteristics of the local community, allowing these to determine the type of open space and embellishments required

Commenting on the level of existing provision of open space, the strategy notes that:

- Existing *district* open space facilities are described as only just sufficient in meeting existing demand, with limited to no capacity to accommodate additional demand generated by new development (Penrith City Council, 2007). However, there are no works planned for district facilities or spaces in the study area
- The current provision of open space exceeds benchmarks, however there are a large number of small parks that are not embellished and attract low visitation rates. This is an area of dissatisfaction for residents in established areas, with respondents in a 2004 survey noting that parks 'lacked adequate facilities, equipment and landscaping which made them less attractive to use' (Penrith City Council, 2002).

- There is a need for greater provision of passive open space areas to respond to the recreational preferences of the existing community (discussed in Section 3) (Penrith City Council, 2007).

- Providing new playgrounds in established areas is a high priority under current policy (Penrith City Council, 2004). A number of improvements are planned for local parks in Kingswood, including a new playground at Peppermint Park and new paths through the park on Orth Street (Penrith City Council, 2007).

- Council acknowledge there is a range of open space provision that contributes to the wider network of recreation opportunities available, including land at UWS.

- Previous consultation by Council with UWS found that ' the University has a vision to encourage a greater use of the University campus by the Penrith community' (Penrith City Council, 2004). Council have recently committed to advocating for increased community use of existing recreational, sporting and cultural facilities at UWS and the development of a 'high performance sports centre' (Penrith City Council, 2010).

3 Supply analysis

3.1.1 DUAL USE PROVISION OF OPEN SPACE

The existing supply of open space in the study area in general was informed by the principle outlined in both the Department of Planning Circular No. F1 – Guidelines for Dual Use of Drainage/Open Space Reserves and WSROC's handbook – Dual Use of Drainage Open Space in Western Sydney prepared by Manidis Roberts Consultants (1989).

These guidelines advocated the dual use of open space areas for natural drainage. Whilst this was viewed as an economically viable approach to provision of parks as part of new urban development it has resulted in a number of Councils having to duplicate parks in land not prone to flooding, as the quality of the playing surfaces built under this model were not suitable for competitive sport.

The dual use consideration did not site open space areas well for users or passive surveillance. Furthermore many of the parks developed under this model did not have basic facilities including shade, amenities, seating or play equipment.

The dual use model was useful for achieving the recommended quantum of open space but at the expense of quality. Much of Penrith and indeed other western Sydney council areas were also planned adopting this approach.

3.2 EXISTING OPEN SPACE AREAS

The Open Space Action Plan 2007 identifies an open space hierarchy based on the AUS-SPEC open space guidelines. This open space hierarchy is used in a range of Penrith City Council documents including the Development Contributions Plan. The following table presents this typology.

TABLE 1 – OPEN SPACE TYPOLOGY

TYPE	DESCRIPTION
District Parks	Identified as open space areas greater than 5ha and providing a range of recreational facilities. These facilities are accessible by public transport and include car parking, changing rooms and formal active recreation facilities. Facilities will cater for a range of age groups and may also include pedestrian and cycleway systems, and informal areas for recreation.
Neighbourhood Parks	Identified as open space of up to 5ha which typically serves a cluster of suburbs. These facilities are characterised by car parking, lighting, pedestrian and cycle ways, playground structures, toilet facilities, and may include sports fields suitable for children's training and competition activities and other formal or informal recreation areas
Local Parks	Identified as open space between 0.5 to 3ha in size and primarily serving a suburb or area up to 2km in radius. These facilities typically provide on street parking, landscaping, benches and seating and a playground
Pocket parks	Areas between 0.25 and 1ha, and catering for the local area. These facilities are within 5minute walk from most households and will include natural surface and shade areas, seating and informal play and passive recreation areas
Linear Parks and Drainage Reserves	These areas of open space primarily serve a drainage function and are characterised by a grassed surface which forms a drainage basin, surface water drainage channels and may be prone to waterlogging or flooding. These reserves may also provide pathways or cycleway access, but do not contain formal recreation structures. These facilities provide residents from the local area with opportunities for informal and passive recreation.
Natural Areas	These areas are identified as natural assets due to their significant biodiversity, and sometimes due to their landscape values. They may include areas with passive recreation infrastructure including pathways and playgrounds. The key priority for these areas is enhancing biodiversity, protecting the environment and encouraging community appreciation and awareness.

3.2.1 EXISTING OPEN SPACE IN PRIMARY STUDY AREA

The following section provides an assessment of the existing open space in the study area. In addition and Table 7 in Appendix A provides a matrix of existing open space assets, which includes location, classification, facilities and uses, as well as potential opportunities and constraints.

Appendix B provides an overview map of the existing open space assets in the area.

3.2.1.1 WAINWRIGHT PARK

Wainwright Park is a local park located on the intersection of Orth Street, Bringelly Road, and Hargrave Street. The park is approximately 0.86ha and includes a small playground area with basic equipment, and seating. A lighted pathway runs through the site providing access between Orth and Hargrave Street. There are a number of mature trees onsite.

PICTURE 1 – WAINWRIGHT PARK (FROM BRINGELLY ROAD)

Bordering the site to the south, on Bringelly Road, is the Kingswood Neighbourhood Centre. This is a new centre which opened in 2003 and provides a community hall (70 people capacity), and meeting room (40 people capacity), also a kitchen area, shaded garden and children's soft fall play area. Also located to the south is the KU Penrith Pre School which operates each weekday between 9:00am to 3:00pm for ages 3-6 years and caters for approximately 40 children.

The site is primarily accessed for general recreation and children's play uses. The site has also hosted community events including the "Free Family Fun Day" in April 2012.

3.2.1.2 RODGER AND ORTH STREET RESERVE

The Rodgers and Orth Street Reserve is classified as a pocket park covering 0.78ha, and is split into two distinct sections. The larger northern section of the site is located on the corner of Somerset and Rodgers Street and covers approximately 0.4ha. This area is currently used as a temporary overflow car park by Nepean Hospital construction staff during the redevelopment of the hospital. The area has no recreation facilities and is bounded by residential dwellings to the south and east. The Nepean Hospital is located in close proximity to the west.

The southern section of the site is accessed from Orth Street and covers 0.3ha. The area has no amenities or equipment; it has a number of large trees, and is bordered by residential dwellings, including a new residential estate to the east.

There is a below ground drainage channel, and surface water drainage inlets, running through the centre of the site.

3.2.1.3 RED CROSS ANNIVERSARY PARK

The Red Cross Anniversary Park is classified as a pocket park and is located on the corner of Somerset Street and the Great Western Highway. The Park covers approximately 0.13ha and is bounded to the east by an arts supplies outlet and on all other sides by the existing road network.

In 2011 the Park was redeveloped with new lighting and artist designed seating to improve the overall amenity of the park and safety at night. The redevelopment project was informed by a community safety audit and consultation with local residents.

PICTURE 2 – RED CROSS ANNIVERSARY PARK

3.2.1.4 STAFFORD STREET RESERVE

The Stafford Street Reserve is a pocket park covering approximately 0.48ha, which is bordered by residential dwellings. The site has no recreation facilities however it is understood that previous playground equipment has been removed. The site is relatively flat with a number of mature trees onsite.

There is a second area of open space to the north of the Stafford Street Reserve, which fronts onto Derby Street. This area of open space is not accessible to the public and has security fencing and therefore has not been included as an available open space asset in this study.

3.2.1.5 SOMERSET AND RODGERS STREET RESERVE

To address the current demand for parking, at Nepean Hospital Penrith City Council, Nepean Blue Mountains Local Health District has developed land for staff parking at Somerset and Rodgers Streets, Kingswood that has made more public parking available at Nepean Hospital. The temporary off-site car park provides 100 staff parking spaces previously housed on Hospital grounds - making those on site spaces now available to the public. This arrangement is now in place until construction of the new on-site car park is complete in 2013.

PICTURE 3 – STAFFORD STEERT RESERVE (FROM STAFFORD STREET)

3.2.1.6 STAFFORD STREET AND JAMISON ROAD RESERVE

This pocket park is located between Stafford Street in the north and Jemison Road in the south and covers an area of approximately 1.06ha. Due to the presence of a below ground drainage channel, and surface water drainage inlets, through the centre of the site, the site has been classified as open space for utilities and services. The site also provides a thoroughfare between the two Streets. It is also understood that playground equipment has been removed from the site.

PICTURE 4 – STAFFORD STREET AND JAMISON ROAD RESERVE (FROM STAFFORD STREET)

3.2.1.7 DERBY STREET AND STAFFORD STREET RESERVE

The site is located between Derby and Stafford Street, covers approximately 0.84ha, and has no amenities or play equipment. The site is characterised by open grassland area with a number of mature trees onsite. A below ground drainage channel, and surface water drainage inlets, run through the eastern extent of the site. The area is bounded by residential properties on the eastern and western sides.

The area primarily acts as a drainage basin, and is used by the community as a pocket park for informal recreation and as a thoroughfare between Stafford Street and Derby Street.

PICTURE 5 – DERBY STREET AND STAFFORD STREET RESERVE (FROM DERBY STREET)

3.2.2 SUMMARY OF OPEN SPACE IN PRIMARY STUDY AREA

There is currently six publically accessible, council owned open space assets in the primary study area, covering a total of 4.2ha (41,883msq).

The Wainwright Park, provides the only playground facility, and is located in close proximity to community buildings. Also the Red Cross Anniversary Park provides some amenity value with seating and artwork.

The open space areas within the primary study area are poor quality with limited recreation, play or amenity value. These areas are currently classified as Pocket Parks, they do not contain recreation or play facilities and currently primarily serve a drainage function or act as a pathway or thoroughfare between adjacent roads.

Many of these assets are restricted by the close proximity of residential dwellings or existing roads, the irregular layout of the sites, presence of mature trees, drainage channels and detention basins onsite. Therefore the potential for activation of these sites is limited. However there is the potential for embellishment of these assets to provide amenity value and encourage passive recreation. Embellishments of these areas could include provision of seating, play equipment, bubblers, shade pathways or children's cycleway and shade would substantially improve the amenity and quality of experience offered.

3.2.3 OPEN SPACE IN WIDER STUDY AREA

3.2.3.1 CHAPMAN GARDENS

Chapman Gardens is a district standard sports ground of approximately 15ha and includes a range of both active and passive open space and recreation facilities. Sports facilities at the park include two baseball diamonds, with fencing and dugout areas, a synthetic cricket oval, spectator shading areas, amenities building with toilets and changing rooms, car parking, and floodlighting. In addition there are a number of recreation facilities including a children's playground area, benches and a sealed footpath for walking and cycling through the site.

Sporting facilities are currently used by a number of local teams including a number of junior and senior baseball teams, and junior cricket teams. The facilities are registered for use by the Greater Western Baseball Association and the Nepean District Cricket Association. In addition a number of local schools in

the area access the site for sporting facilities including Kingswood High School. The site has also hosted a number of community events including “Carols in Gardens” which included a range of children’s activities, animal farm, food stalls, and fireworks.

Due to the use of the cricket oval and baseball fields by district wide organisations, these areas, which cover approximately 7.12ha are classified as District Park facilities. The remaining areas of passive open space at the site, covering 7.87ha are classified as a Neighbourhood Park.

Scheduled improvements for the site include the upgrading of fences and backstops, and dugouts between 2013 -2015.

The Sports Ground Management Strategy (2009) [7] identified a number of issues with the site including poor quality amenity buildings which are in need of improvements, the lighting assessment rated ‘poor when compared to minimum Australian Standards for lighting for bat and ball training of 75lux for outfield and 200 lux for infield.

PICTURE 6 – CHAPMAN GARDENS (FROM SECOND AVENUE)

3.2.3.2 DOUG RENNIE FIELD

Doug Rennie Field is a district standard park which covers approximately 4ha, and is located on Second Avenue and First Street, adjacent to Chapman Gardens. Sports facilities at the site include a full-sized rugby league pitch and training pitch, amenities building with home and away team changing rooms, car parking, floodlighting. The site is the home ground for the Penrith Waratahs Junior Rugby League Club (JRLC). Senior rugby league competitions are also played at the site. The site is used by over 30 teams during a full season.

The Sports Ground Management Strategy, (2009) suggests that the existing playing surfaces have capacity to increase usage by rugby league teams. It is also suggested that significant improvements to the surface conditions would be required for the site to accommodate other sports including soccer and touch football. Current issues at the site include poor drainage and irrigation of the playing surface, and maintenance of the turf with patchy and uneven grass and presence of weeds. In addition the changing rooms and amenity buildings are identified as poor quality and in need of improvement.

[7] Penrith City Council (2009) Sportsground Management Strategy Volume 1: Demand and Supply Analysis

PICTURE 7 – DOUG REBBUE FIELD (FROM SECOND AVENUE)

PICTURE 8 – DOUG RENNIE FIELD (FROM SANTLEY CRESENT)

3.2.3.3 PEPPERMINT RESERVE

Peppermint Reserve, located on Bringelly Road, is a Natural Area with biodiversity and landscape amenity value. The site covers approximately 8.8ha and is characterised by large areas of mature trees and native vegetation and bushland. The site also has a small playground facility and a single pathway through the site. The site is currently maintained by the Peppermint Reserve Bushcare Group who meets regularly at the site to maintain the natural environment. The site is also used by the community for informal and passive recreation.

Located in the reserve is the Peppermint Crescent- Snr and jnr play equipment which has a scale swing and spring animal.

PICTURE 9 – PEPPERMINT RESERVE

3.2.3.4 CASUARINA CIRCUIT RESERVE

The Casuarina Circuit Reserve is a 2.5ha Linear Park and Drainage Reserve. The site includes a number of detention basins, below ground drainage channels and surface water drainage inlets. The site has no recreation facilities, and is characterised by mature trees, and is likely to be used for informal and passive recreation purposes.

On the corner between Dianella Place and Casuarina Circuit is a large detention basin with mature trees on the border, and below ground drainage channels and surface water drainage inlets. Along the rest of Casuarina Circuit the open space undulates and is bounded by residential properties.

3.2.3.5 MANNING STREET RESERVE

The Manning Street Reserve is a Linear Park and Drainage Reserve located on Manning Street to the north of Casuarina Circuit Reserve. The site covers 1.2ha and has no existing recreation facilities. The site has some landscaped planting, and is relatively flat, however this does act as a drainage basin, with a below ground drainage channel and surface water inlets through the centre of the site.

PICTURE 10 – MANNING STREET RESERVE (FROM MANNING STREET)

A number of other areas of open space areas are available or planned for the area but have not been assessed as part of this study these include the UWS facilities and the Caddens Residential Area

3.2.4 UNIVERSITY OF WESTERN SYDNEY CAMPUS

The University of Western Sydney Penrith Campus is made up of three campus areas known as Kingswood, Werrington North and Werrington South. The Kingswood campus, in the east of the study area, covers approximately 60ha and provides the majority of the campus's student services and facilities. Recreation and sporting facilities in the Kingswood area of the campus include:

- Lamrock Reserve – An outdoor sports field covering 1.2ha and providing Rugby league and soccer playing surface.
- Outdoor hard courts – Two basketball, and two tennis outdoor hard courts, with lighting and spectator facilities
- Hockey – Two full size, floodlit hockey fields with amenities buildings, car parking and spectator facilities
- Gymnasium – A connect fitness gymnasium which is open to the public.

In addition there are large areas of open space which are used by University students and staff for general recreation purposes.

3.2.5 CADDENS RESIDENTIAL AREA

The Caddens Residential area is a new master planned estate located adjacent to the UWS campus it is currently under construction and will be complete over the next five years. It will accommodate up to 1500-2000 residents in 350 single dwellings. The development includes a high quality hilltop park and playground, and has active and passive areas of open space which also double as detention basins for drainage purposes, together with the riparian corridor and other areas of conservation value are provided

the following elements are proposed, in line with the Open Space Strategy and the WELL Precinct Section 94 Contributions Plan for the development:

FIGURE 2 – OPEN SPACE PROVISION AT CADDENS

Open space areas include:

3.2.5.1 EASTERN HILLTOP PARK

A 0.35 hectare Hilltop Park is proposed to be located on the ridgeline to the east of the site to present as natural woodland and is planned to incorporate

- heritage interpretation of the ruins of the 19th century farmhouse and re-use of materials where appropriate;
- viewing platforms to other vantage points within Caddens and beyond;

- an informal kick about space on the flatter land;
- accessible paths where possible;
- seating areas and shade structures;
- canopy trees;
- existing trees, Cumberland Plain Woodland species as well as other endemic robust native plant species and where necessary saline-tolerant species; and
- Low maintenance and robust finishes.

PICTURE 11 – HILLTOP PARK CADDENS AREA

3.2.5.2 WESTERN HILLTOP PARK

A 0.5 hectare Western Hilltop Park is designed to function as a neighbourhood park. Detailed design is to incorporate the following elements as illustrated above

- children's play spaces on soft-fall including high quality interactive play structures and equipment;
- terraced lawns to increase usability of passive spaces in sloped areas, including a potential look-out space;
- accessible paths where possible
- seating areas and shade structures;
- a north-south path to connect to the surrounding streets and the riparian corridor;
- semi-open canopy trees

3.2.5.3 WESTERN LINEAR PARK

A 1.38 hectare Western Linear Park is to function as passive open space and act as an acoustic and visual barrier between Collector Road 1 and the residential areas of Kingswood to the west. The park is to include earth mounding and canopy trees. Detailed design is to incorporate the following elements:

- areas of passive open space;
- a shared pedestrian and cycle path;
- natural and/or organic forms for noise and visual screening of Collector Road 1;
- canopy trees for shade; and
- planting of endemic native and other robust plant species

3.2.5.4 DISTRICT PARK

A 5.1 hectare combined area of active open space (3.9ha) and detention basin (1.2ha) is proposed to provide a local community focus and be designed generally in accordance with the Caddens Public Domain Strategy. It is to incorporate the following elements consistent with the Open Space Strategy and the WELL Precinct Section 94 Contributions Plan:

- connections to the shared pedestrian and cycle path;
- an amenities block;
- a children's playground;
- seating areas;
- a large level area suitable for future playing field(s) with flood lights;
- potential courts such as hard courts/tennis courts, bocce courts, netball courts and large chess board;
- canopy trees and structures to provide shade and amenity;
- planting of robust endemic native species; and
- Car parking.

3.2.5.5 SUMMARY

The supply of open space in the study area reflects the dual use policy of providing open space on detention basins. Whilst this was viewed as an ideal solution, to optimise land use the reality of this approach is that many of the resultant sports fields are of poor quality, have high maintenance costs, are prone to flooding and not fit for purpose and so Council's in Western Sydney are under sustained pressure from the community for more open space.

The standard of open space provision at Caddens is consistent with the high quality of open space provided on other new release areas in Penrith including North Penrith (Landcom) and Jordan's spring (Lend Lease).

From the assessment of existing areas of open space and new residential areas there is a clear differential in the level and standard of provision. A significant level of relative inequity exists in the standard of provision for established areas compared with new residential areas. For example in the provision of detention basins.

The detention basin at Caddens has been designed and landscaped to a much higher quality than the existing level of provision in the study area. At Caddens the detention basins are designed so that they appear as natural rather than engineered features. They are proposed to incorporate the following elements:

- a natural/organic basin form with steeper slopes facing east to avoid the hot westerly winds and exposure to afternoon sun;
- a rain garden at the base of the basin
- 1.5m path informally planted with native trees with low level under planting to define the top of the detention basin;
- passive open space; and
- seating areas along flatter slopes where possible allowing views across the rain garden.

PICTURE 12 – PROPOSED DETENTION BASIN AT CADDENS

Similarity the provision of playgrounds in new release area offer a wide range of opportunities compared to the limited experiences offered in the existing parks in the study area. For example the new playground at Jordan Springs includes opportunities for a range of experiences, including:

- soft fall material to reduce injury in case children fall off equipment
- a range of swings and play equipment
- shade structures
- BBQ facilities
- Seats
- Cycleway

PICTURE 13 – JORDAN SPRINGS PARK

3.3 DEMOGRAPHIC ANALYSIS

3.3.1 EXISTING POPULATION

A review of the demographic profile of the local population was undertaken to identify potential users of open space and understand demand in the area. The analysis considers populations within the primary area and the wider locality, designated by Penrith City Council, compared to the wider Penrith LGA and the Sydney region. The following table presents the key demographic characteristics for these catchments. The review has been primarily informed by Australian Bureau of Statistics census data 2011, where available. Reference is also made to the 2006 census to demonstrate population trends and changes over time.

TABLE 2 – DEMOGRAPHIC OVERVIEW

CHARACTERISTIC	STUDY AREA		WIDER STUDY AREA		PENRITH LGA		SYDNEY	
	2011	2006	2011	2006	2011	2006	2011	2006
Population size	1,715	1,300	5,009	4,826	178,467	172,140	4,390,956	4,119,317
Age								
Aged 0-13	18.19%	17.38%	18.39%	17.75%	20.3%	21.4%	17.96%	18.24%
Aged 14-24	15.57%	16.0%	15.57%	20.44%	16.2%	17.2%	14.51%	15.14%
Aged 25-39	27.17%	24.69	23.82%	23.3%	22.0%	22.2%	23.01%	23.02%
Aged 40-59	20.17%	20.46%	26.21%	25.55%	26.5%	27.2%	26.51%	26.9%
Aged 60+	18.89%	21.46%	16.01%	12.96%	16.6%	11.8%	18.02%	16.67%
Household size								
Average person's / dwelling	2.2	2.1	2.6	2.6	2.9	2.9	2.7	2.7
Household structure								
Couple family with no children	33.66%	33.01%	31.71%	32.97%	29.6%	28.4%	33.46%	33.16%
Couple family with children under 15	22.11%	23.95%	29.52%	28.2%	32.4%	34.6%	32.51%	32.83%
Couple family with no children under 15	7.86%	7.44%	14.58%	15.63%	11.2%	17.1%	16.41%	16.43%
One parent family with children under 15	21.87%	23.3%	11.95%	12.11%	10.3%	10.6%	7.34%	7.78%
Dwelling structure								
Separate house	37%	36.71%	63.59%	65.98%	77.3%	85.2%	60.96%	63.66%
Semi-detached house	49.85%	48.82%	17.79%	16.4%	10%	8.1%	12.78%	11.83%
Apartment	11.6%	13.92%	18.62%	17.18%	6.8%	6.0%	25.8%	23.88%
Tenure								
Owner	18.15%	21.43%	23.5%	24.93%	26.8%	27.3%	31.12%	32.88%
Purchaser	22.38%	13.92%	34.28%	33.18%	43.8%	43.2%	35.71%	34.09%
Renter	59.0%	64.1%	41.85%	40.75%	27.7%	26.6%	32.37%	32.25%
Nationality								
Australian born	68.23%	69.85%	73.64%	76.79%	74.4%	73.8%	63.65%	65.53%
English spoken at home	76.84%	82.6%	80.24%	85.17%	80.9%	81.9%	65.73%	68.61%
Education								
Year 12 or equivalent	49.6%	41.47%	46.02%	41.46%	20.3%	34.2%	62.3%	55.09%
Tertiary	Not avail.	19.07%	Not avail.	17.72%	35.1%	31%	Not avail.	29.54%

The following trends are of interest with respect to the demand for open space in the study area:

- There has been reasonable population growth in the primary area in the last 5 years, with the population increasing from 1,300 in 2006 to 1,715 in 2011. The population of the wider study area has also grown, though not to the same extent.

- The age profile of the primary area is generally similar to that of the wider study area, Penrith LGA and Sydney. There are a slightly larger number of residents in the 25 – 39 years and over 60 years age brackets.

- Those aged between 25 and 39 years comprised the largest age group in the primary locality in both 2011 (27.2%) and 2006 (25.7%)

- Contrary to the general ageing of the population occurring around Sydney, the proportion of older residents (over 60 years) in the primary area reduced in the ten years between 2001 and 2011 from approximately 23% in 2001 to 18.9% 2011. The opposite trend is evident in the wider are the LGA and Sydney,

- There is a lower proportion of home ownership in the primary area compared with the wider area Penrith LGA and Sydney, and a greater number of renters (59%, nearly double that of Sydney).

- The proportion of residents born overseas in the primary area has increased significantly in the last ten years from 26% in 2011 to 31.7% in 2011. This level of ethnic diversity is comparable to Sydney, but greater than the wider locality and Penrith LGA. The UK, New Zealand and India have consistently been the most common countries of birth during this period, however in 2011 a higher a larger number of Philippines-born residents were present.

- The ethnic diversity of the primary area is comparable to that of Sydney but is significantly greater than the ethnic diversity of the wider locality and Penrith LGA.

- While there is a comparable proportion of couples in the primary area when compared to the wider locality and Sydney, there is a consistently high proportion of single parents with children in the primary area (21.87% in 2011, nearly double the proportion in the wider locality, and three times that of Sydney).

3.3.2 FUTURE POPULATION

Population projections for the Kingswood suburb indicate that between 2012 and 2021 the population will increase by 1,961 people (21%) from 9,374 to 11,335. The majority of this increase will be due to the Caddens Release area development, which is expected to attract 2,253 new residents by 2021.

The growth in population will primarily come from new residential developments including the new population to the Caddens area which will not increase demand for open space in Kingswood – due to the high level and quality of open space within the development

The above population projections are based on a range of assumptions related to birth and death rates, in and out migration, and proposed residential developments in the area. For the Kingswood suburb proposed developments considered include the development of a 168 placed Anglicare Retirement Village on Manning Street, small infill development on Orth (36 dwellings), Stafford (12 dwellings), and Rodgers Street (76 dwellings).

This population growth in the area will have a small impact on the demographic characteristics of local residents. Key demographic changes which are forecast to occur between 2011 and 2021 for the study area include:

- The prevalence of lone person households in the Kingswood suburb is expected to continue with nearly 1,500 lone person households (32.3%)

- Due to the proximity to the university, the most populous age group within the suburb is forecast to be 20-24 year olds, with 1,223 persons (10.7%). The number of people under the age of 15 years is also forecast to increase by 162 people (9.5%) and will represent 16.4%)

- The number of people over 65 years old is also expected to increase by 621 (69.1%), and will represent 13.4% of the total population

- In contrast to the suburb the dominant household type expected to move into the Caddens Release area is couple family households with dependent children (50%). As a result, by 2021 the most populous age group in the Caddens Release Area is forecast to be 0-4 year olds with 269 people (11.9%), with a high proportion of the population under the age of 15 (29.3%). While the number of people aged over 65 is expected to be 95 persons (4.2%).

3.4 OPEN SPACE STANDARDS ANALYSIS

In accessing the adequacy of open space consideration of the Penrith City Council Open Space Action Plan (2007) was reviewed to provide an overview of existing provision ratios for local and regional, active and passive open space across the LGA. The provision ratios and standards are based on 2004 data and include standards for new development areas to ensure that the provision of open space is sufficient to support the incoming population.

The Plan also highlights the importance of quality, not quantity, of open space provision and supports the provision of embellishment to open space assets to improve usage by the community. The Plan indicates that Penrith Council manages approximately 1,206ha of open space, which at the time of the report included:

- 328ha of parks

- 375ha of sporting fields

- 199ha of community land for drainage and community uses

- 153 ha of natural areas

- 151ha of land where Council has care, control and management

- 540 separate parks and reserves, 141 of which contain playgrounds.

The following table provides an overview of the open space provision ratios for Penrith based on 2004 population data, presented in the Plan, and updated provision ratios based on 2011 census data.

TABLE 3 – OPEN SPACE PROVISION STANDARDS

OPEN SPACE TYPE	DESCRIPTION	PROVISION RATIO
Active Open Space	City's sportsgrounds currently cover 374.46ha which equates to 2.11ha/1,000 people	2.1ha/1,000 people
Active Open Space – Local	Local active open space - not district open space - is 1.4ha/1,000	1.4ha/1,000 people
Passive Open Space	Based on 328.83ha of parks - 1.85ha/1,000 people. Not including Council managed areas that are classified as natural areas or for community land, nor does it include land required for drainage or biodiversity corridors	1.85ha/1,000 people
Passive Open Space – Local	Based on 291.53ha of parks - 1,64ha/1,000 people	1.64ha/1,000 people

The District Open Space Facilities Development Contributions Plan (Penrith City Council, 2007) adopts as its basic rationale the following nexus between new development and the provision of open space facilities:

- An increase in total population and of population density will increase the demand for open space facilities

- The need to maintain open space facilities at the existing minimum standard per head to meet community demands.

3.4.1 PASSIVE OPEN SPACE ASSESSMENT- PRIMARY STUDY AREA

There is currently 4.19ha of publically accessible passive open space within the primary study area surrounding Nepean Hospital. This does not include other Council managed areas that are classified as natural areas or land required for drainage (Linear Parks and Drainage Reserves).

With a population of 1,715 people, as of 2011, this equates to a provision ration of 2.44ha/1,000 people for the primary study area. However it is understood that part of the Pocket Park located on Rodgers Street, covering 0.52ha, is currently being used as a temporary car park. When this area is discounted, the existing provision ratio decreases slightly to 2.14ha/1,000 people.

When compared to the benchmark ratio for local passive open space of 1.64ha/1,000 people, the study area has an additional 0.86ha more passive open space compared to this standard.

WIDER STUDY AREA

There is currently 14.21ha of publically accessible passive open space within the wider study area including 7.87ha at Chapman Gardens and discounting the current use of open space on Rodgers Street as a temporary car park. With a total population of 5,009 people, as of 2011, this equates to a provision ratio of 2.84ha/1,000 people for the wider study area.

When compared to the benchmark ratio for local passive open space, the wider study area has approximately 6.0ha more local passive open space compared to the provision standard.

Table 5 below presents a summary of the comparison between existing local passive open space ratios in the area and the benchmark provision ratio identified in the Open Space Action Plan.

3.4.2 ACTIVE OPEN SPACE ASSESSMENT

There are currently no active open space assets within the primary study area. There is however a number of significant district and neighbourhood level facilities within the wider study area. This includes the Cricket Oval and Baseball Diamonds provided at Chapman Gardens, and the Rugby League field and training facility at Doug Rennie Fields. Together these facilities cover approximately 11.2ha.

With a population of 5,009 people in the wider study area, this equates to a provision ratio of 2.24ha/1,000 people.

When compared to the active open space benchmark provision ratio of 2.1ha/1,000 people, the wider study area has approximately 0.69ha more active open space.

TABLE 4 – ACTIVE AND PASSIVE OPEN SPACE PROVISION ANALYSIS

AREA	CURRENT PROVISION	CURRENT PROVISION RATIO	BENCHMARK PROVISION RATIO	DIFFERENCE
LOCAL PASSIVE OPEN SPACE				
Primary Study Area	3.67ha	2.14ha/1,000 people	1.64ha/1,000 people	+ 0.86ha
Wider study area	14.21ha	2.84ha/1,000 people		+ 6.0ha
ACTIVE OPEN SPACE				
Wider study area	11.2ha	2.24ha/1,000 people	2.1ha/1,000 people	+ 0.63ha

- The assessment does not consider the quality of existing or future open space in meeting the community needs and demands for open space. Some of the existing open space assets in the area are of poor quality, with limited facilities or capacity for community use

- The assessment does not consider other non-Council owned open space in the area. Assets including passive and active open space at the UWS Penrith Campus, Kingswood High School, and Angophora Avenue Reserve, are currently accessed by the community and will support community needs and growth in the area.

4 Key Findings

Adopting a standards based approach the study area has a high quantum of open space relative to the size of the population

The district standard open space areas are highly valued by the local community

Much of the pocket parks were provided under the dual use principle which means that they do not provide the range of experiences that they could due to poor drainage

There is a lack of shade, equipment or amenities limiting the use of pocket parks

There are concerns by local residents that the local pocket parks do not meet their needs particularly the lack of play equipment which leads to lack of surveillance and prevalence of antisocial behaviour

Equipment was removed from some of the parks that previously had play equipment, because of disrepair, vandalism or because the equipment did not meet new Australian Standard.

The high quality of provision of open space and parks at new residential areas highlights the relative inequity of provision between established areas and new release areas.

With the proposed development of the Precinct there will be a need to embellish and upgrade the open space areas

Appendix A Open Space Matrix

TABLE 5 – EXISTING OPEN SPACE

NAME	LOCATION	AREA HA (SQM)	TYPE	CATCHMENT	FACILITIES	CURRENT USES	OPPORTUNITIES	CONSTRAINTS
PRIMARY STUDY AREA								
Wainwright Park	Bringelly Rd, Orth St & Hargrave St	0.86ha (8,647sqm)	Park	Local – 2km	Playground Seating Community building	General recreation Children's play Community events	Proximity to community facilities (community hall and childcare centre)	Proximity to residential dwellings Irregular shape
Rodgers Street and Orth Street Reserve	Rodgers Street and Orth Street	0.78ha (7,997sqm)	Pocket Park	500-600m	Temporary car park	Temporary overflow car park for Nepean Hospital construction workforce Thoroughfare	To support growth at Nepean Hospital and reduce construction impacts	Drainage infrastructure
Red Cross Anniversary Park	Somerset Street and Great Western Highway	0.13ha (1,378sqm)	Pocket Park	500-600m	Seating Lighting	General recreation Thoroughfare	Recent improvements	Proximity to Great Western Highway
Stafford Street Reserve	65 Stafford Street	0.48ha (4,825sqm)	Pocket Park	500-600m	None – playground removed	General recreation	Provision of playground equipment	Playground equipment has been removed Proximity to residential dwellings
Stafford Street and Jamison Road Reserve	22-16 Stafford Street, 27-35 Jamison Road	1.06ha (10,636sqm)	Pocket Park	500-600m	None – playground removed	General recreation Thoroughfare	Provision of playground equipment	Playground equipment has been removed Proximity to residential dwellings Drainage infrastructure
Derby Street and Stafford Street Reserves	2 Derby Street, 9-5 Stafford Street	0.84ha (8,400sqm)	Pocket Park	500-600m	None	General recreation Thoroughfare	Provision of playground equipment	Proximity to residential dwellings Drainage infrastructure

NAME	LOCATION	AREA HA (SQM)	TYPE	CATCHMENT	FACILITIES	CURRENT USES	OPPORTUNITIES	CONSTRAINTS
WIDER AREA								
Chapman Gardens	Second Avenue	14.99ha (149,930sqm)	Outdoor sports area Park	District (7.12ha) Neighbourhood (7.87ha)	Car park Amenities buildings Playground 2 Baseball Ovals Cricket Oval Spectator shading areas Floodlights Sealed footpath	12 junior and 8 senior baseball teams 3 junior cricket teams Schools including: Kingswood High School, Colyton High School, Penrith High School General recreation Community events (Carols in the park)	Existing capacity for increased usage Capacity for additional baseball diamonds, cricket practice nets Accommodate other sports	Drainage infrastructure Poor pitch quality Inadequate lighting
Doug Rennie Field	Second Avenue, First Street, Stanley Crescent	4.08ha (40,800sqm)	Park Outdoor sports area	Local – 2km	Rugby League sports pitch Training pitch Car park Amenities building Spectator shading areas Floodlights	Rugby League Sports training General recreation	Existing capacity for increased usage Existing capacity for increased usage	Drainage infrastructure Poor pitch quality Inadequate lighting Poor quality amenity blocks
Peppermint Reserve	Peppermint Crescent	8.82ha (88,177sqm)	Natural Area	NA	Playground Sealed footpath	General recreation Children's play Bush care	Large area	Protected native Vegetation
Casuarina Crescent Reserve	Casuarina Crescent	2.55ha (25,497sqm)	Linear Park / Drainage	Local	None	General recreation	Potential for playground, or surface water lake to improve	Drainage infrastructure Shape and topology

NAME	LOCATION	AREA HA (SQM)	TYPE	CATCHMENT	FACILITIES	CURRENT USES	OPPORTUNITIES	CONSTRAINTS
			Reserve				amenity	Proximity to residential dwellings
Manning Street Reserve	Manning Street	1.75ha (17,533sqm)	Linear Park / Drainage Reserve	Local	Landscaped planting	General recreation	Sports field Seating Pathways Playground	Drainage infrastructure
Samuel Foster Reserve	Algie Crescent, Second Avenue, Morphett Street	1.12ha (11,242sqm)	Natural Area	NA	None	General recreation	Pathways Seating	Vegetation Drainage channel
Clemson Street	Clemson Street	0.64ha (6,443sqm)	Pocket Park	500-600m	None	General recreation Thoroughfare	Sealed footpath seating	Proximity to residential dwellings
Stapley Street Reserve	Lot 11, Lot 22, Stapley Street	0.49ha (4,855sqm)	Pocket Park	500-600m	Seating Playground	General recreation Children's play		Proximity to residential dwellings
Beatson Lane Reserve	20 Jean Street, Beatson Lane, Gladys Street	0.31ha (3,061sqm)	Pocket Park	500-600m	None	None		Proximity to residential dwellings
Oag Crescent Reserve	206 Parker Street, Oag Crescent	0.53ha (5,268sqm)	Pocket Park	500-600m	Playground	Children's play		Vegetation
Bringelly Road Reserve	238 Parker Street, Bringelly Road	0.88ha (8,888sqm)	Pocket Park	500-600m	None	None		Mature trees Proximity to Parker Street
NON-COUNCIL OWNED OPEN SPACE – ARE THESE RELEVANT TO INCLUDE								
Cosgrove Crescent Reserve	62 Cosgrove Crescent	1.97ha (19,660sqm)	Undeveloped	Local	None	None		Private land
Tent Street Reserve	Tent Street, Smith Street	1.04ha (10,363sqm)	Pocket Park	500-600m	None	None	School use	Proximity to local school Drainage

NAME	LOCATION	AREA HA (SQM)	TYPE	CATCHMENT	FACILITIES	CURRENT USES	OPPORTUNITIES	CONSTRAINTS
Angophora Avenue Reserve	Caddens Road, Angophora Avenue, Casuarina Circuit	10.3ha (103,026sqm)	Natural Area	NA	None	General recreation	Pathways Seating	Steep topography
UWS – Lamrock Reserve	Second Avenue, UWS Penrith Campus	1.26ha (1,260sqm)	Sports field	UWS	Outdoor sports field	UWS	Community use	UWS use
UWS – Hockey Field	UWS Penrith Campus	2.89ha (28,872sqm)	Sports field	UWS	Two Hockey fields Amenities building	UWS	Community use	UWS use

Appendix B Existing Open Space Map

Map No.	Open Space Name
1	Red Cross Anniversary Park
2	Rodgers Street and Orth Street Reserve
3	Wainwright Park
4	Doug Rennie Filed
5	Chapman Gardens
6	Cosgrove Crescent Reserve
7	Samuel Foster Reserve
8	Stafford Street Reserve
9	Darby Street and Stafford Street Reserves
10	Lamrock Reserve
11	Stanley Street and Jamison Road Reserve
12	Clemson Street
13	Beatson Lane Reserve
14	Stapley Street Reserve
15	Peppermint Reserve
16	Manning Street Reserve
17	University of Western Sydney - Hockey Field
18	Tent Street Reserve
19	Casuarina Crescent Reserve
20	Oag Crescent Reserve
21	Angophora Avenue Reserve
22	Bringelly Road Reserve

Nepean Hospital
OPEN SPACE
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Appendix 6 - SEPPs

State Environmental Planning Policies and Deemed State Environmental Planning Policies

SEPP Title	Applicable	Consistent	Comment
SEPP No 1—Development standards	No	N/A	SEPP 1 does not apply. Exceptions to development standards are considered under Clause 4.6 of Penrith LEP 2010. The Planning Proposal does not recommend the amendment of existing provisions relating to development standards.
SEPP No 14—Coastal Wetlands	No	N/A	
SEPP No 19—Bushland in Urban Areas	Yes	Yes	The site does not contain any significant area of bushland. There are existing trees on the site that will be retained as far as possible in any future development scheme. This would be considered in detail when concept plans are development for a future development application.
SEPP No 21—Caravan Parks	No	N/A	
SEPP No 26—Littoral Rainforests	No	N/A	
SEPP No 30—Intensive Agriculture	No	N/A	
SEPP No 33—Hazardous and Offensive Development	No	N/A	
SEPP No 36—Manufactured Home Estates	No	N/A	
SEPP No 44—Koala Habitat Protection	No	N/A	
SEPP No 47—Moore Park Showground	No	N/A	
SEPP No 50—Canal Estate Development	No	N/A	
SEPP No 52—Farm Dams and Other Works in Land and	No	N/A	

SEPP Title	Applicable	Consistent	Comment
Water Management Plan Areas			
SEPP No 55—Remediation of Land	Yes	Yes	The Planning Proposal is consistent with the aims and provisions of this SEPP. In any case, future redevelopment of the site will need to address the requirements of the SEPP. The proposal is consistent with the provision of this SEPP.
SEPP No 62—Sustainable Aquaculture	No	N/A	
SEPP No 64—Advertising and Signage	Yes	Yes	This may become relevant for future development applications but is not a consideration at this stage.
SEPP No 65—Design Quality of Residential Flat Development	Yes	Yes	The Planning Proposal seeks to facilitate high-density mixed-use development. Future development proposals will need to consider potential design options which address the provisions of SEPP 65.
SEPP No 70—Affordable Housing (Revised Schemes)	No	N/A	
SEPP No 71—Coastal Protection	No	N/A	
SEPP (Affordable Rental Housing) 2009	Yes	Yes	The Planning Proposal is consistent with the aims or provisions of this SEPP. Future development may incorporate housing delivered under this SEPP and relevant provisions will be given detailed consideration during the assessment of a development application.
SEPP (Building Sustainability Index: BASIX) 2004	Yes	Yes	The Planning Proposal is consistent with the aims or provisions of this SEPP. Future development incorporating a BASIX affected buildings will be subject to the provisions of this SEPP.
SEPP (Educational Establishments and	Yes	Yes	The Planning Proposal is consistent with the aims or provisions of this

SEPP Title	Applicable	Consistent	Comment
Child Care Facilities) 2017			SEPP. Future development incorporating a child care centre or the like will be subject to the provisions of this SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Yes	Yes	The Planning Proposal is consistent with the aims or provisions of this SEPP. This SEPP is not relevant in the context of the planning proposal.
SEPP (Housing for Seniors or People with a Disability) 2004	No	No	
SEPP (Infrastructure) 2007	Yes	Yes	Future development may constitute traffic generating development and trigger an assessment under this SEPP.
SEPP (Integration and Repeals) 2016	No	N/A	
SEPP (Kosciuszko National Park—Alpine Resorts) 2007	No	N/A	
SEPP (Kurnell Peninsula) 1989	No	N/A	
SEPP (State Significant Precincts) 2005	No	N/A	
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	No	N/A	
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007	No	N/A	
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	No	N/A	
SEPP (Rural Lands) 2008	No	N/A	
State Environmental Planning Policy (State	Yes	Yes	Should the planning proposal proceed, it is likely that future development of the site will constitute Regional

SEPP Title	Applicable	Consistent	Comment
and Regional Development) 2011			Development and be determined by the Sydney Planning Panel.
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	No	N/A	
SEPP (Sydney Region Growth Centres) 2006	No	N/A	
State Environmental Planning Policy (Three Ports) 2013	No	N/A	
State Environmental Planning Policy (Urban Renewal) 2010	No	N/A	
SEPP (Western Sydney Employment Area) 2009	No	N/A	
SEPP (Western Sydney Parklands) 2009	No	N/A	
Deemed SEPPs			
Sydney Regional Planning Policy No. 20 Hawkesbury Nepean River	Yes	Yes	The planning proposal is not inconsistent with the aims or provisions of this deemed SEPP. Future development will be subject to the provisions of this deemed SEPP.

Appendix 7 – Local Planning Directions

Section 9.1 Directions

Section 9.1 Directions	Comment
1. Employment and Resources	
1.1 Business and Industrial Zones This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary).	The Planning Proposal seeks to amend the zoning to B4 Mixed Use, therefore encouraging growth within a suitable location which is aligned with all the adjoining land and the strategic vision for the Quarter Health and Education Precinct. The proposal is consistent with this direction by encouraging employment growth in a suitable location and to support the viability of this identified health and education precinct.
1.2 Rural Zones This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural zone (including the alteration of any existing rural zone boundary).	The Planning Proposal does not relate to rural zoned land.
1.3 Mining, Petroleum Production and Extractive Industries This direction applies when a relevant planning authority prepares a planning proposal that would have the effect of: (a) prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or (b) restricting the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.	The Planning Proposal does not relate to land that is likely to be useful for extractive industries.
1.4 Oyster Aquaculture This direction applies when a relevant planning authority prepares any planning proposal that proposes a change in land use which could result in: (a) adverse impacts on a Priority Oyster Aquaculture Area or a "current oyster aquaculture lease in the national parks estate"; or (b) incompatible use of land between oyster aquaculture in a Priority Oyster Aquaculture Area or a "current oyster aquaculture lease in the national parks estate" and other land uses.	The proposal will not impact on any priority oyster aquaculture areas.
1.5 Rural Lands This direction applies when: (a) a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural or environment	The Planning Proposal does not relate to rural land.

Section 9.1 Directions	Comment
protection zone (including the alteration of any existing rural or environment protection zone boundary) or (b) a relevant planning authority prepares a planning proposal that changes the existing minimum lot size on land within a rural or environment protection zone.	
2. Environment and Heritage	
2.1 Environment Protection Zones This direction applies when a relevant planning authority prepares a planning proposal.	The site is not currently zoned for environmental protection purposes.
2.2 Coastal Protection This direction applies when a relevant planning authority prepares a planning proposal that applies to land in the coastal zone.	The land is not within a coastal zone.
2.3 Heritage Conservation This direction applies when a relevant planning authority prepares a planning proposal. The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	The proposal does not seek any changes to the existing heritage conservation provisions of the LEP and DCP and will not have an impact on any surrounding heritage listed items.
2.4 Recreation Vehicle Areas This direction applies when a relevant planning authority prepares a planning proposal. The objective of this direction is to protect sensitive land or land within significant conservation values from adverse impacts from recreation vehicles.	The Planning Proposal does not relate to recreation vehicles or land with a high conservation value.
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs This direction applies to the local government areas of Ballina, Byron, Kyogle, Lismore and Tweed.	This direction does not apply in the Penrith Local Government Area.
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones This direction applies when a relevant planning authority prepares a planning proposal that will affect land within: (a) an existing or proposed residential zone (including the alteration of any existing residential zone boundary), (b) any other zone in which significant residential development is permitted or proposed to be permitted.	The Planning Proposal is consistent with the direction. The Planning Proposal seeks to facilitate the development of high-density mixed-use development including housing. The Planning Proposal represents a more efficient use of existing infrastructure and services and reduces the consumption of land for housing through urban renewal.
3.2 Caravan Parks and Manufactured Home Estates	The Planning Proposal does not seek amend the current prohibition of caravan parks on this site.

Section 9.1 Directions	Comment
This direction applies when a relevant planning authority prepares a planning proposal. The objective of this direction is to provide for a variety of housing type and to provide opportunities for caravan parks and manufactured home estates.	
3.3 Home Occupations This direction applies when a relevant planning authority prepares a planning proposal. The objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses.	No changes to the existing provisions.
3.4 Integrating Land Use and Transport This direction applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.	The Planning Proposal is consistent with the direction. The subject site is benefits from excellent public transport services and has access to employment opportunities within the Quarter as well as the core of the Penrith CBD.
3.5 Development Near Licensed Aerodromes This direction applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to land in the vicinity of a licensed aerodrome.	The land is not within the vicinity of an aerodrome.
4 Hazard and Risk	
4.1 Acid Sulfate Soils This direction applies when a relevant planning authority prepares a planning proposal that will apply to land having a probability of containing acid sulfate soils as shown on the Acid Sulfate Soils Planning Maps.	The site is not known to contain acid sulfate soils. Future development of the site will require detailed consideration of this issue at the development application stage.
4.2 Mine Subsidence and Unstable Land This direction applies when a relevant planning authority prepares a planning proposal that permits development on land that: (a) is within a mine subsidence district, or (b) has been identified as unstable in a study, strategy or other assessment undertaken: (i) by or on behalf of the relevant planning authority, or (ii) by or on behalf of a public authority and provided to the relevant planning authority.	The site is not within a mine subsidence district.
4.3 Flood Prone Land This direction applies when a relevant planning authority prepares a planning proposal that creates, removes or alters a	The planning proposal does not seek to change the existing Council controls relating to flooding. Flood impact is to be further considered in detail at development application stage.

Section 9.1 Directions	Comment
zone or a provision that affects flood prone land.	
4.4 Planning for Bushfire Protection This direction applies when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to land mapped as bushfire prone land.	The site is not affected by bushfire planning provisions.
5. Regional Planning	
5.1 Implementation of Regional Strategies This direction applies when a relevant planning authority prepares a planning proposal.	The site is not located within an area affected by a regional strategy.
5.2 Sydney Drinking Water Catchments This Direction applies when a relevant planning authority prepares a planning proposal that applies to land within the Sydney drinking water catchment.	This direction does not apply to land within Penrith Local Government Area.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	This direction does not apply to land within Penrith Local Government Area.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	This direction does not apply to land within Penrith Local Government Area.
5.8 Second Sydney Airport: Badgerys Creek Planning proposals must not contain provisions that enable the carrying out of development, either with or without development consent, which at the date of this direction, could hinder the potential for development of a Second Sydney Airport.	The site is not near the Second Sydney Airport: Badgerys Creek.
5.9 North West Rail Link Corridor Strategy	This direction only applies to land within Hornsby, the Hills and Blacktown.
5.10 Implementation of Regional Plans This direction applies when a relevant planning authority prepares a planning proposal.	
6 Local Plan Making	
6.1 Approval and Referral Requirements The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	The Planning Proposal does not propose additional concurrence, consultation or referral for future development applications. The proposal is consistent with this direction.
6.2 Reserving Land for Public Purposes This direction applies when a relevant planning authority prepares a planning proposal. (1) The objectives of this direction are: (a) to facilitate the provision of public services and facilities by reserving land for public purposes, and	The proposal seeks to reduce the amount of land for public purposes. Council are the relevant public authority and have resolved to divest the areas of public open space to generate revenue to be used for improving and upgrading existing parks. The proposal is consistent with this direction as it seeks approval from the relevant authority to rezone the land and it is considered that

Section 9.1 Directions	Comment
(b) to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.	rezoning the land will not impact on the availability of land zoned for public purposes in the Penrith Local Government Area.
6.3 Site Specific Provisions This direction applies when a relevant planning authority prepares a planning proposal that will allow a particular development to be carried out. The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	The proposal does not seek to impose any unnecessarily restrictive site-specific planning controls.
7 Metropolitan Planning	
7.1 Implementation of A Plan for Growing Sydney This direction requirement planning proposals to be consistent with: the NSW Government's A Plan for Growing Sydney published in December 2014	This proposal is consistent with the objectives and strategies of A Plan for Growing Sydney as outlined in the Planning Proposal report. The Planning Proposal is consistent with the NSW Government's A Plan for Growing Sydney. Refer to Part 3 – Justification of this report, Section B – Relationship to Strategic Planning Framework of the Planning Proposal for an explanation of the consistency of the Planning Proposal with A Plan for Growing Sydney. The Planning Proposal achieves the overall intent of the Plan and seeks to implement the achievement of its vision, land use strategy, policies, outcomes or actions. This planning proposal seeks to facilitate development of this key parcel of land within the Quarter which will encourage economic investment in this strategic centre, employment generation and delivery of new housing opportunities.
7.2 Implementation of Greater Macarthur Land Release Investigation This direction applies to Campbelltown City Council and Wollondilly Shire Council.	This direction does not apply to land within the Penrith Local Government Area.
7.3 Parramatta Road Corridor Urban Transformation Strategy This Direction applies to the following Local Government Areas: (a) City of Parramatta Council, (b) Cumberland Council, (c) Strathfield Council, (d) Burwood Council, (e) Canada Bay Council, and (f) Inner West Council.	This direction does not apply to land within the Penrith Local Government Area.

Section 9.1 Directions	Comment
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan This direction applies to Blacktown City Council, The Hills Shire Council and Hawkesbury City Council.	This direction does not apply to land within the Penrith Local Government Area.
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan This direction applies to land contained within Greater Parramatta Priority Growth Area.	This direction does not apply to land within the Penrith Local Government Area.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan This direction applies to Wollondilly Shire Council.	This direction does not apply to land within the Penrith Local Government Area.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor This direction applies to Campbelltown City Council.	This direction does not apply to land within the Penrith Local Government Area.

Appendix 8 – Traffic and Transport Study

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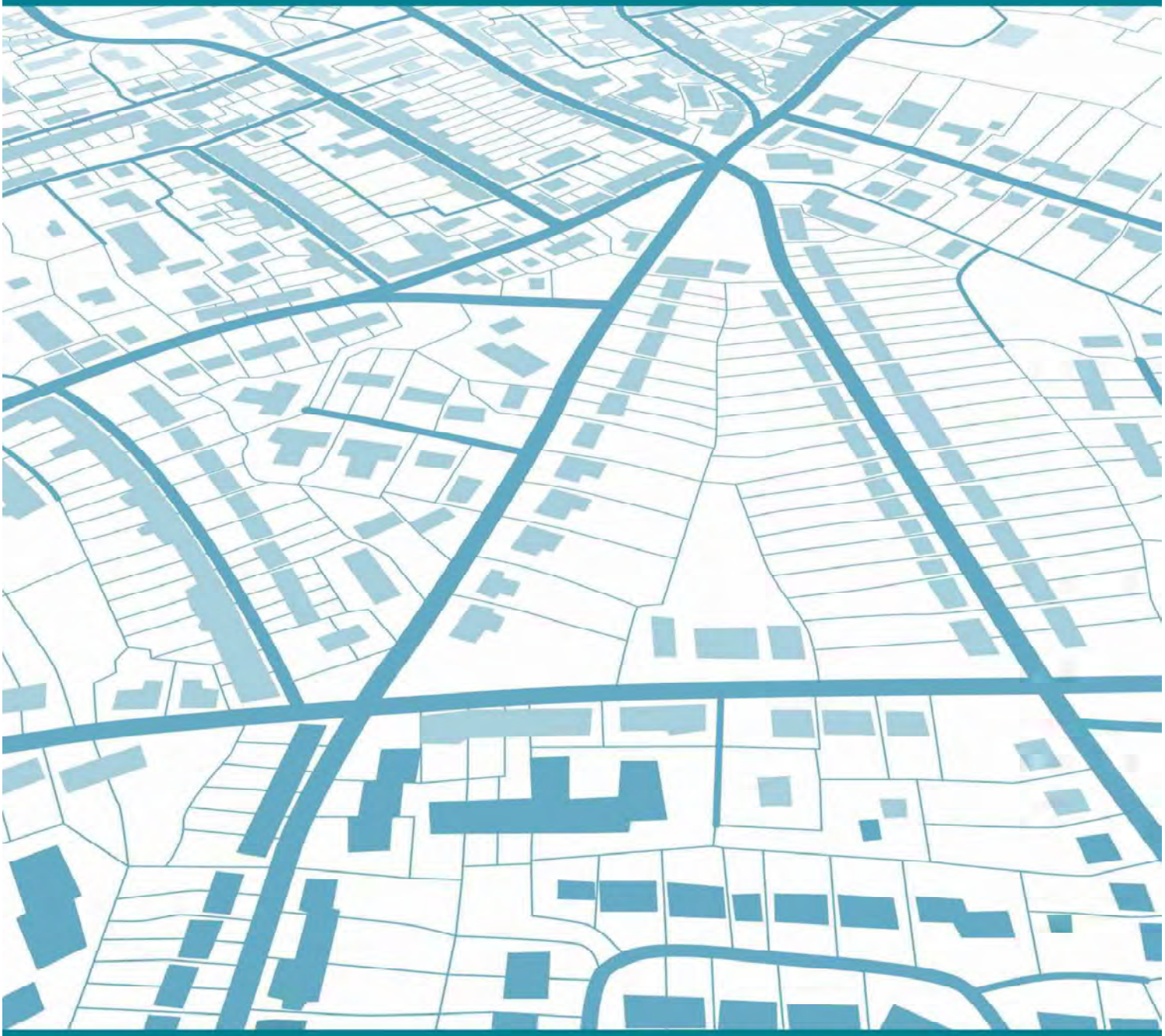

Cnr Rodgers Street and Somerset Street, Kingswood
Proposed Residential Development

Assessment of Traffic and Parking Implications

Ref: 18020
Date: April 2018
Rev: Rev B

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Appendix A Development Plans

1.0 Introduction

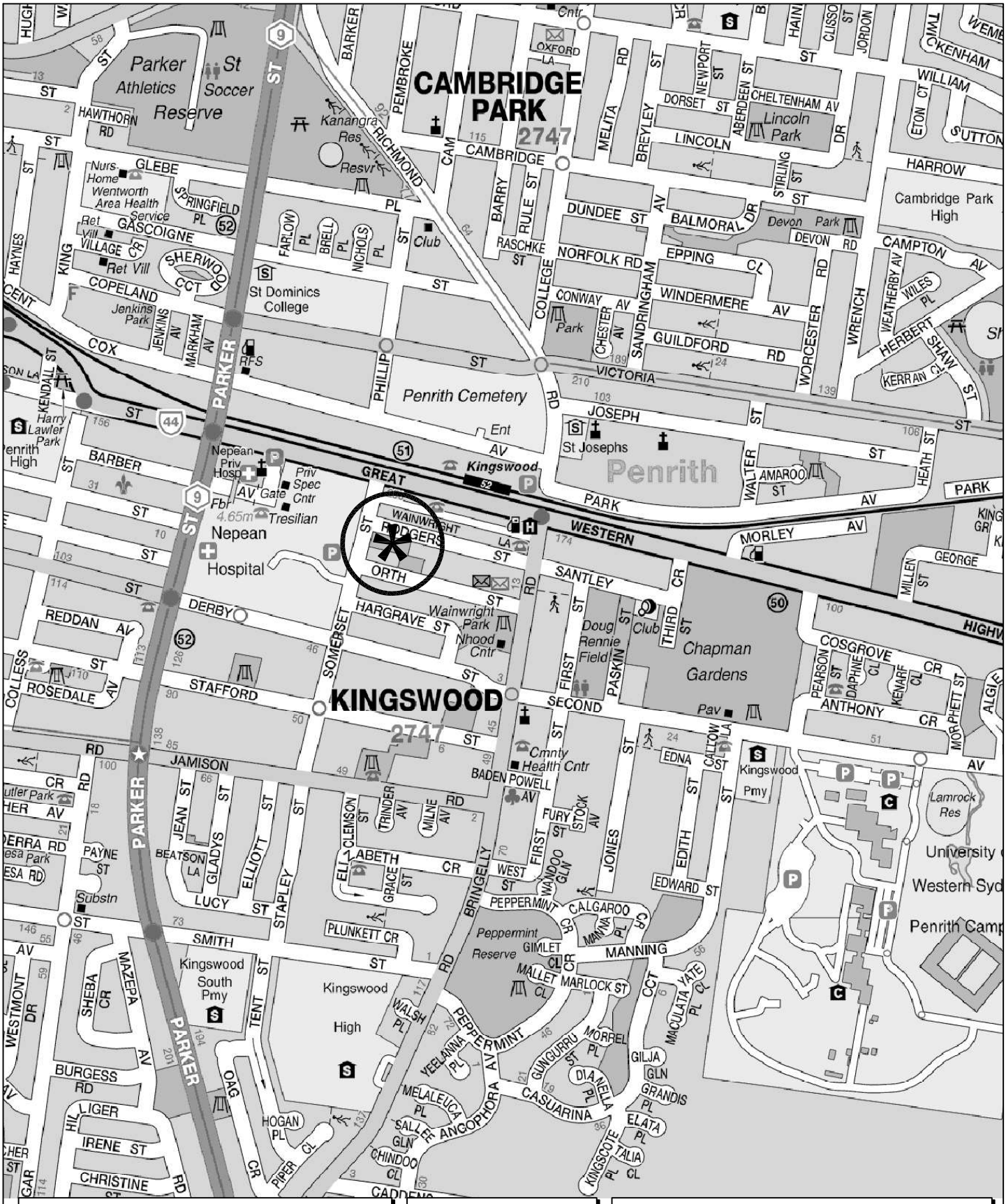
This report has been prepared to accompany an Infrastructure Feasibility Study to Penrith City Council for a proposed mixed-use development scheme at the corner of Rodgers Street and Somerset Street in Kingswood (Figure 1).

Numerous suburban centres in the Sydney Metropolitan Area are undergoing significant change with residential lots being consolidated and redevelopment for new residential apartment and mixed-use complexes. The subject development site is located just to the south of the Great Western Highway with easy access to the nearby railway station and represents an ideal opportunity for a new landuse consistent with the urban consolidation process.

Preliminary concept plans provided by Penrith City Council indicate 2 floors of commercial floor space and 74 residential apartments with basement carparking could be achieved on the site.

The purpose of this report is to:

- describe the site, its context and the development proposal
- describe the road network and traffic conditions in the area
- assess the adequacy of the proposed parking provision
- assess (on a high level) the potential traffic implications
- assess the proposed vehicle access, internal circulation and servicing arrangements.


CAMBRIDGE PARK
2747
KINGSWOOD
2747
Penrith
Penrith Cemetery
Nepean Hospital
Parker Athletics
St Soccer Reserve
Kanangra Res
Resvr
St Dominics College
Jenkins Park
Harry Lawler Park
Penrith High
Nepean Priv Hosp
Priv Spec Cntr
Tresilian
Kingswood
St Josephs
Wainwright Park
Nhood Cntr
Doug Rennie Field
Chapman Gardens
Cmnty Health Cntr
Peppermint Reserve
Kingswood South Pmy
Kingswood High
Kingswood Pmy
Lamrock Res
Devon Park
Lincoln Park
Cambridge Park High
Substn
Pav
Club
Park
PARKER ST
GREAT WESTERN HIGHWAY
CAMBRIDGE
LINCOLN
DUNDEE ST
BALMORAL DR
NORFOLK RD
EPPING CL
WINDERMERE AV
GUILDFORD RD
VICTORIA RD
JOSEPH ST
WAINWRIGHT
RODGERS
ORTH
SANTLEY CR
MORLEY AV
DERBY
HARGRAVE ST
STAFFORD
SECOND
THIRD ST
FIRST
PASKIN
SOMERSET
REDDAN AV
ROSEDALE AV
COLLESS ST
JAMISON
BADEN POWELL AV
BARBER ST
GLEBE
SPRINGFIELD PL
GASCOIGNE
COPELAND
SHERWOOD CCT
COX
PHILLIP ST
BARKER
PEMBROKE
RICHMOND
CAM
COLLEGE
RASCHKE ST
BARRY
RULE ST
FARLOW PL
BRELL PL
NICHOLS PL
MELITA
BREYLEY
ABERDEEN ST
DORSET ST
NEWPORT ST
CHELTENHAM AV
STIRLING ST
HARROW
CAMPTON AV
WEATHERBY AV
WILES PL
HERBERT
SHAW
KERRAN CL
WORCESTER RD
SANDRINGHAM
CHESTER AV
CONWAY AV
WALTER
AMAROO ST
HEATH ST
PARK AV
MILLEN ST
GEORGE
COSGROVE
PEARSON ST
DAPHNE CL
KEMARF CL
ANTHONY CR
MORPHETT ST
CALLOW LA
EDNA
EDWARD ST
EDITH ST
JONES
FURY ST
STOCK AV
WANDOO GLN
WEST CR
BRINGELLY
PEPPERMINT CR
CALGAROO CR
MANNA PL
MANNING
GIMLET CL
MALLET CL
MARLOCK ST
MACULATA YATE PL CL
MORREL PL
GUNGURRU ST
DIANELLA PL
GILJA GLN
GRANDIS PL
ELATA PL
TALIA PL CL
KINGSCOTE
CASUARINA
ANGOPHORA
YEELANNA PL
MELALEUCA PL
SALLER GLN
CHINDOO CL
HOGAN PL
PIPER CL
OAG CR
TENT ST
WALSH PL
PLUNKETT CR
SMITH ST
BURGESS RD
IRENE ST
CHRISTINE
LIGER
SHEBA CR
MAZEPA AV
WESTMONT DR
PAYNE ST
BEATSON LA
GLADYS ST
ELLIOTT ST
STAPLEY
LUCY ST
ABETH CR
GRACE ST
CLEMSON ST
TRINDER AV
MILNE AV
JEAN ST
HAWTHORN RD
HUGH ST
KENDALL ST
RFS
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Nurs Home
Wentworth Area Health Service
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AV Gate
Ent
Club
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OXFORD LA
CLISSO ST
JORDON ST
HAIN ST
TWICKENHAM
WILLIAM
ETON CT
SUTTON
DEVON RD
CHESTER AV
WRENCH
PARK AV
KING GR
HIGHV
ALGIE
LEGEND
LOCATION
N
FIG 1

2.0 Proposed Development

2.1 Site, Context and Existing Use

The site (Figure 2) is a consolidation of 11 lots being Lots 137-143 and Lots 177-180 in DP14333 located just to the south of the Great Western Highway. The site is an irregular shaped area of 7,997m^2 with frontages to Somerset Street, Rodgers Street and Orth Street.

The existing development on the site consists an 88 space carpark and open space. The surrounding development consists of:

- the single dwellings to the south
- the medium density residences to the north and east
- the Nepean Hospital campus on the western side of Somerset Street
- the numerous park and open space areas
- the surrounding residential areas.

2.2 Proposed Development

Should the Planning Proposal be successful, it is proposed to demolish the existing carpark and excavate the site to provide for basement car parking and a level building platform. The new five-level building with basement parking will be constructed on the north western part with landscape, pedestrian thoroughfare and vegetations provided on the south eastern part.

Preliminary concept designs indicate the following scale of development:

46 x	One Bedroom apartments
24 x	Two Bedroom apartments
2 x	Three Bedroom apartments
2 x	Four Bedroom apartments
Commercial	6,514m^2 (GFA)

LEGEND

N

SITE

FIG 2

Preliminary concept plans on which this assessment has been based are reproduced in part in Appendix A.

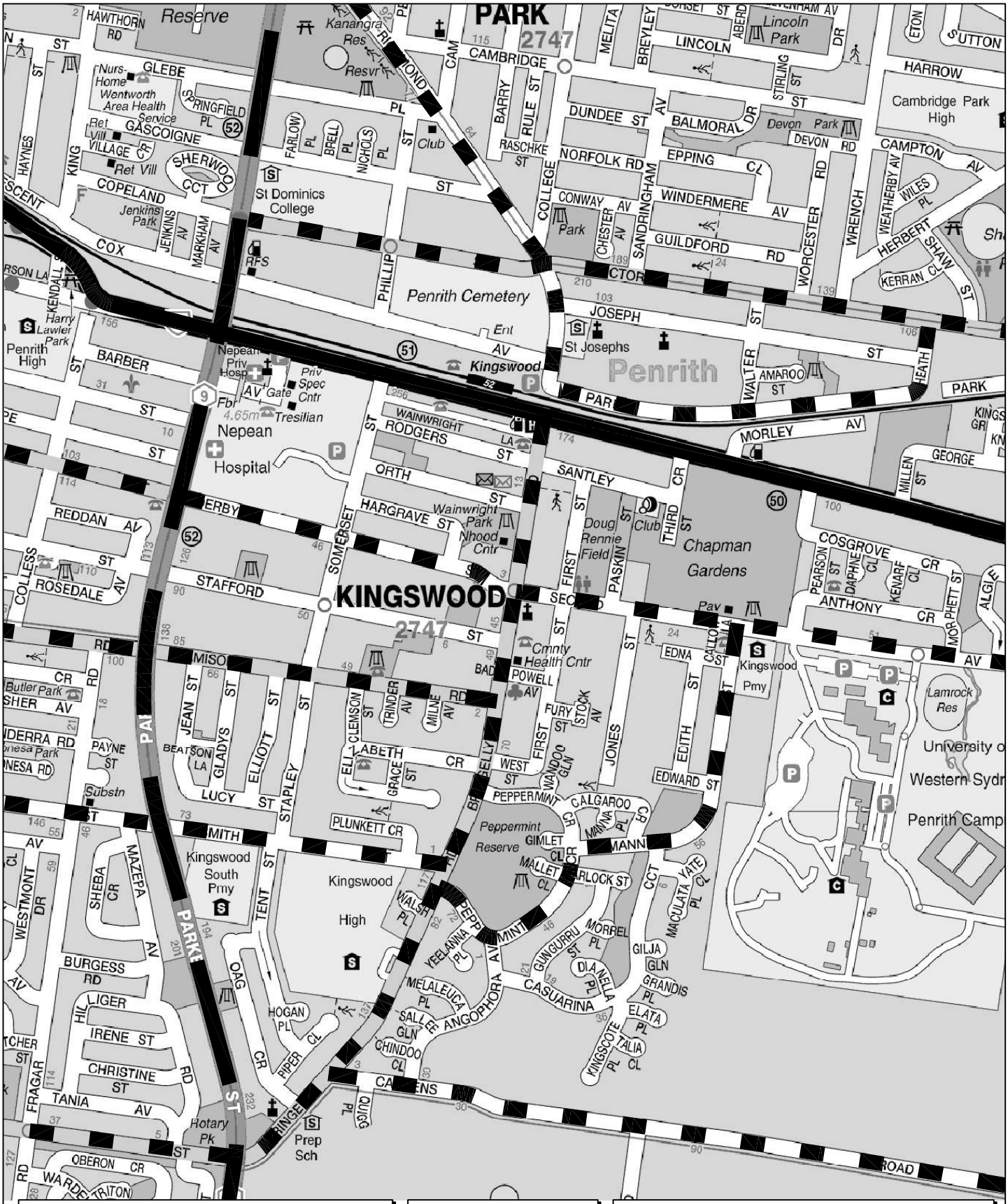
3.0 Existing Road Network and Traffic Conditions

3.1 Road Network

The road network serving the site (Figure 3) comprises:

- *M4 Motorway* – a principal arterial route linking between the City and the Blue Mountains crossing
- *Great Western Highway* - a State Road and arterial route which provides the secondary connection between the City Penrith
- *Northern Road / Parker Street* - a State Road and sub-arterial route which provides connection between Campbelltown and Windsor
- *Bringelly Road* - a collector route which provides connection between the Great Western Highway and The Northern Road
- *Caddens Road* - a collector route connecting between Kingswood and Claremont Meadows
- *Derby Street / Second Avenue* - a collector route connecting between the UWS Campus and Penrith
- *Manning Street / Peppermint Crescent* - minor collector road routes through Kingswood.

Somerset Street, Rodgers Street and Orth Street in the vicinity of the site have one traffic lane in each direction with kerbside parking.



LEGEND

- ARTERIAL
- SUB-ARTERIAL
- COLLECTOR

N

ROAD NETWORK

FIG 3

3.2 Traffic Controls

The traffic controls on the road system in the vicinity of the site comprise:

- The 60 kmph speed restriction on the highway and the 50 kmph speed restriction on the local and collector road system
- the roundabouts at the Second Avenue / Derby Street / Bringelly Road and Somerset Street / Derby Street intersections
- the traffic signals on the Great Western Highway at the Bringelly Road and Parker Street intersections
- the traffic signals on Parker Street at the Derby Street and Bringelly Road intersections

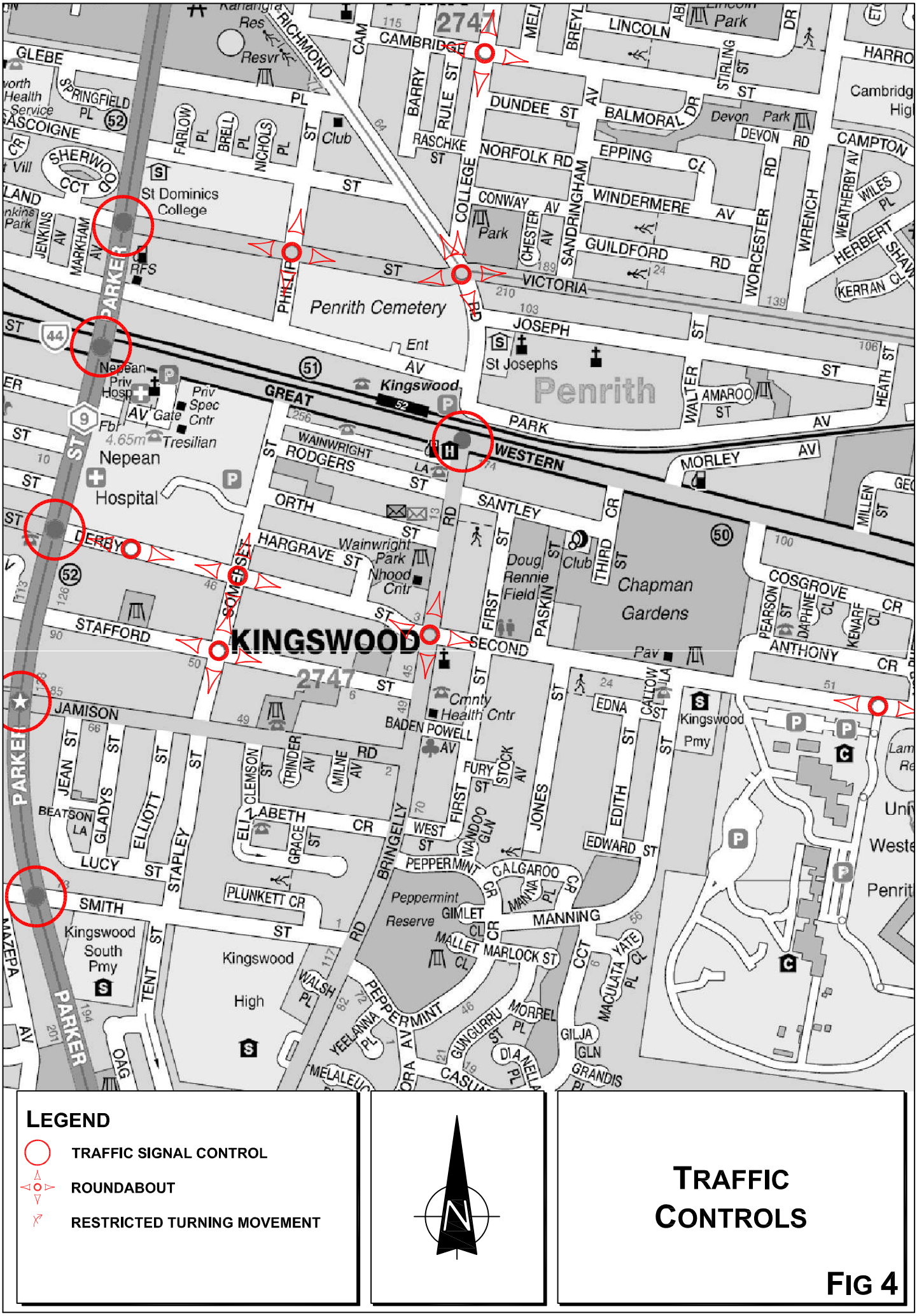
3.3 Traffic Conditions

Preliminary observations of the peak traffic conditions on the road system in the vicinity of the site are quite satisfactory with some delays on the highway at times. Access to/from the Great Western Highway is facilitated by the traffic signals at the Bringelly Road and Somerset Street intersections.

3.4 Transport Services

Bus services in the vicinity of the site with the nearest stops being some 480m to the east at corner of Great Western Highway an Bringelly Road are provided by Westbus which provide links to Penrith CBD and St Marys CBD with 10-minute frequency in weekday peak periods.

Rail services are accessed at the nearby Kingswood Railway Station which is a 4-5 minutes' walk (450m) along Rodgers Street and Bringelly Road and across at the Great Western Highway signals.


KINGSWOOD
Penrith
Penrith Cemetery
Nepean Hospital
St Dominics College
St Josephs
Kingswood
Kingswood South Pmy
Kingswood High
Chapman Gardens
Wainwright Park
Doug Rennie Field
Peppermint Reserve
Cmnty Health Cntr
Nepean Priv Hosp
Tresilian
Devon Park
Lincoln Park
Park
Club
Pav
Kingswood Pmy
2747
PARKER ST
GREAT WESTERN HWY
CAMBRIDGE ST
DUNDEE ST
BALMORAL DR
NORFOLK RD
EPPING CL
WINDERMERE AV
GUILDFORD RD
VICTORIA ST
JOSEPH ST
WAINWRIGHT LA
RODGERS ST
ORTH ST
HARGRAVE ST
STAFFORD ST
DERBY ST
JAMISON ST
SMITH ST
LUCY ST
BADEN POWELL AV
PEPPERMINT CR
MANNING CR
MARLOCK ST
MALLET CL
GIMLET CL
PLUNKETT CR
BRINGELLY RD
SANTLEY CR
MORLEY AV
COSGROVE CR
ANTHONY CR
EDWARD ST
EDNA ST
JONES ST
FIRST ST
SECOND ST
THIRD ST
PASKIN ST
SOMERSET ST
PHILLIP ST
COLLEGE ST
CONWAY AV
CHESTER AV
SANDRINGHAM AV
WORCESTER RD
DEVON RD
CAMPTON WAY
WRENCH AV
WEATHERBY AV
HERBERT ST
WALTER ST
AMAROO ST
HEATH ST
MILLEN ST
STIRLING ST
LINCOLN ST
BREYLEY ST
BARRY ST
RULE ST
RASCHKE ST
FARLOW PL
BRELL PL
NICHOLS PL
SPRINGFIELD PL
GLEBE
CASCOIGNE
SHERWOOD CCT
JENKINS AV
MARKHAM AV
RFS
Priv Spec Cntr
Fbl 4.65m
Gate
Res
Resvr
RICHMOND
CAM
MELI
ABE
ETO
HARRO
Cambridg High
Vill
LAND
Park
Health Service
worth
JEAN ST
GLADYS ST
ELLIOTT ST
STAPLEY ST
BEATSON LA
ELIZABETH CR
GRACE ST
CLEMSON ST
TRINDER AV
MILNE AV
FURY ST
STOCK AV
WEST ST
WANDOO GLN
PEPPERMINT GLN
CALGAROO CR
MANNA PL
CALLOW PL
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MACULATA PL
MORREL ST
GILJA GLN
GRANDIS PL
DIANELLA PL
GUNGURRU PL
YEELANNA PL
WALSH PL
TENT ST
OAG
MELALEUCA
CASUARINA
PEARSON ST
DAPHNE CL
KENARF CL
WILES PL
KERRAN CL
SHAW
Uni
Weste
Penrit
LEGEND
TRAFFIC SIGNAL CONTROL
ROUNDABOUT
RESTRICTED TURNING MOVEMENT
N
TRAFFIC CONTROLS
FIG 4

Access to and from these transport services are facilitated by the established footways and cycleways on:

- the southern side of Orth Street
- the northern side of Rodgers Street
- both sides of Bringelly Road and Somerset Street
- both sides of the Highway with the northern side being a shared cycleway

Pedestrian crossing opportunity across the Highway is controlled by the signalised intersection with Bringelly Road.

4.0 Parking

Car Parking

The Penrith City Council Development Control Plan specifies the following parking requirements in relation to the proposed development:

One Bedroom	1 space
Two Bedroom	1 space
Three Bedroom or more	2 spaces
Visitor parking	1 space per 5 units
Commercial	1 space per 40m^2 (GFA)

Application of these rates to the proposed development indicates the following parking requirement:

46 x One Bedroom		46 spaces
24 x Two Bedroom		24 spaces
2 x Three Bedroom		4 spaces
2 x Four Bedroom		4 spaces
Visitors		15 spaces
Commercial (6,514m^2)		163 spaces
	Total	**256 spaces**

It recommended that a minimum of 256 spaces are provided in the basement carpark to serve needs of the development and satisfies Council's DCP criteria.

Bicycle Parking

Requirements for bicycle parking for new developments within the Penrith LGA are provided in the NSW Planning Guidelines for Walking and Cycling documents as

follows:

<u>Residential</u>	
Residents	30% of total units
Visitors	10% of total units
<u>Retail/Commercial</u>	
Staff	5% of total staff
Visitors	10% of total staff

Application of the above criteria would indicate the following provision:

<u>Residential</u>	
74 apartments	22 spaces (residents)
	7 spaces (visitors)
Retail/Commercial	
Staff (estimate 20)	2 spaces (staff)
	4 spaces (customers)

On this basis, it is recommended that up to 24 secured bicycle spaces (long term) are provided for residents and staff members while up to 11 should be provided in the form of bicycle racks for visitors in easily accessible areas of the carparking compound.

5.0 Traffic

A guide to the potential traffic generation of the proposed development is provided by the RMS Development Guidelines which indicate generation rates during the peak periods of 0.19 vtph (AM) and 0.15 vtph (PM) per apartment for sites located with convenient access to a railway station. The RMS Guidelines for commercial uses are 2 vtph per 100 m^2 of GFA.

Application of these criteria to the development scheme would indicate the following traffic generation and distribution outcome:

	AM		PM	
	IN	**OUT**	**IN**	**OUT**
Residential	3	11	9	2
Commercial	104	26	26	104
Total	**107**	**37**	**35**	**106**

The existing carpark uses on the site (88 spaces) would generate some 70 vtph (assuming 80% occupancy) suggesting a net additional site generation of some 74 vtph.

The potential additional traffic generation being equivalent to some 74 will be somewhat high compared with the existing uses although it is relevant that the traffic will be quite evenly distributed between the intersections of Great Western Highway and Somerset Street and Great Western Highway and Bringelly Road and therefore its implications dispersed and minimised. Notwithstanding, it is recommended that a more detailed assessment i.e. SIDRA modelling is undertaken for the abovementioned intersections during the detailed assessment stage to appropriately quantify its operational impact on the existing network.

6.0 Access, Internal Circulation and Servicing

ACCESS

The envisaged vehicle access arrangement will comprise a 5.5m wide combined ingress/egress driveway for the carpark located on Rodgers Street at the northern site boundary. Rodgers Street is straight and level at this location and the driveway location will comply with the requirements of AS2890.1 in the context of available sight distances.

At the time of site inspection, it was observed that on-street car parking demand on the surrounding streets i.e. Wainwright Lane, Rodgers Street, Orth Street and Somerset Street are quite high during the weekday. Evidently, this is due to the site's proximity to the Kingswood Railway Station and the currently unrestricted kerbside parking along these frontages further encourage their occupation during commuter periods.

In view of the above, it is envisaged that the proposed access. Which will be 5.5m wide, will likely result in the loss of 1 kerbside parking space along the Rodgers Street frontage. However, because the existing carpark's access is of similar width, the reinstatement of kerbside parking following decommission of this driveway will effectively offset the envisaged loss, therefore resulting in no impact on existing Rodgers Street parking circumstances.

INTERNAL CIRCULATION

Details of internal circulation will be made available during the detailed DA submission stage and assessed in detail at that point of time.

SERVICING

Refuse collection and servicing for the site will be accommodated by an on-site and dedicated loading bay which will be designed to accommodate Council's largest service vehicle i.e. a 10.5m heavy rigid vehicle. The loading bay, circulation ramp and appropriate headroom, all of which shall be in accordance with the design criteria of AS2890.2, will be incorporated into the detailed design at the subsequent planning stages.

7.0 Conclusion

The proposed development represents a valuable opportunity for mixed-use development scheme which is located close to the railway station and is compatible with the planning principals for the precinct. The traffic, transport and parking assessment provided in this report indicate that the development will:

- result in a somewhat higher traffic generation than the existing uses, and as such, it is recommended that traffic modelling (i.e. SIDRA) is undertaken during the detailed assessment to appropriately quantify its implications on existing network capacity

- based on preliminary plans, be required to provide 256 car spaces and 35 bicycle spaces to satisfy the DCP criteria

- incorporate suitable vehicle access, internal circulation and onsite servicing arrangements

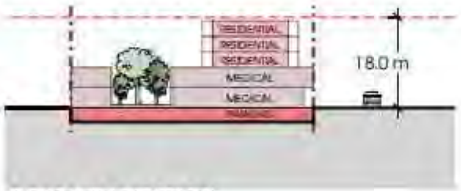
- not have any impact on existing kerbside parking along the surrounding street frontages

Appendix A

Concept Plans

ATTACHMENT 2: PRELIMINARY CONCEPT DESIGN

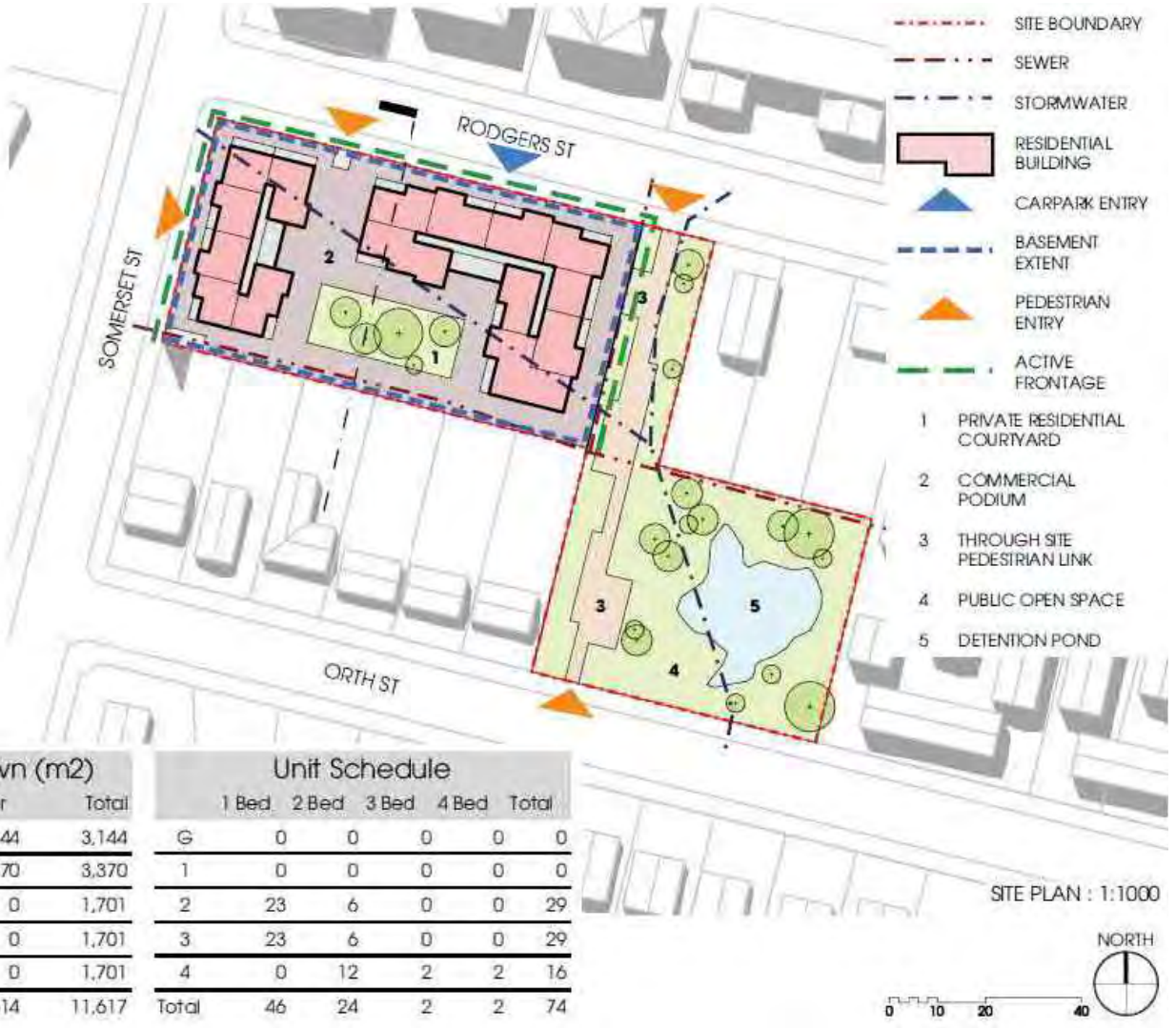
Maintain existing site extents and provide a 'medical mixed use' building consisting of 5 storeys as per current controls. Ground and first floor to be non residential use. Remaining upper levels to be residential. Provide for a pedestrian through site link between Orth St and Rodgers St which can be activated by ground floor commercial use.



INDICATIVE SECTION
HEIGHT PLANE

Development Summary

	Current Control	Proposed
Site Area:	8,059 m2	8,059 m2
Building Footprint:	- m2	3,965 m2
GBA:	- m2	13,667 m2
GFA:	- m2	11,617 m2
Land Use Zoning	RE1	B4
FSR:	3.5 :1	1.4 :1
Site Coverage:	- %	49 %
Building Height	18 m	18 m
Number of Floors		5



GFA Breakdown (m2)

	Resi	Other	Total
G	0	3,144	3,144
1	0	3,370	3,370
2	1,701	0	1,701
3	1,701	0	1,701
4	1,701	0	1,701
Total	5,103	6,514	11,617

Unit Schedule

	1 Bed	2 Bed	3 Bed	4 Bed	Total
G	0	0	0	0	0
1	0	0	0	0	0
2	23	6	0	0	29
3	23	6	0	0	29
4	0	12	2	2	16
Total	46	24	2	2	74

ttpa

Appendix 9 – Concept Stormwater and Overland Flow Management Plan

Penrith City Council

Concept Stormwater and Overland Flow Management Plan: Corner of Somerset and Rodgers Streets, Kingswood, NSW

ENVIRONMENTAL

WATER

WASTEWATER

GEOTECHNICAL

CIVIL

PROJECT MANAGEMENT

P1706322JR01V04
April 2018

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The sole purpose of this report and the associated services performed by Martens & Associates Pty Ltd is to provide a concept stormwater and overland flow management plan at the subject site in accordance with the scope of services set out in the contract / quotation between Martens & Associates Pty Ltd and Penrith City Council (hereafter known as the Client). That scope of works and services were defined by the requests of the Client, by the time and budgetary constraints imposed by the Client, and by the availability of access to the site.

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All enquiries regarding this project are to be directed to the Project Manager.

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1 Introduction

1.1 Overview

Martens & Associates Pty Ltd (MA) have prepared this Concept Stormwater and Overland Flow Management Plan to support a rezoning application for a proposed mixed-use multi-storey development at Corner of Somerset and Rodgers Streets, Kingswood (the site).

1.2 Project Scope and Objectives

Project scope and objectives are:

1. Prepare a concept stormwater management plan for rerouting the existing trunk drainage system through the site to avoid the proposed building footprint.

2. Determine site flood characteristics for the 1% annual exceedance probability (AEP) flood based on catchment hydraulic model adopted by Penrith City Council (PCC).

3. Import survey data of existing pits on and adjacent to site and increase TUFLOW model resolution to allow hydraulic modelling of the site in proposed conditions.

4. Prepare relevant flood maps including flood extents, depths, levels, velocities and hazards.

5. Comment on flood characteristics and model outcomes in proposed conditions.

1.3 Relevant Guidelines

This report has been prepared in accordance with the following guidelines and policies:

1. Commonwealth of Australia (Geoscience Australia) (2016), *Australian Rainfall and Runoff – A Guide to Flood Estimation*.

2. NSW Department of Infrastructure, Planning and Natural Resources (2005), *Floodplain Development Manual*.

3. Penrith City Council (2010), *Penrith Local Environmental Plan (LEP)*.

4. Penrith City Council (2014), Penrith Development Control Plan 2014: C3 Water Management.

5. Penrith City Council (2016), *Stormwater Drainage Guidelines for Building Developments.*

2 Site Description and Background Data

2.1 Location and Site Description

Existing site description summary is provided in Table 1.

Table 1: Existing site description summary.

Address	Corner of Somerset and Rodgers Streets, Kingswood
Lot / DP	Lot 137-143, 177-180, DP 14333
Site Area	7,977 m^2
Local Government Area (LGA)	Penrith City Council (PCC)
Current Land Use	Carpark/vacant
Current Zoning	RE1

2.2 Site Survey

A survey of existing stormwater pits on and adjacent to site have been carried by CitiSurv Pty Ltd. See survey plan in Attachment A.

2.3 Previous Flood Study - *Catchment Simulation Solutions (2017) College, Orth and Werrington Creeks Catchment Overland Flow Flood Study*

Catchment Simulation Solutions (CSS) conducted a flood assessment for the local area on behalf of PCC (hereafter referred to as the CSS (2017)). Flood modelling undertaken in the current study has been relied on the CSS (2017) model provided by PCC.

2.4 Approved Development DA16/0694

To the east of the site, PCC has approved a development application at 28-32 Rodgers Street (Lot 144-146, DP 14333) under DA16/0694. This development includes:

- Construction of 6 storey residential flat building containing 68 apartments
- Construction of two levels of basement car parking

2.5 Proposed Development

Based on the information provided by PCC, the proposed development will include:

- 5 story mixed use development including 2 floors commercial space and 3 floors residential to a height of 18m

- Single level basement car parking
- Associated landscaping, pedestrian footpath and drainage

3 Stormwater Design

Preliminary concept drainage layouts for two design options of trunk drainage diversion are provided in MA PlanSet P1706322PS01-R04 (Attachment C), which is to be read in conjunction with this report.

3.1 Concept Drainage Design Option A

Proposed changes to the pit and pipe drainage network for Option A (Attachment C, P1706322PS01-R04-E100) are briefly described below:

- Construct a proposed Ø1,350 mm pipe crossing Somerset Street.
- Remove the existing Ø1,350 mm pipe bisecting Lots 137-143 and replace with a series of proposed Ø1,350 mm pipes along the southern kerb of Rodgers Street, which connect to the existing kerb inlet sag pit fronting Lot 142.
- Remove the existing Ø600 mm pipes at the common boundary of Lots 142 and 143, and replace with proposed Ø1,350 mm pipes through Lot 143 which connect to the existing pit chamber near the south west corner of the lot.
- The proposed pipes formalise the piped trunk drainage diversion system such that upstream flows from Somerset Street are rediverted east along Rodgers Street and through a new drainage easement (3.5 m wide) within Lot 143, then discharged to the existing pipes on Orth Street.

3.2 Concept Drainage Design Option B

Proposed changes to the pit and pipe drainage network for Option B (Attachment C, P1706322PS01-R04-E101) are briefly described below:

- Remove the existing Ø900 mm pipe crossing Somerset Street and replace with proposed Ø1,350 mm pipe.
- Remove the existing Ø1,350 mm pipe bisecting Lots 137-143, and replace with a series of proposed Ø1,350 mm pipes along the eastern kerb of Somerset Street and southern boundaries of Lots 137-142. These proposed pipes connect to the existing pit chambers near the south west corner of Lot 143.
- The proposed pipes formalise the piped trunk drainage diversion system such that upstream flows from Somerset Street are rediverted south along Somerset Street and through a new

drainage easement (3.5m wide) along rear boundaries of Lots 137-142, then discharged to the existing pipes on Orth Street.

- We noted an existing sewer runs along the southern boundary of Lots 137-143, based on the information provided by PCC. A provisional offset of 1.5 m is therefore included in the current design Option B to avoid disturbance to the sewer. Future diversion or adjustments of the sewer or stormwater pipe may be required should further information be available.

- Provided that the existing sewer and proposed stormwater rediversion pipes (Option B) will be running along the southern boundary of Lots 137-143, consideration of appropriate setback should be given to the future southern basement wall at detailed design stage.

4 Hydraulic Modelling

4.1 Overview

The TUFLOW hydraulic model was used to determine flood characteristics including flood extents, levels, depths, velocities and provisional hydraulic hazard for the critical 1% AEP flood for 3 scenarios.

4.2 Scenarios

The hydraulic model was setup to represent the following flood condition scenarios:

Scenario 1. Existing condition without DA16/0694: the catchment and site in their current state as described in Sections 2.1 and 2.2. The CSS (2017) TUFLOW model described in Section 2.3 has been used as the basis for this scenario.

Scenario 2. Existing condition with DA16/0694: the catchment and site as described in Sections 2.1, 2.2 and 2.4 with approved development DA16/0694 taken into account.

Scenario 3. Proposed condition: the catchment in its current state and the site in its proposed state as described in Section 2.5.

4.3 Model Setup

4.3.1 Scenario 1

The following changes were made to the CSS (2017) flood model to enable modelling of existing conditions:

1. Development of a 1.0 m topographic grid based on the available LIDAR data used in CSS (2017).

2. Establishment of reduced model boundary extent between the intersection of Somerset and Rodger Street (upstream) and 40 m downstream of the site at Orth Street (downstream).

3. Inflow boundary conditions (QT) based on the critical duration 1% AEP hydrographs from CSS (2017) model for the upstream catchment discharging to the study area, with inflow location shown in Attachment C plan PS01-K030. The hydrograph was extracted using an observation line at the same location with a peak 1% AEP flood flow rate of 5.41 m^3/s.

4. Computed water slopes (HG) for downstream model extent boundary conditions based on the slopes from available LIDAR data, with location shown in Attachment C plan PS01-K030.

5. Existing buildings were assigned elevations above the flood water level to model as flow obstructions.

6. A 1D network to model relevant pit and pipe networks:

    a. 1D network pipe sizes, invert levels and locations are based on the survey data provided by CitiSurv (2018) (refer to Attachment A). Should pits being inaccessible during the survey, data from CSS (2017) was adopted.

    b. 1D inflow with a peak 1% AEP flood flowrate of 2.2 m^3/s was obtained from 1D results of CSS (2017) and placed in the pit upstream of Somerset Street.

    c. All pipes smaller than Ø1,350 within the study area have been conservatively assumed to be 100% blocked, which is consistent with CSS (2017).

All other model inputs and assumptions remained unchanged from the Council adopted model.

4.3.2 Scenario 2

The Scenario 1 model was modified to include the future residential flat building on 28-32 Rodgers Street under DA16/0694. The building footprint was assigned an elevation above the flood water level to model as a flow obstruction.

All other model construction elements remained consistent with the Scenario 1 model.

4.3.3 Scenario 3

The Scenario 2 model was modified as follows to simulate proposed conditions:

1. Site carpark were removed and replaced with proposed buildings to model as flow obstructions.

2. Site manning's zones were updated to represent design surfaces.

3. A flood detention basin was placed within Lot 177 ,178 and 179 in accordance with the information provided by PCC.

4. The 1D network was updated based on both concept drainage design options described in Section 3.

All other model construction elements remained consistent with the Scenario 2 model.

4.4 Results

4.4.1 Flood Results

Flood mapping results (flood levels, depths, velocities and provisional hazard categories) for the critical duration 1% AEP flood event for all three scenarios are provided in Attachment C plan PS01 K101-K203.

Concept drainage design Option A and Options B yield similar results with less than 0.01 m flood level differences along Rodgers Street. Flood maps based on drainage design Option A are shown in the attached PlanSet.

It is noted that a 0.15 m shallow water filter was applied to the from CSS (2017) model. In order to provide flood planning levels for the proposed building and pedestrian/vehicle access points, shallow water filter was removed from MA flood model results to indicate the full range of water levels near the proposed building.

4.4.2 Validation

Comparison between CSS (2017) and Scenario 1 peak flood levels is given in Table 2. Comparison is made for the peak flood levels at the 3 locations shown in Attachment C plan PS01-K050. The comparison shows flood levels as modelled in Scenario 1 agree well with CSS (2017) modelling and differences are less than or equal to 0.06m.

Table 2: Comparison between CSS (2017) and MA (2018) modelled peak water levels[1].

	Peak 1% AEP Flood Level (mAHD)		Difference	
Calibration Points	**CSS (2017)**	**Scenario 1**	**(m)**	**(%)**
(1)	46.63	46.60	-0.03	-0.06%
(2)	45.54	45.48	-0.06	-0.12%
(3)	45.35	45.33	-0.02	-0.05%

Flood extents throughout the Scenario 1 model domain were subsequently compared to those reported in CSS (2017) with the same 0.15 m shallow water filter applied. It was found that flood extents of both models are in close agreement (See Attachment C plan PS01-K051). It is therefore considered the Scenario 1 model closely matches the Council adopted flood characteristics and slightly improving the accuracy of flood predictions at the site.

4.5 Discussion

We note the following regarding modelled flood behaviour from Scenario 2 and Scenario 3:

4.5.1 Scenario 2

1. The primary source of site flooding is the upstream overland flow from Somerset Street northwest of the site and ponded at the intersection with Rodger Street.

2. Flood waters primarily flow in an easterly direction along Rodger Street towards the street sag point fronting Lot 143 and flow along local depressions (Lot 143, 177-180) to Oath Street. Within the depressions (proposed landscaping area and detention basin), flood water depth is in the order of 0.2 m to 0.7 m with flow velocity up to 2.1 m/s.

3. Minor flood waters spill over the kerb along Rodger Street and run into Lot 137-142 in a south easterly direction towards drainage depressions immediately west to the future residential flat building on 28-32 Rodgers Street. Flows within these lots (proposed building footprint) are generally shallow with depths less than 0.15 m and a low range of velocities below 1.0 m/s.

4. Hydraulic hazard across the site is generally low in 1% AEP flood event.

4.5.2 Scenario 3

1. Flood waters are fully contained within Rodger Street. No floodwater enters Lot 137-142 due to the proposed building footprint.

2. Table 3 summarises preliminary flood planning levels for proposed site building.

Table 3: Recommended flood planning levels for proposed building.

Location[1]	Ground Level (mAHD)	1% AEP Flood Level (mAHD)	Flood Planning Level (mAHD) [2]
Western (A)	46.84	46.94	47.44
Middle (B)	46.59	46.65	47.15
Eastern (C)	46.33	46.43	46.93

Notes

1. Refer Attachment C plans K201, K202 and K203 for locations.
2. Penrith City Council requires finished floor levels to be 0.5 m above the 1% AEP flood level.

3. Table 4 summarises preliminary flood planning levels for proposed entrances.

Table 4: Recommended flood planning levels for access points.

Location[1]	Ground Level (mAHD)	1% AEP Flood Level (mAHD)	Flood Planning Level (mAHD) [2]
Pedestrian Entry (B)	46.59	46.65	46.95
Carpark Entry (C)	46.33	46.43	46.73
Pedestrian Entry (D)	46.91	46.94	47.24

Notes

1. Refer Attachment C plans K201, K202 and K203 for locations of pedestrian/carpark entry.
2. Penrith City Council requires crest of driveway ramps and pedestrian entry points to be 0.3 m above the 1% AEP flood level.

4. Proposed pipe rediversions in both concept drainage design options carry similar flow rates (2.2 - 2.4 m^3/s) as the existing drainage network.

5. Hydraulic hazards are generally in the 'low hazard' category across the site. Safe pedestrian and vehicular accesses from proposed building and public open space to adjoining streets remain available during 1% AEP flood.

5 Summary and Recommendations

A concept flood model has been developed for the site consistent with Council's adopted CSS (2017) flood model. The model was used to determine the flood conditions under three scenarios in the 1% AEP flood. Modelling concluded that:

1. Changes in flood characteristics to the local surrounding area due to the proposed development are minimal.

2. Both drainage design options are capable of carrying similar flow rates as the existing truck drainage system.

The proposed site area is considered suitable for the proposed area land use reclassification. Relocation of trunk drainage pipe is achievable with either option. Recommended flood planning levels for floor and entry point levels should be adopted in future designs. It is recommended that more detailed flood modelling to be undertaken at DA stage following site regrading with detailed building and basement design be completed.

6 References

Catchment Simulation Solutions (2017), *College, Orth and Werrington Creeks Catchment Overland Flow Flood Study*

Commonwealth of Australia (Geoscience Australia) (2016), *Australian Rainfall and Runoff – A Guide to Flood Estimation.*

NSW Department of Infrastructure, Planning and Natural Resources (2005), *Floodplain Development Manual*.

Penrith City Council (2010), *Penrith Local Environmental Plan.*

Penrith City Council (2014), *Penrith Development Control Plan 2014: C3 Water Management*.

Penrith City Council (2016), *Stormwater Drainage Guidelines for Building Developments*.

7 Attachment A – Survey of Existing Pits and Pipes

A1

DRAINAGE PLAN

0 15 30
SCALE 1 : 300
METRES

PIT
SL 46.43
IL 45.52
PIPEø900
IL 45.52
LINTEL
1.82 LONG
TK 46.60
TK 46.60
TK 46.64

PIT
SL 46.66
IL 45.34
PIPE ø900
IL 45.34
TK 46.84
TK 46.82
TK 46.88
TK 46.88
LINTEL
1.82 LONG

RODGERS STREET

PIT
0.92x0.54
IL 44.91
PIPE ø600
VC 45.95
VC 45.86
VC 45.87
VC 45.91
CONC LID
0.96x0.65
SL 45.97
LINTEL
4.24 LONG
*TK 45.97
PIT
SL 45.80
IL 45.04
PIPE ø600
CONC LID
1.44x0.5
SL 45.90
LINTEL
2.38 LONG
PIT
SL 45.68
IL 44.80
PIPE ø600

ABT 1°
M.G.A.
T.N.

STREET

LOT 137 DP 14333	LOT 138 DP 14333	LOT 139 DP 14333	LOT 140 DP 14333	LOT 141 DP 14333	LOT 142 DP 14333	LOT 143 DP 14333	LOT 144 DP 14333	LOT 145 DP 14333
LOT 186 DP 14333	LOT 185 DP 14333	LOT 184 DP 14333	LOT 183 DP 14333	LOT 182 DP 14333	LOT 181 DP 14333	LOT 180 DP 14333	LOT 179 DP 14333	LOT 178 DP 14333

CONC LID
0.87x0.87
SL 45.45
NOT ACCESSIBLE

PIT
SL 45.36
ø600
IL 44.46
ø1400
IL 43.79
ø1400
IL 43.77

0.56 0.59 1.26 1.4 0.99 1.77
PIT
NOT TO SCALE

PIT 1.6x1.02
SL 44.93
IL 43.24
ø1400
ø1400
CONC LID
1x0.57
SL 45.34
PIT
SL 45.16
LINTEL
1.74 LONG
TK 45.34
TK 45.28

NOT ACCESSIBLE

SOMERSET STREET

ORTH STREET

THIS DETAIL SURVEY IS NOT A 'SURVEY' AS DEFINED BY THE SURVEYORS ACT 1929. IF ANY CONSTRUCTION IS PLANNED IT WOULD BE ADVISABLE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.

LEGEND

IL	INVERT LEVEL
SL	SURFACE LEVEL
TK	TOP OF KERB
VC	VEHICLE CROSSING

CitiSurv Pty Ltd
ABN 32 122 758 276
CONSULTING SURVEYORS
P.O. Box 439 KELLYVILLE NSW 2155
PHONE: (02) 9647 1142
E-mail: info@citisurv.com.au

SCALE	SHEET
1:300	1 OF 1
DATE OF SURVEY	PLOT FILE
4-1-2018	10793-PITS
SURVEY	DRAWN
TM	JC

ISSUE	AMENDMENTS	DATED
A	INITIAL ISSUE	5-1-18

CLIENT
MARTENS & ASSOCIATES PTY LTD

DATUM
AHD
ORIGIN OF LEVELS: SSM 45119
RL 48.44
DATED: 1-JAN-2018

PLAN
PIT SURVEY

SITE
RODGERS STREET, ORTH STREET & SOMERSET STREET, KINGSWOOD

L.G.A.
PENRITH

PARISH
MULGOA

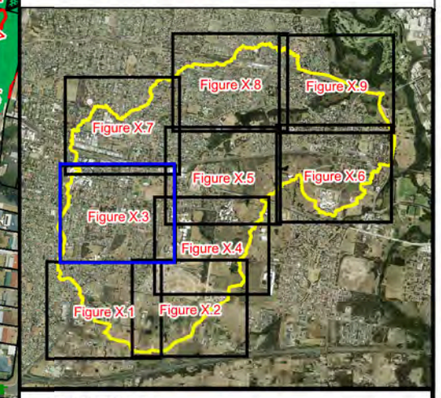
COUNTY
CUMBERLAND

TITLE
–

NOTES
1. BOUNDARIES NOT SURVEYED.
2. AREAS & DIMENSIONS COMPILED FROM PLANS OBTAINED FROM THE LAND TITLES OFFICE.
3. TREE SYMBOLS ARE TO APPROXIMATE SCALE FOR TRUNK ⌀ AND CANOPY SPREAD
4. ALL OTHER SYMBOLS ARE NOT TO SCALE AND ARE DIAGRAMMATIC ONLY.
5. NO SERVICES SEARCH HAS BEEN UNDERTAKEN.
6. ONLY VISIBLE ABOVE GROUND SERVICES HAVE BEEN LOCATED.
7. ALL KERB LEVELS ARE ON THE TOP OF KERB UNLESS OTHERWISE STATED.
8. PLAN IS ACCURATE TO PLOT SCALE ONLY.
9. PLAN IS TO BE USED FOR DETAIL PURPOSES ONLY.
10. CONTOUR INTERVAL 0.5m.

8 Attachment B – CSS (2017) Peak design flood water levels for the 1% AEP Flood

PENRITH CITY COUNCIL



LEGEND

Flood Level (mAHD)

- 20
- 30
- 40
- 50
- 60
- 70
- 80

40 — Major Peak Water Level Contour (1m Intervals)

Minor Peak Water Level Contour (0.25m Intervals)

Drainage Easement

Notes:

Water depths less than 0.15m not displayed.
Aerial photograph date: 2014.

Innundation across this area not mapped. Please refer to "Updated South Creek Flood Study" - (Worley Parsons, 2015)

N
W E
S

Scale 1:5,000 (at A3)

0 0.15 0.3 Km

Figure 28.3: Peak Design Floodwater Levels for the 1% AEP Flood

Prepared By:

Catchment Simulation Solutions
Suite 2.01, 210 George St
Sydney, NSW 2000

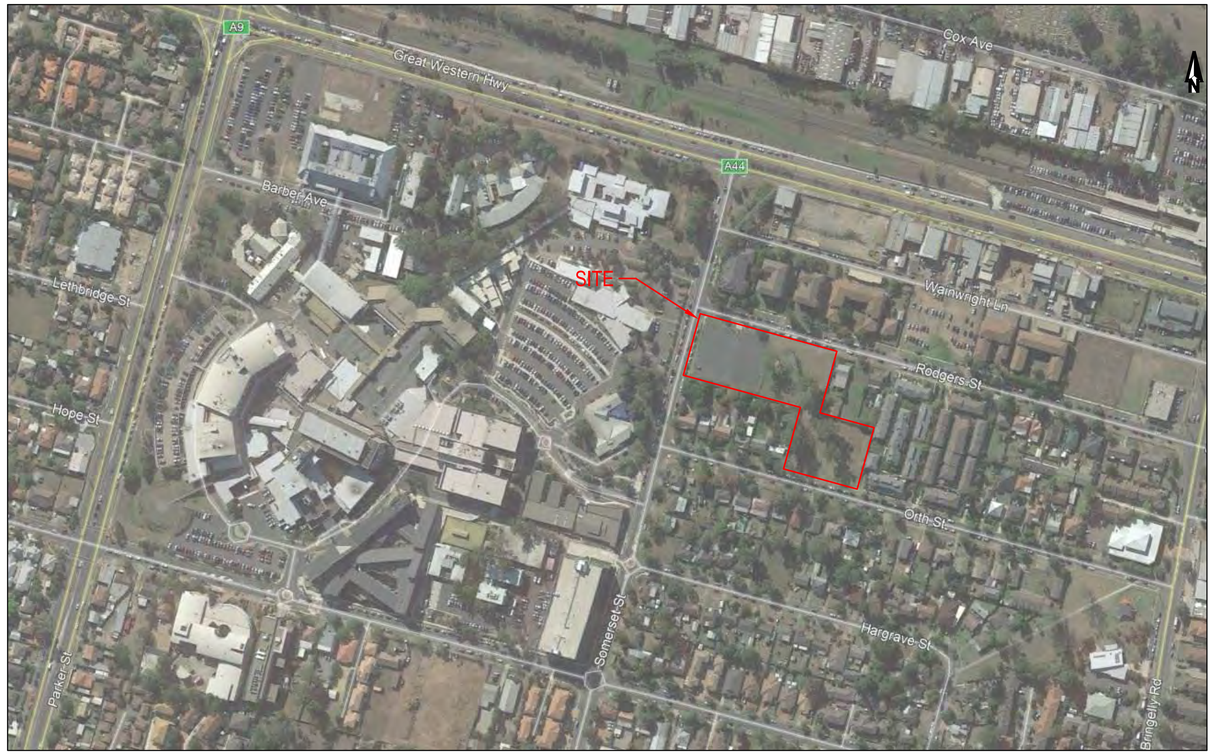
File Name: Fig28.3 Design floodwater levels for 1% AEP.wor

9 Attachment C – MA PlanSet P1706322PS01-R04

PROJECT: PROPOSED LAND RECLASSIFICATION

PLANSET: CONCEPT STORMWATER AND OVERLAND FLOW MANAGEMENT

CLIENT: PENRITH CITY COUNCIL



LOCALITY PLAN
N.T.S.

LGA: PENRITH CITY COUNCIL

CORNER OF SOMERSET AND RODGERS STREETS, KINGSWOOD, NSW
LOTS 137, 138, 139, 140, 141 ,142, 143, 177, 178, 179 & 180 DP14333

DRAWING LIST		
DWG No.	REV	DWG TITLE
GENERAL		
PS01-A000	D	COVER SHEET
DRAINAGE		
PS01-E100	C	DRAINAGE PLAN (OPTION A)
PS01-E101	B	DRAINAGE PLAN (OPTION B)
PS01-E200	C	DRAINAGE LONGITUDINAL SECTION (OPTION A)
PS01-E201	B	DRAINAGE LONGITUDINAL SECTION (OPTION B)
FLOODING		
PS01-K030	C	TUFLOW MODEL SETUP EXISTING CONDITION BOUNDARY CONDITIONS
PS01-K050	C	TUFLOW MODEL SETUP CALIBRATION LOCATIONS
PS01-K051	B	TUFLOW MODEL SETUP CALIBRATION FLOOD EXTENTS COMPARISON
PS01-K101	C	1% AEP CRITICAL STORM DURATION SCENARIO 1 WATER LEVEL (mAHD) & WATER DEPTH (m)
PS01-K102	C	1% AEP CRITICAL STORM DURATION SCENARIO 1 WATER VELOCITY (m/s)
PS01-K103	C	1% AEP CRITICAL STORM DURATION SCENARIO 1 PROVISIONAL HYDRAULIC HAZARD CATEGORIES
PS01-K111	B	1% AEP CRITICAL STORM DURATION SCENARIO 2 WATER LEVEL (mAHD) & WATER DEPTH (m)
PS01-K112	B	1% AEP CRITICAL STORM DURATION SCENARIO 2 WATER VELOCITY (m/s)
PS01-K113	B	1% AEP CRITICAL DURATION STORM SCENARIO 2 PROVISIONAL HYDRAULIC HAZARD CATEGORIES
PS01-K201	C	1% AEP CRITICAL STORM DURATION SCENARIO 3 WATER LEVEL (mAHD) & WATER DEPTH (m)
PS01-K202	C	1% AEP CRITICAL STORM DURATION SCENARIO 3 WATER VELOCITY (m/s)
PS01-K203	C	1% AEP CRITICAL STORM DURATION SCENARIO 3 PROVISIONAL HYDRAULIC HAZARD CATEGORIES

DUE DILIGENCE

REV	DESCRIPTION	DATE	DRAWN	DESIGNED	CHECKED	APPRVD
D	**CHECK AND APPROVED**	**04/04/2018**	**KW**	**CL**	**SL**	**SL**
C	ADDITIONAL SCENARIO	07/03/2018	KW	CL	SL	SL
B	ADDED OPTION B DESIGN	14/02/2018	WW	WW/CL	SL	SL
A	INITIAL RELEASE	05/02/2018	KW	CL	SL	SL

SCALE

GRID | DATUM | PROJECT MANAGER: SL

CLIENT: PENRITH CITY COUNCIL

PROJECT NAME/PLANSET TITLE: PROPOSED LAND RECLASSIFICATION
STORMWATER AND OVERLAND FLOW MANAGEMENT
LOTS 137, 138, 139, 140, 141 ,142, 143, 177, 178, 179 & 180 DP14333

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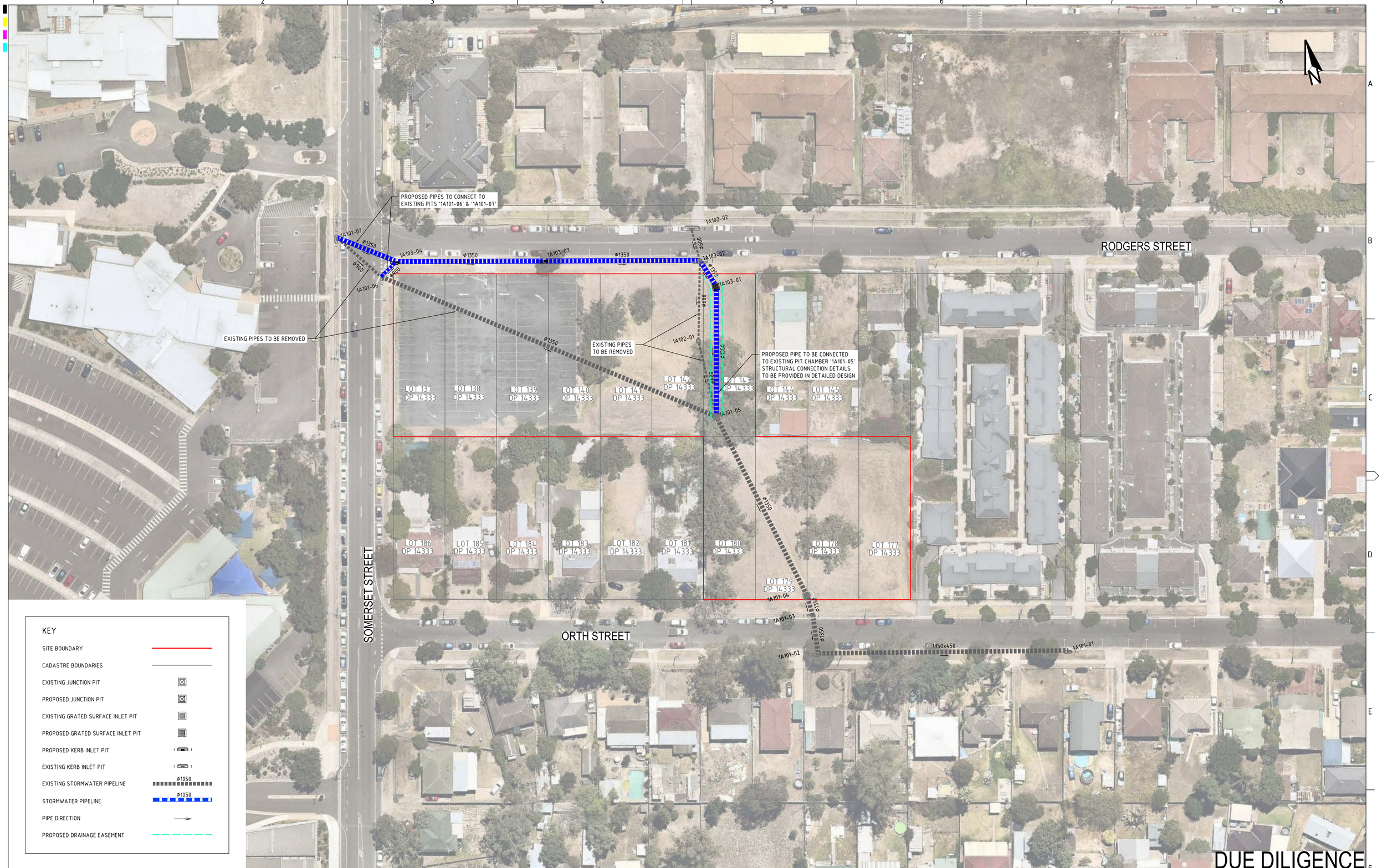
DRAWING TITLE: COVER SHEET

PROJECT NO.	PLANSET NO.	RELEASE NO.	DRAWING NO.	REVISION
P1706322	PS01	R04	PS01-A000	D

DRAWING ID: P1706322-PS01-R04-A000

PRINTED: 14.04.2018 - USER: KWONG

A1 / A3 LANDSCAPE (A1LC_v02.0.01)



KEY

- SITE BOUNDARY
- CADASTRE BOUNDARIES
- EXISTING JUNCTION PIT
- PROPOSED JUNCTION PIT
- EXISTING GRATED SURFACE INLET PIT
- PROPOSED GRATED SURFACE INLET PIT
- PROPOSED KERB INLET PIT
- EXISTING KERB INLET PIT
- EXISTING STORMWATER PIPELINE Ø1050
- STORMWATER PIPELINE Ø1050
- PIPE DIRECTION
- PROPOSED DRAINAGE EASEMENT

DUE DILIGENCE

REV	DESCRIPTION	DATE	DRAWN	DESIGNED	CHECKED	APPRVD
C	**CHECK AND APPROVED**	**04/04/2018**	**KW**	**CL**	**SL**	**SL**
B	ADDED OPTION B DESIGN	14/02/2018	WW	WW/CL	SL	SL
A	INITIAL RELEASE	05/02/2018	KW	CL	SL	SL

SCALE: A1 (A3) 1:500 (1:1,000) — 0 5 10 15 20 25 30 35 40 45 50 METRES

GRID	DATUM	PROJECT MANAGER
MGA	mAHD	SL

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PROJECT NAME/PLANSET TITLE

PROPOSED LAND RECLASSIFICATION

STORMWATER AND OVERLAND FLOW MANAGEMENT

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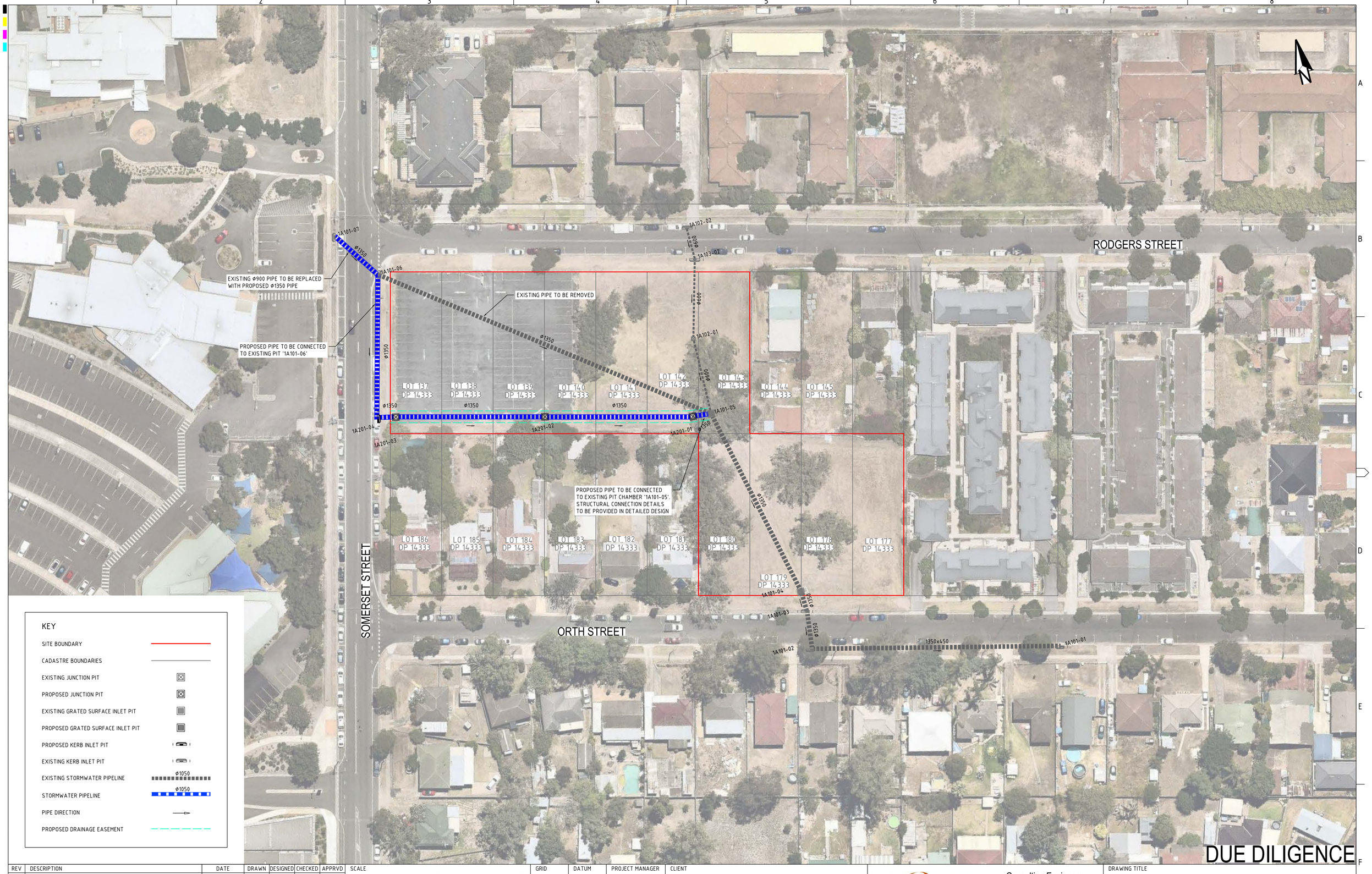
DRAWING TITLE: DRAINAGE PLAN (OPTION A)

PROJECT NO.	PLANSET NO.	RELEASE NO.	DRAWING NO.	REVISION
P1706322	PS01	R04	PS01-E100	C

DRAWING ID: P1706322-PS01-R04-E100

PRINTED: --- USER KNOWN

A1 / A3 LANDSCAPE (A1LC_v02.0.01)



KEY

- SITE BOUNDARY
- CADASTRE BOUNDARIES
- EXISTING JUNCTION PIT
- PROPOSED JUNCTION PIT
- EXISTING GRATED SURFACE INLET PIT
- PROPOSED GRATED SURFACE INLET PIT
- PROPOSED KERB INLET PIT
- EXISTING KERB INLET PIT
- EXISTING STORMWATER PIPELINE ø1050
- STORMWATER PIPELINE ø1050
- PIPE DIRECTION
- PROPOSED DRAINAGE EASEMENT

REV	DESCRIPTION	DATE	DRAWN	DESIGNED	CHECKED	APPRVD
B	**CHECK AND APPROVED**	**04/04/2018**	**KW**	**CL**	**SL**	**SL**
A	ADDED OPTION B DESIGN	14/02/2018	WW	WW/CL	SL	SL

SCALE
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A1 (A3) 1:500 (1:1,000)

GRID	DATUM	PROJECT MANAGER
		SL

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DRAINAGE PLAN
(OPTION B)

PROJECT NO.	PLANSET NO.	RELEASE NO.	DRAWING NO.	REVISION
P1706322	PS01	R04	PS01-E101	B

DRAWING ID: P1706322-PS01-R04-E101

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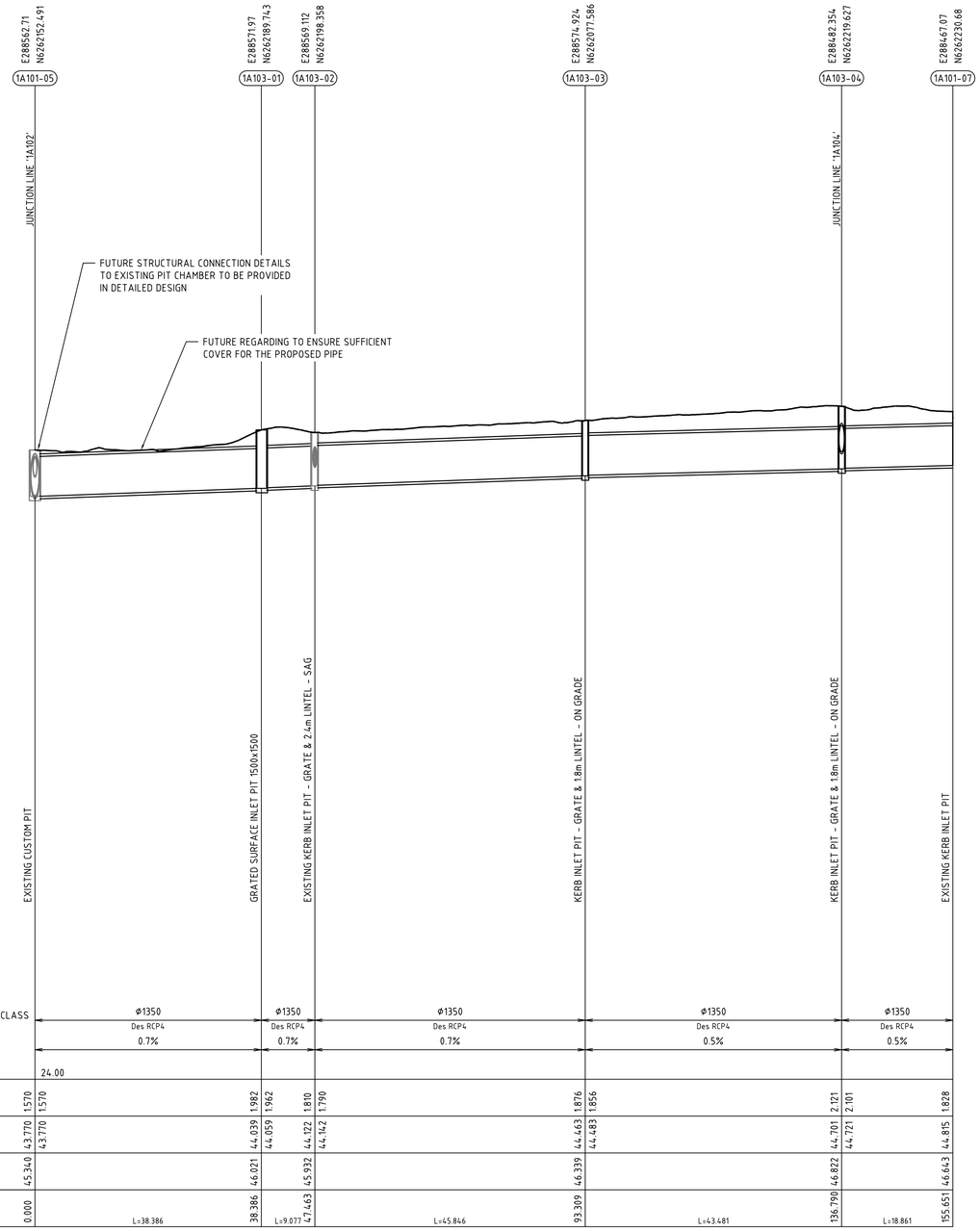
A1 / A3 LANDSCAPE (A1LC_v02.0.01)



LINE 1A103

LINE 1A104

DUE DILIGENCE

REV	DESCRIPTION	DATE	DRAWN	DESIGNED	CHECKED	APPRVD
C	**CHECK AND APPROVED**	**04/04/2018**	**KW**	**CL**	**SL**	**SL**
B	ADDED OPTION B DESIGN	14/02/2018	WW	WW/CL	SL	SL
A	INITIAL RELEASE	05/02/2018	KW	CL	SL	SL

SCALE
A1 (A3) 1:500 (1:1,000) METRES
A1 (A3) 1:100 (1:200) METRES

GRID	DATUM	PROJECT MANAGER
MGA	mAHD	SL

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DRAWING TITLE
DRAINAGE LONGITUDINAL SECTION
(OPTION A)

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P1706322	PS01	R04	PS01-E200	C

DRAWING ID: P1706322-PS01-R04-E200

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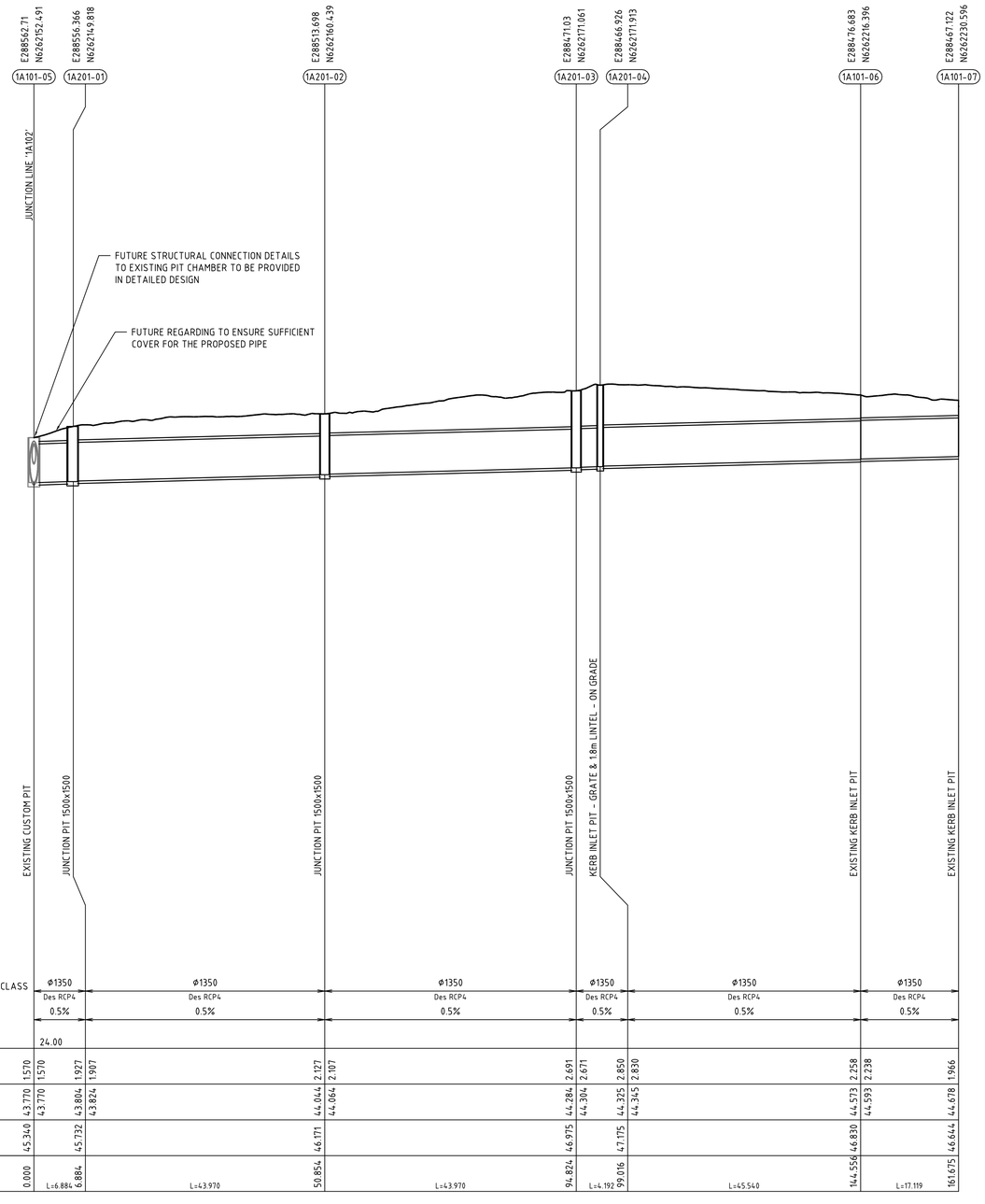
A1 / A3 LANDSCAPE (A1LC_v02.0.01)



LINE 1A201

DUE DILIGENCE

REV	DESCRIPTION	DATE	DRAWN	DESIGNED	CHECKED	APPRVD
B	CHECK AND APPROVED	04/04/2018	KW	CL	SL	SL
A	ADDED OPTION B DESIGN	14/02/2018	WW	WW/CL	SL	SL

SCALE
0 5 10 15 20 25 30 35 40 45 50 METRES
A1 (A3) 1:500 (1:1,000)

GRID	DATUM	PROJECT MANAGER
MGA	mAHD	SL

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DRAWING TITLE
DRAINAGE LONGITUDINAL SECTION (OPTION B)

PROJECT NO.	PLANSET NO.	RELEASE NO.	DRAWING NO.	REVISION
P1706322	PS01	R04	PS01-E201	B

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A1 / A3 LANDSCAPE (A1LC_v02.0.01)

DUE DILIGENCE

REV	DESCRIPTION	DATE	DRAWN	DESIGNED	CHECKED	APPRVD
C	**CHECK AND APPROVED**	**04/04/2018**	**KW**	**CL**	**SL**	**SL**
B	GENERAL REVISION	14/02/2018	WW	WW/CL	SL	SL
A	INITIAL RELEASE	05/02/2018	KW	CL	SL	SL

SCALE
A1 (A3) 1:500 (1:1,000)
0 5 10 15 20 25 30 35 40 45 50 METRES

GRID	DATUM	PROJECT MANAGER
MGA	mAHD	SL

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DRAWING TITLE
TUFLOW MODEL SETUP
EXISTING CONDITION
BOUNDARY CONDITIONS

PROJECT NO.	PLANSET NO.	RELEASE NO.	DRAWING NO.	REVISION
P1706322	PS01	R04	PS01-K030	C

DRAWING ID: P1706322-PS01-R04-K030

PRINTED: ---- - USER: AWING
A1 / A3 LANDSCAPE (A1LC_v02.0.01)

KEY

SITE BOUNDARY

CADASTRE BOUNDARIES

DUE DILIGENCE

REV	DESCRIPTION	DATE	DRAWN	DESIGNED	CHECKED	APPRVD
C	**CHECK AND APPROVED**	**04/04/2018**	**KW**	**CL**	**SL**	**SL**
B	GENERAL REVISION	14/02/2018	WW	WW/CL	SL	SL
A	INITIAL RELEASE	05/02/2018	KW	CL	SL	SL

SCALE
0 5 10 15 20 25 30 35 40 45 50 METRES
A1 (A3) 1:500 (1:1,000)

GRID	DATUM	PROJECT MANAGER
MGA	mAHD	SL

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DRAWING TITLE
TUFLOW MODEL SETUP
CALIBRATION LOCATIONS

PROJECT NO.	PLANSET NO.	RELEASE NO.	DRAWING NO.	REVISION
P1706322	PS01	R04	PS01-K050	C

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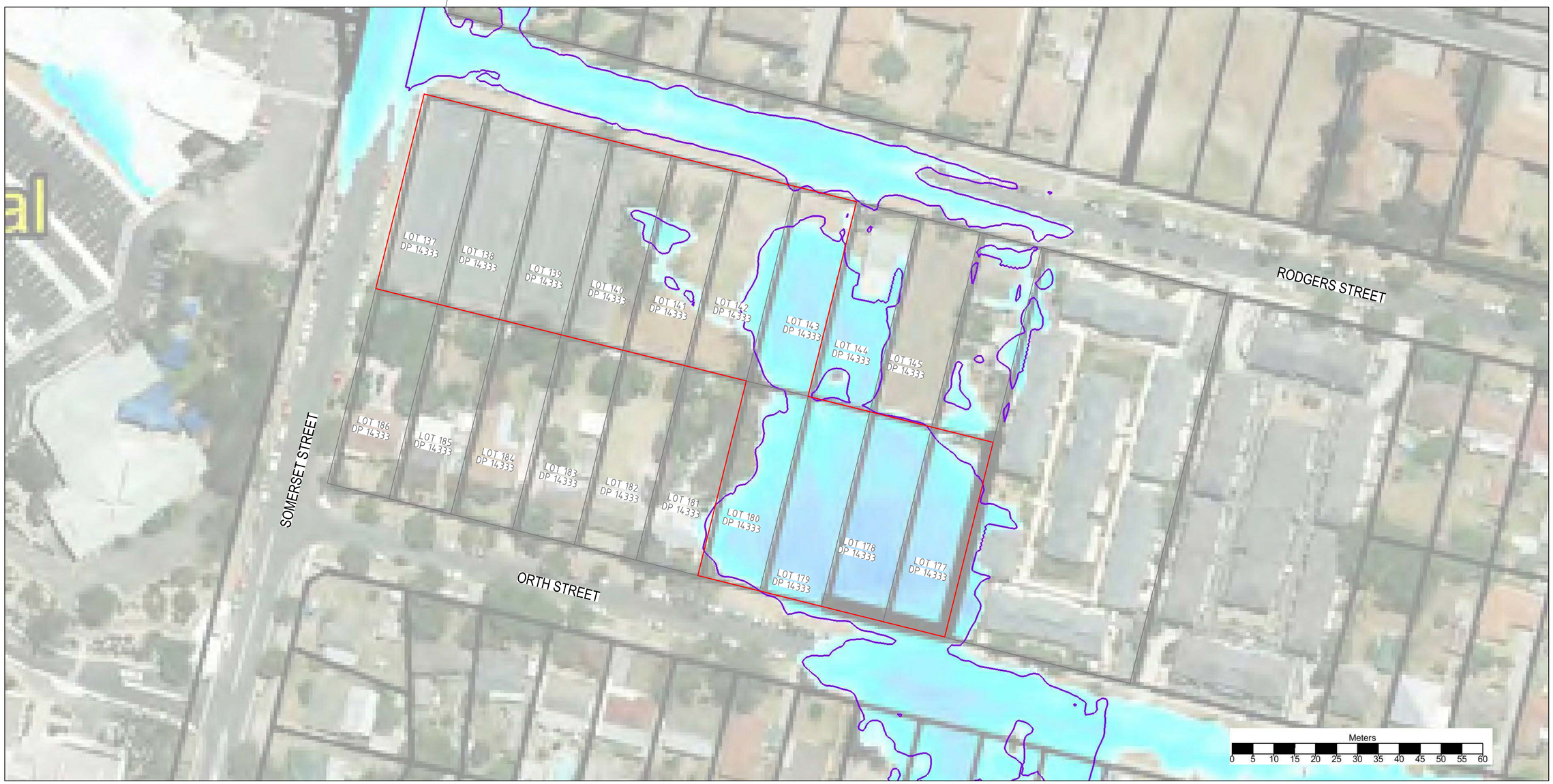
A1 / A3 LANDSCAPE (A1LC_v02.0.01)
DRAWING ID: P1706322-PS01-R04-K050



KEY

SITE BOUNDARY

CADASTRE BOUNDARIES

WATER DEPTH GREATER THAN 0.15m IN SCENARIO 1 MODEL

NOTE:
-BACKGROUND FLOOD MAP IN THE IS EXTRACTED FROM FIGURE 19.3: PEAK DESIGN FLOODWATER DEPTH FOR THE 1% AEP FLOOD, COLLEGE, ORTH AND WERRINGTON CREEKS FLOOD STUDY (REV 4) - VOL 2

DUE DILIGENCE

REV	DESCRIPTION	DATE	DRAWN	DESIGNED	CHECKED	APPRVD
B	**CHECK AND APPROVED**	**04/04/2018**	**KW**	**CL**	**SL**	**SL**
A	INITIAL RELEASE	07/03/2018	KW	CL	SL	SL

SCALE: A1 (A3) 1:500 (1:1,000) METRES

GRID	DATUM	PROJECT MANAGER
MGA	mAHD	SL

CLIENT: PENRITH CITY COUNCIL

PROJECT NAME/PLANSET TITLE: PROPOSED LAND RECLASSIFICATION
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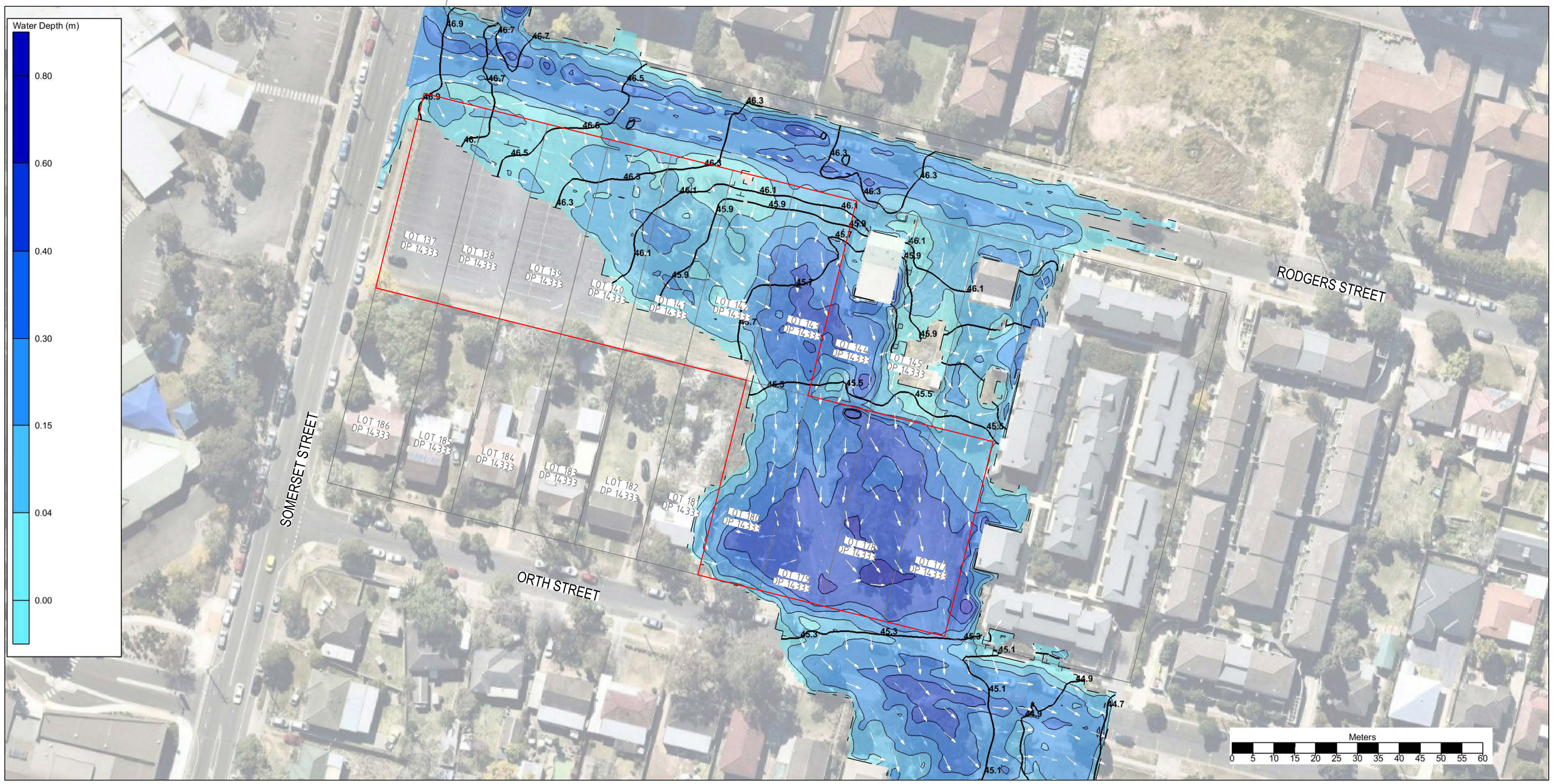
DRAWING TITLE
TUFLOW MODEL SETUP
CALIBRATION
FLOOD EXTENTS COMPARISON

PROJECT NO.	PLANSET NO.	RELEASE NO.	DRAWING NO.	REVISION
P1706322	PS01	R04	PS01-K051	B

DRAWING ID: P1706322-PS01-R04-K051

PRINTED: --- USER KWONG

A1 / A3 LANDSCAPE (A1LC_v02.0.01)



KEY

SITE BOUNDARY

CADASTRE BOUNDARIES

DUE DILIGENCE

REV	DESCRIPTION	DATE	DRAWN	DESIGNED	CHECKED	APPRVD
C	**CHECK AND APPROVED**	**04/04/2018**	**KW**	**CL**	**SL**	**SL**
B	ADDITIONAL SCENARIO	07/03/2018	KW	CL	SL	SL
A	INITIAL RELEASE	05/02/2018	KW	CL	SL	SL

SCALE
0 5 10 15 20 25 30 35 40 45 50 METRES
A1 (A3) 1:500 (1:1,000)

GRID	DATUM	PROJECT MANAGER
MGA	mAHD	SL

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LOTS 137, 138, 139, 140, 141 ,142, 143, 177, 178, 179 & 180 DP14333

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Email: mail@martens.com.au Internet: www.martens.com.au

DRAWING TITLE
1% AEP CRITICAL STORM DURATION
SCENARIO 1
WATER LEVEL (mAHD) & WATER DEPTH (m)

PROJECT NO.	PLANSET NO.	RELEASE NO.	DRAWING NO.	REVISION
P1706322	PS01	R04	PS01-K101	C

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A1 / A3 LANDSCAPE I:\%LC_\v02.0.01\
DRAWING ID: P1706322-PS01-R04-K101

KEY

SITE BOUNDARY

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DUE DILIGENCE

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GRID	DATUM	PROJECT MANAGER
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PROJECT NAME/PLANSET TITLE: PROPOSED LAND RECLASSIFICATION
STORMWATER AND OVERLAND FLOW MANAGEMENT
LOTS 137, 138, 139, 140, 141, 142, 143, 177, 178, 179 & 180 DP14333

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DRAWING TITLE
1% AEP CRITICAL STORM DURATION
SCENARIO 1
WATER VELOCITY (m/s)

PROJECT NO.	PLANSET NO.	RELEASE NO.	DRAWING NO.	REVISION
P1706322	PS01	R04	PS01-K102	C

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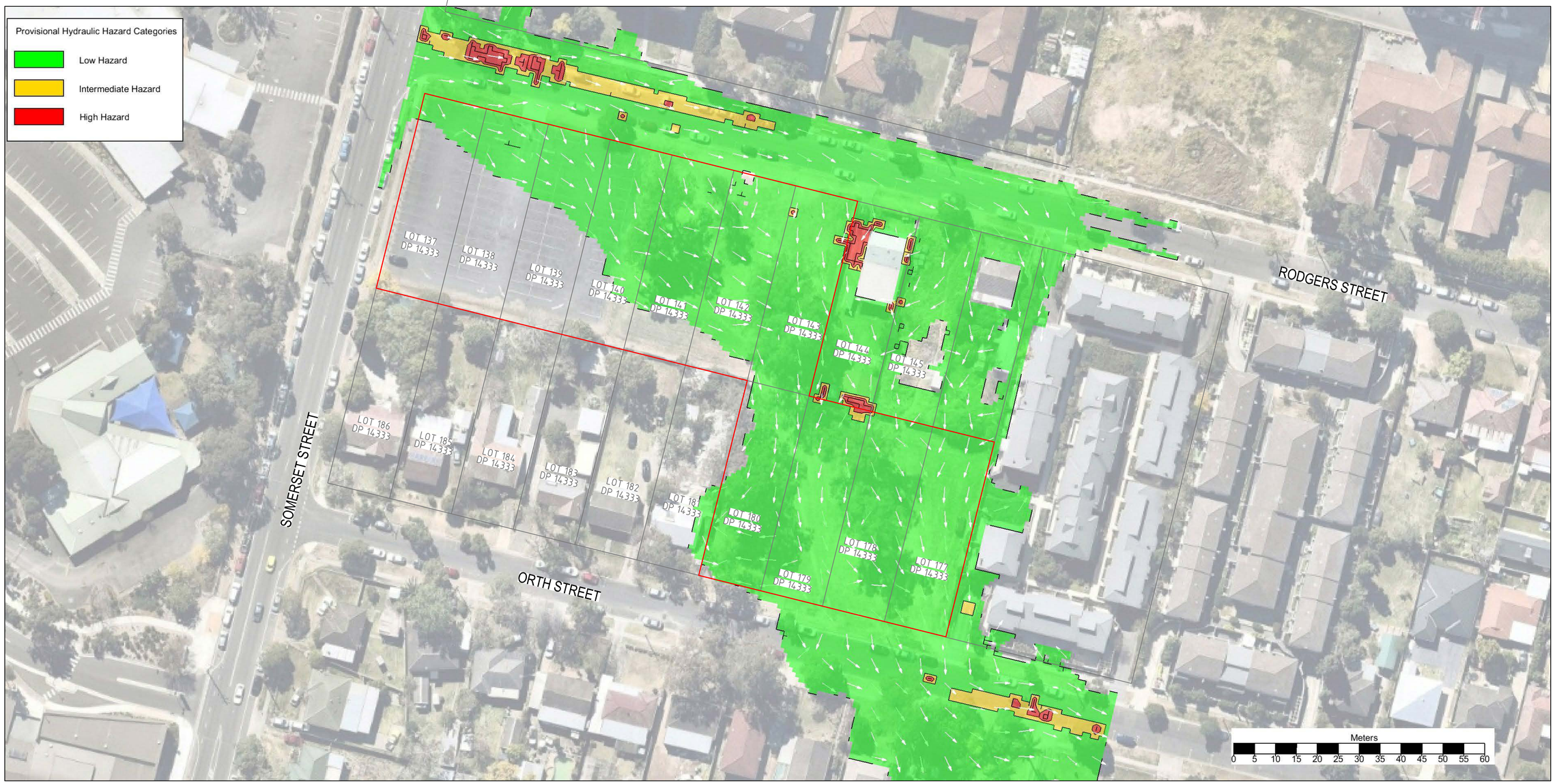

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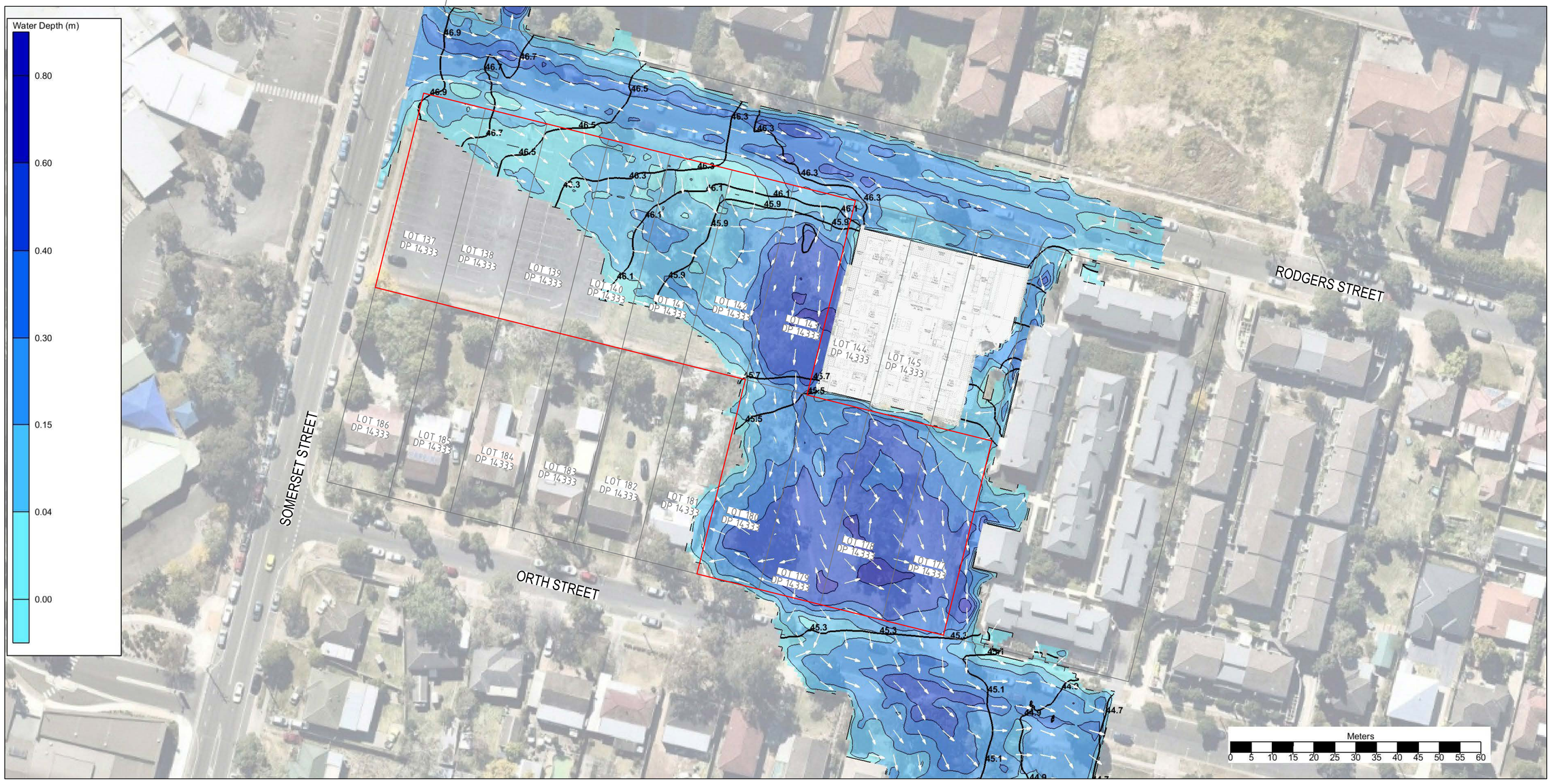

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SCENARIO 2
WATER LEVEL (mAHD) & WATER DEPTH (m)

PROJECT NO.	PLANSET NO.	RELEASE NO.	DRAWING NO.	REVISION
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SCENARIO 2
WATER VELOCITY (m/s)

PROJECT NO.	PLANSET NO.	RELEASE NO.	DRAWING NO.	REVISION
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DRAWING ID: P1706322-PS01-R04-K112

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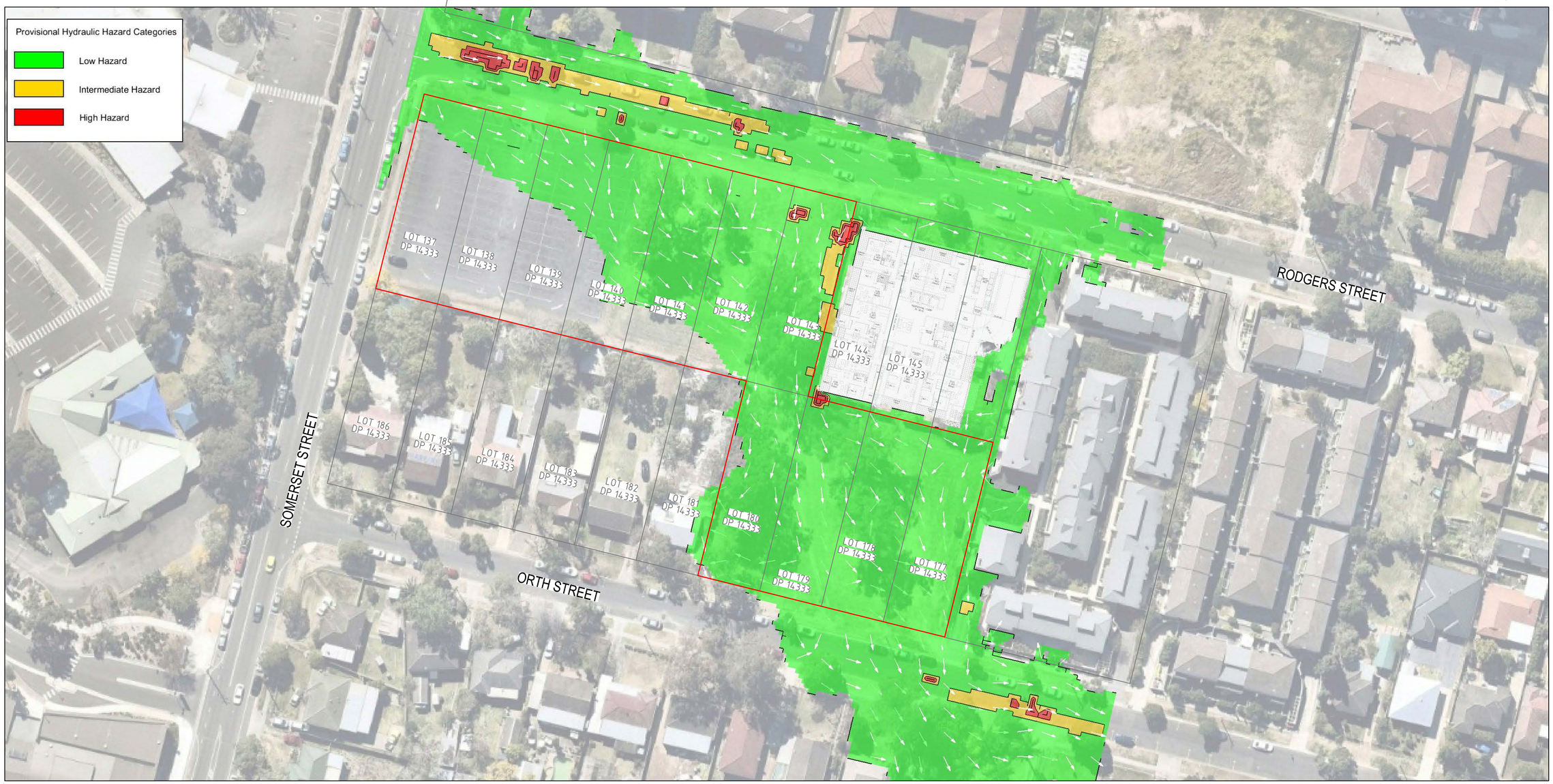

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SCENARIO 2
PROVISIONAL HYDRAULIC HAZARD CATEGORIES

PROJECT NO.	PLANSET NO.	RELEASE NO.	DRAWING NO.	REVISION
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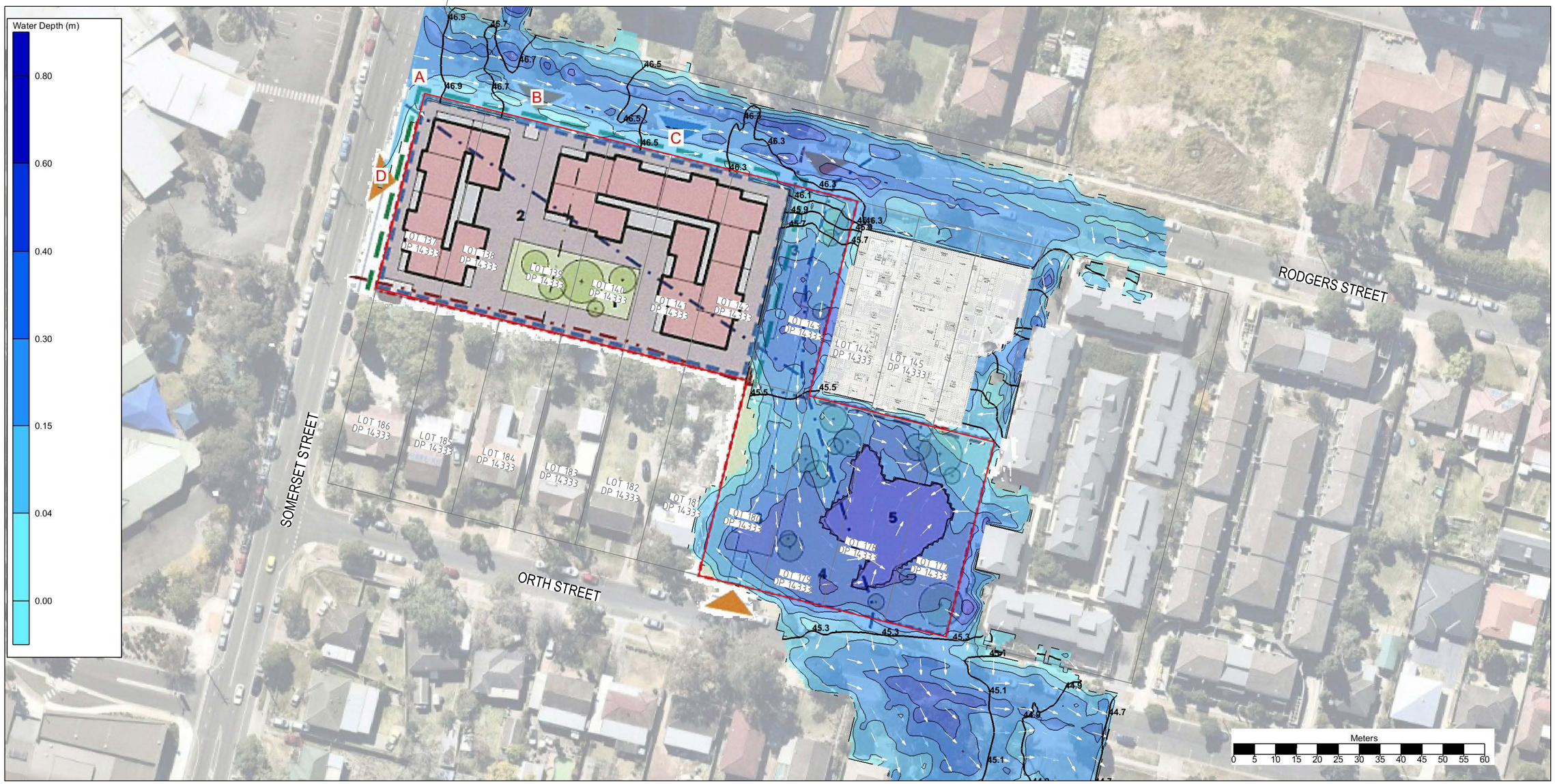

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SCENARIO 3
WATER LEVEL (mAHD) & WATER DEPTH (m)

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SCENARIO 3
WATER VELOCITY (m/s)

PROJECT NO.	PLANSET NO.	RELEASE NO.	DRAWING NO.	REVISION
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A1 (A3) 1:500 (1:1,000)

GRID	DATUM	PROJECT MANAGER
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SCENARIO 3
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Appendix 10 – Preliminary Contamination and Geotechnical Investigation

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PRELIMINARY CONTAMINATION ASSESSMENT

LOTS 137-143 & LOTS 177-180 IN DP14333
CORNER RODGERS, SOMERSET & ORTH STREETS, KINGSWOOD

REPORT NO 14185/1-AA 29 MARCH 2018

Lemko Place, Penrith NSW 2750 PO Box 880, Penrith NSW 2751
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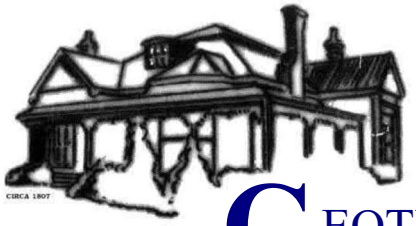
e-mail: info@geotech.com.au www.geotech.com.au



GEOTECHNIQUE® PTY LTD

ABN 64 002 841 063

Job No: 14185/1
Our Ref: 14185/1-AA
29 March 2018

Benaiah Pty Ltd
Suite 5, 1-11 Forest Road
HURSTVILLE NSW 2200
Email: ben.bourke@benaiah.com.au

Attention: Ben Bourke

Dear Sir

re: **Preliminary Contamination Assessment**
Lots 137-143 & 177-180 in DP14333
Corner of Rodgers, Somerset & Orth Streets, Kingswood

Please find herewith preliminary contamination assessment report.

A brief of the outcome of the assessment is summarised in the Executive Summary.

If you have any questions, please do not hesitate to contact the undersigned.

Yours faithfully
GEOTECHNIQUE PTY LTD

DANDA SAPKOTA
Senior Environmental Engineer

Lemko Place, Penrith NSW 2750 PO Box 880, Penrith NSW 2751
Telephone (02) 4722 2700 Facsimile (02) 4722 2777
e-mail: info@geotech.com.au www.geotech.com.au

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EXECUTIVE SUMMARY

This executive summary presents a synopsis of preliminary contamination assessment (PCA) for a site currently registered as Lots 137-143 & 177-180 in DP14333, located at the corner of Rodgers (hereafter known as the site), Somerset and Orth Streets, Kingswood, in the local government area of Penrith City Council.

It is understood that the site is proposed for residential / commercial with minimal opportunities for soil access.

The objectives of the assessment were to ascertain whether the site potentially presents a risk of harm to human health and the environment and to determine the suitability of the site for the proposed land use.

In order to achieve the objective a site reconnaissance, review of site historical, geological and hydrogeological information, sampling and testing were carried out.

Based on the test results of this, the conclusions and recommendations made are as follows:

- The site is underlain generally by topsoil (thickness of about 0.2m) comprising Silty Clay, low to medium plasticity, brown, trace root fibres underlain by relatively impermeable natural soil, was encountered at borehole locations, BH2, BH3, BH6 to BH10, BH12, BH13 to BH17.
- Fill (thickness of 0.3m), comprising Silty Clay, medium plasticity, brown, with gravel and/or bitumen was encountered at borehole locations, BH1, BH4, BH5, BH11 to BH17.
- As presented in the summary tables (Tables E to I) and discussed in Section 12.2, majority of the laboratory test results satisfied the criteria for stating that the analytes selected are either not present i.e. concentrations less than laboratory LOR, or present in the sampled soil at concentrations that do not pose a risk of harm to human health or the environment under the proposed "residential with minimal access to soil" form of development, with the exception of detection of friable asbestos at borehole locations BH13 and BH15 and elevated concentrations of BaP in BH14. The asbestos (<7mm fraction) detected in BH13 and BH15, will pose a risk of harm to human health, and the elevated concentration of BaP (1.1mg/kg) would not pose a risk of harm to human health but will present a risk of harm to the environment (terrestrial ecosystems).

The site can be made suitable for the proposed residential development subject to the following:

- A detailed assessment of asbestos contamination within the site. A SafeWork Licensed Asbestos Assessor must be engaged for a detailed assessment/management of asbestos contamination within the site.
- A detailed assessment of soils at and in the vicinity of the BH14 for elevated concentrations of Bap.
- Preparation of remediation action plan (RAP) for the identified contamination, followed by remediation and validation.

Groundwater/seepage was observed in boreholes BH1 and BH4, respectively at depths 2.2m and 2.6m below the existing ground level. However, no water was observed in BH2 during the sampling on 13 March 2018. It should be noted that the levels of groundwater/seepage might vary due to rainfall, temperature and other factors not evident during borehole drilling. Based on the groundwater level recorded in the boreholes BH1 and BH4, the groundwater flow could be in a south-east direction. It is recommended that additional observation of groundwater levels should be carried out including in BH2 to confirm the flow direction.

It is understood that the site is proposed for the residential and commercial land use with minimal access to soil. The majority of the site is expected to be covered by hardstand and buildings, thereby limiting the exposure of groundwater to human and the terrestrial ecosystems. It is therefore considered unlikely that the site would present a risk to human health and the environment (terrestrial ecosystem due to the current status of groundwater quality under the proposed development.

Based on the test results of the groundwater samples, at the current stage, mainly with the elevated concentration of nitrogen, phosphorus, electrical conductivity, the groundwater (if extracted) cannot be discharged into Freshwater System including and Low land River. Additional sampling and testing is required to ascertain the status of the existing groundwater quality in the installed monitoring wells, including in BH2.

If any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos sheets/pieces/pipes, ash material, etc.) or any potentially contaminated area(s) and filled area(s) masked by the overgrown grass, are encountered during any stage of future and/or earthworks/site preparation, unexpected Find Management Protocol (Appendix G) should be implemented. In the event of contamination, detailed assessment, remediation and validation will be necessary.

For any materials to be excavated and removed from the site, it is recommended that waste classification of the materials, in accordance with the "Waste Classification Guidelines Part 1: Classifying Waste"(NSW EPA 2014), NSW EPA resource recovery exemptions and orders under the Protection of the Environment Operations (Waste) Regulation 2014, or NSW EPA Certification: Virgin excavated natural material is undertaken prior to disposal at an appropriately licensed landfill or potential re-use at other sites.

Any imported fill must be assessed by a qualified environmental consultant, prior to importation, to ensure suitability for the proposed use. In addition, the imported fill must be free from asbestos, ash and odour, not be discoloured and not acid sulphate soil. The imported fill should either be virgin excavated natural material (VENM) or excavated natural material (ENM).

Reference should be made to Section 14.0 of the report for the limitations of this assessment.

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1.0 INTRODUCTION

This report presents the results of a preliminary contamination assessment (PCA) for the site registered as Lots 137-143 & 177-180 in DP14333, located at the corner of Rodgers, Somerset & Orth Streets, Kingswood, as indicated on Figure 1 below:

FIGURE 1

Map Data ©2018 Google

It is understood that the site is proposed for residential / commercial with minimal opportunities for soil access.

The objectives of the assessment were to ascertain whether the site potentially presents a risk of harm to human health and the environment and to determine the suitability of the site for the proposed land use.

This report was prepared generally in accordance with the NSW Environment Protection Authority (EPA), "Guidelines for Consultants Reporting on Contaminated Sites" (OEH 2011), and to satisfy Managing Land Contamination: Planning Guidelines, State Environmental Planning Policy No. 55 – Remediation of Land (DUAP/EPA 1998).

2.0 SCOPE OF WORK

In order to achieve the objective of this assessment, the following scope of work was conducted in accordance with our fee proposal (Q8406) dated 29 January 2018:

- A desktop study of;
  - Historical aerial photographs
  - NSW Land & Property Information records
  - Section 149 (2) planning certificate and Council Records
  - NSW OEH record of EPA Notices
  - SafeWork NSW Records
  - Department of Natural Resources (DNR) Groundwater bore information
  - Soil and geological maps
- Obtaining underground services plans from "Dial Before You Dig" and Council.
- Scanning of sample locations by a services locator.
- An inspection by an Environmental Scientist/Engineer for current site conditions and identification of any environmental concerns based on visual and olfactory indicators of potential contamination.
- Recovery of soil samples from seventeen (17) locations across the site, In accordance with the NSW EPA "*Sampling Design Guidelines for Contaminated Sites*".
- A Photo-Ionisation Detector (PID) was used to screening of any volatile organic compounds (VOC).
- Reinstatement of the sample locations after sampling.
- Forwarding the soil and quality assurance (QA) / Quality Control (QC) samples to National Association of Testing Authorities (NATA) accredited laboratories for testing.
- Installation of three single-level monitoring wells. The maximum depth of the wells was about 9 metres.
- Development of the wells.
- Measurement of groundwater levels.
- Purging and measuring field parameters, using a water quality meters. Recovery of groundwater samples from the two monitoring wells a few days after installation of the wells.
- Forwarding the groundwater and QA / QC samples to NATA accredited laboratories for testing.
- Assessment of the laboratory analytical results.
- Assessment of the field and laboratory QA/QC.
- Assessment of the contamination status of the soil in the sampled locations.
- Assessment of the contamination status of the groundwater.

3.0 SITE IDENTIFICATION

The site is located at the corner of Rodgers, Somerset, and Orth Streets, Kingswood, in the local government area of Penrith City Council and is registered as Lots 137-143 & Lots 177-180 in DP14333.

As shown on Drawing No 14185/1-AA1, the site is irregular in shape and covers an area of approximately 8,000 square metres (m^2).

Reference may be made to the deposited and cadastral plans in Appendix A for details of the location and dimensions of the Lots.

4.0 SITE HISTORY

In order to formulate a picture of the site history and to assist in identification of any potential contamination, information including historical aerial photographs, NSW Land & Property Information records, Planning Certificate issued by council under Section 149 (2) of the Environmental Planning and Assessment Act 1979 and NSW OEH record of EPA notices for contaminated land were reviewed. The information is presented in the following sub-sections.

Aerial photographs taken in 1947, 1956, 1970, 1982, 1998, 2002 and 2014 were examined. Copies of the aerial photographs are kept in the offices of Geotechnique and are available for examination upon request.

1947	The site and surrounding properties appear to be part of a rural property.
1961	The site appears to remain unchanged since 1947. Residential dwellings appear on the land adjoining to the east and south-west of the site. Streets appear to the north-west and south of the site. Residential dwellings appear beyond the streets to the north and south of the site.
1970	The site appears unchanged since 1961. Surrounding properties appear unchanged with exception to some more residential dwellings that appear surrounding the site.
1982	The site appears unchanged since 1970. Surrounding properties appear unchanged with exception to some larger dwellings that appear to replace some of the previously small dwellings to the north of the street adjoining the site.
1994	The site appears unchanged since 1982. Surrounding properties appear unchanged with exception to a larger dwelling appears to replace some of the previously small dwellings to the north of the street adjoining the site. A large building (potentially associated with commercial activities) appears on the land to the west of the street adjoining the site.
2009	The site appears unchanged since 1994. Surrounding properties appear essentially unchanged. It appears the residential dwellings to the east of the site appear to be redeveloped into a townhouse villas complex.
2014	A gravel/bitumen car park appears on the western portion of the site, the remainder of the site remains unchanged since 2009. The surrounding properties appear unchanged since 2009.

4.1 NSW Land & Property Information Records

Reference should be made to Appendix A for the NSW Land & Property Information records. The chronological list of proprietors for the site is summarised in the table below:

Lot 137 DP14333

Year	Proprietor
1958 - 2018	The Council of the Municipality of Penrith

Lot 138 DP14333

Year	Proprietor
1960 - 2018	The Council of the City of Penrith
1960	Robert Turner, labourer

Lot 139 DP14333

Year	Proprietor
1960 - 2018	The Council of the City of Penrith
1960	Frederick Samuel Williams, hospital employer and Grace Ethel Williams, wife

Lot 140 DP14333

Year	Proprietor
1961 - 2018	The Council of the City of Penrith
1961	Laurie Thomas Strong, plumber and Anne Strong, wife

Lot 141 DP14333

Year	Proprietor
1963 - 2018	The Council of the City of Penrith
1963	Cyril Alfred Querns, freeholder

Lot 142 DP14333

Year	Proprietor
1965 - 2018	The Council of the City of Penrith
1965	Joseph Leo Flanagan, labourer

Lot 143 DP14333

Year	Proprietor
1965 - 2018	The Council of the City of Penrith
1965	Joseph Leo Flanagan, labourer

Lots 177 & 178 DP14333

Year	Proprietor
1960 - 2018	The Council of the City of Penrith
1960	Ronald George Moore, plumber

Lot 179 DP14333

Year	Proprietor
1966 - 2018	The Council of the City of Penrith
1966	Frederick Nepean Jones, retired tanner and Nancy Corora Spence, the married woman

Lot 180 DP14333

Year	Proprietor
1965 - 2018	The Council of the City of Penrith
1965	Richard Moore Flanagan, labourer

Lot 137 DP14333

Year	Proprietor
1958 - 2018	The Council of the Municipality of Penrith

Lot 138 DP14333

Year	Proprietor
1960 - 2018	The Council of the City of Penrith
1960	Robert Turner, labourer

Lot 139 DP14333

Year	Proprietor
1960 - 2018	The Council of the City of Penrith
1960	Frederick Samuel Williams, hospital employer and Grace Ethel Williams, wife

Lot 140 DP14333

Year	Proprietor
1961 - 2018	The Council of the City of Penrith
1961	Laurie Thomas Strong, plumber and Anne Strong, wife

Lot 141 DP14333

Year	Proprietor
1963 - 2018	The Council of the City of Penrith
1963	Cyril Alfred Querns, freeholder

Lot 142 DP14333

Year	Proprietor
1965 - 2018	The Council of the City of Penrith
1965	Joseph Leo Flanagan, labourer

Lot 143 DP14333

Year	Proprietor
1965 - 2018	The Council of the City of Penrith
1965	Joseph Leo Flanagan, labourer

Lots 177 & 178 DP14333

Year	Proprietor
1960 - 2018	The Council of the City of Penrith
1960	Ronald George Moore, plumber

Lot 179 DP14333

Year	Proprietor
1966 - 2018	The Council of the City of Penrith
1966	Frederick Nepean Jones, retired tanner and Nancy Corora Spence, the married woman

Lot 180 DP14333

Year	Proprietor
1965 - 2018	The Council of the City of Penrith
1965	Richard Moore Flanagan, labourer

Based on the records, it is likely that the site was in private use until the 1960s and the council owned the land since 1960s.

4.2 Section 149 (2) Planning Certificates and Council Records

The Planning Certificate (Cert. No) under Section 149 (2) Environmental Planning and Assessment Act 1979, issued by Council in 2016, indicated that:

- The site is zoned as RE1 Public Recreation.
- State Environmental Planning Policy No.55 - Remediation of Land applies to the site.

Base on the information received from the council, it was noted that no information regarding the development applications or documents were found regarding the subject site.

Reference may be made to Appendix B for the Section 149 (2) Certificates and council records.

4.3 NSW EPA Record of Notices and Environment Protection Licenses

The NSW OEH maintains the record of EPA notices for contaminated lands under Section 58 of the Contaminated Land Management (CLM) Act 1997. The notices relate to investigation and/or remediation of site contamination considered to pose a significant risk of harm under the definition in the CLM Act. A search of the EPA notices on 2 March 2018 revealed no notices issued for the site. It should be noted that the NSW EPA record for Contaminated Land does not provide a record of all contaminated lands in NSW. At the time of searching the records, 354 sites in NSW were registered in the database.

The EPA issues environment protection licences to owners or operators of various industrial premises under the Protection of the Environment Operations (POEO) Act to control the air, noise, water and waste impacts of an activity. A search of the POEO Public Register on 2 March 2018 found no records for the site.

NSW EPA and the POEO Public Register records are detailed in Appendix C of this report.

4.4. SafeWork NSW Records

A request was made to SafeWork NSW to search for any information on storage of hazardous chemicals.

A search of the records held by SafeWork NSW has not located any records pertaining to the site, as detailed in Appendix D.

4.5 Groundwater Bore Record

In order to obtain some understanding of regional groundwater conditions, a search was carried out through the website of the Department of Natural Resources for any registered groundwater bore data within a radius of 500m of the site. The search revealed 1 bore within this radius; however, no relevant information was revealed (Appendix E).

5.0 SITE CONDITION AND SURROUNDING ENVIRONMENT

5.1 Site Condition

During the field sampling and site inspection on 1 and 2 March, the site contained an open car park in the north-west corner. The site also contained underground storm water drainage line and the sewer water line as shown in the Drawing No 14185/1-AA1.

The remaining areas of the site are vacant land with a flat and uneven ground surface covered with grass and scattered trees.

5.2 Surrounding Environment

At the time of fieldwork, the neighbouring properties were as follows:

To the east: Residential houses

To the west: Somerset Street

To the north: Rodgers Street

To the south: Orth Street

There were no air emissions emanating from the neighbouring properties.

6.0 TOPOGRAPHY, GEOLOGY & HYDROGEOLOGY

In general, ground surface of the site gently slopes to the south-east.

The Geological Map of Penrith (Clark and Jones, 1991) indicates the residual soils within the site to be underlain by Triassic Age Shale of the Wianamatta Group, comprising shale, carbonaceous claystone, claystone, laminite, fine to medium grained lithic sandstone, rare coal and tuff.

The Soil Landscape Map of Penrith (Hazelton et al. 1989) indicates that the site is located within the Luddenham Landscape area and typically consists of poorly drained/relatively impermeable residual natural soils.

Reference should be made to Table 1 and Engineering Logs in Appendix F for descriptions of the soils encountered during soil sampling and installation of monitoring well. The sub-surface profile at the sampling locations is generalised as follows:

Topsoil	Silty Clay, low to medium plasticity, brown, trace root fibres in BH2, BH3, BH6 to BH10. Topsoil was encountered to a depth of 200mm below the existing ground level (EGL).
Fill	Silty Clayey Sand, fine-grained, dark grey in BH1 up to the depth of 0.3m below the existing ground level. Silty Clay, medium plasticity, brown, with gravel in BH4, BH11, BH12 and in one judgmental sampling location (J1). Silty Clay, medium plasticity, brown, with gravel, the inclusion of glass fragment in BH5. Silty Clayey Sand, fine-grained, dark grey, inclusion bitumen in BH13 to BH17.
Natural Soil	Silty Clay, low to medium plasticity, brown; (CL) Clayey SILT, low plasticity, brown; Silty Clay, medium plasticity, orange-red

There were no obvious ash materials, fibre-cement pieces, odour or discolouration in the sampling locations.

A tributary of Werrington Creek is located at 500m to the east of the site. A tributary of Peach Tree Creek and Nepean River is located at about 2km and 4km, respectively to the west. Based on observation and site topography, a surface run-off would predominantly flow to the east. There exist well-established underground stormwater and drainage system and no obvious local depressions that might capture or divert stormwater run-off were not observed within the site.

7.0 POTENTIAL FOR CONTAMINATION / CONCEPTUAL SITE MODEL

Based on the preceding sections, the potential for contamination is considered to be as follows:

Areas of Environmental Concern& Associated Contaminants of Potential Concern

Potential fill materials in the open uneven area	➢ Likely fill material from unknown origin	➢ Metals ➢ Total Recoverable Hydrocarbons (TRH) and Benzene, Toluene, Ethyl Benzene and Xylenes (BTEX) ➢ Organochlorine Pesticides (OCP) ➢ Polycyclic Aromatic Hydrocarbons (PAH) Polychlorinated Biphenyls (PCB) ➢ Phenols ➢ Asbestos
Open gravel/bitumen car park area	➢ The potential for filling to have taken place while levelling the ground. ➢ Fill materials could have been imported from unknown sources, therefore, there is potential for the fill materials to be contaminated. ➢ Spill/leakage of motor oils and/or other chemicals from cars in the park area.	➢ Metals [1] ➢ TPH ➢ BTEX ➢ PAH ➢ OCP ➢ Asbestos [3]

[1] The suite of potential contaminants identified in the above table should be reviewed subject to the findings of inspection of the site after clearance.

Off-site impact of any contaminants is generally governed by the transport media available and likely receptors. The most common transport media are water and wind, whilst receptors include uncontaminated soils, groundwater, surface water bodies, humans, flora and fauna.

Migration of any soil contaminants to the deeper soil and/or groundwater regime would generally be via leaching from the contaminated soil, facilitated by infiltration of surface water. Given that the natural soil beneath the site is relatively impermeable (refer to Section 6.0 for the regional geology information), the potential for any contaminants migrating from the contaminated soil to the groundwater table below is considered low. Furthermore, the relatively impermeable clay layer would have minimised the potential for any contaminants migrating to the deeper soil.

There is no waterbody such as a creek, river or wetland close to the site. There were established/controlled stormwater and sewer lines as shown in the Drawing No 14185/1-AA1. No obvious local depressions that might capture or divert stormwater run-off were not observed within the site. As such, the potential for contamination of surface water bodies as a result of any contaminants within the site is considered to be low.

8.0 SAMPLING & ANALYSIS PLAN AND SAMPLING METHODOLOGY

Sampling and analyses were carried out to obtain a reasonable assessment of the following:

1. Nature and location of any soil contaminant(s) within the site.
2. The risk(s) that the contaminant(s) (if present) pose to human health and/or the environment under the conditions of the proposed land uses.

Sampling was carried out on 1 and 2 March 2018 by an Environmental Engineer/Scientist from Geotechnique, who was responsible for visually assessing the site, locating the sample locations, recovery of soil samples, preparation of quality assurance /quality control (QA/QC) samples, and logging the sub-surface profile encountered at each sample location.

Based on the "Sampling Design Guidelines for Contaminated Sites" 1995 EPA, seventeen boreholes were drilled.

It should be noted that samples from four boreholes (BH1 to BH4) were recovered in conjunction with the geotechnical investigation, together with the installation of groundwater monitoring wells in BH1, BH2 and BH4.

Prior to sampling, the borehole locations were scanned by a service locator in order to avoid any underground services.

The sampling procedures adopted were as follows:

- The sample location was drilled to a predetermined depth using a truck-mounted with an auger. Thereafter, the sample was recovered from the stainless steel auger using a stainless steel trowel.
- The stainless steel auger / trowel was decontaminated prior to use, in order to prevent cross-contamination (refer to Section 11.3 for details of the procedures for decontamination of the trowel).
- To minimise the potential loss of VOC, the laboratory soil sample was immediately transferred, using a stainless steel trowel, to a labelled, laboratory supplied, 250ml glass jar and sealed with an airtight, Teflon screw top lid. The fully filled jar was then placed in a chilled container.

In order to ensure the analytical performance of the primary laboratory, duplicate and split samples were prepared for analyses. Samples were kept in a labelled laboratory supplied glass jar (acid-washed and solvent-rinsed) and sealed with an airtight screw Teflon top lid. The fully filled jar was placed in a chilled container.

A rinsate water sample was collected and placed in bottles supplied by the laboratory. The fully filled bottles were labelled and placed in a chilled container.

At the completion of field sampling, the chilled container was transported to our Penrith office. All the jars were then transferred to a refrigerator where the temperature was maintained below 4°C.

The day following field work, the primary samples in chilled containers with trip spike samples were forwarded under Chain of Custody (COC) conditions to the primary testing laboratory Envirolab Services Pty Ltd (Envirolab). Inter-laboratory duplicate (split) samples were forwarded to the secondary testing laboratory of {SGS Environmental Services (SGS)}. Both Envirolab and SGS are NATA accredited.

On receipt of the samples, the laboratories returned the Sample Receipt Advice, verifying the integrity of all the samples received.

The soil profile encountered, as described in Section 6.0 of this report, did not reveal any visual (staining, dying) or olfactory indicators of potential contaminants. Based on the potential for contamination discussed previously in this report (Section 7.0), the following laboratory analysis plan was implemented:

- Eighteen (18) topsoil and fill samples were analysed for a range of metals {arsenic (As), cadmium (Cd), chromium (Cr), copper (Cu), lead (Pb), mercury (Hg), nickel (Ni) and zinc Zn)}, TRH, BTEX, PAH, OCP, PCB, Phenols and asbestos.
- Twelve (12) samples were selected for analysis of TRH BTEX, PAH, PCB and Phenols.
- Eighteen (18) topsoil and fill samples were selected for OCP, one trip spike sample for BTEX.
- Twelve (12) samples were selected for analysis of asbestos for screening purposes.

Groundwater sampling was undertaken on 13 March 2018 after development and purging following the installation of wells.

Oily substances were not observed and there was no petroleum hydrocarbon odour in the groundwater during sampling and purging. A calibrated Water Quality Meter was used to measure field parameters including, Temperature, Oxidation Reduction Potential (ORP), Dissolved Oxygen (DO), Turbidity, Conductivity and pH of the groundwater.

After purging and reaching stable readings for ORP, DO, Turbidity, Conductivity and pH, two groundwater samples BH1 and BH4 as no water was observed in BH2.

The laboratory supplied vials, glass and plastic bottles were filled to zero headspaces and sealed with airtight Teflon screw top lids. A split sample SW1 was also prepared. The fully filled vials, glass and plastic bottles were labelled and placed in a chilled container.

The groundwater levels are summarised in the following table:

Groundwater Monitoring Well (AHD m)	**Reduced Level of Groundwater Monitoring Well AHD (m)**	**Standing Groundwater Level Below the Existing Ground Surface (m) 13/3/2018**
BH1 (47.1)	44.9	2.2
BH2 (46.3)	46.3	No water observed
BH4 (45.02)	42.42	2.6

As mentioned in the above table, indicated groundwater/seepage was observed in boreholes BH1 and BH4 respectively at depths 2.2m and 2.6m below the existing ground level. It should be noted that the levels of groundwater/seepage might vary due to rainfall, temperature and other factors not evident during borehole drilling. Based on the groundwater level recorded in the boreholes BH1 and BH4, the groundwater flow was observed to be in the south-east direction. Additional observation of groundwater level should be carried including in BH2 to confirm the flow direction.

Filed water quality parameters were measured in the field (as discussed later in Section 12.3) before the groundwater sampling. At the completion of field sampling, the groundwater samples were transported in chilled containers under COC conditions to the primary laboratory SGS Environmental Services (SGS) and the secondary laboratory Envirolab Services Pty Ltd (Envirolab), both NATA accredited.

On receipt of the samples, the laboratories returned the Sample Receipt Advice verifying the integrity of all samples received.

Groundwater samples recovered from BH1 and BH4 were analysed for metals, TRH, BTEX, PAH, OCP, Nitrogen, Phosphorus, pH, salinity (as electrical conductivity) and total suspended solids.

9.0 FIELD QUALITY ASSURANCE AND QUALITY CONTROL

9.1 Sampling Personnel

Geotechnique undertook all the sampling associated with this assessment. An Environmental Engineer/Scientist from Geotechnique, trained in Geotechnique procedures for sampling and logging, nominated sample location, supervised the excavation of each sample location, logged the soil profile encountered, recovered soil samples, preparation of quality control/quality assurance (QA/QC) samples and packaged the samples.

9.2 Decontamination Procedures

Soil samples were transferred from sample locations to the laboratory supplied glass jar using a decontaminated stainless steel trowel. The trowel was used to divide the soil sample into two portions to prepare duplicate and split samples. Decontamination of the trowel involved the following:

- Removal of soil adhering to the trowel by scrubbing with a brush;
- Washing the trowel thoroughly in a solution of phosphate-free detergent (Decon 90) using a brush;
- Rinsing the trowel thoroughly with distilled water;
- Repeating the washing / rinsing steps and rinsing with distilled water;
- Drying the trowel with clean disposable towels.

9.3 Rinsate Sample

One rinsate water sample was recovered in order to identify possible cross-contamination between the sampling locations.

The rinsate water sample was analysed for Metals. The test results for the rinsate water sample are summarised in Table A.

The actual laboratory test results certificates for the rinsate sample is kept in the offices of Geotechnique and can be provided upon request.

As shown in Table A, all concentrations of analytes in the rinsate sample were less than laboratory limits of reporting, which indicates that adequate decontamination had been carried out in the field.

9.4 Trip Spike Sample

Trip spike sample was obtained from the laboratory on a regular basis, prior to conducting field sampling where volatile substances are suspected. The samples are held in the Penrith office of Geotechnique, at less than 4°C, for a period of not more than seven days. During the fieldwork, the trip spike sample was kept in the chilled container with soil samples recovered from the site. The trip spike sample was then forwarded to the primary laboratory together with the soil samples recovered from the site.

The laboratory prepares the trip spike by adding a known amount of pure petrol standard to a clean sand sample. The sample is mixed thoroughly to ensure a relatively homogenous distribution of the spike throughout the sample. When the sample is submitted for analysis, the same procedure is adopted for testing as for the soil samples being analysed from the site.

The purpose of the trip spike is to detect any loss or potential loss of volatiles from the soil samples during fieldwork, transportation, sample extraction or testing.

Trip spike sample (TS1) was forwarded to the primary analytical laboratory with the samples collected from the data gap area and was tested for BTEX. The test results for the trip spike sample, reported as a percentage recovery of the applied and known spike concentrations, are shown in Table B. Copies of the actual laboratory test results certificates of the trip spike sample are kept in the offices of Geotechnique and will be provided upon request.

As indicated in Table B, the results show a good recovery of the spike concentrations, ranging between 78% and 89% were within the acceptable range.

Based on the above, it is considered that any loss of volatiles from the recovered samples that might have occurred would not affect the outcome / conclusions of this report.

9.5 Duplicate Sample

A field duplicate sample was prepared in the field through the following processes:

- A larger than normal quantity of soil was recovered from the sample location selected for duplication;
- The sample was divided into two portions, using the decontaminated trowel;
- One portion of the sub-sample was immediately transferred, using the decontaminated trowel, into a labelled, laboratory supplied, 250ml glass jar and sealed with an airtight, Teflon screw top lid. The fully filled jar was labelled as the duplicate sample and immediately placed in a chilled container;
- The remaining portion was stored in the same way and labelled as the original sample;

A duplicate sample was prepared on the basis of sample numbers recovered during the field work. The duplicate sample frequency was computed using the total number of samples analysed as part of this assessment. The duplicate sample frequencies computed are as follows:

- Metals: 18 samples analysed; 1 duplicate; 5.6% frequency
- TRH and BTEX: 12 samples analysed; 1 duplicate; 8.3% frequency
- PAH and PCB: 12 samples analysed; 1 duplicate; 8.3% frequency
- OCP: 18 samples analysed; 1 duplicate; 5.6% frequency

The duplicate frequency adopted complies with the NEPM, which recommends a duplicate frequency of at least 5%.

The laboratory test results are summarised in Table C. The laboratory test results certificate of the duplicate sample is kept in the offices of Geotechnique, and can be provided upon request.

A comparison was made of the laboratory test results for the duplicate sample with the original sample and the Relative Percentage Differences (RPD) was computed to assess the accuracy of the laboratory test procedures. RPD within 30% are generally considered acceptable. However, this variation can be higher for organic analysis than for inorganics and for low concentrations of analytes.

As shown in Tables B, the comparisons between the duplicate and corresponding original sample indicated generally acceptable RPD, with the exception of higher RPD of 108% for lead and 38% for nickel, mainly due to lower concentration and the heterogeneity of the samples analysed.

Therefore, the test results provided by SGS are of adequate accuracy and reliability for this assessment.

9.6 Inter-laboratory Duplicate (Split) Samples

The inter-laboratory duplicate (split) sample provides a check on the analytical performance of the primary laboratory. The split sample was prepared on the basis of sample numbers recovered during fieldwork, and the analyses undertaken by the primary laboratory.

The split sample frequency was computed using the total number of samples analysed as part of this assessment. The split sample frequencies computed are as follows:

- Metals: 18 samples analysed; 1 split; 5.6% frequency
- TRH and BTEX: 12 samples analysed; 1 split; 8.3% frequency
- PAH and PCB: 12 samples analysed; 1 split; 8.3% frequency
- OCP: 18 samples analysed; 1 split; 5.6% frequency

The split sample frequency adopted complies with the NEPM, which recommends a frequency of 5%.

The results are summarised in Table D1. The actual laboratory test results certificate of the split sample is kept in the offices of Geotechnique and can be provided upon request.

Based on Schedule B (3) of the NEPM, the difference in the results between the split samples should generally be within 30% of the mean concentration determined by both laboratories, i.e., RPD should be within 30%. However, this variation can be higher for organic analysis than for inorganics and for low concentrations of analytes.

As shown in Table D1, the comparisons between the split and corresponding original samples indicated generally acceptable RPD, with the exception of higher RPD ranging from 36 to 46% for As, Pb and Zn, mainly due to the relatively lower concentrations and heterogeneity of the samples analysed. Therefore, the variations are not considered critical and the test results provided by the primary laboratory are deemed reliable for this assessment.

For groundwater samples, the split sample frequency was computed using the total number of samples analysed as part of this assessment. The split sample frequency (50%) adopted complies with Schedule B3 of the NEPM 1999 (April 2013), which recommends a frequency of 5%. The results are summarised in Table D2.

Based on Schedule B3 of the NEPM 1999 (April 2013), the difference in the results between the split samples should generally be within 30% of the mean concentration determined by both laboratories, i.e., RPD should be within 30%. However, higher variations can be expected for organic analyses compared to inorganic analyses and for samples with low analytes concentrations or non-homogeneous samples.

As shown in Table D2 the comparisons between the split and corresponding original sample indicated acceptable RPD, with the exception of some higher RPDs for the organics analysis, which considered not critical.

Overall the split sample comparisons indicate that the test results provided by the primary laboratory can be relied upon for this assessment

10.0 LABORATORY QUALITY ASSURANCE AND QUALITY CONTROL

Geotechnique uses only laboratories accredited by the NATA for chemical analyses. The laboratories also incorporate quality laboratory management systems to ensure that trained analysts using validated methods and suitably calibrated equipment produce reliable results.

In addition to the quality control samples, the laboratories also ensure that all analysts receive certification as to their competence in carrying out the analysis and participate in national and international proficiency studies.

SGS and Envirolab are accredited by NATA and operate a Quality System designed to comply with ISO / IEC 17025.

Within the allowable holding times, detailed in Schedule B(3) of The *National Environment Protection (Assessment of Site Contamination) Measure 2013 (NEPM)* by the National Environment Protection Council (NEPC), the soil samples were analysed. Within the allowable holding times for water detailed in Standard Methods for the Examination of Water and Wastewater (APHA), the rinsate sample was analysed.

The test methods adopted by the laboratories are indicated with the laboratory test results certificates. As part of the analytical run for the project, the laboratories included laboratory blanks, duplicate samples, laboratory control samples, matrix spikes, matrix spike duplicates and/or surrogate spikes.

We have checked the QA/QC procedures and results adopted by the laboratories against the appropriate guidelines. The quality control sample numbers adopted by SGS and Envirolab are considered adequate for the analyses undertaken.

The methods used by SGS and Envirolab have been validated and endorsed by NATA.

All reported laboratory Limits of Reporting (LOR) / Practical Quantitation Limit (PQL) were less than the assessment criteria adopted for each analyte.

Overall, the quality control elements adopted by SGS and Envirolab indicate that the analytical data falls within acceptable levels of accuracy and precision for the analysis of soils. The analytical data provided is therefore considered to be reliable and useable for this assessment.

11.0 ASSESSMENT CRITERIA

11.1 Soil

The criteria developed in the NEPM 2013 were used in this assessment, as follows:

- Risk-based Health Investigation Levels (HIL) for a broad range of metals and organic substances. The HIL are applicable for assessing human health risk via all relevant pathways of exposure. The HIL as listed in Table 1A(1) of Schedule B1 "*Guideline on Investigation Levels for Soil and Groundwater*" are provided for different land uses and applicable to the top 3m of soil for residential use.

  The site is proposed for residential with minimal access to soil. Therefore, with regard to human health, analytical results were assessed against risk-based HIL for *residential with minimal access to the soil* (HIL B).

- Health Screening Levels (HSL) for selected petroleum compounds, fractions and Naphthalene are applicable for assessing human health risk via inhalation and direct contact pathways. The HSL depend on specific soil physicochemical properties, land use scenarios and the characteristics of building structures. The HSL listed in Table 1A(3) of Schedule B1 "*Guideline on Investigation Levels for Soil and Groundwater*" apply to different soil types and depths below the surface to >4 m.

  For this assessment, the analytical results were assessed against the available HSL for (HSL B) for topsoil and fill to a depth of 0m to <1m.

- Ecological Screening Levels (ESL) for selected petroleum hydrocarbon compounds, TPH fractions and Benzo(a)Pyrene are applicable for assessing the risk to terrestrial ecosystems. ESL listed in Table 1B(6) of Schedule B1 "*Guideline on Investigation Levels for Soil and Groundwater*" broadly apply to coarse and fine-grained soils and various land uses and are generally applicable to the top 2m of soil.

  The analytical results were assessed against the available ESL for *residential with garden/accessible soil* for coarse-grained soil (sand) and fine-grained soil (clay).

- Ecological Investigation Levels (EIL), a specific type of Soil Quality Guidelines (SQG) for selected metals and DDT, are applicable for assessing the risk to terrestrial ecosystems. EIL listed in Table 1B(1-5) of Schedule B1 "*Guideline on Investigation Levels for Soil and Groundwater*" depend on specific soil physicochemical properties and land use scenarios and generally apply to the top 2m of soil. For arsenic, lead and DDT, generic EIL are adopted, for *public open space* land use for aged contaminants. For other metals, where available, EIL are calculated using the EIL calculator developed by CSIRO for NEPC.

  For this assessment, the analytical results were assessed against the available SQG / EIL for *public open space* land use.

For discrete soil samples, the individual concentration of analyte was assessed against the HIL B / EIL.

For asbestos, the assessed soil must not contain bonded ACM in excess of 0.01%w/w and surface soil within the site is free of visible ACM, and friable asbestos in the soil is <0.001% w/w.

A detailed assessment will be recommended should the concentration(s) of analyte(s) in excess of HIL B, EIL, in order to confirm the suitability of the site for the proposed use.

11.2 Groundwater

The available Trigger Values or Guideline Values presented in the *Australian and New Zealand Guidelines for Fresh and Marine Water Quality*, published by the *Australian and New Zealand Environment and Conservation Council* and *Agriculture and Resource Management Council of Australia and New Zealand, 2000* (ANZECC & ARMCANZ Guidelines 2000) are considered applicable for the assessment of any potential water impact on the aquatic ecosystem and irrigation use.

The Trigger Values or Guideline Values are also known as generic Groundwater Investigation Levels (GIL) in the Guidelines for the Assessment and Management of Groundwater Contamination, published by Department of Environment and Conservation, 2007 (DEC Groundwater Guidelines 2007). It is, therefore, the Trigger values were used for groundwater assessment.

There are no reliable guideline values for Total Petroleum Hydrocarbons in ANZECC & ARMCANZ Guidelines 2000; reference has therefore been made to Airports (Environment Protection) Regulations 1997 (compiled and prepared on 28 May 2004). The accepted limits (for freshwater) of 150 µg/L (C6-C9) and 600 µg/L (>C9) detailed in that Regulations are considered applicable for the protection of fresh water.

The "Guidelines for Managing Risks in Recreation Water" 2008, published by the Australian Government National Health and Medical Research Council (NHMRC), is adopted for assessing water for recreational purposes.

The adopted assessment criteria are presented in the attached Tables J to O.

12.0 FIELD & LABORATORY TEST RESULTS, ASSESSMENT & DISCUSSION

12.1 Field Results

Details of the sub-surface conditions encountered during fieldwork for this assessment are presented in Table 1 and engineering logs in Appendix F of this report.

No visual (staining, ash materials and fibre-cement pieces) or olfactory indicators of potential contamination were identified at the sampling location.

12.2 Analytical Results

The actual laboratory test result certificates from SGS are kept in the offices of Geotechnique and will be provided upon request. The test results are also presented in Tables E to I together with the assessment criteria adopted. A discussion of the test data is presented in the following sub-sections.

12.2.1 Metals

Test results of Cation Exchange Capacity (CEC) and pH in Table E were adopted to calculate EIL in Table E.

The metals test results for samples are presented in Table E and as indicated all concentrations of metals were below the EIL and HIL B.

12.2.2 Total Recoverable Hydrocarbons (TRH) and BTEX

The TRH and BTEX test results for discrete samples are presented in Table F and as indicated, the concentrations of TPH and BTEX were well below the HSL B and ESL.

12.2.3 Polycyclic Aromatic Hydrocarbons (PAH)

The PAH test results for discrete samples are presented in Table G and as shown, concentrations of Benzo(a)Pyrene (TEQ), Total PAH, Naphthalene and Benzo(a)Pyrene, were well below the HILB, HSL B, EIL and ESL with the exception of highlighted concentration of BaP in BH14. The highlighted concentration of BaP (1.1mg/kg) would not pose a risk of harm to human health but will present a risk of harm to the environment (terrestrial ecosystems).

12.2.4 Organochlorine Pesticides (OCP) and Polychlorinated Biphenyls (PCB)

The OCP and PCB test results for soil samples are presented in Table H and as indicated, the concentrations of OCP were well below the relevant HIL B. The concentrations of DDT were also below the EIL.

12.2.5 Phenols

The Phenols test results for the samples are presented in Table I. As indicated in Table H, the concentrations of Phenols were below the relevant HIL A adopted and less than laboratory LOR.

12.2.6 Asbestos

The asbestos test results for the discrete samples are presented in Table I and as indicated, no asbestos was found in the majority of the samples analyzed, with the exception of the presence of asbestos in BH13 and BH15 (0-0.15m). The asbestos (<7mm fraction) was detected in BH13 and BH15 which will pose a risk of harm to human health.

12.3 Groundwater

The field parameters and laboratory analytical results for the recovered groundwater samples are summarised and presented in Tables J to O together with the available assessment criteria adopted. A discussion of the test data is presented in the following sub-sections.

12.3.1 Field Parameters

Temperature

As indicated in Table J, the temperature of groundwater samples recorded was 21ºC and 24.7ºC.

Oxidation Reduction Potential (ORP)

As presented in Table J, the ORP of water samples recorded were 149mV and 138mV, indicating an oxidative environment.

Dissolved Oxygen (DO)

The DO concentration (mg/L) for water samples were 2.76mg/L and 4.51 respectively in BH1 and BH4

Turbidity

As indicated in Table J, the values of Turbidity recorded was137.2 NTU, but the water in BH4 was so turbid and was outside the range of turbidity meter. Turbidity values for water samples in BH1 and BH4 were outside the acceptable range.

Salinity

As shown in Table A, the salinity values (expressed in term of electrical conductivity, mS/cm), were 28 mS/cm and 27.2mS/cm in BH1 and BH2.

pH

As presented in Table A, the pH values of the water samples were 6.2 and 6.28, indicating slightly acidic groundwater conditions.

12.3.2 Laboratory Test Results

Metals (As, Cd, Cr, Cu, Pb, Hg, Ni & Zn)

The metals test results for water samples are presented in Table K and as shown, concentrations of metals in BH1 and BH4, were below the relevant Short-Term Trigger Values for Irrigation Water (ANZECC & ARMCANZ 2000) and the relevant Health Values for Recreational Water (NHMRC 2008).

However, the metals test results for water samples for BH1 indicated that the concentrations of all the metals were below the relevant Short-Term Trigger Values for Irrigation Water (ANZECC & ARMCANZ 2000) and the relevant Health Values for Recreational Water (NHMRC 2008), but the concentrations of Cd, Cu, Pb, Ni and Zn were above the relevant Short-Term Trigger Values for Freshwater.

12.3.3 TRH and BTEX

The TRH (C6-C9) and TRH (C10-C40) test results for water samples are presented in Table L and as indicated, the concentrations of TRH for all the water samples were, in general, less than the relevant available guideline values for Fresh and Marine Water Ecosystem and Recreational Water (ANZECC & ARMCANZ 2000 and NHMRC 2008).

Polycyclic Aromatic Hydrocarbon (PAH)

The PAH test results for water samples are presented in Table M and as indicated, the concentrations of the selected PAH for all water samples were, in general, less than LOR and below the available Trigger Values.

OCP

As indicated in Table N, the concentrations of OCP for all the water samples recovered and analysed were less than LOR and well below the relevant available guideline values for Freshwater Recreational Water.

pH and Electrical Conductivity (EC)

As presented in Table O, the pH values were 5.9 and 6.6, indicating slightly acidic water conditions, are generally comparable with field measurements, and fall within the ranges of the Trigger Values for Lowland River and the Short-Term Trigger Values for Irrigation Water (ANZECC & ARMCANZ 2000).

The results for electrical conductivity, 24mS/cm and 32mS/cm in the water samples, generally comparable to the recorded field measurements, were exceeding the Trigger Value for Lowland River.

Phosphorous including Filterable Reactive Phosphorous (FRP) and Total Phosphorous (TP)

As shown in Table O, the concentrations of TP were in excess of the relevant Trigger Values for Lowland River for water samples analysed. The concentrations of FRP were in general in excess of the relevant Trigger Values for Lowland River but were below the range of Trigger value for irrigation water.

Nitrogen including Nitrate, Nitrite, Ammonia, Total Kjeldahl Nitrogen (TKN) & Total Nitrogen (TN)

As indicated in Table F:

- The concentrations of Nitrate (<0.1mg/L to 0<.25mg/L), were all less than the 95% Protection Level Trigger Value of 0.7mg/L for Freshwater Ecosystem and were also below Health Value of 50mg/L for Recreational Water (NHMRC 2008). However, the nitrate concentrations in water samples in exceeded the Trigger Value for Lowland River.
- The Nitrite concentrations(<0.005mg/L and 0.006mg/L) in water samples analysed were below the Trigger Value of 0.04mg/L for Lowland River (ANZECC & ARMCANZ 2000) and the Health Value of 3mg/L for Recreational Water (NHMRC 2008).
- The Ammonia concentrations (0.51mg/L and 0.69mg/L) were in excess of the trigger value of 0.02mg/L for Lowland River but were less than the 95% Protection Level Trigger Value of 0.9mg/L for freshwater ecosystems.
- The TN concentrations (6.5mg/L and 1.2mg/L) were in excess of the Trigger Value of 0.35mg/L for Lowland River but were within the range of Trigger Values (25mg/L-125mg/L) for Irrigation water (ANZECC & ARMCANZ 2000).

Total Suspended Solids (TSS)

As shown in Table F, the TSS concentrations (4500mg/L and 140mg/L) exceeded the DECC, 2008 adopted criteria of 50mg/L in 50% of the water samples analysed.

Based on the test results of the groundwater samples at the current stage, mainly with the elevated concentration of nitrogen and phosphorus, electrical conductivity and suspended solids, the groundwater (if extracted) cannot be discharged into Freshwater Surface and Low land River. Additional sampling and testing is recommended to ascertain the status of the existing groundwater quality in the installed monitoring wells, including in BH2.

13.0 CONCLUSION AND RECOMMENDATIONS

Based on the test results of this, the conclusions and recommendations made are as follows:

- The site is underlain generally by topsoil (thickness of about 0.2m) comprising Silty Clay, low to medium plasticity, brown, trace root fibres underlain by relatively impermeable natural soil, was encountered at borehole locations, BH2, BH3, BH6 to BH10, BH12, BH13 to BH17.
- Fill (thickness of about 0.3m), comprising Silty Clay, medium plasticity, brown, with gravel and/or bitumen was encountered at borehole locations, BH1, BH4, BH5, BH11 to BH17.
- As presented in the summary tables (Tables E to I) and discussed in Section 12.2, majority of the laboratory test results satisfied the criteria for stating that the analytes selected are either not present i.e. concentrations less than laboratory LOR, or present in the sampled soil at concentrations that do not pose a risk of harm to human health or the environment under the proposed "residential with minimal access to soil" form of development, with the exception of detection of friable asbestos at borehole locations BH13 and BH15 and elevated concentrations of BaP in BH14. The asbestos (<7mm fraction) detected in BH13 and BH15, will pose a risk of harm to human health, and the elevated concentration of BaP (1.1mg/kg) would not pose a risk of harm to human health but will present a risk of harm to the environment (terrestrial ecosystems).

The site can be made suitable for the proposed residential development subject to the following:

- A detailed assessment of asbestos contamination within the site. A SafeWork Licensed Asbestos Assessor must be engaged for a detailed assessment/management of asbestos contamination within the site.
- Assessment of soils at and in the vicinity of the BH14 for elevated concentrations of Bap.
- Preparation of remediation action plan (RAP) for the identified contamination, followed by remediation and validation.

It is understood that the site is proposed for the residential and commercial land use with minimal access to soil. The majority of the site is expected to be covered by hardstand and buildings, thereby limiting the exposure of groundwater to human and the terrestrial ecosystems. It is therefore considered unlikely that the site would present a risk to human health and the environment terrestrial ecosystem due to the current status of groundwater quality under the proposed development.

Based on the test results of the groundwater samples, at the current stage, mainly with the elevated concentration of nitrogen, phosphorus, electrical conductivity, the groundwater (if extracted) cannot be discharged into Freshwater System including and Low land River. Additional sampling and testing is required to ascertain the status of the existing groundwater quality in the installed monitoring wells, including in BH2

Based on the test results of the groundwater samples, at the current stage, generally with the elevated concentration of nitrogen and phosphorus and electrical conductivity, the groundwater (if extracted) cannot be discharged into Freshwater System including and Low land River. Additional sampling and testing is required to ascertain the status of the existing groundwater quality in the installed monitoring wells, including in BH2.

If any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos sheets/pieces/pipes, ash material, etc.) or any potentially contaminated area(s) and filled area(s) masked by the overgrown grass, are encountered during any stage of future and/or earthworks/site preparation, Unexpected Finds Management Protocol (Appendix G) should be implemented. In the event of contamination, detailed assessment, remediation and validation will be necessary.

For any materials to be excavated and removed from the site, it is recommended that waste classification of the materials, in accordance with the "Waste Classification Guidelines Part 1: Classifying Waste"(NSW EPA 2014), NSW EPA resource recovery exemptions and orders under the Protection of the Environment Operations (Waste) Regulation 2014, or NSW EPA Certification: Virgin excavated natural material is undertaken prior to disposal at an appropriately licensed landfill or potential re-use at other sites.

Any imported fill must be assessed by a qualified environmental consultant, prior to importation, to ensure suitability for the proposed use. In addition, the imported fill must be free from asbestos, ash and odour, not be discoloured and not acid sulphate soil. The imported fill should either be virgin excavated natural material (VENM) or excavated natural material (ENM).

14.0 LIMITATIONS

To the best of our knowledge, all information obtained and contained in this report is true and accurate. No further investigation has been carried out to authenticate the information provided. Supporting documentation was obtained where possible, some of which is contained in this report.

This report has been prepared for the purpose stated within based on the agreed scope of work. Penrith City Council may rely on the report in making development application determination. Any reliance on this report by other parties shall be at such parties' sole risk, as the report might not contain sufficient information for other purposes.

The information in this report is considered accurate at the completion of field sampling on 1 and 2 March 2018. Any variations to the site form or use beyond that date will nullify the conclusion stated.

Whilst the assessment conducted at the site was carried out in accordance with current NSW guidelines, the potential always exists for contaminated soils to be present between sampled locations and unexpected area.

Presented in Appendix H is a document entitled "Environmental Notes", which should be read in conjunction with this report.

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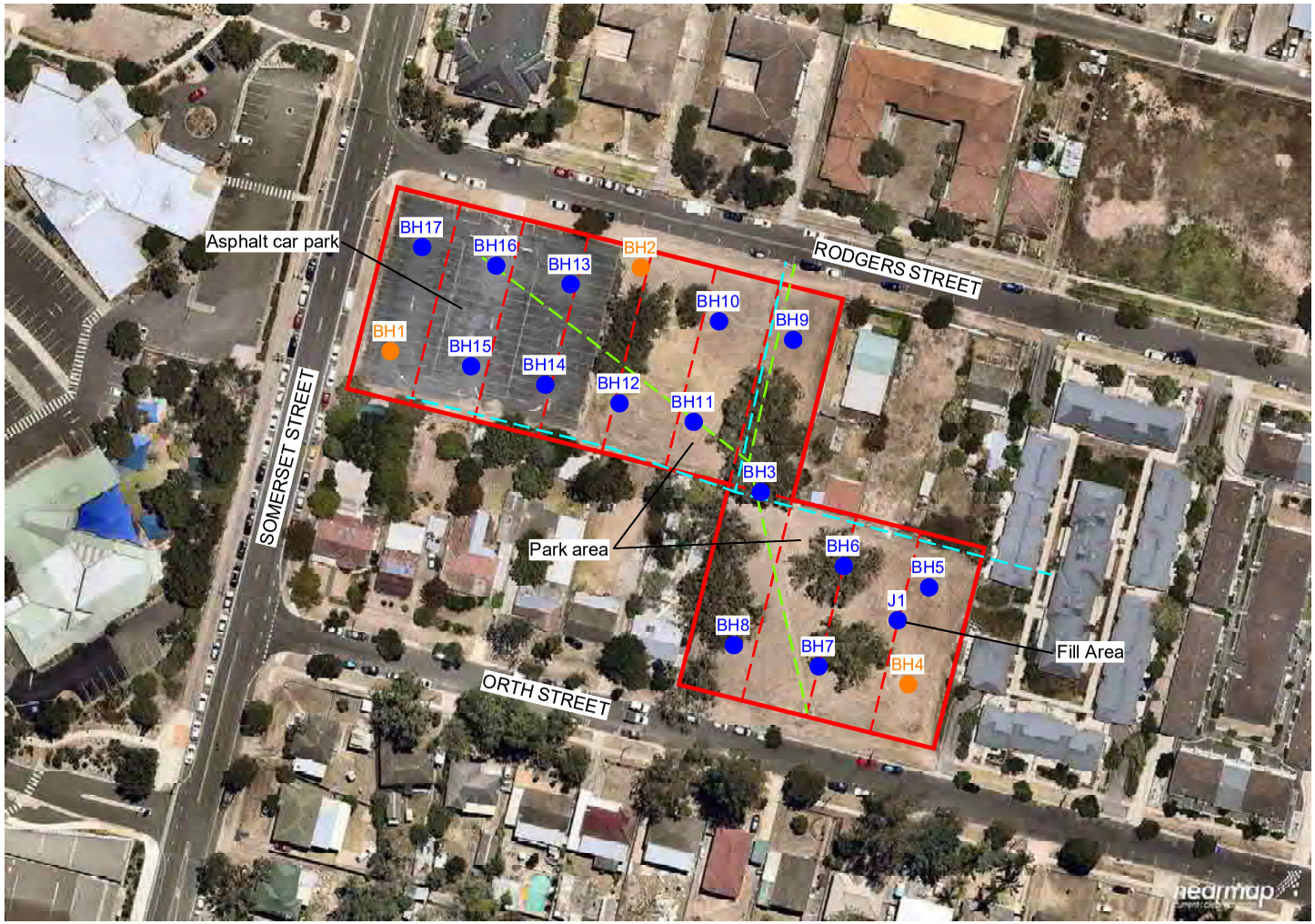
DRAWINGS

Drawing No 14185/1-AA1	*Borehole Locations*
Drawing No 14185/1-AA2	*Locations of Concern*



N

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LEGEND

- Borehole
- Monitoring Well with Gattic Cover
- Sewer
- Stormwater

0 15 30 45 60 75m

Scale 1:1500

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NOTES

1. Site features are indicative and are not to scale.
2. This drawing has been produced using a base plan provided by others to which additional information e.g test pits, borehole locations or notes have been added. Some or all of the plan may not be relevant at the time of producing this drawing

Benaiah Pty Ltd
Proposed Development
Lots 137-143 & Lots 177-180 DP14333
Rodgers Street, Somerset Street & Orth Street
Kingswood

Site Features, Borehole & Monitoring Well Locations

Drawing No: 14185/1-AA1
Job No: 14185/1
Drawn By: MH
Date: 29 March 2018
Checked By: JH/DS

File No: 14185-1
Layers: 0, AA1

N

Location of Concern	Depth (m)	Contaminant	Concentration (mg/kg)
BH13	0-0.15	AF/FA in soil	-
BH14	0-0.15	BaP	**0.9**
BH15	0-0.15	AF/FA in soil	-
Assessment Criteria	BaP = **0.7** (ESL) No Visual ACM & No Asbestos Detected in Soil		

Notes:

BaP : Benzo(a)pyrene
AF: Asbestos Fine
FA: Fibrous Asbestos
ESL : Ecological Screening Level for urban residential

Imagery ©2018 NearMap.com

LEGEND

● Borehole

0 15 30 45 60 75m

Scale 1:1500

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Benaiah Pty Ltd
Proposed Development
Lots 137-143 & Lots 177-180 DP14333
Rodgers Street, Somerset Street & Orth Street
Kingswood

Locations of Contamination

Drawing No: 14185/1-AA2
Job No: 14185/1
Drawn By: MH
Date: 28 March 2018
Checked By: DS

File No: 14185-1
Layers: 0, AA2

TABLES

SOIL SAMPLES

TABLE A	*Rinsate Sample*
TABLE B	*Trip Spike Samples*
TABLE C	*Duplicate Sample*
TABLE D1 and D2	*Split Samples*
TABLE E	*pH and Cation Exchange Capacity (CEC) Test Results*
TABLE F	*Total Petroleum Hydrocarbons and BTEX Results – Discrete Soil Samples*
TABLE G	*Polycyclic Aromatic Hydrocarbons (PAH) – Discrete Soil Samples*
TABLE H	*Organochlorine Pesticides (OCP), Polychlorinated Biphenyls (PCB) and Phenols Test Results*
TABLE I	*Asbestos Results – Discrete Soil Samples*

GROUNDWATER SAMPLES

TABLE J	*Field Water Quality Parameters*
TABLE K	*Metals Test Results*
TABLE L	*TRH/BTEX Results*
TABLE M	*PAH Test Results*
TABLE N	*Organochlorine Pesticides (OCP) Test Results*
TABLE O	*pH, Electrical conductivity, Nitrogen, Phosphorus, Total suspended Solids Test Results*

TABLE A
RINSATE SAMPLE
(Ref No: 14185/1-AA)

ANALYTE	Rinsate R1 1/03/2018
METAL	**(mg/L)**
Arsenic	<0.001
Cadmium	<0.0001
Chromium	<0.001
Copper	<0.001
Lead	<0.001
Mercury	<0.0001
Nickel	<0.001
Zinc	<0.001
TOTAL RECOVERABLE HYDROCARBON (TRH)	**(µg/L)**
F1 (C6-C10 less BTEX)	<50
F2 (>C10-C16)	<50
F3 (>C16-C34)	<500
F4 (>C34-C40)	<500
BTEX	**(µg/L)**
Benzene	<0.5
Toluene	<0.5
Ethyl Benzene	<0.5
Xylenes	<1.5
POLYCYCLIC AROMATIC HYDROCARBON (PAH)	**(µg/L)**
Total PAH	<1
Naphthalene	<0.1
Benzo(a)Pyrene	<0.1
PHENOLS	**(mg/L)**
Phenols	**<0.01**

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TABLE B
TRIP SPIKE SAMPLE
(Ref No: 14185/1-AA)

Trip Spike	Sampling Date	BTEX			
		Benzene	Toluene	Ethylbenzene	Xylenes
Trip Spike TS1	1/03/2018	78%	89%	85%	80%

Note : results are reported as percentage recovery of known spike concentrations

TABLE C
DUPLICATE SAMPLE
(Ref No: 14185/1-AA)

ANALYTE	BH13 0.0-0.15 (m) mg/kg	D1 mg/kg	RELATIVE PERCENTAGE DIFFERENCES (RPD) %
METAL			
Arsenic	7	6	15
Cadmium	<0.3	<0.3	-
Chromium	20	16	22
Copper	38	35	8
Lead	120	36	108
Mercury	0.14	<0.05	-
Nickel	8.2	12	38
Zinc	110	93	17
TOTAL RECOVERABLE HYDROCARBONS (TRH)			
F1 (C6-C10 less BTEX)	<25	<25	-
F2 (>C10-C16)	<25	<25	-
F3 (>C16-C34)	<90	<90	-
F4 (>C34-C40)	<120	<120	-
BTEX			
Benzene	<0.1	<0.1	-
Toluene	<0.1	<0.1	-
Ethyl Benzene	<0.1	<0.1	-
Xylenes	<0.3	<0.3	-
POLYCYCLIC AROMATIC HYDROCARBONS			
Benzo(a)Pyrene TEQ	<0.3	0.3	-
Total PAH	<0.8	1.8	-
Naphthalene	<0.1	<0.1	-
Benzo(a)Pyrene	<0.1	0.2	-
ORGANOCHLORINE PESTICIDES (OCP)			
Hexachlorobenzene (HCB)	<0.1	<0.1	-
Heptachlor	<0.1	<0.1	-
Aldrin+Dieldrin	<0.3	<0.3	-
Endrin	<0.2	<0.2	-
Methoxychlor	<0.1	<0.1	-
Mirex	<0.1	<0.1	-
Endosulfan (alpha, beta & sulphate)	<0.5	<0.5	-
DDD+DDE+DDT	<0.6	<0.5	-
Chlordane (alpha & gamma)	<0.2	<0.2	-
POLYCHLORINATED BIPHENYLS (PCB)			
Total PCB	<1	<1	-
Phenols	<5	-	-

TABLE D1
SPLIT SAMPLE
(Ref No: 14185/1-AA)

ANALYTE	BH17 0.0-0.15 (m) mg/kg (SGS)	S1 mg/kg (ENVIROLAB)	RELATIVE PERCENTAGE DIFFERENCES (RPD) %
METAL			
Arsenic	5	8	46
Cadmium	<0.3	<0.4	-
Chromium	16	19	17
Copper	28	27	4
Lead	23	16	36
Mercury	<0.05	<0.1	-
Nickel	13	12	8
Zinc	51	35	37
TOTAL RECOVERABLE HYDROCARBONS (TRH)			
F1 (C6-C10 less BTEX)	<25	<25	-
F2 (>C10-C16)	<25	<50	-
F3 (>C16-C34)	<90	<100	-
F4 (>C34-C40)	<120	<100	-
BTEX			
Benzene	<0.1	<0.2	-
Toluene	<0.1	<0.5	-
Ethyl Benzene	<0.1	<1	-
Xylenes	<0.3	<1	-
POLYCYCLIC AROMATIC HYDROCARBONS (PAH)			
Benzo(a)Pyrene TEQ	0.6	<0.5	-
Total PAH	5.2	<0.05	-
Naphthalene	<0.1	<1	-
Benzo(a)Pyrene	0.4	<0.05	-
ORGANOCHLORINE PESTICIDES (OCP)			
Hexachlorobenzene (HCB)	<0.1	<0.1	-
Heptachlor	<0.1	<0.1	-
Aldrin+Dieldrin	<0.3	<0.2	-
Endrin	<0.2	<0.1	-
Methoxychlor	<0.1	<0.1	-
Endosulfan (alpha (I), beta (II) & sulphate)	<0.5	<0.3	-
DDD+DDE+DDT	<0.6	<0.3	-
Chlordane (alpha & gamma)	<0.2	<0.2	-
POLYCHLORINATED BIPHENYLS (PCB)			
Total PCB	<1	<0.1	-
Phenols	<5	<5	-

TABLE D2
SPLIT SAMPLE -GROUNDWATER
(Ref No: 14185/1-AA)

ANALYTE	ORIGINAL SAMPLE BH1 (SGS) µg/L	SPLIT SAMPLE SW1 (ENVIROLAB) µg/L	RELATIVE PERCENTAGE DIFFERENCE %
METALS	**µg/L**	**µg/L**	
Arsenic	<1	<1	-
Cadmium	3.6	4.7	-
Chromium	<1	<1	-
Copper	4	3	-
Lead	15	12	-
Mercury	<0.1	<0.05	-
Nickel	15	14	7
Zinc	41	50	20
pH	5.9	6.8	14
	mg/L	**mg/L**	
Total Dissolved Solids (TDS)	1200	1100	9
TOTAL PETROLEUM HYDROCARBONS	**µg/L**	**µg/L**	
C6 - C9	130	29	127
C10 - C14	<50	<50	-
C15 - C28	<200	<100	-
C29 - C36	<400	<100	-
BTEX	**µg/L**	**µg/L**	
Benzene	<0.5	<1	-
Toluene	47	24	65
Ethyl Benzene	1.7	<1	-
Total Xylenes	<1.7	<3	-
POLYCYCLIC AROMATIC HYDROCARBONS	**µg/L**	**µg/L**	
Naphthalene	0.05	<0.2	-
Anthracene	<0.01	<0.1	-
Phenanthrene	<0.01	<0.1	-
Fluoranthene	<0.01	<0.1	-
Benzo(a)Pyrene	<0.01	<0.1	-
ORGANOCHLORINE PESTICIDES (OCP)			
LINDANE(gama-BHC)	<0.05	<0.01	-
HEPTACHLOR	<0.02	<0.01	-
HEPTACHLOR EPOXIDE	<0.02	<0.01	-
METHOXYCHLOR	<0.1	<0.01	-
ALDRIN	<0.01	<0.01	-
DIELDRIN	<0.01	<0.01	-
ENDRIN	<0.02	<0.01	-
ENDOSULFAN alpha	<0.02	<0.01	-
ENDOSULFAN beta	<0.02	<0.01	-
ENDOSULFAN SULFATE	<0.02	<0.01	-
DDE	<0.01	<0.01	-
DDT	<0.01	<0.006	-
CHLORDANE	<0.02	<0.02	-

TABLE E
METALS, CATION EXCHANGE CAPACITY (CEC) & pH TEST RESULTS
DISCRETE SAMPLES
(Ref No: 14185/1-AA)

Sample Location	Depth (m)	METAL (mg/kg) ARSENIC	CADMIUM	CHROMIUM (Total)	COPPER	LEAD	MERCURY	NICKEL	ZINC	CEC (cmol/kg)	pH
BH1	0.0-0.15	<3	<0.3	35	39	12	<0.05	39	42	22	8.9
BH2	0.0-0.15	5	<0.3	29	12	33	<0.05	6.8	33	11	7
BH3	0.0-0.15	5	<0.3	13	27	31	<0.05	4.6	41	10	5.9
BH4	0.0-0.15	3	<0.3	21	14	24	<0.05	4.9	35	10	6.7
BH5	0.0-0.15	4	<0.3	15	18	35	<0.05	6.5	48	-	-
BH6	0.0-0.15	5	<0.3	12	19	34	<0.05	6.5	72	-	-
BH7	0.0-0.15	<3	<0.3	9.7	9.9	25	<0.05	3.7	29	-	-
BH8	0.0-0.15	4	<0.3	15	12	98	<0.05	5	23	7.3	6.4
BH9	0.0-0.15	4	<0.3	17	11	19	<0.05	7.3	16	-	-
BH10	0.0-0.15	4	<0.3	17	25	26	<0.05	10	43	14	7.5
BH11	0.0-0.15	5	<0.3	14	19	31	<0.05	7.9	60	-	-
BH12	0.0-0.15	4	<0.3	16	19	36	<0.05	7	50	12	6.3
BH13	0.0-0.15	7	<0.3	20	38	120	0.14	8.2	110	13	6.8
BH14	0.0-0.15	<3	<0.3	21	19	21	<0.05	8.4	36	-	-
BH15	0.0-0.15	4	<0.3	11	19	13	<0.05	3.4	17	-	-
BH16	0.0-0.15	<3	<0.3	30	21	12	<0.05	40	35	-	-
BH17	0.0-0.15	5	<0.3	16	28	23	<0.05	13	51	11	7.2
J1	0.0-0.15	4	<0.3	13	17	27	<0.05	6.1	38	12	7
Limit of Reporting (LOR)		3	0.3	0.3	0.5	1	0.05	0.5	0.5	0.02	-
NATIONAL ENVIRONMENT PROTECTION AMENDMENT MEASURE (2013)											
Health-based Investigation Levels (HIL)[a] B - Residential B		500	150	500[c]	30000	1200	30[d]	1200	60000		
Ecological Investigation Levels (EIL)[b] - Urban residential		100[e]	-	400[f]	195	1100[g]	-	85	380		

Notes:
a: Residential with minimal opportunities for soil access; includes dwellings with fully and permanently paved yard space such as high-rise buildings and apartments.
b: EIL of aged chromium(III), nickel & zinc were derived from calculation spreadsheet developed by CSIRO for NEPC; old NSW suburb with low traffic volume; the lowest CEC=7.3 cmolc/kg & pH=5.9; the assumed clay content=10 % were selected for derivation of EIL; a conservative approach.

EIL of aged copper was calculated as the lowest value based on the pH and the CEC of the sample analysed and background concentration.

c: Chromium (VI)
d: Methyl Mercury
e: Generic EIL for aged arsenic
f: Chromium (III)
g: Generic added contaminant limit for aged lead + ambient background concentration; old NSW suburb with low traffic volume.

TABLE F
TOTAL RECOVERABLE HYDROCARBONS (TRH) AND BTEX TEST RESULTS
DISCRETE SAMPLES
(Ref No: 14185/1-AA)

												NATIONAL ENVIRONMENT PROTECTION AMENDMENT MEASURE (2013)																			
			TRH (mg/kg)					BTEX (mg/kg)				Health Screening Levels (HSL) B High density residential						Ecological Screening Levels for fine-grained soil Urban residential								Ecological Screening Levels for coarse-grained soil Urban residential							
Sample Location	Depth (m)	Soil type	F1	F2*	F2**	F3	F4	BENZENE	TOLUENE	ETHYLBENZENE	XYLENES	F1	F2*	BENZENE	TOLUENE	ETHYLBENZENE	XYLENES	F1	F2**	F3	F4	BENZENE	TOLUENE	ETHYLBENZENE	XYLENES	F1	F2**	F3	F4	BENZENE	TOLUENE	ETHYLBENZENE	XYLENES
BH1	0.0-0.15	Silt	<25	<25	<25	420	190	<0.1	<0.1	<0.1	<0.3	40	230	0.6	390	NL	95	180	120	1300	5600	65	105	125	45	-	-	-	-	-	-	-	-
BH2	0.0-0.15	Clay	<25	<25	<25	<90	<120	<0.1	<0.1	<0.1	<0.3	50	280	0.7	480	NL	110	180	120	1300	5600	65	105	125	45	-	-	-	-	-	-	-	-
BH4	0.0-0.15	Clay	<25	<25	<25	<90	<120	<0.1	<0.1	<0.1	<0.3	50	280	0.7	480	NL	110	180	120	1300	5600	65	105	125	45	-	-	-	-	-	-	-	-
BH5	0.0-0.15	Clay	<25	<25	<25	<90	<120	<0.1	<0.1	<0.1	<0.3	50	280	0.7	480	NL	110	180	120	1300	5600	65	105	125	45	-	-	-	-	-	-	-	-
BH11	0.0-0.15	Clay	<25	<25	<25	<90	<120	<0.1	<0.1	<0.1	<0.3	50	280	0.7	480	NL	110	180	120	1300	5600	65	105	125	45	-	-	-	-	-	-	-	-
BH12	0.0-0.15	Clay	<25	<25	<25	<90	<120	<0.1	<0.1	<0.1	<0.3	50	280	0.7	480	NL	110	180	120	1300	5600	65	105	125	45	-	-	-	-	-	-	-	-
BH13	0.0-0.15	Silt	<25	<25	<25	<90	<120	<0.1	<0.1	<0.1	<0.3	40	230	0.6	390	NL	95	180	120	1300	5600	65	105	125	45	-	-	-	-	-	-	-	-
BH14	0.0-0.15	Silt	<25	<25	<25	<90	<120	<0.1	<0.1	<0.1	<0.3	40	230	0.6	390	NL	95	180	120	1300	5600	65	105	125	45	-	-	-	-	-	-	-	-
BH15	0.0-0.15	Silt	<25	<25	<25	<90	<120	<0.1	<0.1	<0.1	<0.3	40	230	0.6	390	NL	95	180	120	1300	5600	65	105	125	45	-	-	-	-	-	-	-	-
BH16	0.0-0.15	Silt	<25	<25	<25	<90	<120	<0.1	<0.1	<0.1	<0.3	40	230	0.6	390	NL	95	180	120	1300	5600	65	105	125	45	-	-	-	-	-	-	-	-
BH17	0.0-0.15	Silt	<25	<25	<25	<90	<120	<0.1	<0.1	<0.1	<0.3	40	230	0.6	390	NL	95	180	120	1300	5600	65	105	125	45	-	-	-	-	-	-	-	-
J1	0.0-0.15	Clay	<25	<25	<25	<90	<120	<0.1	<0.1	<0.1	<0.3	50	280	0.7	480	NL	110	180	120	1300	5600	65	105	125	45	-	-	-	-	-	-	-	-
Limit of Reporting (LOR)			25	25	#N/A	90	120	0.1	0.1	0.1	0.3																				

Notes:
F1: C6-C10 less BTEX
F2*: >C10-C16 less Naphthalene
F2**: >C10-C16
F3: >C16-C34
F4: >C34-C40
NL: Not Limiting

TABLE G
POLYCYCLIC AROMATIC HYDROCARBONS (PAH) TEST RESULTS
DISCRETE SAMPLES
(Ref No: 14185/1-AA)

							NATIONAL ENVIRONMENT PROTECTION AMENDMENT MEASURE (2013)				
			PAH (mg/kg)				Health-based Investigation Levels (HIL) B[a] Residential B		Health Screening Level (HSL) B - High density residential	Generic Ecological Investigation Level (EIL) - Urban residential	Ecological Screening Level (ESL) - Urban residential
Sample Location	Depth (m)	Soil type	BaP TEQ	TOTAL PAHs	NAPHTHALENE	BENZO(a)PYRENE (BaP)	BaP TEQ	TOTAL PAHs	NAPHTHALENE	NAPHTHALENE	BENZO(a)PYRENE (BaP)
BH1	0.0-0.15	Silt	0.6	3.8	<0.1	0.4	4	400	4	170	0.7
BH2	0.0-0.15	Clay	<0.3	<0.8	<0.1	<0.1	4	400	5	170	0.7
BH4	0.0-0.15	Clay	0.4	2.3	<0.1	0.2	4	400	5	170	0.7
BH5	0.0-0.15	Clay	<0.3	<0.8	<0.1	<0.1	4	400	5	170	0.7
BH11	0.0-0.15	Clay	0.3	2	<0.1	0.2	4	400	5	170	0.7
BH12	0.0-0.15	Clay	0.6	5.4	<0.1	0.4	4	400	5	170	0.7
BH13	0.0-0.15	Silt	<0.3	<0.8	<0.1	<0.1	4	400	4	170	0.7
BH14	0.0-0.15	Silt	1.6	17	0.2	**1.1**	4	400	4	170	0.7
BH15	0.0-0.15	Silt	<0.3	<0.8	<0.1	<0.1	4	400	4	170	0.7
BH16	0.0-0.15	Silt	<0.3	<0.8	<0.1	<0.1	4	400	4	170	0.7
BH17	0.0-0.15	Silt	0.6	5.2	<0.1	0.4	4	400	4	170	0.7
J1	0.0-0.15	Clay	0.3	1.8	<0.1	0.2	4	400	5	170	0.7
Limit of Reporting (LOR)			0.3	0.8	0.1	0.1					

Notes: a: Residential with minimal opportunities for soil access; includes dwellings with fully and permanently paved yard space such as high-rise buildings and apartments.

NL: Not Limiting

TABLE H
ORGANOCHLORINE PESTICIDES (OCP), POLYCHLORINATED BIPHENYLS (PCB), CYANIDES & PHENOLS TEST RESULTS
DISCRETE SAMPLES
(Ref No: 14185/1-AA)

		OCP (mg/kg)										(mg/kg)	(mg/kg)	(mg/kg)
Sample Location	Depth (m)	HEXACHLOROBENZENE (HCB)	HEPTACHLOR	ALDRIN+DIELDRIN	ENDRIN	METHOXYCHLOR	MIREX	ENDOSULFAN (alpha, beta & sulphate)	DDD+DDE+DDT	DDT	CHLORDANE (alpha & gamma)	PCB	Cyanides	Phenols
BH1	0.0-0.15	<0.1	<0.1	<0.3	<0.2	<0.1	<0.1	<0.5	<0.6	<0.2	<0.2	<1	-	<5
BH2	0.0-0.15	<0.1	<0.1	<0.3	<0.2	<0.1	<0.1	<0.5	<0.6	<0.2	<0.2	<1	-	<5
BH3	0.0-0.15	<0.1	<0.1	<0.3	<0.2	<0.1	<0.1	<0.5	<0.6	<0.2	<0.2	-	-	<5
BH4	0.0-0.15	<0.1	<0.1	<0.3	<0.2	<0.1	<0.1	<0.5	<0.6	<0.2	<0.2	<1	-	<5
BH5	0.0-0.15	<0.1	<0.1	<0.3	<0.2	<0.1	<0.1	<0.5	<0.6	<0.2	<0.2	<1	-	<5
BH6	0.0-0.15	<0.1	<0.1	<0.2	<0.2	<0.1	<0.1	<0.5	<0.6	<0.2	<0.2	-	-	-
BH7	0.0-0.15	<0.1	<0.1	<0.3	<0.2	<0.1	<0.1	<0.5	<0.6	<0.2	<0.2	-	-	-
BH8	0.0-0.15	<0.1	<0.1	<0.3	<0.2	<0.1	<0.1	<0.5	<0.6	<0.2	<0.2	-	-	-
BH9	0.0-0.15	<0.1	<0.1	<0.3	<0.2	<0.1	<0.1	<0.5	<0.6	<0.2	<0.2	-	-	-
BH10	0.0-0.15	<0.1	<0.1	<0.3	<0.2	<0.1	<0.1	<0.5	<0.6	<0.2	<0.2	-	-	-
BH11	0.0-0.15	<0.1	<0.1	<0.3	<0.2	<0.1	<0.1	<0.5	<0.6	<0.2	<0.2	<1	-	<5
BH12	0.0-0.15	<0.1	<0.1	<0.3	<0.2	<0.1	<0.1	<0.5	<0.6	<0.2	<0.2	<1	-	<5
BH13	0.0-0.15	<0.1	<0.1	<0.3	<0.2	<0.1	<0.1	<0.5	<0.6	<0.2	<0.2	<1	-	<5
BH14	0.0-0.15	<0.1	<0.1	<0.3	<0.2	<0.1	<0.1	<0.5	<0.6	<0.2	<0.2	<1	-	<5
BH15	0.0-0.15	<0.1	<0.1	<0.3	<0.2	<0.1	<0.1	<0.5	<0.6	<0.2	<0.2	<1	-	<5
BH16	0.0-0.15	<0.1	<0.1	<0.3	<0.2	<0.1	<0.1	<0.5	<0.6	<0.2	<0.2	<1	-	<5
BH17	0.0-0.15	<0.1	<0.1	<0.3	<0.2	<0.1	<0.1	<0.5	<0.6	<0.2	<0.2	<1	-	<5
J1	0.0-0.15	<0.1	<0.1	<0.3	<0.2	<0.1	<0.1	<0.5	<0.6	<0.2	<0.2	<1	-	<5
Limit of Reporting (LOR)		0.1	0.1	0.3	0.2	0.1	0.1	0.5	0.6	0.2	0.2	1	0.5	5
NATIONAL ENVIRONMENT PROTECTION AMENDMENT MEASURE (2013)														
Health-based Investigation Levels (HIL) B [a] - Residential B		15	10	10	20	500	20	400	600		90	1	250	45000
Ecological Investigation Levels (EIL) - Urban residential										180 [b]				

Notes: a: Residential with minimal opportunities for soil access; includes dwellings with fully and permanently paved yard space such as high-rise buildings and apartments.

b: Generic EIL for DDT

TABLE I
ASBESTOS TEST RESULTS
DISCRETE SAMPLES
(Ref No: 14185/1-AA)

Sample Location	Depth (m)	ASBESTOS (% w/w)	
Soil Sample		ACM (>7mm)	AF/FA (<7mm)
BH1	0.0-0.15	<0.01	<0.001
BH4	0.0-0.15	<0.01	<0.001
BH5	0.0-0.15	<0.01	<0.001
BH11	0.0-0.15	<0.01	<0.001
BH12	0.0-0.15	<0.01	<0.001
BH13	0.0-0.15	<0.01	**0.002**
BH14	0.0-0.15	<0.01	<0.001
BH15	0.0-0.15	<0.01	**0.1**
BH16	0.0-0.15	<0.01	<0.001
BH17	0.0-0.15	<0.01	<0.001
J1	0.0-0.15	<0.01	<0.001
Limit of Reporting (LOR)		0.01	0.001

Notes: ACM: Asbestos Containing Material
AF: Asbestos Fine
FA: Fibrous Asbestos

TABLE J

FIELD PARAMETERS INCLUDING TEMPARATURE, OXIDATION REDUCTION POTENTIAL (ORP), DISSOLVED OXYGEN (DO), TURBIDITY, SALINITY & pH

DAM WATER SAMPLES
(Ref No: 13495/10-AA)

Analyte / Sample Location	TEMPERATURE (° C)	ORP (mV)	DO, mg/L	DO (% Saturation)	TURBIDITY (NTU)	SALINITY (MS/cm)	pH#
BH1	21.0	149	2.76	**34.4**	**137.2**	28	6.2
BH4	24.7	138	4.51	**54.1**	-	27.2	6.28
ANZ [a] Guidelines for Fresh and Marine Water Quality (2000)							
Aquatic Ecosystems (Trigger Values)							
Low land River			>6	80-100%	6-50	200-300	6.5-8.5
Irrigation Water (Trigger Values)							
STV							6-9
NHMRC [b] Guidelines for Managing Risks in Recreational Water (2008)							
Health Values							6.5-8.5

Notes :
a : ANZ = Australia and New Zealand
b : Australian Government National Health and Medical Research Council
STV : Short Term Trigger Value (up to 20 years)
: Measured in the laboratory

TABLE K
HEAVY METALS TEST RESULTS
DAM WATER SAMPLES
(Ref No: 13495/10-AA)

Analyte / Sample Location	HEAVY METALS (µg/L)								TOTAL HARDNESS, mg CaCO3/ L
	ARSENIC (As) - Total	CADMIUM (Cd)	CHROMIUM (Cr) - Total	COPPER (Cu)	LEAD (Pb)	MERCURY (Hg)	NICKEL (Ni)	ZINC (Zn)	
BH1	<1	**3.6**	<1	**4**	**15**	<0.1	**15**	**41**	3100
BH4	<1	<0.1	<1	<1	<1	<0.1	<1	<5	3800
Limit of Reporting (LOR)	1	0.1	1	1	1	0.1	1	5	1
ANZ [a] Guidelines for Fresh and Marine Water Quality (2000)									
Aquatic Ecosystems- Trigger Values (TV)									
Fresh Water	24[b] 13[c]	0.2	1 [d]	1.4	3.4	0.6	11	8	
Factor of Hardness[e] = (H/30)[k]									
Hardness-Modified Trigger Values (HMTV) [f]				3				16	
Irrigation Water (Trigger Values) STV	2000	50	1000	5000	5000	2	2000	5000	
NHMRC[g] Guidelines for Managing **Risks in Recreational Water (2008)**									
Health Values	7	2	50 [d]	2000	10	1	20		
Aesthetic Values								3000	

Notes
a: ANZ = Australia and New Zealand
b: as As (III)
c: as As (V)
d: as Cr (VI)
e: Factor of Hardness (FH) = {(Hardness is in mg/L as CaCO3 (H)/30)}[k]
where k = 0.85 for Cu and Zn and H=75 mg CaCO3 /L (lowest value, as a conservative appraoch)
f: HMTV = (TV) x (FH)
g: Australian Government National Health and Medical Research Council

TABLE L
TOTAL RECOVERABLE HYDROCARBONS(TRH), TOTAL PETROLEUM HYDROCARBONS (TPH), BTEX, TEST RESULTS
DAM WATER SAMPLES
(Ref No: 13495/10-AA)

Analyte / Sample Location	TPH (µg/L)	TRH (µg/L)				BTEX (µg/L)			
	C6-C9	C10-C14	C15-C28	C29-C40	C10-C36	BENZENE	TOLUENE	ETHYL BENZENE	TOTAL XYLENES
BH1	130	<50	<200	<400	<450	<0.5	47	1.7	<1.5
BH4	77	<50	<200	<400	<450	<0.5	20	<0.5	<1.5
Limit of Reporting (LOR)	40	100	200	400	-	0.5	0.5	0.5	1.5
ANZ [a] Guidelines for Fresh and Marine Water Quality (2000)									
Aquatic Ecosystems (Trigger Values)									
Fresh w ater						950	ID	ID	350[b]
									200[c]
Airports (Environment Protection) Regulations									
(compiled and prepared on 28 May 2004)	150		600[d]						
NHMRC [e] Guidelines for Managing Risks in Recreational Water (2008)									
Health Values						1	800	300	600
Aesthetic Values							25	3	20

Notes

a: ANZ = Australia and New Zealand
b: o-Xylene
c: p-Xylene
d: >C9
e: Australian Government National Health and Medical Research Council
ID: Insufficient data to derive a reliable trigger value
*: Data From the previous report 13495/1-AA dated 4 September 2015

TABLE M
POLYCYCLIC AROMATIC HYDROCARBONS (PAH) TEST RESULTS
DAM WATER SAMPLES
(Ref No: 13495/10-AA)

Analyte / Sample Location	PAH (µg/L)				
	NAPHTHALENE	ANTHRACENE	PHENANTHRENE	FLUORANTHENE	BENZO(a)PYRENE
BH1	0.05	<0.01	<0.01	<0.01	<0.01
BH4	<0.02	<0.01	<0.01	<0.01	<0.01
Limit of Reporting (LOR)	0.02	0.01	0.01	0.01	0.01
ANZ [a] Guidelines for Fresh and Marine Water Quality (2000) Aquatic Ecosystems (Trigger Values)					
Fresh	16	ID	ID	ID	ID
NHMRC [b] Guidelines for Managing Risks in Recreational Water (2008) Health Values					0.01

Notes
a: ANZ = Australia and New Zealand
b: Australian Government National Health and Medical Research Council
ID: Insufficient Data (ID) to derive a reliable trigger value

TABLE N
ORGANOCHLORINE PESTICIDES (OCP) TEST RESULTS
DAM WATER SAMPLES
(Ref No: 13495/10-AA)

Analyte / Sampling Location	OCP (µg/L)												
	LINDANE(gama-BHC)	HEPTACHLOR	HEPTACHLOR EPOXIDE	METHOXYCHLOR	ALDRIN	DIELDRIN	ENDRIN	ENDOSULFAN alpha	ENDOSULFAN beta	ENDOSULFAN SULFATE	DDE	DDT	CHLORDANE (trans & cis)
BH1	<0.02	<0.02	<0.02	<0.1	<0.1	<0.1	<0.02	<0.02	<0.02	<0.02	<0.01	<0.01	<0.02
BH4	<0.02	<0.02	<0.02	<0.1	<0.1	<0.1	<0.02	<0.02	<0.02	<0.02	<0.01	<0.01	<0.02
Limit of Reporting (LOR)	0.02	0.02	0.02	0.1	0.1	0.1	0.02	0.02	0.02	0.02	0.01	0.01	0.02
ANZ [a] Guidelines for Fresh and Marine Water Quality (2000) Aquatic Ecosystems (Trigger Values) Fresh	0.2	0.09		ID	ID	ID	0.02	ID	ID		ID	0.01	0.08 [b]
NHMRC [f] Guidelines for Managing Risks in Recreational Water (2008) Health Values	10	0.3 [c]	0.3 [c]	300	0.3 [d]	0.3 [d]		30 [e]	30 [e]	30 [e]		20	1 [b]

Notes:
a: ANZ = Australia and New Zealand
b: Chlordane
c: Heptachlor and Heptachlor Epoxide
d: Aldrin / Dieldrin
e: Endosulfan
f: Australian Government National Health and Medical Research Council
ID: Insufficient Data (ID) to derive a reliable trigger value

TABLE O
pH, ELECTRICAL CONDUCTIVITY, PHOSPHOROUS, NITROGEN AND FAECAL COLIFORMS TEST RESULTS
DAM WATER SAMPLES
(Ref No: 13495/10-AA)

Analyte / Sample Location	pH	ELCTRICAL CONDUCTIVITY, µS/ cm	FILTERABLE REACTIVE PHOSPHORUS	TOTAL PHOSPHORUS (mg/L)	NITROGEN (mg/L)					TOTAL SUSPENDED SOLIDS (TSS), MG
					NITRATE (NO_3 - N)	NITRITE (NO_2 - N)	AMMONIA (NH_3-N)	TOTAL KJELDAHL NITROGEN (TKN)	TOTAL NITROGEN	
BH1	5.9	**31000**	**<0.005**	**3.60**	**<0.1**	<0.005	**0.51**	6.5	**6.5**	**4500**
BH4	6.6	**33000**	**<0.005**	**0.11**	**<0.25**	0.008	**0.69**	1.2	**1.2**	**140**
Limit of Reporting (LOR)		2	0.005	0.01	0.005	0.005	0.005	0.05	0.05	
ANZ [a] Guidelines for Fresh and Marine Water Quality (2000)										
Aquatic Ecosystems (Trigger Values)										
(95% Protection of freshwater species)					0.7		0.9			
Low land River	6.5-8.5	200-300	0.02	0.025	0.04 [b]	0.04 [b]	0.02		0.35	50*
Irrigation Water (Trigger Values)										
STV	6.9			0.8-12					25-125	
NHMRC [c] Guidelines for Managing Risks in Recreational Water (2008)										
Health Values					50	3				

Notes :

a : ANZ = Australia and New Zealand
b : Oxides of Nitrogen
c : Australian Government National Health and Medical Research Council
d : Median content in fresh water for secondary contact
e : Median content in fresh water for secondary contact
STV : Short Term Trigger Value (up to 20 years)

* : Adopted from DECC (2008), Managing Stormwater, Soil and construction, Volume 2C, Unsealed Roads, Department of Environment and Climate Climate and Water, NSW

APPENDIX A

NSW LAND & PROPERTY INFORMATION RECORDS

14185/1

Summary of Proprietors

Lot 137 DP14333

Year	Proprietor
1958 - 2018	The Council of the Municipality of Penrith

Lot 138 DP14333

Year	Proprietor
1960 - 2018	The Council of the City of Penrith
1960	Robert Turner, labourer

Lot 139 DP14333

Year	Proprietor
1960 - 2018	The Council of the City of Penrith
1960	Frederick Samuel Williams, hospital employer and Grace Ethel Williams, wife

Lot 140 DP14333

Year	Proprietor
1961 - 2018	The Council of the City of Penrith
1961	Laurie Thomas Strong, plumber and Anne Strong, wife

Lot 141 DP14333

Year	Proprietor
1963 - 2018	The Council of the City of Penrith
1963	Cyril Alfred Querns, freeholder

Lot 142 DP14333

Year	Proprietor
1965 - 2018	The Council of the City of Penrith
1965	Joseph Leo Flanagan, labourer

Lot 143 DP14333

Year	Proprietor
1965 - 2018	The Council of the City of Penrith
1965	Joseph Leo Flanagan, labourer

Lots 177 & 178 DP14333

Year	Proprietor
1960 - 2018	The Council of the City of Penrith
1960	Ronald George Moore, plumber

Lot 179 DP14333

Year	Proprietor
1966 - 2018	The Council of the City of Penrith
1966	Frederick Nepean Jones, retired tanner and Nancy Corora Spence, married woman

Lot 180 DP14333

Year	Proprietor
1965 - 2018	The Council of the City of Penrith
1965	Richard Moore Flanagan, labourer

D.P. 14333

B428995 S. M. 26
Subst. Plan 30. 12. 26

MUNICIPALITY OF PENRITH

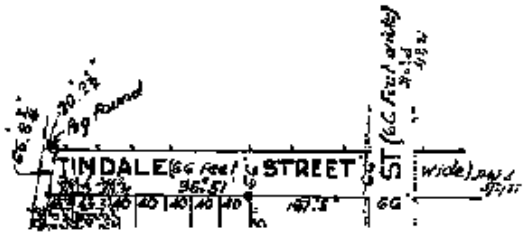
D.P. 14333

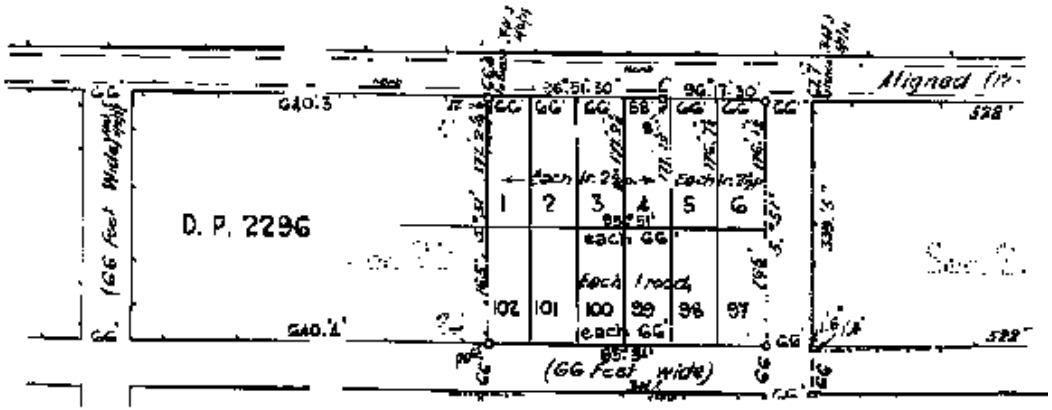
PENRITH

BEING PORTIO
AND SUBDIVIS
COUNT
PA
BEIN
Sc

(1) An easements are intended to be created in pursuance of the provisions of the 88B Instrument on this plan.
(2) Restrictive covenants (if any) will be imposed on the transfers.

Signature
Surveyor in the registered practitioner





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Ref:advlgen /Src:P

D.P. 14333 ©

D.P.14

PLAN OF
PENRITH TOWNSHIP ESTATE

BEING ~~PORTION OF~~ Parts of ~~LTS~~ IN D.Ps. 1582, 1855 & 2296

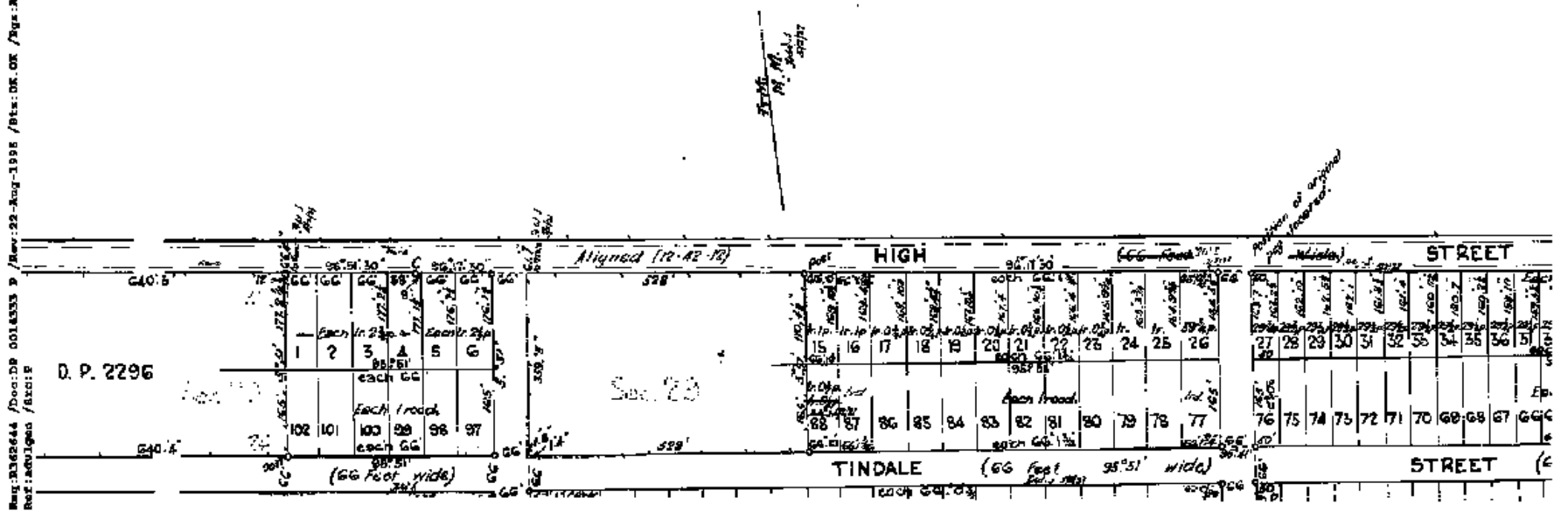
AND SUBDIVISION OF LOTS IN D.P. 1855

COUNTY OF CUMBERLAND

PARISH OF MULGOA

~~CERT. as. TITLE Vol. 3352 Fol. 240~~

Scale:- 200 feet to One Inch



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Ref:advlgen /Src:P

D.P.14333

N OF

NSHIP ESTATE

IN D.Ps. 1582, 1855 & 2296

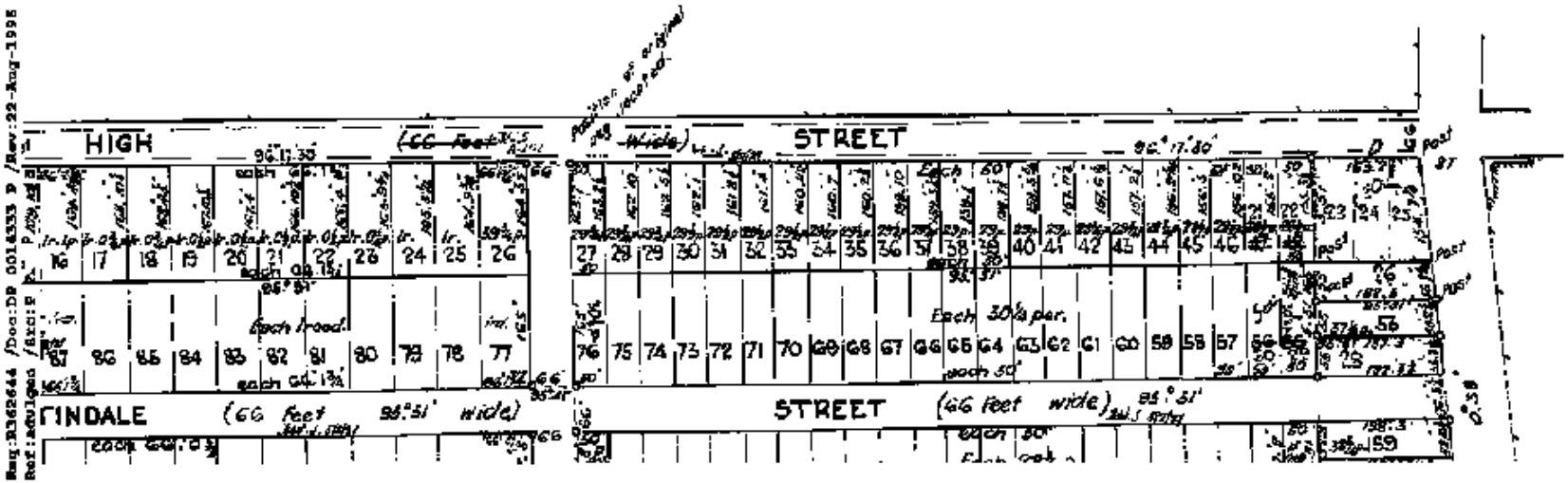
TS IN D.P. 1855

IBERLAND

MULGOA

I. 3532 Fol. 240

to One Inch



D.P. 14333

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Reg:R362644 /Doc:DP 0014333 P /Rev:22-Aug-1995 /Sts:OK.OK /Prt:AM /Pgs:ALL /Prt:29-Mar-2018 08:38 /Seq:4 of 10
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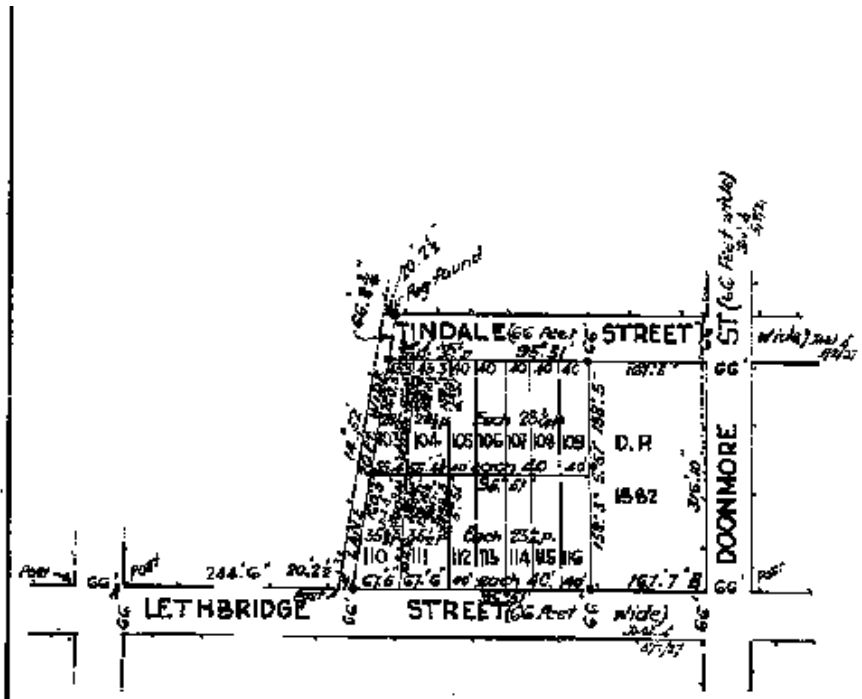
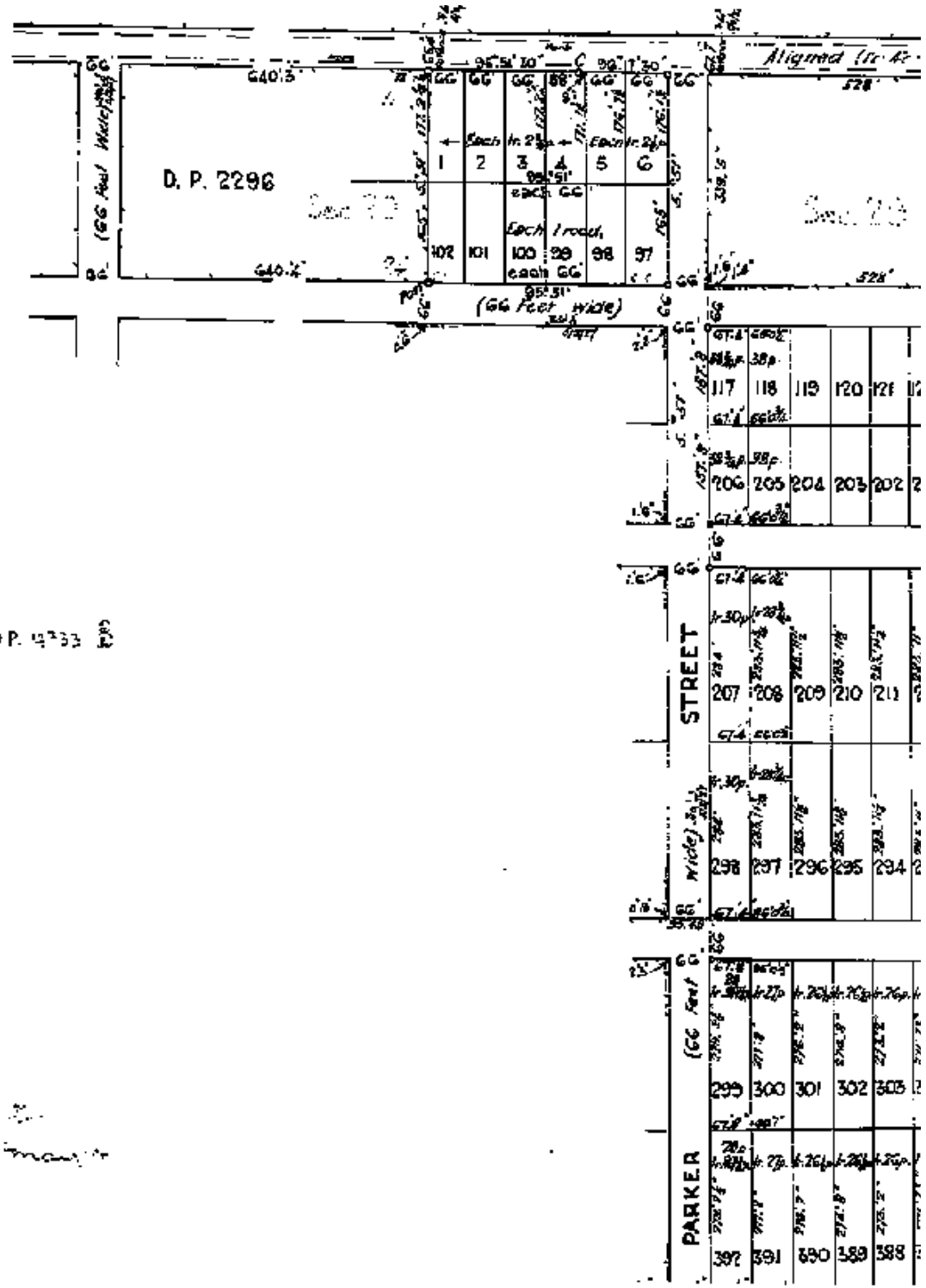


Azimuth taken from Line A-B

This is to certify that this Subdivision Plan was approved with reservation of the limited access Municipality by Council dated February 9th 1926. Council by Council Book 5 Schedule No 21 Dated February 15th 1926

Signed [illegible]
Town Clerk.

Fred. S. Jones.



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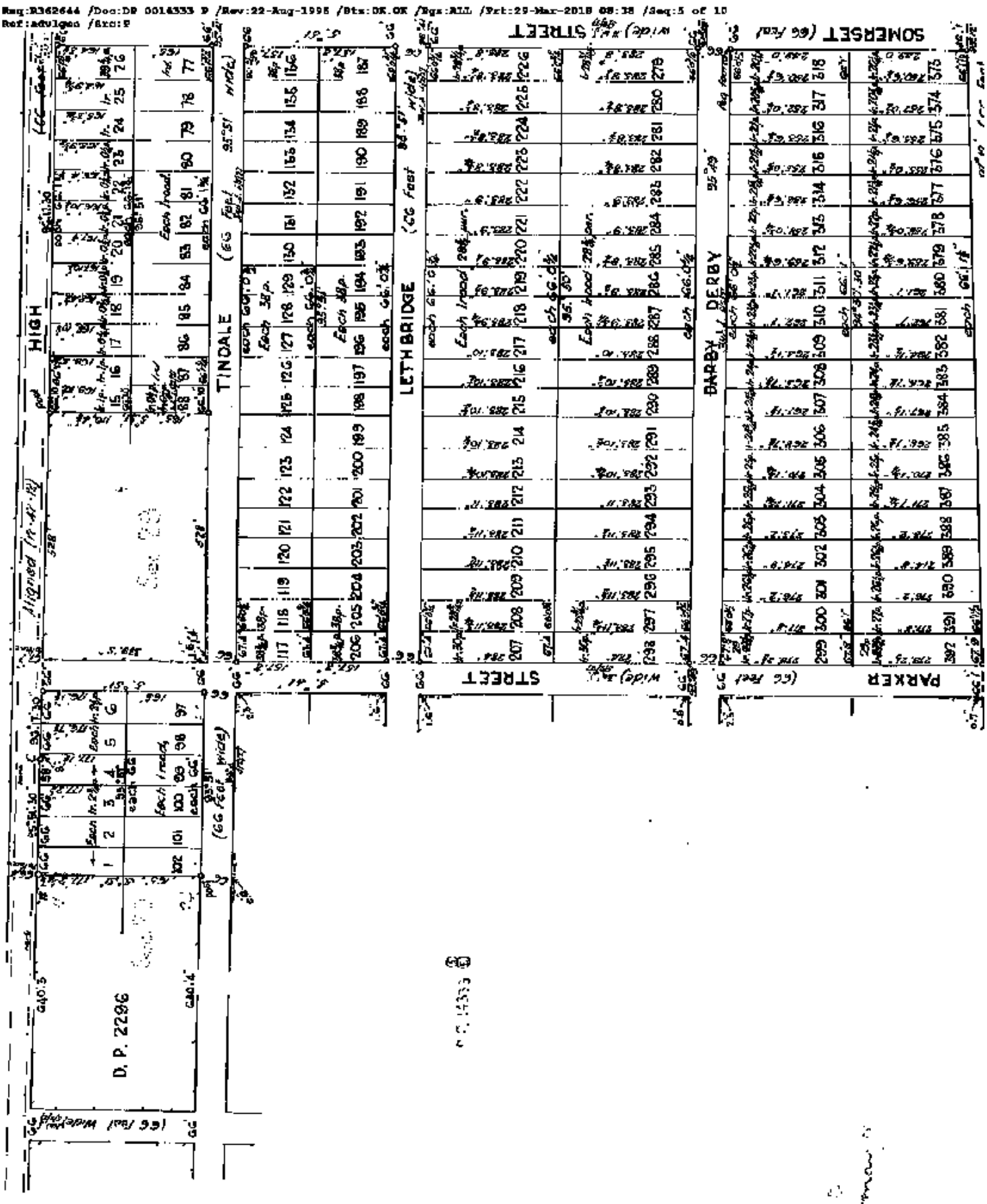

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Rct:advidge /Acct:

This is to certify that this
Subdivision of Block XIII Town of Gisborne
as shown hereon is a reproduction of the
Survey of the Municipality by me made
during February 9th 1926, Covered by
Survey Book 2 Folio 61 dated
February 15th 1926

Signed

Surveyor

Fred. E. Jones.

I, Harry Wilson Sando, of Gisborne, Licensed Surveyor, specially Licensed under the Real Property Act, 1900, do hereby solemnly and sincerely declare (a) that all boundaries and measurements shown on this plan are correct (b) that all survey marks found and relevant physical objects on or adjacent to the boundaries are correctly represented (c) that all physical objects indicated actually exist in the positions shown, (d) that the whole of the material facts in relation to the land are correctly represented (e) that the survey has been made by me, and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Oaths Act, 1900

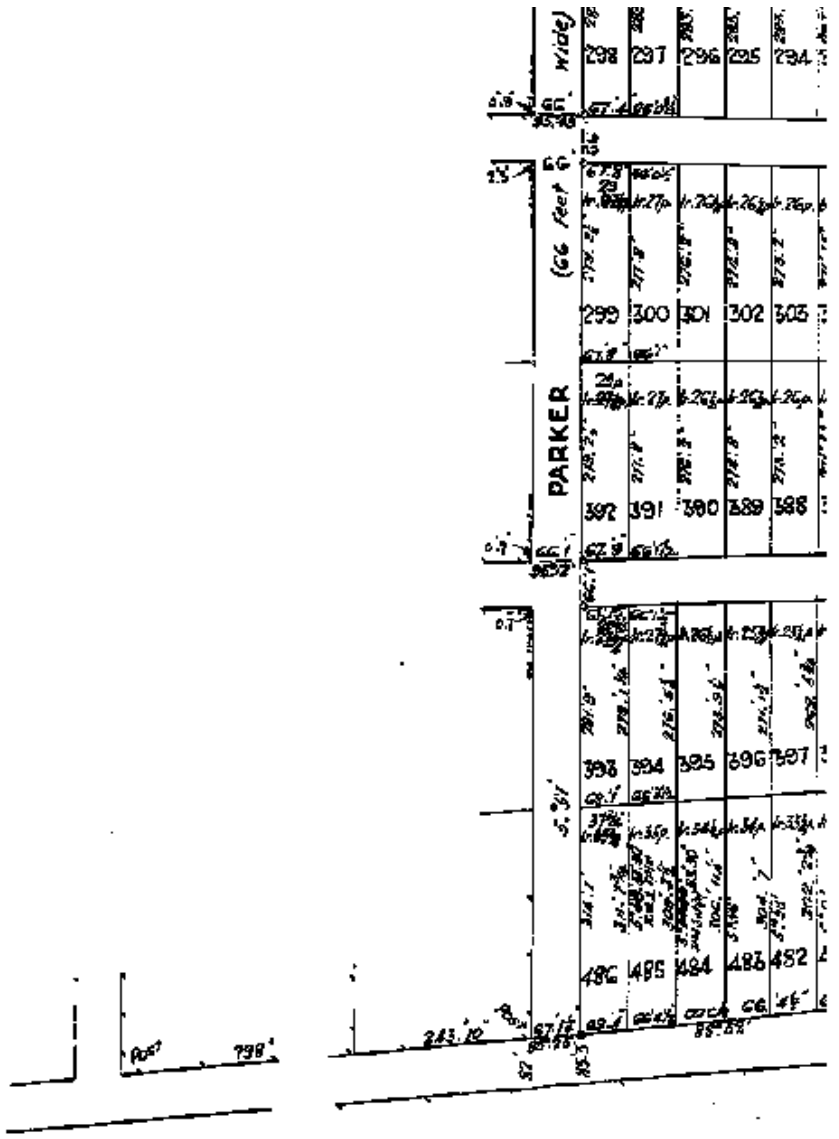
H.W. Sando.
Licensed Surveyor 15/12/26

Subscribed and declared before me at Gisborne, this 15th day of December, 1926.

H. A. Miller J.P.

Date of Survey. 15/10/26

Magnetic Meridian
All bearings refer to the ~~Trig. Meridian~~



D.P. 14333

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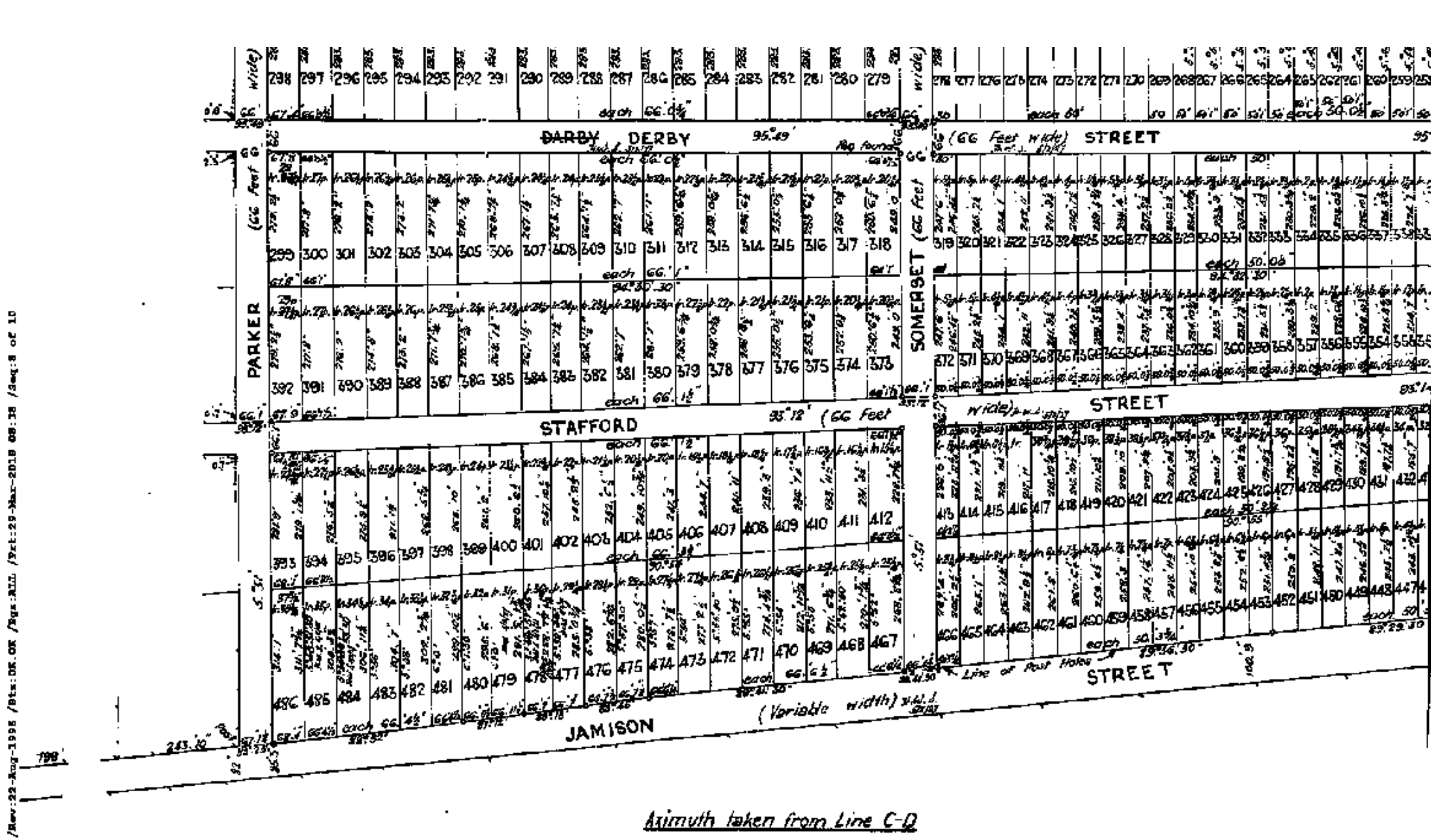

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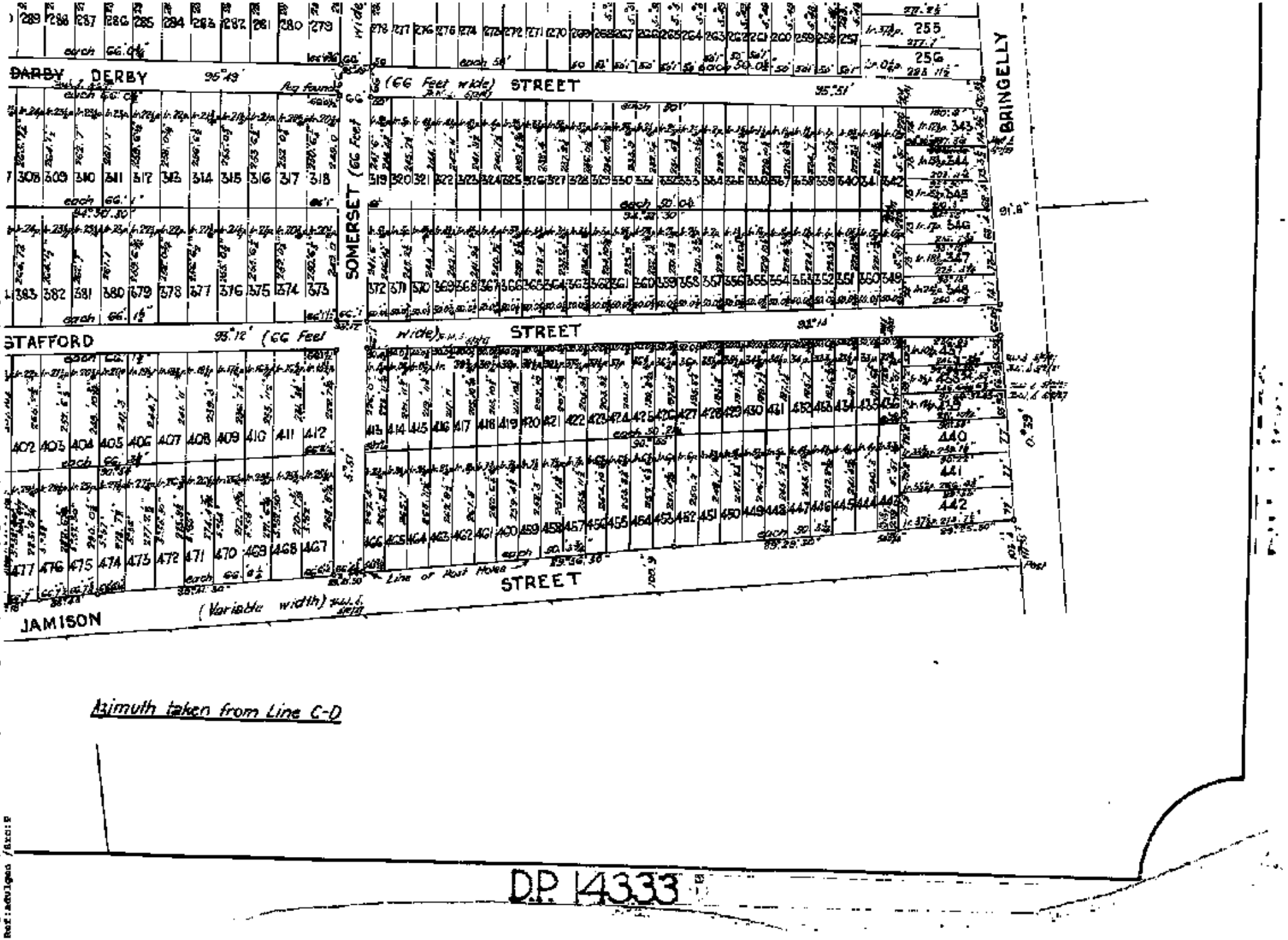

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Ref:advigeo /Fld:E

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

GP 14553

FEET	INCHES	METRES
-	4	0.10
-	5	0.13
-	6	0.15
-	7	0.18
-	8	0.20
-	9	0.23
-	10	0.25
-	11	0.28
1	-	0.305
2	-	0.610
3	-	0.915
4	-	1.220
5	-	1.525
6	-	1.830
7	-	2.135
8	-	2.440
9	-	2.745
10	-	3.050
11	-	3.355
12	-	3.660
13	-	3.965
14	-	4.270
15	-	4.575
16	-	4.880
17	-	5.185
18	-	5.490
19	-	5.795
20	-	6.100
21	-	6.405
22	-	6.710
23	-	7.015
24	-	7.320
25	-	7.625
26	-	7.930
27	-	8.235
28	-	8.540
29	-	8.845
30	-	9.150
31	-	9.455
32	-	9.760
33	-	10.065
34	-	10.370
35	-	10.675
36	-	10.980
37	-	11.285
38	-	11.590
39	-	11.895
40	-	12.200
41	-	12.505
42	-	12.810
43	-	13.115
44	-	13.420
45	-	13.725
46	-	14.030
47	-	14.335
48	-	14.640
49	-	14.945
50	-	15.250
51	-	15.555
52	-	15.860
53	-	16.165
54	-	16.470
55	-	16.775
56	-	17.080
57	-	17.385
58	-	17.690
59	-	17.995
60	-	18.300
61	-	18.605
62	-	18.910
63	-	19.215
64	-	19.520
65	-	19.825
66	-	20.130
67	-	20.435
68	-	20.740
69	-	21.045
70	-	21.350
71	-	21.655
72	-	21.960
73	-	22.265
74	-	22.570
75	-	22.875
76	-	23.180
77	-	23.485
78	-	23.790
79	-	24.095
80	-	24.400
81	-	24.705
82	-	25.010
83	-	25.315
84	-	25.620
85	-	25.925
86	-	26.230
87	-	26.535
88	-	26.840
89	-	27.145
90	-	27.450
91	-	27.755
92	-	28.060
93	-	28.365
94	-	28.670
95	-	28.975
96	-	29.280
97	-	29.585
98	-	29.890
99	-	30.195
100	-	30.500
101	-	30.805
102	-	31.110
103	-	31.415
104	-	31.720
105	-	32.025
106	-	32.330
107	-	32.635
108	-	32.940
109	-	33.245
110	-	33.550
111	-	33.855
112	-	34.160
113	-	34.465
114	-	34.770
115	-	35.075
116	-	35.380
117	-	35.685
118	-	35.990
119	-	36.295
120	-	36.600

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

GP 14553 CONTINUED

FEET	INCHES	METRES
73	6 1/2	22.34
74	-	22.555
74	1	22.86
74	5 1/2	22.440
77	-	23.47
78	-	23.78
79	8	24.29
82	-	24.995
85	3	25.905
87	-	26.52
90	6 1/2	27.445
91	8	27.94
98	6 3/4	30.099
100	9	30.71
103	4	31.445
104	7 1/4	31.985
105	4 1/2	32.135
105	9	32.245
106	-	32.35
106	9 1/2	32.54
106	5	32.615
106	9 3/4	32.795
107	-	32.690
107	2 1/4	32.91
107	4 4/4	32.985
107	8	33.085
107	11 1/4	33.19
107	11 1/2	33.143
108	8 3/4	33.350
108	8	33.280
108	5 1/4	33.25
108	7 1/2	33.35
108	10 1/2	33.445
108	1	33.59
108	6 1/4	33.676
107	10	33.715
110	2 1/2	33.80
110	5	33.855
110	6	33.890
110	7	33.945
110	11 1/8	34.09
110	11 1/2	34.06
111	4	34.175
111	6 1/2	34.24
111	7	34.29
111	8 1/2	34.315
112	3	34.43
112	10	34.63
113	2 1/2	34.745
113	7	34.86
113	8 1/2	34.915
114	10	35.13
115	2 1/2	35.185
115	7	35.30
115	8 1/2	35.35
115	9 3/4	35.38
115	-	35.35
115	5 3/4	35.35
115	9 3/4	35.54
116	4	35.7
116	10 1/4	35.86
117	5	36.01
117	7	36.07
117	9	36.12
117	10 1/2	36.16
118	1	36.22
118	2 1/2	36.26
118	4 3/4	36.333
118	6 1/4	36.378
118	7 1/2	36.41
118	8 3/4	36.45
118	10	36.475
118	11	36.505
119	1	36.54
119	2 1/2	36.58
119	4	36.61
119	5 3/4	36.65
119	7 1/2	36.69
119	8 3/4	36.725
119	10	36.75
119	11 1/2	36.79
120	1	36.82
120	2 1/2	36.86
120	4	36.89
120	5 3/4	36.93
120	7 1/2	36.97
120	8 3/4	37.005
120	10	37.03
120	11 1/2	37.07
121	1	37.10
121	2 1/2	37.14
121	4	37.17
121	5 3/4	37.21
121	7 1/2	37.25
121	8 3/4	37.285
121	10	37.31
121	11 1/2	37.35
122	1	37.38
122	2 1/2	37.42
122	4	37.45
122	5 3/4	37.49
122	7 1/2	37.53
122	8 3/4	37.565
122	10	37.59
122	11 1/2	37.63
123	1	37.66
123	2 1/2	37.70
123	4	37.73
123	5 3/4	37.77
123	7 1/2	37.81
123	8 3/4	37.845
123	10	37.87
123	11 1/2	37.91
124	1	37.94
124	2 1/2	37.98
124	4	38.01
124	5 3/4	38.05
124	7 1/2	38.09
124	8 3/4	38.125
124	10	38.15
124	11 1/2	38.19
125	1	38.22
125	2 1/2	38.26
125	4	38.29
125	5 3/4	38.33
125	7 1/2	38.37
125	8 3/4	38.405
125	10	38.43
125	11 1/2	38.47
126	1	38.50
126	2 1/2	38.54
126	4	38.57
126	5 3/4	38.61
126	7 1/2	38.65
126	8 3/4	38.685
126	10	38.71
126	11 1/2	38.75
127	1	38.78
127	2 1/2	38.82
127	4	38.85
127	5 3/4	38.89
127	7 1/2	38.93
127	8 3/4	38.965
127	10	38.99
127	11 1/2	39.03
128	1	39.06
128	2 1/2	39.10
128	4	39.13
128	5 3/4	39.17
128	7 1/2	39.21
128	8 3/4	39.245
128	10	39.27
128	11 1/2	39.31
129	1	39.34
129	2 1/2	39.38
129	4	39.41
129	5 3/4	39.45
129	7 1/2	39.49
129	8 3/4	39.525
129	10	39.55
129	11 1/2	39.59
130	1	39.62
130	2 1/2	39.66
130	4	39.69
130	5 3/4	39.73
130	7 1/2	39.77
130	8 3/4	39.805
130	10	39.83
130	11 1/2	39.87
131	1	39.90
131	2 1/2	39.94
131	4	39.97
131	5 3/4	40.01
131	7 1/2	40.05
131	8 3/4	40.085
131	10	40.11
131	11 1/2	40.15
132	1	40.18
132	2 1/2	40.22
132	4	40.25
132	5 3/4	40.293
132	6 1/4	40.278
132	7	40.285
132	7 1/2	40.305
132	8 3/4	40.34
132	10	40.37
132	11 1/2	40.41
132	9 3/4	40.44
132	1 1/4	40.485
132	4	40.505
132	5	40.55
132	6	40.575
132	7	40.6
132	8	40.625
132	9	40.65
132	10	40.675
132	11 3/4	40.745
133	1	40.77
133	2	40.79
133	3	40.81
133	4	40.83
133	5	40.85
133	6	40.87
133	7	40.89
133	8	40.91
133	9	40.93
133	10	40.95
133	11	40.97
134	1	40.99
134	2	41.01
134	3	41.03
134	4	41.05
134	5	41.07
134	6	41.09
134	7	41.11
134	8	41.13
134	9	41.15
134	10	41.17
134	11	41.19
135	1	41.21
135	2	41.23
135	3	41.25
135	4	41.27
135	5	41.29
135	6	41.31
135	7	41.33
135	8	41.35
135	9	41.37
135	10	41.39
135	11	41.41
136	1	41.43
136	2	41.45
136	3	41.47
136	4	41.49
136	5	41.51
136	6	41.53
136	7	41.55
136	8	41.57
136	9	41.59
136	10	41.61
136	11	41.63
137	1	41.65
137	2	41.67
137	3	41.69
137	4	41.71
137	5	41.73
137	6	41.75
137	7	41.77
137	8	41.79
137	9	41.81
137	10	41.83
137	11	41.85
138	1	41.87
138	2	41.89
138	3	41.91
138	4	41.93
138	5	41.95
138	6	41.97
138	7	41.99
138	8	42.01
138	9	42.03
138	10	42.05
138	11	42.07
139	1	42.09
139	2	42.11
139	3	42.13
139	4	42.15
139	5	42.17
139	6	42.19
139	7	42.21
139	8	42.23
139	9	42.25
139	10	42.27
139	11	42.29
140	1	42.31
140	2	42.33
140	3	42.35
140	4	42.37
140	5	42.39
140	6	42.41
140	7	42.43
140	8	42.45
140	9	42.47
140	10	42.49
140	11	42.51
141	1	42.53
141	2	42.55
141	3	42.57
141	4	42.59
141	5	42.61
141	6	42.63
141	7	42.65
141	8	42.67
141	9	42.69
141	10	42.71
141	11	42.73
142	1	42.75
142	2	42.77
142	3	42.79
142	4	42.81
142	5	42.83
142	6	42.85
142	7	42.87
142	8	42.89
142	9	42.91
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LAND REGISTRY SERVICES

Cadastral Records Enquiry Report : Lot 139 DP 14333

Ref : Geotechnique Pty Limited

Locality : KINGSWOOD
Parish : MULGOA
LGA : PENRITH
County : CUMBERLAND

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This information is provided as a searching aid only.Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For ALL ACTIVITY PRIOR TO SEPTEMBER 2002 you must refer to the RGs Charting and Reference Maps

APPENDIX B

SECTION 149 (2) PLANNING CERTIFICATE COUNCIL RECORDS

Penrith City Council Land Information Report

Land No.	Legal Description	Status	Land Area	Land Dimensions	Plan Date
58895	Lot 137 DP 14333	C	727 Sqm	15.24 X 15.24 X 48.06 X 48.06	

Land Address
Orth Street KINGSWOOD NSW 2747

Prop No.	Property Address	Prop Status	Owners Name and Address
456198	Lot 138 Orth Street KINGSWOOD NSW 2747	C	Penrith City Council PO Box 60 PENRITH NSW 2751

LAND MEMOS

There are no memos attached to this land

LAND ATTRIBUTES

CENSUSCD 1280607 1996 CENSUS COLLECTORS DISTRICT

DCPLAN CDZ PENRITH DCP 2014

Penrith Development Control Plan 2014 applies to the land.

DRAFTSEP DRD GENERAL LIST

Draft State Environmental Planning Policy (Infrastructure) Amendment (Shooting Ranges) 2013 applies to the land.
State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016 applies to the land.
Draft State Environmental Planning Policy (Primary Production & Rural Development) applies to the land.
Draft State Environmental Planning Policy (Environment) applies to the land.
Draft State Environmental Planning Policy (Remediation of Land) applies to the land.

EMZA QI DCP 2014 - Tree Preservation Controls

* Preservation of Trees and Vegetation
See Chapter C2 of Penrith Development Control Plan 2014 for specific controls relating to the preservation of trees and vegetation.

EMZA QM DCP 2014 - General Information

* Development Control Plan General Information
Penrith Development Control Plan 2014 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; parent friendly amenities; places of public worship; vehicle repair stations; cemeteries, crematoria and funeral homes; extractive industries; and telecommunication facilities.
The Development Control Plan also details requirements relating to key precincts within the Penrith Local Government Area, including:

- Caddens
- Claremont Meadows Stage 2
- Cranebrook
- Emu Heights
- Emu Plains
- Erskine Business Park
- Glenmore Park
- Kingswood
- Mulgoa Valley
- Orchard Hills
- Penrith
- Penrith Health and Education Precinct
- Riverlink Precinct
- St Clair,
- St Marys / St Marys North, and
- Sydney Science Park.

Penrith Development Control Plan 2014 may be accessed at https://www.penrithcity.nsw.gov.au/Building-and-Development/Planning-and-Zoning/Planning-Controls/Development-Control-Plans/

EMZA QU LEP 2010/DCP 2014 -Penrith Health And Education Pr

* Penrith Health and Education Precinct Controls

See Clause 7.11 of Penrith Local Environmental Plan 2010 and Chapter E12 of Penrith Development Control Plan 2014 for specific controls relating to the Penrith Health and Education Precinct (which includes the subject property).

EPIO TG PLAN INST - SREP NO 9 EXT IND (NO 2-1995) AA

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

EPIO TN PLAN INST - SREP NO 20 HAW NEP RIV (NO2-1997) AA

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 State Environmental Planning Policy (Penrith Lakes Scheme) 1989 applies).

FLOODING FA FLOOD RELATED DEVELOPMENT CONTROLS

(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 2014 Section C3.5 Flood Planning. 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.

LEP AA Local Environmental Plan 2010

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

LRPC CO COMMUNITY - LAND REGISTER ENTRY

This land has been classified as Community in Council's Land Register.

NOCOMDEV AG No Comp Devel under H Code - Res for Public Purp

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Housing Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section "public purpose" means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

NOCOMDEV4 SG No Comp Devel under RH Code - Res for Public Purp

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Rural Housing Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section "public purpose" means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

NOCOMDEV7 XG No Comp Devel under C & I (NBA) Code - Pub Purp

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section "public purpose" means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

POLICY POB Asbestos Policy

(a) Council Policies

The land is affected by the Asbestos Policy adopted by Council.

The land is not affected by any other 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).

PRECINCT 2010 PRECINCT 2010

SE94 PQ SEC 94 CONTRIB PLAN - CULTURAL FACILITIES

The Cultural Facilities Development Contributions Plan applies anywhere residential development is permitted within the City of Penrith.

SE94 PR SEC 94 CONTRIB PLAN - LOCAL OPEN SPACE 2007

The Penrith City Local Open Space Development Contributions Plan 2007 applies anywhere residential

development is permitted within the City of Penrith, excluding industrial areas and the release areas identified in Appendix B of the Plan (Penrith Lakes, Cranebrook, Sydney Regional Environmental Plan No. 30 - St Marys, Waterside, Thornton, the WELL Precinct, Glenmore Park and Erskine Park). See <http://www.penrithcity.nsw.gov.au/uploadedFiles/Content/Website/Our_Services/Planning_and_Development/Planning__Zoning_Information/Local_Planning_Documents/LocalOpenSpaceDCP(1).pdf>

SE94 PT SEC 94 CONTRIB PLAN - DISTRICT OPEN SPACE FACILS

The Penrith City District Open Space Facilities Development Contributions Plan applies anywhere residential development is permitted within the City of Penrith, with the exclusion of industrial lands and the Penrith Lakes development site.

SEPPS SEA STATE ENV PLANNING POLICIES - GENERAL LIST

The following State environmental planning policies apply to the land (subject to the exclusions noted below):

State Environmental Planning Policy No.1 - Development Standards. (Note: This policy does not apply to the land to which Penrith Local Environmental Plan 2010 or State Environmental Planning Policy (Western Sydney Employment Area) 2009 apply.)

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.)

State Environmental Planning Policy No.21 - Caravan Parks.

State Environmental Planning Policy No.30 - Intensive Agriculture.

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 State Environmental Planning Policy (Penrith Lakes Scheme) 1989 applies.

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 Apartment 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 (State Significant Precincts) 2005.

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

State Environmental Planning Policy (Miscellaneous Consent Provisions) 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.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.

State Environmental Planning Policy (Education Establishments and Child Care Centre Facilities) 2017.

TitleDeed Register Title Deed Register

WARDCODE S SOUTH WARD

ZONE1 RE1 RE1 Public Recreation - LEP 2010

Zone RE1 Public Recreation
(Penrith Local Environmental Plan 2010)

1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To ensure that development is secondary and complementary to the use of land as public open space, and enhances public use, and access to, the open space.
- To provide land for the development of services and facilities by public authorities for the benefit of the community.

2 Permitted without consent

Nil

3 Permitted with consent

Boat launching ramps; Boat sheds; Building identification signs; Car parks; Business identification

signs; Charter and tourism boating facilities; Centre-based child care facilities; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Information and education facilities; Jetties; Kiosks; Markets; Moorings; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants of cafes; Roads; Water recreation structures; Water storage facilities

4 Prohibited

Any other development not specified in item 2 or 3

ZONE2 NA LEP 2010 - Clause 7.2 Flood Planning

Flood planning

All or part of the subject land is identified in Penrith Local Environmental Plan 2010 (PLEP 2010) Clause 7.2 Flood Planning. Development consent is required for any development on land to which Clause 7.2 of PLEP 2010 applies.

ZONE2 ZZ LEP 2010 - Additional Land Use Notes

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: Under the terms of Clause 2.6 of Penrith Local Environmental Plan 2010 land may be subdivided but only with development consent, except for the exclusions detailed in the clause.

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 4.1A of Penrith Local Environmental Plan 2010, despite any other provision of this plan, development consent must not be granted for dual occupancy on an internal lot in Zone R2 Low Density Residential.

Note 6: 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 7: 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 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: Under the terms of Clause 7.1 of Penrith Local Environmental Plan 2010 (PLEP 2010) development consent is required for earthworks unless the work is exempt development under PLEP 2010 or another applicable environmental planning instrument, or the work is ancillary to other development for which development consent has been given.

Note 11: Sex services premises and restricted premises may only be permitted subject to the requirements of Clause 7.23 of Penrith Local Environmental Plan 2010.

APPLICATIONS ASSOCIATED TO RELATED PROPERTY

There are no applications attached to related properties

Penrith City Council Land Information Report

Land No.	Legal Description	Status	Land Area	Land Dimensions	Plan Date
795	Lot 138 DP 14333	C	727 Sqm	15.24 X 15.24 X 48.06 X 48.06	01/06/1991

Land Address
Lot 138 Orth Street KINGSWOOD
NSW 2747

Prop No.	Property Address	Prop Status	Owners Name and Address
456198	Lot 138 Orth Street KINGSWOOD NSW 2747	C	Penrith City Council PO Box 60 PENRITH NSW 2751

LAND MEMOS

There are no memos attached to this land

LAND ATTRIBUTES

CENSUSCD 1280607 1996 CENSUS COLLECTORS DISTRICT

DCPLAN CDZ PENRITH DCP 2014

Penrith Development Control Plan 2014 applies to the land.

DRAFTSEP DRD GENERAL LIST

Draft State Environmental Planning Policy (Infrastructure) Amendment (Shooting Ranges) 2013 applies to the land.
State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016 applies to the land.
Draft State Environmental Planning Policy (Primary Production & Rural Development) applies to the land.
Draft State Environmental Planning Policy (Environment) applies to the land.
Draft State Environmental Planning Policy (Remediation of Land) applies to the land.

EMZA QI DCP 2014 - Tree Preservation Controls

* Preservation of Trees and Vegetation
See Chapter C2 of Penrith Development Control Plan 2014 for specific controls relating to the preservation of trees and vegetation.

EMZA QM DCP 2014 - General Information

* Development Control Plan General Information
Penrith Development Control Plan 2014 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; parent friendly amenities; places of public worship; vehicle repair stations; cemeteries, crematoria and funeral homes; extractive industries; and telecommunication facilities.
The Development Control Plan also details requirements relating to key precincts within the Penrith Local Government Area, including:

- Caddens
- Claremont Meadows Stage 2
- Cranebrook
- Emu Heights
- Emu Plains
- Erskine Business Park
- Glenmore Park
- Kingswood
- Mulgoa Valley
- Orchard Hills
- Penrith
- Penrith Health and Education Precinct
- Riverlink Precinct
- St Clair,
- St Marys / St Marys North, and
- Sydney Science Park.

Penrith Development Control Plan 2014 may be accessed at https://www.penrithcity.nsw.gov.au/Building-and-Development/Planning-and-Zoning/Planning-Controls/Development-Control-Plans/

EMZA QU LEP 2010/DCP 2014 -Penrith Health And Education Pr

* Penrith Health and Education Precinct Controls

See Clause 7.11 of Penrith Local Environmental Plan 2010 and Chapter E12 of Penrith Development Control Plan 2014 for specific controls relating to the Penrith Health and Education Precinct (which includes the subject property).

EPIO TG PLAN INST - SREP NO 9 EXT IND (NO 2-1995) AA

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

EPIO TN PLAN INST - SREP NO 20 HAW NEP RIV (NO2-1997) AA

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 State Environmental Planning Policy (Penrith Lakes Scheme) 1989 applies).

FLOODING FA FLOOD RELATED DEVELOPMENT CONTROLS

(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 2014 Section C3.5 Flood Planning. 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.

LEP AA Local Environmental Plan 2010

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

LRPC CO COMMUNITY - LAND REGISTER ENTRY

This land has been classified as Community in Council's Land Register.

NOCOMDEV AG No Comp Devel under H Code - Res for Public Purp

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Housing Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section "public purpose" means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

NOCOMDEV4 SG No Comp Devel under RH Code - Res for Public Purp

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Rural Housing Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section "public purpose" means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

NOCOMDEV7 XG No Comp Devel under C & I (NBA) Code - Pub Purp

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section "public purpose" means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

POLICY POB Asbestos Policy

(a) Council Policies

The land is affected by the Asbestos Policy adopted by Council.

The land is not affected by any other 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).

PRECINCT 2010 PRECINCT 2010

SE94 PQ SEC 94 CONTRIB PLAN - CULTURAL FACILITIES

The Cultural Facilities Development Contributions Plan applies anywhere residential development is permitted within the City of Penrith.

SE94 PR SEC 94 CONTRIB PLAN - LOCAL OPEN SPACE 2007

The Penrith City Local Open Space Development Contributions Plan 2007 applies anywhere residential

development is permitted within the City of Penrith, excluding industrial areas and the release areas identified in Appendix B of the Plan (Penrith Lakes, Cranebrook, Sydney Regional Environmental Plan No. 30 - St Marys, Waterside, Thornton, the WELL Precinct, Glenmore Park and Erskine Park). See <http://www.penrithcity.nsw.gov.au/uploadedFiles/Content/Website/Our_Services/Planning_and_Development/Planning__Zoning_Information/Local_Planning_Documents/LocalOpenSpaceDCP(1).pdf>

SE94 PT SEC 94 CONTRIB PLAN - DISTRICT OPEN SPACE FACILS

The Penrith City District Open Space Facilities Development Contributions Plan applies anywhere residential development is permitted within the City of Penrith, with the exclusion of industrial lands and the Penrith Lakes development site.

SEPPS SEA STATE ENV PLANNING POLICIES - GENERAL LIST

The following State environmental planning policies apply to the land (subject to the exclusions noted below):

State Environmental Planning Policy No.1 - Development Standards. (Note: This policy does not apply to the land to which Penrith Local Environmental Plan 2010 or State Environmental Planning Policy (Western Sydney Employment Area) 2009 apply.)

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.)

State Environmental Planning Policy No.21 - Caravan Parks.

State Environmental Planning Policy No.30 - Intensive Agriculture.

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 State Environmental Planning Policy (Penrith Lakes Scheme) 1989 applies.

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 Apartment 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 (State Significant Precincts) 2005.

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

State Environmental Planning Policy (Miscellaneous Consent Provisions) 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.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.

State Environmental Planning Policy (Education Establishments and Child Care Centre Facilities) 2017.

TitleDeed Register Title Deed Register

WARDCODE S SOUTH WARD

ZONE1 RE1 RE1 Public Recreation - LEP 2010

Zone RE1 Public Recreation
(Penrith Local Environmental Plan 2010)

1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To ensure that development is secondary and complementary to the use of land as public open space, and enhances public use, and access to, the open space.
- To provide land for the development of services and facilities by public authorities for the benefit of the community.

2 Permitted without consent

Nil

3 Permitted with consent

Boat launching ramps; Boat sheds; Building identification signs; Car parks; Business identification

signs; Charter and tourism boating facilities; Centre-based child care facilities; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Information and education facilities; Jetties; Kiosks; Markets; Moorings; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants of cafes; Roads; Water recreation structures; Water storage facilities

4 Prohibited

Any other development not specified in item 2 or 3

ZONE2 NA LEP 2010 - Clause 7.2 Flood Planning

Flood planning

All or part of the subject land is identified in Penrith Local Environmental Plan 2010 (PLEP 2010) Clause 7.2 Flood Planning. Development consent is required for any development on land to which Clause 7.2 of PLEP 2010 applies.

ZONE2 ZZ LEP 2010 - Additional Land Use Notes

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: Under the terms of Clause 2.6 of Penrith Local Environmental Plan 2010 land may be subdivided but only with development consent, except for the exclusions detailed in the clause.

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 4.1A of Penrith Local Environmental Plan 2010, despite any other provision of this plan, development consent must not be granted for dual occupancy on an internal lot in Zone R2 Low Density Residential.

Note 6: 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 7: 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 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: Under the terms of Clause 7.1 of Penrith Local Environmental Plan 2010 (PLEP 2010) development consent is required for earthworks unless the work is exempt development under PLEP 2010 or another applicable environmental planning instrument, or the work is ancillary to other development for which development consent has been given.

Note 11: Sex services premises and restricted premises may only be permitted subject to the requirements of Clause 7.23 of Penrith Local Environmental Plan 2010.

APPLICATIONS ASSOCIATED TO RELATED PROPERTY

There are no applications attached to related properties

Penrith City Council Land Information Report

Land No.	Legal Description	Status	Land Area	Land Dimensions	Plan Date
796	Lot 139 DP 14333	C	727 Sqm	15.24 X 15.24 X 48.06 X 48.06	01/06/1991

Land Address

Orth Street KINGSWOOD NSW 2747

Prop No.	Property Address	Prop Status	Owners Name and Address
456198	Lot 138 Orth Street KINGSWOOD NSW 2747	C	Penrith City Council PO Box 60 PENRITH NSW 2751

LAND MEMOS

There are no memos attached to this land

LAND ATTRIBUTES

CENSUSCD 1280607 1996 CENSUS COLLECTORS DISTRICT

DCPLAN CDZ PENRITH DCP 2014

Penrith Development Control Plan 2014 applies to the land.

DRAFTSEP DRD GENERAL LIST

Draft State Environmental Planning Policy (Infrastructure) Amendment (Shooting Ranges) 2013 applies to the land.
State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016 applies to the land.
Draft State Environmental Planning Policy (Primary Production & Rural Development) applies to the land.
Draft State Environmental Planning Policy (Environment) applies to the land.
Draft State Environmental Planning Policy (Remediation of Land) applies to the land.

EMZA QI DCP 2014 - Tree Preservation Controls

* Preservation of Trees and Vegetation
See Chapter C2 of Penrith Development Control Plan 2014 for specific controls relating to the preservation of trees and vegetation.

EMZA QM DCP 2014 - General Information

* Development Control Plan General Information
Penrith Development Control Plan 2014 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; parent friendly amenities; places of public worship; vehicle repair stations; cemeteries, crematoria and funeral homes; extractive industries; and telecommunication facilities.
The Development Control Plan also details requirements relating to key precincts within the Penrith Local Government Area, including:

- Caddens
- Claremont Meadows Stage 2
- Cranebrook
- Emu Heights
- Emu Plains
- Erskine Business Park
- Glenmore Park
- Kingswood
- Mulgoa Valley
- Orchard Hills
- Penrith
- Penrith Health and Education Precinct
- Riverlink Precinct
- St Clair,
- St Marys / St Marys North, and
- Sydney Science Park.

Penrith Development Control Plan 2014 may be accessed at https://www.penrithcity.nsw.gov.au/Building-and-Development/Planning-and-Zoning/Planning-Controls/Development-Control-Plans/

EMZA QU LEP 2010/DCP 2014 -Penrith Health And Education Pr

* Penrith Health and Education Precinct Controls

See Clause 7.11 of Penrith Local Environmental Plan 2010 and Chapter E12 of Penrith Development Control Plan 2014 for specific controls relating to the Penrith Health and Education Precinct (which includes the subject property).

EPIO TG PLAN INST - SREP NO 9 EXT IND (NO 2-1995) AA

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

EPIO TN PLAN INST - SREP NO 20 HAW NEP RIV (NO2-1997) AA

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 State Environmental Planning Policy (Penrith Lakes Scheme) 1989 applies).

FLOODING FA FLOOD RELATED DEVELOPMENT CONTROLS

(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 2014 Section C3.5 Flood Planning. 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.

LEP AA Local Environmental Plan 2010

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

LRPC CO COMMUNITY - LAND REGISTER ENTRY

This land has been classified as Community in Council's Land Register.

NOCOMDEV AG No Comp Devel under H Code - Res for Public Purp

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Housing Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section "public purpose" means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

NOCOMDEV4 SG No Comp Devel under RH Code - Res for Public Purp

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Rural Housing Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section "public purpose" means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

NOCOMDEV7 XG No Comp Devel under C & I (NBA) Code - Pub Purp

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section "public purpose" means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

POLICY POB Asbestos Policy

(a) Council Policies

The land is affected by the Asbestos Policy adopted by Council.

The land is not affected by any other 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).

PRECINCT 2010 PRECINCT 2010

SE94 PQ SEC 94 CONTRIB PLAN - CULTURAL FACILITIES

The Cultural Facilities Development Contributions Plan applies anywhere residential development is permitted within the City of Penrith.

SE94 PR SEC 94 CONTRIB PLAN - LOCAL OPEN SPACE 2007

The Penrith City Local Open Space Development Contributions Plan 2007 applies anywhere residential

development is permitted within the City of Penrith, excluding industrial areas and the release areas identified in Appendix B of the Plan (Penrith Lakes, Cranebrook, Sydney Regional Environmental Plan No. 30 - St Marys, Waterside, Thornton, the WELL Precinct, Glenmore Park and Erskine Park). See <http://www.penrithcity.nsw.gov.au/uploadedFiles/Content/Website/Our_Services/Planning_and_Development/Planning__Zoning_Information/Local_Planning_Documents/LocalOpenSpaceDCP(1).pdf>

SE94 PT SEC 94 CONTRIB PLAN - DISTRICT OPEN SPACE FACILS

The Penrith City District Open Space Facilities Development Contributions Plan applies anywhere residential development is permitted within the City of Penrith, with the exclusion of industrial lands and the Penrith Lakes development site.

SEPPS SEA STATE ENV PLANNING POLICIES - GENERAL LIST

The following State environmental planning policies apply to the land (subject to the exclusions noted below):

State Environmental Planning Policy No.1 - Development Standards. (Note: This policy does not apply to the land to which Penrith Local Environmental Plan 2010 or State Environmental Planning Policy (Western Sydney Employment Area) 2009 apply.)

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.)

State Environmental Planning Policy No.21 - Caravan Parks.

State Environmental Planning Policy No.30 - Intensive Agriculture.

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 State Environmental Planning Policy (Penrith Lakes Scheme) 1989 applies.

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 Apartment 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 (State Significant Precincts) 2005.

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

State Environmental Planning Policy (Miscellaneous Consent Provisions) 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.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.

State Environmental Planning Policy (Education Establishments and Child Care Centre Facilities) 2017.

TitleDeed Register Title Deed Register

WARDCODE S SOUTH WARD

ZONE1 RE1 RE1 Public Recreation - LEP 2010

Zone RE1 Public Recreation
(Penrith Local Environmental Plan 2010)

1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To ensure that development is secondary and complementary to the use of land as public open space, and enhances public use, and access to, the open space.
- To provide land for the development of services and facilities by public authorities for the benefit of the community.

2 Permitted without consent

Nil

3 Permitted with consent

Boat launching ramps; Boat sheds; Building identification signs; Car parks; Business identification

signs; Charter and tourism boating facilities; Centre-based child care facilities; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Information and education facilities; Jetties; Kiosks; Markets; Moorings; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants of cafes; Roads; Water recreation structures; Water storage facilities

4 Prohibited

Any other development not specified in item 2 or 3

ZONE2 NA LEP 2010 - Clause 7.2 Flood Planning

Flood planning

All or part of the subject land is identified in Penrith Local Environmental Plan 2010 (PLEP 2010) Clause 7.2 Flood Planning. Development consent is required for any development on land to which Clause 7.2 of PLEP 2010 applies.

ZONE2 ZZ LEP 2010 - Additional Land Use Notes

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: Under the terms of Clause 2.6 of Penrith Local Environmental Plan 2010 land may be subdivided but only with development consent, except for the exclusions detailed in the clause.

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 4.1A of Penrith Local Environmental Plan 2010, despite any other provision of this plan, development consent must not be granted for dual occupancy on an internal lot in Zone R2 Low Density Residential.

Note 6: 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 7: 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 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: Under the terms of Clause 7.1 of Penrith Local Environmental Plan 2010 (PLEP 2010) development consent is required for earthworks unless the work is exempt development under PLEP 2010 or another applicable environmental planning instrument, or the work is ancillary to other development for which development consent has been given.

Note 11: Sex services premises and restricted premises may only be permitted subject to the requirements of Clause 7.23 of Penrith Local Environmental Plan 2010.

APPLICATIONS ASSOCIATED TO RELATED PROPERTY

There are no applications attached to related properties

Penrith City Council Land Information Report

Land No.	Legal Description	Status	Land Area	Land Dimensions	Plan Date
797	Lot 140 DP 14333	C	727 Sqm	15.24 X 15.24 X 48.06 X 48.06	01/06/1991

Land Address
Orth Street KINGSWOOD NSW 2747

Prop No.	Property Address	Prop Status	Owners Name and Address
456198	Lot 138 Orth Street KINGSWOOD NSW 2747	C	Penrith City Council PO Box 60 PENRITH NSW 2751

LAND MEMOS

LOT 140 DP14333 RODGERS STREET, KINGSWOOD
A DEED OF RELEASE IS ATTACHED TO THIS TITLE DEED

LAND ATTRIBUTES

CENSUSCD 1280607 1996 CENSUS COLLECTORS DISTRICT

DCPLAN CDZ PENRITH DCP 2014

Penrith Development Control Plan 2014 applies to the land.

DRAFTSEP DRD GENERAL LIST

Draft State Environmental Planning Policy (Infrastructure) Amendment (Shooting Ranges) 2013 applies to the land.
State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016 applies to the land.
Draft State Environmental Planning Policy (Primary Production & Rural Development) applies to the land.
Draft State Environmental Planning Policy (Environment) applies to the land.
Draft State Environmental Planning Policy (Remediation of Land) applies to the land.

EMZA QI DCP 2014 - Tree Preservation Controls

* Preservation of Trees and Vegetation
See Chapter C2 of Penrith Development Control Plan 2014 for specific controls relating to the preservation of trees and vegetation.

EMZA QM DCP 2014 - General Information

* Development Control Plan General Information
Penrith Development Control Plan 2014 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; parent friendly amenities; places of public worship; vehicle repair stations; cemeteries, crematoria and funeral homes; extractive industries; and telecommunication facilities.
The Development Control Plan also details requirements relating to key precincts within the Penrith Local Government Area, including:

- Caddens
- Claremont Meadows Stage 2
- Cranebrook
- Emu Heights
- Emu Plains
- Erskine Business Park
- Glenmore Park
- Kingswood
- Mulgoa Valley
- Orchard Hills
- Penrith
- Penrith Health and Education Precinct
- Riverlink Precinct
- St Clair,
- St Marys / St Marys North, and
- Sydney Science Park.

Penrith Development Control Plan 2014 may be accessed at https://www.penrithcity.nsw.gov.au/Building-and-Development/Planning-and-Zoning/Planning-Controls/Development-Control-Plans/

EMZA QU LEP 2010/DCP 2014 -Penrith Health And Education Pr

* Penrith Health and Education Precinct Controls

See Clause 7.11 of Penrith Local Environmental Plan 2010 and Chapter E12 of Penrith Development Control Plan 2014 for specific controls relating to the Penrith Health and Education Precinct (which includes the subject property).

EPIO TG PLAN INST - SREP NO 9 EXT IND (NO 2-1995) AA

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

EPIO TN PLAN INST - SREP NO 20 HAW NEP RIV (NO2-1997) AA

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 State Environmental Planning Policy (Penrith Lakes Scheme) 1989 applies).

FLOODING FA FLOOD RELATED DEVELOPMENT CONTROLS

(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 2014 Section C3.5 Flood Planning. 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.

LEP AA Local Environmental Plan 2010

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

LRPC CO COMMUNITY - LAND REGISTER ENTRY

This land has been classified as Community in Council's Land Register.

NOCOMDEV AG No Comp Devel under H Code - Res for Public Purp

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Housing Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section "public purpose" means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

NOCOMDEV4 SG No Comp Devel under RH Code - Res for Public Purp

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Rural Housing Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section "public purpose" means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

NOCOMDEV7 XG No Comp Devel under C & I (NBA) Code - Pub Purp

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section "public purpose" means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

POLICY POB Asbestos Policy

(a) Council Policies

The land is affected by the Asbestos Policy adopted by Council.

The land is not affected by any other 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).

PRECINCT 2010 PRECINCT 2010

SE94 PQ SEC 94 CONTRIB PLAN - CULTURAL FACILITIES

The Cultural Facilities Development Contributions Plan applies anywhere residential development is permitted within the City of Penrith.

SE94 PR SEC 94 CONTRIB PLAN - LOCAL OPEN SPACE 2007

The Penrith City Local Open Space Development Contributions Plan 2007 applies anywhere residential

development is permitted within the City of Penrith, excluding industrial areas and the release areas identified in Appendix B of the Plan (Penrith Lakes, Cranebrook, Sydney Regional Environmental Plan No. 30 - St Marys, Waterside, Thornton, the WELL Precinct, Glenmore Park and Erskine Park). See <http://www.penrithcity.nsw.gov.au/uploadedFiles/Content/Website/Our_Services/Planning_and_Development/Planning__Zoning_Information/Local_Planning_Documents/LocalOpenSpaceDCP(1).pdf>

SE94 PT SEC 94 CONTRIB PLAN - DISTRICT OPEN SPACE FACILS

The Penrith City District Open Space Facilities Development Contributions Plan applies anywhere residential development is permitted within the City of Penrith, with the exclusion of industrial lands and the Penrith Lakes development site.

SEPPS SEA STATE ENV PLANNING POLICIES - GENERAL LIST

The following State environmental planning policies apply to the land (subject to the exclusions noted below):

State Environmental Planning Policy No.1 - Development Standards. (Note: This policy does not apply to the land to which Penrith Local Environmental Plan 2010 or State Environmental Planning Policy (Western Sydney Employment Area) 2009 apply.)

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.)

State Environmental Planning Policy No.21 - Caravan Parks.

State Environmental Planning Policy No.30 - Intensive Agriculture.

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 State Environmental Planning Policy (Penrith Lakes Scheme) 1989 applies.

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 Apartment 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 (State Significant Precincts) 2005.

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

State Environmental Planning Policy (Miscellaneous Consent Provisions) 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.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.

State Environmental Planning Policy (Education Establishments and Child Care Centre Facilities) 2017.

TitleDeed Register Title Deed Register

WARDCODE S SOUTH WARD

ZONE1 RE1 RE1 Public Recreation - LEP 2010

Zone RE1 Public Recreation
(Penrith Local Environmental Plan 2010)

1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To ensure that development is secondary and complementary to the use of land as public open space, and enhances public use, and access to, the open space.
- To provide land for the development of services and facilities by public authorities for the benefit of the community.

2 Permitted without consent

Nil

3 Permitted with consent

Boat launching ramps; Boat sheds; Building identification signs; Car parks; Business identification

signs; Charter and tourism boating facilities; Centre-based child care facilities; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Information and education facilities; Jetties; Kiosks; Markets; Moorings; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants of cafes; Roads; Water recreation structures; Water storage facilities

4 Prohibited

Any other development not specified in item 2 or 3

ZONE2 NA LEP 2010 - Clause 7.2 Flood Planning

Flood planning

All or part of the subject land is identified in Penrith Local Environmental Plan 2010 (PLEP 2010) Clause 7.2 Flood Planning. Development consent is required for any development on land to which Clause 7.2 of PLEP 2010 applies.

ZONE2 ZZ LEP 2010 - Additional Land Use Notes

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: Under the terms of Clause 2.6 of Penrith Local Environmental Plan 2010 land may be subdivided but only with development consent, except for the exclusions detailed in the clause.

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 4.1A of Penrith Local Environmental Plan 2010, despite any other provision of this plan, development consent must not be granted for dual occupancy on an internal lot in Zone R2 Low Density Residential.

Note 6: 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 7: 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 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: Under the terms of Clause 7.1 of Penrith Local Environmental Plan 2010 (PLEP 2010) development consent is required for earthworks unless the work is exempt development under PLEP 2010 or another applicable environmental planning instrument, or the work is ancillary to other development for which development consent has been given.

Note 11: Sex services premises and restricted premises may only be permitted subject to the requirements of Clause 7.23 of Penrith Local Environmental Plan 2010.

APPLICATIONS ASSOCIATED TO RELATED PROPERTY

There are no applications attached to related properties

Penrith City Council Land Information Report

Land No.	Legal Description	Status	Land Area	Land Dimensions	Plan Date
798	Lot 141 DP 14333	C	727 Sqm	15.24 X 15.24 X 48.06 X 48.06	01/06/1991

Land Address

Orth Street KINGSWOOD NSW 2747

Prop No.	Property Address	Prop Status	Owners Name and Address
456198	Lot 138 Orth Street KINGSWOOD NSW 2747	C	Penrith City Council PO Box 60 PENRITH NSW 2751

LAND MEMOS

LOT 141 RODGERS STREET KINGSWOOD
OLD TITLE DEED NUMBER 181
THIS PACKET CONTAINS CERTIFICATE OF TITLE VOLUME 6439 FOLIO 186
CONTRACT FOR SALE OF LAND DATED 7TH JANUARY 1963
DEED OF RELEASE DATED 1ST MAY 1963

LAND ATTRIBUTES

CENSUSCD 1280607 1996 CENSUS COLLECTORS DISTRICT

DCPLAN CDZ PENRITH DCP 2014

Penrith Development Control Plan 2014 applies to the land.

DRAFTSEP DRD GENERAL LIST

Draft State Environmental Planning Policy (Infrastructure) Amendment (Shooting Ranges) 2013 applies to the land.
State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016 applies to the land.
Draft State Environmental Planning Policy (Primary Production & Rural Development) applies to the land.
Draft State Environmental Planning Policy (Environment) applies to the land.
Draft State Environmental Planning Policy (Remediation of Land) applies to the land.

EMZA QI DCP 2014 - Tree Preservation Controls

* Preservation of Trees and Vegetation

See Chapter C2 of Penrith Development Control Plan 2014 for specific controls relating to the preservation of trees and vegetation.

EMZA QM DCP 2014 - General Information

* Development Control Plan General Information

Penrith Development Control Plan 2014 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; parent friendly amenities; places of public worship; vehicle repair stations; cemeteries, crematoria and funeral homes; extractive industries; and telecommunication facilities.
The Development Control Plan also details requirements relating to key precincts within the Penrith Local Government Area, including:

- Caddens
- Claremont Meadows Stage 2
- Cranebrook
- Emu Heights
- Emu Plains
- Erskine Business Park
- Glenmore Park
- Kingswood
- Mulgoa Valley
- Orchard Hills
- Penrith
- Penrith Health and Education Precinct
- Riverlink Precinct
- St Clair,
- St Marys / St Marys North, and
- Sydney Science Park.

Penrith Development Control Plan 2014 may be accessed at https://www.penrithcity.nsw.gov.au/Building-and-Development/Planning-and-Zoning/Planning-Controls/Development-Control-Plans/

EMZA QU LEP 2010/DCP 2014 -Penrith Health And Education Pr

* Penrith Health and Education Precinct Controls

See Clause 7.11 of Penrith Local Environmental Plan 2010 and Chapter E12 of Penrith Development Control Plan 2014 for specific controls relating to the Penrith Health and Education Precinct (which includes the subject property).

EPIO TG PLAN INST - SREP NO 9 EXT IND (NO 2-1995) AA

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

EPIO TN PLAN INST - SREP NO 20 HAW NEP RIV (NO2-1997) AA

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 State Environmental Planning Policy (Penrith Lakes Scheme) 1989 applies).

FLOODING FA FLOOD RELATED DEVELOPMENT CONTROLS

(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 2014 Section C3.5 Flood Planning. 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.

LEP AA Local Environmental Plan 2010

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

LRPC CO COMMUNITY - LAND REGISTER ENTRY

This land has been classified as Community in Council's Land Register.

NOCOMDEV AG No Comp Devel under H Code - Res for Public Purp

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Housing Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section "public purpose" means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

NOCOMDEV4 SG No Comp Devel under RH Code - Res for Public Purp

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Rural Housing Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section "public purpose" means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

NOCOMDEV7 XG No Comp Devel under C & I (NBA) Code - Pub Purp

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section "public purpose" means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

POLICY POB Asbestos Policy

(a) Council Policies

The land is affected by the Asbestos Policy adopted by Council.

The land is not affected by any other 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).

PRECINCT 2010 PRECINCT 2010

SE94 PQ SEC 94 CONTRIB PLAN - CULTURAL FACILITIES

The Cultural Facilities Development Contributions Plan applies anywhere residential development is permitted

within the City of Penrith.

SE94 PR SEC 94 CONTRIB PLAN - LOCAL OPEN SPACE 2007

The Penrith City Local Open Space Development Contributions Plan 2007 applies anywhere residential development is permitted within the City of Penrith, excluding industrial areas and the release areas identified in Appendix B of the Plan (Penrith Lakes, Cranebrook, Sydney Regional Environmental Plan No. 30 - St Marys, Waterside, Thornton, the WELL Precinct, Glenmore Park and Erskine Park). See <http://www.penrithcity.nsw.gov.au/uploadedFiles/Content/Website/Our_Services/Planning_and_Development/Planning__Zoning_Information/Local_Planning_Documents/LocalOpenSpaceDCP(1).pdf>

SE94 PT SEC 94 CONTRIB PLAN - DISTRICT OPEN SPACE FACILS

The Penrith City District Open Space Facilities Development Contributions Plan applies anywhere residential development is permitted within the City of Penrith, with the exclusion of industrial lands and the Penrith Lakes development site.

SEPPS SEA STATE ENV PLANNING POLICIES - GENERAL LIST

The following State environmental planning policies apply to the land (subject to the exclusions noted below):

State Environmental Planning Policy No.1 - Development Standards. (Note: This policy does not apply to the land to which Penrith Local Environmental Plan 2010 or State Environmental Planning Policy (Western Sydney Employment Area) 2009 apply.)

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.)

State Environmental Planning Policy No.21 - Caravan Parks.

State Environmental Planning Policy No.30 - Intensive Agriculture.

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 State Environmental Planning Policy (Penrith Lakes Scheme) 1989 applies.

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 Apartment 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 (State Significant Precincts) 2005.

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

State Environmental Planning Policy (Miscellaneous Consent Provisions) 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.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.

State Environmental Planning Policy (Education Establishments and Child Care Centre Facilities) 2017.

TitleDeed Register Title Deed Register

WARDCODE S SOUTH WARD

ZONE1 RE1 RE1 Public Recreation - LEP 2010

Zone RE1 Public Recreation
(Penrith Local Environmental Plan 2010)

1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To ensure that development is secondary and complementary to the use of land as public open space, and enhances public use, and access to, the open space.
- To provide land for the development of services and facilities by public authorities for the benefit of the community.

2 Permitted without consent

Nil

3 Permitted with consent

Boat launching ramps; Boat sheds; Building identification signs; Car parks; Business identification signs; Charter and tourism boating facilities; Centre-based child care facilities; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Information and education facilities; Jetties; Kiosks; Markets; Moorings; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants of cafes; Roads; Water recreation structures; Water storage facilities

4 Prohibited

Any other development not specified in item 2 or 3

ZONE2 NA LEP 2010 - Clause 7.2 Flood Planning

Flood planning

All or part of the subject land is identified in Penrith Local Environmental Plan 2010 (PLEP 2010) Clause 7.2 Flood Planning. Development consent is required for any development on land to which Clause 7.2 of PLEP 2010 applies.

ZONE2 ZZ LEP 2010 - Additional Land Use Notes

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: Under the terms of Clause 2.6 of Penrith Local Environmental Plan 2010 land may be subdivided but only with development consent, except for the exclusions detailed in the clause.

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 4.1A of Penrith Local Environmental Plan 2010, despite any other provision of this plan, development consent must not be granted for dual occupancy on an internal lot in Zone R2 Low Density Residential.

Note 6: 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 7: 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 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: Under the terms of Clause 7.1 of Penrith Local Environmental Plan 2010 (PLEP 2010) development consent is required for earthworks unless the work is exempt development under PLEP 2010 or another applicable environmental planning instrument, or the work is ancillary to other development for which development consent has been given.

Note 11: Sex services premises and restricted premises may only be permitted subject to the requirements of Clause 7.23 of Penrith Local Environmental Plan 2010.

APPLICATIONS ASSOCIATED TO RELATED PROPERTY

There are no applications attached to related properties

Penrith City Council Land Information Report

Land No.	Legal Description	Status	Land Area	Land Dimensions	Plan Date
799	Lot 142 DP 14333	C	727 Sqm	15.24 X 15.24 X 48.06 X 48.06	01/06/1991

Land Address

Orth Street KINGSWOOD NSW 2747

Prop No.	Property Address	Prop Status	Owners Name and Address
456198	Lot 138 Orth Street KINGSWOOD NSW 2747	C	Penrith City Council PO Box 60 PENRITH NSW 2751

LAND MEMOS

LOT 142 ORTH STREET KINGSWOOD
OLD TITLE DEED NUMBER 307
THIS PACKET CONTAINS CERTIFICATE OF TITLE VOL 9795 FOL 119

LAND ATTRIBUTES

CENSUSCD 1280607 1996 CENSUS COLLECTORS DISTRICT

DCPLAN CDZ PENRITH DCP 2014

Penrith Development Control Plan 2014 applies to the land.

DRAFTSEP DRD GENERAL LIST

Draft State Environmental Planning Policy (Infrastructure) Amendment (Shooting Ranges) 2013 applies to the land.
State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016 applies to the land.
Draft State Environmental Planning Policy (Primary Production & Rural Development) applies to the land.
Draft State Environmental Planning Policy (Environment) applies to the land.
Draft State Environmental Planning Policy (Remediation of Land) applies to the land.

EMZA QI DCP 2014 - Tree Preservation Controls

* Preservation of Trees and Vegetation
See Chapter C2 of Penrith Development Control Plan 2014 for specific controls relating to the preservation of trees and vegetation.

EMZA QM DCP 2014 - General Information

* Development Control Plan General Information
Penrith Development Control Plan 2014 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; parent friendly amenities; places of public worship; vehicle repair stations; cemeteries, crematoria and funeral homes; extractive industries; and telecommunication facilities.
The Development Control Plan also details requirements relating to key precincts within the Penrith Local Government Area, including:

- Caddens
- Claremont Meadows Stage 2
- Cranebrook
- Emu Heights
- Emu Plains
- Erskine Business Park
- Glenmore Park
- Kingswood
- Mulgoa Valley
- Orchard Hills
- Penrith
- Penrith Health and Education Precinct
- Riverlink Precinct
- St Clair,
- St Marys / St Marys North, and
- Sydney Science Park.

Penrith Development Control Plan 2014 may be accessed at https://www.penrithcity.nsw.gov.au/Building-and-Development/Planning-and-Zoning/Planning-Controls/Development-Control-Plans/

EMZA QU LEP 2010/DCP 2014 -Penrith Health And Education Pr

* Penrith Health and Education Precinct Controls

See Clause 7.11 of Penrith Local Environmental Plan 2010 and Chapter E12 of Penrith Development Control Plan 2014 for specific controls relating to the Penrith Health and Education Precinct (which includes the subject property).

EPIO TG PLAN INST - SREP NO 9 EXT IND (NO 2-1995) AA

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

EPIO TN PLAN INST - SREP NO 20 HAW NEP RIV (NO2-1997) AA

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 State Environmental Planning Policy (Penrith Lakes Scheme) 1989 applies).

FLOODING FA FLOOD RELATED DEVELOPMENT CONTROLS

(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 2014 Section C3.5 Flood Planning. 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.

LEP AA Local Environmental Plan 2010

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

LRPC CO COMMUNITY - LAND REGISTER ENTRY

This land has been classified as Community in Council's Land Register.

NOCOMDEV AG No Comp Devel under H Code - Res for Public Purp

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Housing Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section "public purpose" means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

NOCOMDEV4 SG No Comp Devel under RH Code - Res for Public Purp

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Rural Housing Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section "public purpose" means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

NOCOMDEV7 XG No Comp Devel under C & I (NBA) Code - Pub Purp

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section "public purpose" means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

POLICY POB Asbestos Policy

(a) Council Policies

The land is affected by the Asbestos Policy adopted by Council.

The land is not affected by any other 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).

PRECINCT 2010 PRECINCT 2010

SE94 PQ SEC 94 CONTRIB PLAN - CULTURAL FACILITIES

The Cultural Facilities Development Contributions Plan applies anywhere residential development is permitted within the City of Penrith.

SE94 PR SEC 94 CONTRIB PLAN - LOCAL OPEN SPACE 2007

The Penrith City Local Open Space Development Contributions Plan 2007 applies anywhere residential development is permitted within the City of Penrith, excluding industrial areas and the release areas identified in Appendix B of the Plan (Penrith Lakes, Cranebrook, Sydney Regional Environmental Plan No. 30 - St Marys, Waterside, Thornton, the WELL Precinct, Glenmore Park and Erskine Park). See <http://www.penrithcity.nsw.gov.au/uploadedFiles/Content/Website/Our_Services/Planning_and_Development/Planning__Zoning_Information/Local_Planning_Documents/LocalOpenSpaceDCP(1).pdf>

SE94 PT SEC 94 CONTRIB PLAN - DISTRICT OPEN SPACE FACILS

The Penrith City District Open Space Facilities Development Contributions Plan applies anywhere residential development is permitted within the City of Penrith, with the exclusion of industrial lands and the Penrith Lakes development site.

SEPPS SEA STATE ENV PLANNING POLICIES - GENERAL LIST

The following State environmental planning policies apply to the land (subject to the exclusions noted below):

State Environmental Planning Policy No.1 - Development Standards. (Note: This policy does not apply to the land to which Penrith Local Environmental Plan 2010 or State Environmental Planning Policy (Western Sydney Employment Area) 2009 apply.)

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.)

State Environmental Planning Policy No.21 - Caravan Parks.

State Environmental Planning Policy No.30 - Intensive Agriculture.

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 State Environmental Planning Policy (Penrith Lakes Scheme) 1989 applies.

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 Apartment 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 (State Significant Precincts) 2005.

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

State Environmental Planning Policy (Miscellaneous Consent Provisions) 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.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.

State Environmental Planning Policy (Education Establishments and Child Care Centre Facilities) 2017.

TitleDeed Register Title Deed Register

WARDCODE S SOUTH WARD

ZONE1 RE1 RE1 Public Recreation - LEP 2010

Zone RE1 Public Recreation
(Penrith Local Environmental Plan 2010)

1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To ensure that development is secondary and complementary to the use of land as public open space, and enhances public use, and access to, the open space.
- To provide land for the development of services and facilities by public authorities for the benefit of the community.

2 Permitted without consent

Nil

3 Permitted with consent

Boat launching ramps; Boat sheds; Building identification signs; Car parks; Business identification signs; Charter and tourism boating facilities; Centre-based child care facilities; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Information and education facilities; Jetties; Kiosks; Markets; Moorings; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants of cafes; Roads; Water recreation structures; Water storage facilities

4 Prohibited

Any other development not specified in item 2 or 3

ZONE2 NA LEP 2010 - Clause 7.2 Flood Planning

Flood planning

All or part of the subject land is identified in Penrith Local Environmental Plan 2010 (PLEP 2010) Clause 7.2 Flood Planning. Development consent is required for any development on land to which Clause 7.2 of PLEP 2010 applies.

ZONE2 ZZ LEP 2010 - Additional Land Use Notes

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: Under the terms of Clause 2.6 of Penrith Local Environmental Plan 2010 land may be subdivided but only with development consent, except for the exclusions detailed in the clause.

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 4.1A of Penrith Local Environmental Plan 2010, despite any other provision of this plan, development consent must not be granted for dual occupancy on an internal lot in Zone R2 Low Density Residential.

Note 6: 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 7: 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 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: Under the terms of Clause 7.1 of Penrith Local Environmental Plan 2010 (PLEP 2010) development consent is required for earthworks unless the work is exempt development under PLEP 2010 or another applicable environmental planning instrument, or the work is ancillary to other development for which development consent has been given.

Note 11: Sex services premises and restricted premises may only be permitted subject to the requirements of

APPLICATIONS ASSOCIATED TO RELATED PROPERTY

There are no applications attached to related properties

Penrith City Council Land Information Report

Land No.	Legal Description	Status	Land Area	Land Dimensions	Plan Date
800	Lot 143 DP 14333	C	727 Sqm	15.24 X 15.24 X 48.06 X 48.06	01/06/1991

Land Address
Orth Street KINGSWOOD NSW 2747

Prop No.	Property Address	Prop Status	Owners Name and Address
456198	Lot 138 Orth Street KINGSWOOD NSW 2747	C	Penrith City Council PO Box 60 PENRITH NSW 2751

LAND MEMOS

LOT 143 ORTH STREET KINGSWOOD
OLD TITLE DEED NUMBER 307
THIS PACKET CONTAINS CERTIFICATE OF TITLE VOL 9795 FOL 120

LAND ATTRIBUTES

CENSUSCD 1280607 1996 CENSUS COLLECTORS DISTRICT

DCPLAN CDZ PENRITH DCP 2014

Penrith Development Control Plan 2014 applies to the land.

DRAFTSEP DRD GENERAL LIST

Draft State Environmental Planning Policy (Infrastructure) Amendment (Shooting Ranges) 2013 applies to the land.
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Draft State Environmental Planning Policy (Remediation of Land) applies to the land.

EMZA QI DCP 2014 - Tree Preservation Controls

* Preservation of Trees and Vegetation
See Chapter C2 of Penrith Development Control Plan 2014 for specific controls relating to the preservation of trees and vegetation.

EMZA QM DCP 2014 - General Information

* Development Control Plan General Information
Penrith Development Control Plan 2014 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; parent friendly amenities; places of public worship; vehicle repair stations; cemeteries, crematoria and funeral homes; extractive industries; and telecommunication facilities.
The Development Control Plan also details requirements relating to key precincts within the Penrith Local Government Area, including:

- Caddens
- Claremont Meadows Stage 2
- Cranebrook
- Emu Heights
- Emu Plains
- Erskine Business Park
- Glenmore Park
- Kingswood
- Mulgoa Valley
- Orchard Hills
- Penrith
- Penrith Health and Education Precinct
- Riverlink Precinct
- St Clair,
- St Marys / St Marys North, and
- Sydney Science Park.

Penrith Development Control Plan 2014 may be accessed at https://www.penrithcity.nsw.gov.au/Building-and-Development/Planning-and-Zoning/Planning-Controls/Development-Control-Plans/

EMZA QU LEP 2010/DCP 2014 -Penrith Health And Education Pr

* Penrith Health and Education Precinct Controls

See Clause 7.11 of Penrith Local Environmental Plan 2010 and Chapter E12 of Penrith Development Control Plan 2014 for specific controls relating to the Penrith Health and Education Precinct (which includes the subject property).

EPIO TG PLAN INST - SREP NO 9 EXT IND (NO 2-1995) AA

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

EPIO TN PLAN INST - SREP NO 20 HAW NEP RIV (NO2-1997) AA

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 State Environmental Planning Policy (Penrith Lakes Scheme) 1989 applies).

FLOODING FA FLOOD RELATED DEVELOPMENT CONTROLS

(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 2014 Section C3.5 Flood Planning. 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.

LEP AA Local Environmental Plan 2010

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

LRPC CO COMMUNITY - LAND REGISTER ENTRY

This land has been classified as Community in Council's Land Register.

NOCOMDEV AG No Comp Devel under H Code - Res for Public Purp

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Housing Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section "public purpose" means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

NOCOMDEV4 SG No Comp Devel under RH Code - Res for Public Purp

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Rural Housing Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section "public purpose" means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

NOCOMDEV7 XG No Comp Devel under C & I (NBA) Code - Pub Purp

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section "public purpose" means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

POLICY POB Asbestos Policy

(a) Council Policies

The land is affected by the Asbestos Policy adopted by Council.

The land is not affected by any other 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).

PRECINCT 2010 PRECINCT 2010

SE94 PQ SEC 94 CONTRIB PLAN - CULTURAL FACILITIES

The Cultural Facilities Development Contributions Plan applies anywhere residential development is permitted within the City of Penrith.

SE94 PR SEC 94 CONTRIB PLAN - LOCAL OPEN SPACE 2007

The Penrith City Local Open Space Development Contributions Plan 2007 applies anywhere residential development is permitted within the City of Penrith, excluding industrial areas and the release areas identified in Appendix B of the Plan (Penrith Lakes, Cranebrook, Sydney Regional Environmental Plan No. 30 - St Marys, Waterside, Thornton, the WELL Precinct, Glenmore Park and Erskine Park). See <http://www.penrithcity.nsw.gov.au/uploadedFiles/Content/Website/Our_Services/Planning_and_Development/Planning__Zoning_Information/Local_Planning_Documents/LocalOpenSpaceDCP(1).pdf>

SE94 PT SEC 94 CONTRIB PLAN - DISTRICT OPEN SPACE FACILS

The Penrith City District Open Space Facilities Development Contributions Plan applies anywhere residential development is permitted within the City of Penrith, with the exclusion of industrial lands and the Penrith Lakes development site.

SEPPS SEA STATE ENV PLANNING POLICIES - GENERAL LIST

The following State environmental planning policies apply to the land (subject to the exclusions noted below):

State Environmental Planning Policy No.1 - Development Standards. (Note: This policy does not apply to the land to which Penrith Local Environmental Plan 2010 or State Environmental Planning Policy (Western Sydney Employment Area) 2009 apply.)

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.)

State Environmental Planning Policy No.21 - Caravan Parks.

State Environmental Planning Policy No.30 - Intensive Agriculture.

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 State Environmental Planning Policy (Penrith Lakes Scheme) 1989 applies.

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 Apartment 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 (State Significant Precincts) 2005.

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

State Environmental Planning Policy (Miscellaneous Consent Provisions) 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.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.

State Environmental Planning Policy (Education Establishments and Child Care Centre Facilities) 2017.

TitleDeed Register Title Deed Register

WARDCODE S SOUTH WARD

ZONE1 RE1 RE1 Public Recreation - LEP 2010

Zone RE1 Public Recreation
(Penrith Local Environmental Plan 2010)

1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To ensure that development is secondary and complementary to the use of land as public open space, and enhances public use, and access to, the open space.
- To provide land for the development of services and facilities by public authorities for the benefit of the community.

2 Permitted without consent

Nil

3 Permitted with consent

Boat launching ramps; Boat sheds; Building identification signs; Car parks; Business identification signs; Charter and tourism boating facilities; Centre-based child care facilities; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Information and education facilities; Jetties; Kiosks; Markets; Moorings; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants of cafes; Roads; Water recreation structures; Water storage facilities

4 Prohibited

Any other development not specified in item 2 or 3

ZONE2 NA LEP 2010 - Clause 7.2 Flood Planning

Flood planning

All or part of the subject land is identified in Penrith Local Environmental Plan 2010 (PLEP 2010) Clause 7.2 Flood Planning. Development consent is required for any development on land to which Clause 7.2 of PLEP 2010 applies.

ZONE2 ZZ LEP 2010 - Additional Land Use Notes

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: Under the terms of Clause 2.6 of Penrith Local Environmental Plan 2010 land may be subdivided but only with development consent, except for the exclusions detailed in the clause.

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 4.1A of Penrith Local Environmental Plan 2010, despite any other provision of this plan, development consent must not be granted for dual occupancy on an internal lot in Zone R2 Low Density Residential.

Note 6: 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 7: 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 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: Under the terms of Clause 7.1 of Penrith Local Environmental Plan 2010 (PLEP 2010) development consent is required for earthworks unless the work is exempt development under PLEP 2010 or another applicable environmental planning instrument, or the work is ancillary to other development for which development consent has been given.

Note 11: Sex services premises and restricted premises may only be permitted subject to the requirements of

APPLICATIONS ASSOCIATED TO RELATED PROPERTY

There are no applications attached to related properties

Penrith City Council Land Information Report

Land No.	Legal Description	Status	Land Area	Land Dimensions	Plan Date
826	Lot 177 DP 14333	C	727 Sqm	15.24 X 15.24 X 48.06 X 48.06	01/06/1991

Land Address

27 Orth Street KINGSWOOD NSW 2747

Prop No.	Property Address	Prop Status	Owners Name and Address
456198	Lot 138 Orth Street KINGSWOOD NSW 2747	C	Penrith City Council PO Box 60 PENRITH NSW 2751

LAND MEMOS

THIS TITLE DEED COVERS LOTS 177 AND 178 ORTH STREET, KINGSWOOD
ASSET IDENTIFICATION
REFER COUNCIL ASSET NO 812007097 TEENA DOYLE 14/9/93

LAND ATTRIBUTES

CENSUSCD 1280607 1996 CENSUS COLLECTORS DISTRICT

DCPLAN CDZ PENRITH DCP 2014

Penrith Development Control Plan 2014 applies to the land.

DRAFTSEP DRD GENERAL LIST

Draft State Environmental Planning Policy (Infrastructure) Amendment (Shooting Ranges) 2013 applies to the land.
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Draft State Environmental Planning Policy (Primary Production & Rural Development) applies to the land.
Draft State Environmental Planning Policy (Environment) applies to the land.
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EMZA QI DCP 2014 - Tree Preservation Controls

* Preservation of Trees and Vegetation
See Chapter C2 of Penrith Development Control Plan 2014 for specific controls relating to the preservation of trees and vegetation.

EMZA QM DCP 2014 - General Information

* Development Control Plan General Information
Penrith Development Control Plan 2014 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; parent friendly amenities; places of public worship; vehicle repair stations; cemeteries, crematoria and funeral homes; extractive industries; and telecommunication facilities.
The Development Control Plan also details requirements relating to key precincts within the Penrith Local Government Area, including:

- Caddens
- Claremont Meadows Stage 2
- Cranebrook
- Emu Heights
- Emu Plains
- Erskine Business Park
- Glenmore Park
- Kingswood
- Mulgoa Valley
- Orchard Hills
- Penrith
- Penrith Health and Education Precinct
- Riverlink Precinct
- St Clair,
- St Marys / St Marys North, and
- Sydney Science Park.

Penrith Development Control Plan 2014 may be accessed at https://www.penrithcity.nsw.gov.au/Building-and-Development/Planning-and-Zoning/Planning-Controls/Development-Control-Plans/

EMZA QU LEP 2010/DCP 2014 -Penrith Health And Education Pr

* Penrith Health and Education Precinct Controls

See Clause 7.11 of Penrith Local Environmental Plan 2010 and Chapter E12 of Penrith Development Control Plan 2014 for specific controls relating to the Penrith Health and Education Precinct (which includes the subject property).

EPIO TG PLAN INST - SREP NO 9 EXT IND (NO 2-1995) AA

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

EPIO TN PLAN INST - SREP NO 20 HAW NEP RIV (NO2-1997) AA

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 State Environmental Planning Policy (Penrith Lakes Scheme) 1989 applies).

FLOODING FA FLOOD RELATED DEVELOPMENT CONTROLS

(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 2014 Section C3.5 Flood Planning. 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.

LEP AA Local Environmental Plan 2010

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

LRPC CO COMMUNITY - LAND REGISTER ENTRY

This land has been classified as Community in Council's Land Register.

NOCOMDEV AG No Comp Devel under H Code - Res for Public Purp

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Housing Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section "public purpose" means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

NOCOMDEV4 SG No Comp Devel under RH Code - Res for Public Purp

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Rural Housing Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section "public purpose" means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

NOCOMDEV7 XG No Comp Devel under C & I (NBA) Code - Pub Purp

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section "public purpose" means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

POLICY POB Asbestos Policy

(a) Council Policies

The land is affected by the Asbestos Policy adopted by Council.

The land is not affected by any other 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).

PRECINCT 2010 PRECINCT 2010

SE94 PQ SEC 94 CONTRIB PLAN - CULTURAL FACILITIES

The Cultural Facilities Development Contributions Plan applies anywhere residential development is permitted within the City of Penrith.

SE94 PR SEC 94 CONTRIB PLAN - LOCAL OPEN SPACE 2007

The Penrith City Local Open Space Development Contributions Plan 2007 applies anywhere residential development is permitted within the City of Penrith, excluding industrial areas and the release areas identified in Appendix B of the Plan (Penrith Lakes, Cranebrook, Sydney Regional Environmental Plan No. 30 - St Marys, Waterside, Thornton, the WELL Precinct, Glenmore Park and Erskine Park). See <http://www.penrithcity.nsw.gov.au/uploadedFiles/Content/Website/Our_Services/Planning_and_Development/Planning__Zoning_Information/Local_Planning_Documents/LocalOpenSpaceDCP(1).pdf>

SE94 PT SEC 94 CONTRIB PLAN - DISTRICT OPEN SPACE FACILS

The Penrith City District Open Space Facilities Development Contributions Plan applies anywhere residential development is permitted within the City of Penrith, with the exclusion of industrial lands and the Penrith Lakes development site.

SEPPS SEA STATE ENV PLANNING POLICIES - GENERAL LIST

The following State environmental planning policies apply to the land (subject to the exclusions noted below):

State Environmental Planning Policy No.1 - Development Standards. (Note: This policy does not apply to the land to which Penrith Local Environmental Plan 2010 or State Environmental Planning Policy (Western Sydney Employment Area) 2009 apply.)

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.)

State Environmental Planning Policy No.21 - Caravan Parks.

State Environmental Planning Policy No.30 - Intensive Agriculture.

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 State Environmental Planning Policy (Penrith Lakes Scheme) 1989 applies.

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 Apartment 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 (State Significant Precincts) 2005.

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

State Environmental Planning Policy (Miscellaneous Consent Provisions) 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.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.

State Environmental Planning Policy (Education Establishments and Child Care Centre Facilities) 2017.

TitleDeed Register Title Deed Register

WARDCODE S SOUTH WARD

ZONE1 RE1 RE1 Public Recreation - LEP 2010

Zone RE1 Public Recreation
(Penrith Local Environmental Plan 2010)

1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To ensure that development is secondary and complementary to the use of land as public open space, and enhances public use, and access to, the open space.
- To provide land for the development of services and facilities by public authorities for the benefit of the community.

2 Permitted without consent

Nil

3 Permitted with consent

Boat launching ramps; Boat sheds; Building identification signs; Car parks; Business identification signs; Charter and tourism boating facilities; Centre-based child care facilities; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Information and education facilities; Jetties; Kiosks; Markets; Moorings; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants of cafes; Roads; Water recreation structures; Water storage facilities

4 Prohibited

Any other development not specified in item 2 or 3

ZONE2 NA LEP 2010 - Clause 7.2 Flood Planning

Flood planning

All or part of the subject land is identified in Penrith Local Environmental Plan 2010 (PLEP 2010) Clause 7.2 Flood Planning. Development consent is required for any development on land to which Clause 7.2 of PLEP 2010 applies.

ZONE2 ZZ LEP 2010 - Additional Land Use Notes

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: Under the terms of Clause 2.6 of Penrith Local Environmental Plan 2010 land may be subdivided but only with development consent, except for the exclusions detailed in the clause.

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 4.1A of Penrith Local Environmental Plan 2010, despite any other provision of this plan, development consent must not be granted for dual occupancy on an internal lot in Zone R2 Low Density Residential.

Note 6: 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 7: 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 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: Under the terms of Clause 7.1 of Penrith Local Environmental Plan 2010 (PLEP 2010) development consent is required for earthworks unless the work is exempt development under PLEP 2010 or another applicable environmental planning instrument, or the work is ancillary to other development for which development consent has been given.

Note 11: Sex services premises and restricted premises may only be permitted subject to the requirements of

APPLICATIONS ASSOCIATED TO RELATED PROPERTY

There are no applications attached to related properties

Penrith City Council Land Information Report

Land No.	Legal Description	Status	Land Area	Land Dimensions	Plan Date
827	Lot 178 DP 14333	C	727 Sqm	15.24 X 15.24 X 48.06 X 48.06	01/06/1991

Land Address

29 Orth Street KINGSWOOD NSW 2747

Prop No.	Property Address	Prop Status	Owners Name and Address
456198	Lot 138 Orth Street KINGSWOOD NSW 2747	C	Penrith City Council PO Box 60 PENRITH NSW 2751

LAND MEMOS

There are no memos attached to this land

LAND ATTRIBUTES

CENSUSCD 1280607 1996 CENSUS COLLECTORS DISTRICT

DCPLAN CDZ PENRITH DCP 2014

Penrith Development Control Plan 2014 applies to the land.

DRAFTSEP DRD GENERAL LIST

Draft State Environmental Planning Policy (Infrastructure) Amendment (Shooting Ranges) 2013 applies to the land.
State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016 applies to the land.
Draft State Environmental Planning Policy (Primary Production & Rural Development) applies to the land.
Draft State Environmental Planning Policy (Environment) applies to the land.
Draft State Environmental Planning Policy (Remediation of Land) applies to the land.

EMZA QI DCP 2014 - Tree Preservation Controls

* Preservation of Trees and Vegetation
See Chapter C2 of Penrith Development Control Plan 2014 for specific controls relating to the preservation of trees and vegetation.

EMZA QM DCP 2014 - General Information

* Development Control Plan General Information
Penrith Development Control Plan 2014 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; parent friendly amenities; places of public worship; vehicle repair stations; cemeteries, crematoria and funeral homes; extractive industries; and telecommunication facilities.
The Development Control Plan also details requirements relating to key precincts within the Penrith Local Government Area, including:

- Caddens
- Claremont Meadows Stage 2
- Cranebrook
- Emu Heights
- Emu Plains
- Erskine Business Park
- Glenmore Park
- Kingswood
- Mulgoa Valley
- Orchard Hills
- Penrith
- Penrith Health and Education Precinct
- Riverlink Precinct
- St Clair,
- St Marys / St Marys North, and
- Sydney Science Park.

Penrith Development Control Plan 2014 may be accessed at https://www.penrithcity.nsw.gov.au/Building-and-Development/Planning-and-Zoning/Planning-Controls/Development-Control-Plans/

EMZA QU LEP 2010/DCP 2014 -Penrith Health And Education Pr

* Penrith Health and Education Precinct Controls

See Clause 7.11 of Penrith Local Environmental Plan 2010 and Chapter E12 of Penrith Development Control Plan 2014 for specific controls relating to the Penrith Health and Education Precinct (which includes the subject property).

EPIO TG PLAN INST - SREP NO 9 EXT IND (NO 2-1995) AA

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

EPIO TN PLAN INST - SREP NO 20 HAW NEP RIV (NO2-1997) AA

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 State Environmental Planning Policy (Penrith Lakes Scheme) 1989 applies).

FLOODING FA FLOOD RELATED DEVELOPMENT CONTROLS

(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 2014 Section C3.5 Flood Planning. 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.

LEP AA Local Environmental Plan 2010

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

LRPC CO COMMUNITY - LAND REGISTER ENTRY

This land has been classified as Community in Council's Land Register.

NOCOMDEV AG No Comp Devel under H Code - Res for Public Purp

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Housing Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section "public purpose" means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

NOCOMDEV4 SG No Comp Devel under RH Code - Res for Public Purp

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Rural Housing Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section "public purpose" means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

NOCOMDEV7 XG No Comp Devel under C & I (NBA) Code - Pub Purp

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section "public purpose" means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

POLICY POB Asbestos Policy

(a) Council Policies

The land is affected by the Asbestos Policy adopted by Council.

The land is not affected by any other 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).

PRECINCT 2010 PRECINCT 2010

SE94 PQ SEC 94 CONTRIB PLAN - CULTURAL FACILITIES

The Cultural Facilities Development Contributions Plan applies anywhere residential development is permitted within the City of Penrith.

SE94 PR SEC 94 CONTRIB PLAN - LOCAL OPEN SPACE 2007

The Penrith City Local Open Space Development Contributions Plan 2007 applies anywhere residential

development is permitted within the City of Penrith, excluding industrial areas and the release areas identified in Appendix B of the Plan (Penrith Lakes, Cranebrook, Sydney Regional Environmental Plan No. 30 - St Marys, Waterside, Thornton, the WELL Precinct, Glenmore Park and Erskine Park). See <http://www.penrithcity.nsw.gov.au/uploadedFiles/Content/Website/Our_Services/Planning_and_Development/Planning__Zoning_Information/Local_Planning_Documents/LocalOpenSpaceDCP(1).pdf>

SE94 PT SEC 94 CONTRIB PLAN - DISTRICT OPEN SPACE FACILS

The Penrith City District Open Space Facilities Development Contributions Plan applies anywhere residential development is permitted within the City of Penrith, with the exclusion of industrial lands and the Penrith Lakes development site.

SEPPS SEA STATE ENV PLANNING POLICIES - GENERAL LIST

The following State environmental planning policies apply to the land (subject to the exclusions noted below):

State Environmental Planning Policy No.1 - Development Standards. (Note: This policy does not apply to the land to which Penrith Local Environmental Plan 2010 or State Environmental Planning Policy (Western Sydney Employment Area) 2009 apply.)

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.)

State Environmental Planning Policy No.21 - Caravan Parks.

State Environmental Planning Policy No.30 - Intensive Agriculture.

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 State Environmental Planning Policy (Penrith Lakes Scheme) 1989 applies.

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 Apartment 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 (State Significant Precincts) 2005.

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

State Environmental Planning Policy (Miscellaneous Consent Provisions) 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.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.

State Environmental Planning Policy (Education Establishments and Child Care Centre Facilities) 2017.

WARDCODE S SOUTH WARD

ZONE1 RE1 RE1 Public Recreation - LEP 2010

Zone RE1 Public Recreation
(Penrith Local Environmental Plan 2010)

1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To ensure that development is secondary and complementary to the use of land as public open space, and enhances public use, and access to, the open space.
- To provide land for the development of services and facilities by public authorities for the benefit of the community.

2 Permitted without consent

Nil

3 Permitted with consent

Boat launching ramps; Boat sheds; Building identification signs; Car parks; Business identification signs; Charter and tourism boating facilities; Centre-based child care facilities; Community facilities;

Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Information and education facilities; Jetties; Kiosks; Markets; Moorings; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants of cafes; Roads; Water recreation structures; Water storage facilities

4 Prohibited

Any other development not specified in item 2 or 3

ZONE2 NA LEP 2010 - Clause 7.2 Flood Planning

Flood planning

All or part of the subject land is identified in Penrith Local Environmental Plan 2010 (PLEP 2010) Clause 7.2 Flood Planning. Development consent is required for any development on land to which Clause 7.2 of PLEP 2010 applies.

ZONE2 ZZ LEP 2010 - Additional Land Use Notes

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: Under the terms of Clause 2.6 of Penrith Local Environmental Plan 2010 land may be subdivided but only with development consent, except for the exclusions detailed in the clause.

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 4.1A of Penrith Local Environmental Plan 2010, despite any other provision of this plan, development consent must not be granted for dual occupancy on an internal lot in Zone R2 Low Density Residential.

Note 6: 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 7: 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 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: Under the terms of Clause 7.1 of Penrith Local Environmental Plan 2010 (PLEP 2010) development consent is required for earthworks unless the work is exempt development under PLEP 2010 or another applicable environmental planning instrument, or the work is ancillary to other development for which development consent has been given.

Note 11: Sex services premises and restricted premises may only be permitted subject to the requirements of Clause 7.23 of Penrith Local Environmental Plan 2010.

APPLICATIONS ASSOCIATED TO RELATED PROPERTY

There are no applications attached to related properties

Penrith City Council Land Information Report

Land No.	Legal Description	Status	Land Area	Land Dimensions	Plan Date
828	Lot 179 DP 14333	C	727 Sqm	15.24 X 15.24 X 48.06 X 48.06	01/06/1991

Land Address
31 Orth Street KINGSWOOD NSW 2747

Prop No.	Property Address	Prop Status	Owners Name and Address
456198	Lot 138 Orth Street KINGSWOOD NSW 2747	C	Penrith City Council PO Box 60 PENRITH NSW 2751

LAND MEMOS

LOT 179 ORTH STREET KINGSWOOD
OLD TITLE DEED NUMBER 377
PACKET CONTAINS CERTIFICATE OF TITLE VOLUME 9795 FOL 122
ASSET IDENTIFICATION
REFER COUNCIL ASSET NO 812007096 TEENA DOYLE 14/9/93

LAND ATTRIBUTES

CENSUSCD 1280607 1996 CENSUS COLLECTORS DISTRICT

DCPLAN CDZ PENRITH DCP 2014

Penrith Development Control Plan 2014 applies to the land.

DRAFTSEP DRD GENERAL LIST

Draft State Environmental Planning Policy (Infrastructure) Amendment (Shooting Ranges) 2013 applies to the land.
State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016 applies to the land.
Draft State Environmental Planning Policy (Primary Production & Rural Development) applies to the land.
Draft State Environmental Planning Policy (Environment) applies to the land.
Draft State Environmental Planning Policy (Remediation of Land) applies to the land.

EMZA QI DCP 2014 - Tree Preservation Controls

* Preservation of Trees and Vegetation
See Chapter C2 of Penrith Development Control Plan 2014 for specific controls relating to the preservation of trees and vegetation.

EMZA QM DCP 2014 - General Information

* Development Control Plan General Information
Penrith Development Control Plan 2014 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; parent friendly amenities; places of public worship; vehicle repair stations; cemeteries, crematoria and funeral homes; extractive industries; and telecommunication facilities.
The Development Control Plan also details requirements relating to key precincts within the Penrith Local Government Area, including:

- Caddens
- Claremont Meadows Stage 2
- Cranebrook
- Emu Heights
- Emu Plains
- Erskine Business Park
- Glenmore Park
- Kingswood
- Mulgoa Valley
- Orchard Hills
- Penrith
- Penrith Health and Education Precinct
- Riverlink Precinct
- St Clair,
- St Marys / St Marys North, and
- Sydney Science Park.

Penrith Development Control Plan 2014 may be accessed at https://www.penrithcity.nsw.gov.au/Building-and-Development/Planning-and-Zoning/Planning-Controls/Development-Control-Plans/

EMZA QU LEP 2010/DCP 2014 -Penrith Health And Education Pr

* Penrith Health and Education Precinct Controls

See Clause 7.11 of Penrith Local Environmental Plan 2010 and Chapter E12 of Penrith Development Control Plan 2014 for specific controls relating to the Penrith Health and Education Precinct (which includes the subject property).

EPIO TG PLAN INST - SREP NO 9 EXT IND (NO 2-1995) AA

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

EPIO TN PLAN INST - SREP NO 20 HAW NEP RIV (NO2-1997) AA

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 State Environmental Planning Policy (Penrith Lakes Scheme) 1989 applies).

FLOODING FA FLOOD RELATED DEVELOPMENT CONTROLS

(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 2014 Section C3.5 Flood Planning. 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.

LEP AA Local Environmental Plan 2010

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

LRPC CO COMMUNITY - LAND REGISTER ENTRY

This land has been classified as Community in Council's Land Register.

NOCOMDEV AG No Comp Devel under H Code - Res for Public Purp

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Housing Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section "public purpose" means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

NOCOMDEV4 SG No Comp Devel under RH Code - Res for Public Purp

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Rural Housing Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section "public purpose" means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

NOCOMDEV7 XG No Comp Devel under C & I (NBA) Code - Pub Purp

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section "public purpose" means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

POLICY POB Asbestos Policy

(a) Council Policies

The land is affected by the Asbestos Policy adopted by Council.

The land is not affected by any other 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).

PRECINCT 2010 PRECINCT 2010

SE94 PQ SEC 94 CONTRIB PLAN - CULTURAL FACILITIES

The Cultural Facilities Development Contributions Plan applies anywhere residential development is permitted

within the City of Penrith.

SE94 PR SEC 94 CONTRIB PLAN - LOCAL OPEN SPACE 2007

The Penrith City Local Open Space Development Contributions Plan 2007 applies anywhere residential development is permitted within the City of Penrith, excluding industrial areas and the release areas identified in Appendix B of the Plan (Penrith Lakes, Cranebrook, Sydney Regional Environmental Plan No. 30 - St Marys, Waterside, Thornton, the WELL Precinct, Glenmore Park and Erskine Park). See <http://www.penrithcity.nsw.gov.au/uploadedFiles/Content/Website/Our_Services/Planning_and_Development/Planning__Zoning_Information/Local_Planning_Documents/LocalOpenSpaceDCP(1).pdf>

SE94 PT SEC 94 CONTRIB PLAN - DISTRICT OPEN SPACE FACILS

The Penrith City District Open Space Facilities Development Contributions Plan applies anywhere residential development is permitted within the City of Penrith, with the exclusion of industrial lands and the Penrith Lakes development site.

SEPPS SEA STATE ENV PLANNING POLICIES - GENERAL LIST

The following State environmental planning policies apply to the land (subject to the exclusions noted below):

State Environmental Planning Policy No.1 - Development Standards. (Note: This policy does not apply to the land to which Penrith Local Environmental Plan 2010 or State Environmental Planning Policy (Western Sydney Employment Area) 2009 apply.)

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.)

State Environmental Planning Policy No.21 - Caravan Parks.

State Environmental Planning Policy No.30 - Intensive Agriculture.

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 State Environmental Planning Policy (Penrith Lakes Scheme) 1989 applies.

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 Apartment 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 (State Significant Precincts) 2005.

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

State Environmental Planning Policy (Miscellaneous Consent Provisions) 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.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.

State Environmental Planning Policy (Education Establishments and Child Care Centre Facilities) 2017.

TitleDeed Register Title Deed Register

WARDCODE S SOUTH WARD

ZONE1 RE1 RE1 Public Recreation - LEP 2010

Zone RE1 Public Recreation
(Penrith Local Environmental Plan 2010)

1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To ensure that development is secondary and complementary to the use of land as public open space, and enhances public use, and access to, the open space.
- To provide land for the development of services and facilities by public authorities for the benefit of the community.

2 Permitted without consent

Nil

3 Permitted with consent

Boat launching ramps; Boat sheds; Building identification signs; Car parks; Business identification signs; Charter and tourism boating facilities; Centre-based child care facilities; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Information and education facilities; Jetties; Kiosks; Markets; Moorings; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants of cafes; Roads; Water recreation structures; Water storage facilities

4 Prohibited

Any other development not specified in item 2 or 3

ZONE2 NA LEP 2010 - Clause 7.2 Flood Planning

Flood planning

All or part of the subject land is identified in Penrith Local Environmental Plan 2010 (PLEP 2010) Clause 7.2 Flood Planning. Development consent is required for any development on land to which Clause 7.2 of PLEP 2010 applies.

ZONE2 ZZ LEP 2010 - Additional Land Use Notes

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: Under the terms of Clause 2.6 of Penrith Local Environmental Plan 2010 land may be subdivided but only with development consent, except for the exclusions detailed in the clause.

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 4.1A of Penrith Local Environmental Plan 2010, despite any other provision of this plan, development consent must not be granted for dual occupancy on an internal lot in Zone R2 Low Density Residential.

Note 6: 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 7: 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 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: Under the terms of Clause 7.1 of Penrith Local Environmental Plan 2010 (PLEP 2010) development consent is required for earthworks unless the work is exempt development under PLEP 2010 or another applicable environmental planning instrument, or the work is ancillary to other development for which development consent has been given.

Note 11: Sex services premises and restricted premises may only be permitted subject to the requirements of Clause 7.23 of Penrith Local Environmental Plan 2010.

APPLICATIONS ASSOCIATED TO RELATED PROPERTY

There are no applications attached to related properties

Penrith City Council Land Information Report

Land No.	Legal Description	Status	Land Area	Land Dimensions	Plan Date
829	Lot 180 DP 14333	C	727 Sqm	15.24 X 15.24 X 48.06 X 48.06	01/06/1991

Land Address

33 Orth Street KINGSWOOD NSW 2747

Prop No.	Property Address	Prop Status	Owners Name and Address
456198	Lot 138 Orth Street KINGSWOOD NSW 2747	C	Penrith City Council PO Box 60 PENRITH NSW 2751

LAND MEMOS

LOT 180 ORTH STREET KINGSWOOD
OLD TITLE DEED NUMBER 307
THIS PACKET CONTAINS CERTIFICATE OF TITLE VOL 9795 FOL: 121

LAND ATTRIBUTES

CENSUSCD 1280607 1996 CENSUS COLLECTORS DISTRICT

DCPLAN CDZ PENRITH DCP 2014

Penrith Development Control Plan 2014 applies to the land.

DRAFTSEP DRD GENERAL LIST

Draft State Environmental Planning Policy (Infrastructure) Amendment (Shooting Ranges) 2013 applies to the land.
State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016 applies to the land.
Draft State Environmental Planning Policy (Primary Production & Rural Development) applies to the land.
Draft State Environmental Planning Policy (Environment) applies to the land.
Draft State Environmental Planning Policy (Remediation of Land) applies to the land.

EMZA QI DCP 2014 - Tree Preservation Controls

* Preservation of Trees and Vegetation
See Chapter C2 of Penrith Development Control Plan 2014 for specific controls relating to the preservation of trees and vegetation.

EMZA QM DCP 2014 - General Information

* Development Control Plan General Information
Penrith Development Control Plan 2014 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; parent friendly amenities; places of public worship; vehicle repair stations; cemeteries, crematoria and funeral homes; extractive industries; and telecommunication facilities.
The Development Control Plan also details requirements relating to key precincts within the Penrith Local Government Area, including:

- Caddens
- Claremont Meadows Stage 2
- Cranebrook
- Emu Heights
- Emu Plains
- Erskine Business Park
- Glenmore Park
- Kingswood
- Mulgoa Valley
- Orchard Hills
- Penrith
- Penrith Health and Education Precinct
- Riverlink Precinct
- St Clair,
- St Marys / St Marys North, and
- Sydney Science Park.

Penrith Development Control Plan 2014 may be accessed at https://www.penrithcity.nsw.gov.au/Building-and-Development/Planning-and-Zoning/Planning-Controls/Development-Control-Plans/

EMZA QU LEP 2010/DCP 2014 -Penrith Health And Education Pr

* Penrith Health and Education Precinct Controls

See Clause 7.11 of Penrith Local Environmental Plan 2010 and Chapter E12 of Penrith Development Control Plan 2014 for specific controls relating to the Penrith Health and Education Precinct (which includes the subject property).

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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 2014 Section C3.5 Flood Planning. 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.

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LRPC CO COMMUNITY - LAND REGISTER ENTRY

This land has been classified as Community in Council's Land Register.

NOCOMDEV AG No Comp Devel under H Code - Res for Public Purp

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Housing Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section "public purpose" means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

NOCOMDEV4 SG No Comp Devel under RH Code - Res for Public Purp

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Rural Housing Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section "public purpose" means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

NOCOMDEV7 XG No Comp Devel under C & I (NBA) Code - Pub Purp

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section "public purpose" means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

POLICY POB Asbestos Policy

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PRECINCT 2010 PRECINCT 2010

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The Cultural Facilities Development Contributions Plan applies anywhere residential development is permitted within the City of Penrith.

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The Penrith City District Open Space Facilities Development Contributions Plan applies anywhere residential development is permitted within the City of Penrith, with the exclusion of industrial lands and the Penrith Lakes development site.

SEPPS SEA STATE ENV PLANNING POLICIES - GENERAL LIST

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State Environmental Planning Policy No.21 - Caravan Parks.

State Environmental Planning Policy No.30 - Intensive Agriculture.

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State Environmental Planning Policy No.50 - Canal Estate Development. (Note: This policy does not apply to the land to which State Environmental Planning Policy (Penrith Lakes Scheme) 1989 applies.

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

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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 (State Significant Precincts) 2005.

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

State Environmental Planning Policy (Miscellaneous Consent Provisions) 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.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.

State Environmental Planning Policy (Education Establishments and Child Care Centre Facilities) 2017.

TitleDeed Register Title Deed Register

WARDCODE S SOUTH WARD

ZONE1 RE1 RE1 Public Recreation - LEP 2010

Zone RE1 Public Recreation
(Penrith Local Environmental Plan 2010)

1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To ensure that development is secondary and complementary to the use of land as public open space, and enhances public use, and access to, the open space.
- To provide land for the development of services and facilities by public authorities for the benefit of the community.

2 Permitted without consent

Nil

3 Permitted with consent

Boat launching ramps; Boat sheds; Building identification signs; Car parks; Business identification signs; Charter and tourism boating facilities; Centre-based child care facilities; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Information and education facilities; Jetties; Kiosks; Markets; Moorings; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants of cafes; Roads; Water recreation structures; Water storage facilities

4 Prohibited

Any other development not specified in item 2 or 3

ZONE2 NA LEP 2010 - Clause 7.2 Flood Planning

Flood planning

All or part of the subject land is identified in Penrith Local Environmental Plan 2010 (PLEP 2010) Clause 7.2 Flood Planning. Development consent is required for any development on land to which Clause 7.2 of PLEP 2010 applies.

ZONE2 ZZ LEP 2010 - Additional Land Use Notes

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: Under the terms of Clause 2.6 of Penrith Local Environmental Plan 2010 land may be subdivided but only with development consent, except for the exclusions detailed in the clause.

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 4.1A of Penrith Local Environmental Plan 2010, despite any other provision of this plan, development consent must not be granted for dual occupancy on an internal lot in Zone R2 Low Density Residential.

Note 6: 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 7: 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 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: Under the terms of Clause 7.1 of Penrith Local Environmental Plan 2010 (PLEP 2010) development consent is required for earthworks unless the work is exempt development under PLEP 2010 or another applicable environmental planning instrument, or the work is ancillary to other development for which development consent has been given.

Note 11: Sex services premises and restricted premises may only be permitted subject to the requirements of

APPLICATIONS ASSOCIATED TO RELATED PROPERTY

There are no applications attached to related properties

Frances Kuipers

From: Jacqueline Shephard <jackie.shephard@penrith.city>
Sent: Friday, 16 February 2018 10:57 AM
To: Frances Kuipers
Subject: Lots137-143 and Lots 117-180 in DP14333 138 Orth Street, Kingswood.

Our Ref: 8238204
Contact: Jackie Shephard
Telephone: 02 47 327732

Ms Frances Kuipers
Geotechnique Pty Ltd
PO Box 880
PENRITH NSW 2750

16 February 2018

Dear Ms Kuipers

I refer to your application, under the Government Information (Public Access) Act, 2009 (GIPA Act) received 9 February 2018 requesting access to information regarding Lots137-143 and Lots 117-180 in DP14333 138 Orth Street, Kingswood.

A search of Council's records has been performed and I have been unable to locate any development applications or documents referred to in your request regarding the above property.

In the event that you wish to discuss this matter further, I can be contacted on 47 327732 or email jackie.shephard@penrith.city .

Yours faithfully

Jacqueline Shephard
Right to Information Officer

E jackie.shephard@penrith.city
T +612 4732 7732 | F +612 4732 7958 |
PO Box 60, PENRITH NSW 2751
www.visitpenrith.com.au
www.penrithcity.nsw.gov.au

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CITY COUNCIL

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APPENDIX C

NSW EPA RECORD OF NOTICES & ENVIRONMENT PROTECTION LICENCES

Contaminated land - record of notices

Record under section 58 of the Contaminated Land Management Act 1997

This record is maintained by OEH in accordance with Part 5 of the Contaminated Land Management Act 1997 (CLM Act).

The record **does** provide
- ✓ a record of written notices issued by OEH under the CLM Act, including preliminary investigation orders.
- ✓ the names of the sites, owners or occupiers **at the time of OEH action** in relation to the site
- ✓ copies of site audit statements (SAS) provided to OEH under section 52 of the CLM Act and relating to significantly contaminated land.

The record **does not** provide
- ✗ a record of all contaminated land in NSW. See frequently asked questions
- ✗ a list of notifications of contamination that OEH receives.
- ✗ the names of the sites, owners or occupiers if it changes **after OEH action** in relation to the site.
- ✗ some personal information.

... more about the CLM record of notices

From 1 July 2009 there were changes to the terminology of certain OEH actions under the CLM Act. See the list of these changes.

The record includes notices issued under sections 35 and 36 of the Environmentally Hazardous Chemicals Act 1985. These sections have been repealed. These notices are treated by the CLM Act as management orders.

Before using the record of notices see the Disclaimer and terms of use.

As at Friday, 2 March 2018 there are 1460 notices in the record relating to 354 sites.

Show me the entire record or Search the record

2 March 2018

Search results

Your search for:LGA: Penrith City Council

Matched 23 notices relating to 7 sites.

Search Again

Refine Search

Suburb	Address	Site Name	Notices related to this site
BERKSHIRE PARK	(Northern end of Compartment 5) The Northern ROAD	Castlereagh State Forest	6 former
COLYTON	88 Great Western HIGHWAY	Ampol Service Station	1 current
JAMISONTOWN	92 Mulgoa ROAD	7-Eleven Service Station	2 current
LUDDENHAM	Lot 4 The Northern ROAD	Elura Liquid Waste Disposal Site	1 current
MULGOA	Mulgoa ROAD	Penrith Waste Services	2 former
PENRITH	Castlereagh ROAD	Crane Enfield Metals	3 current and 3 former
ST MARYS	Vallance STREET	Drum Recycler	5 former

Page 1 of 1

2 March 2018

Home Contaminated land Record of notices

Search results

Your search for:FULL REGISTER

Matched 1460 notices relating to 354 sites.

Search Again

Refine Search

Suburb	Address	Site Name	Notices related to this site
HUNTERS HILL	Pulpit Point, Wybalena ROAD	Mobil Oil Terminal Pulpit Point	4 former
HURLSTONE PARK	610 - 618 New Canterbury ROAD	Former Speedway Petroleum Service Station	3 former
HURSTVILLE GROVE	Morshead DRIVE	Moore Reserve	1 current
JAMISONTOWN	92 Mulgoa ROAD	7-Eleven Service Station	2 current
JOADJA	Joadja Creek OTHER OTHER	Former Shale Oil Refinery	1 former
KATOOMBA	Megalong STREET	Former Katoomba/Leura Gasworks	1 current and 2 former
KENTHURST	137 Annangrove ROAD	Annangrove Climbers	5 former
KILLARA	496 Pacific HIGHWAY	7-Eleven Service Station (Former Mobil)	3 current
KILLARA	478 Pacific HIGHWAY	Former BP Service Station Lindfield	3 current
KILLARA	692B-694 Pacific HIGHWAY	Former Caltex Service Station	1 former
KILLARA	684-684a, 690, 692 and 696 Pacific HIGHWAY	Land Adjacent to Former Service Station Site	22 former
KINGS PARK	21 Tattersall ROAD	Former Dow Corning Factory	1 current and 4 former
KOOLKHAN	Summerland WAY	Former Koolkhan Power Station	6 former
KOORAGANG	Cormorant ROAD	BHP Kooragang	1 current and 1 former
KOORAGANG	15 Greenleaf ROAD	Orica Kooragang Island	4 current and 6 former
KURMOND	501 Bells Line of road ROAD	BP Service Station	1 former
KURNELL	Captain Cook DRIVE	Abbott Australasia	2 former
KURNELL	2 Solander STREET	Caltex Refinery	1 current and 4 former
KURRI KURRI	279-281 Lang STREET	Caltex Service Station	3 current
LANE COVE	Sirius ROAD	Pacific Power	1 current and 8 former

1 2 3 4 5 6 7 8 9 10 ...

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131 555 (tel:131555)

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Search results

Your search for:Suburb: KINGSWOOD

Search Again
Refine Search

did not find any records in our database.

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

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

Search TIP

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

... more search tips

More information about particular sites may be available from:

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

See What's in the record and What's not in the record.

If you want to know whether a specific site has been the subject of notices issued by the EPA under the CLM Act, we suggest that you search by Local Government Area only and carefully review the sites that are listed.
This public record provides information about sites regulated by the EPA under the Contaminated Land Management Act 1997, including sites currently and previously regulated under the Environmentally Hazardous Chemicals Act 1985. Your inquiry using the above search criteria has not matched any record of current or former regulation. You should consider searching again using different criteria. The fact that a site does not appear on the record does not necessarily mean that it is not affected by contamination. The site may have been notified to the EPA but not yet assessed, or contamination may be present but the site is not yet being regulated by the EPA. Further information about particular sites may be available from the appropriate planning authority, for example, on a planning certificate issued by the local council under section 149 of the Environmental Planning and Assessment Act. In addition the EPA may be regulating contamination at the site through a licence under the Protection of the Environment Operations Act 1997. You may wish to search the POEO public register.POEO public register

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Search results

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

Suburb - KINGSWOOD

returned 6 results

Export to excel 1 of 1 Pages Search Again

Number	Name	Location	Type	Status	Issued date
11417	HEALTHSCOPE LIMITED	9 Barber Avenue, KINGSWOOD, NSW 2747	POEO licence	No longer in force	11 Apr 2001
1034673	HEALTHSCOPE LIMITED	9 Barber Avenue, KINGSWOOD, NSW 2747	s.58 Licence Variation	Issued	19 Feb 2004
11253	SYDNEY WEST AREA HEALTH SERVICE	CNR DERBY STREET AND PARKER STREET, KINGSWOOD, NSW 2750	POEO licence	No longer in force	13 Nov 2000
1034831	SYDNEY WEST AREA HEALTH SERVICE	CNR DERBY STREET AND PARKER STREET, KINGSWOOD, NSW 2750	s.58 Licence Variation	Issued	24 Feb 2004
6195	WESTERN SYDNEY AUTOMOTIVES PTY LTD	107-121 GREAT WESTERN HIGHWAY, KINGSWOOD, NSW 2747	POEO licence	Surrendered	17 Jan 2000
1044810	WESTERN SYDNEY AUTOMOTIVES PTY LTD	107-121 GREAT WESTERN HIGHWAY, KINGSWOOD, NSW 2747	s.58 Licence Variation	Issued	02 Apr 2005

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List of NSW Contaminated Sites Notified to EPA as of 9 February 2018

Background

A strategy to systematically assess, prioritise and respond to notifications under Section 60 of the *Contaminated Land Management Act 1997* (CLM Act) has been developed by the EPA. This strategy acknowledges the EPA's obligations to make information available to the public under *Government Information (Public Access) Act 2009*.

When a site is notified to the EPA, it may be accompanied by detailed site reports where the owner has been proactive in addressing the contamination and its source. However, often there is minimal information on the nature or extent of the contamination.

For some notifications, the information indicates the contamination is securely immobilised within the site, such as under a building or carpark, and is not currently causing any offsite consequences to the community or environment. Such sites would still need to be cleaned up, but this could be done in conjunction with any subsequent building or redevelopment of the land. These sites may not require intervention under the CLM Act, but could be dealt with through the planning and development consent process.

Where indications are that the nominated site is causing actual harm to the environment or an unacceptable offsite impact (i.e. it is a "significantly contaminated site"), the EPA would apply the regulatory provisions of the CLM Act to have the responsible polluter and/or landowner investigate and remediate the site.

As such, the sites notified to the EPA and presented in the following table are at various stages of the assessment and/or remediation process. Understanding the nature of the underlying contamination, its implications and implementing a remediation program where required, can take a considerable period of time. The tables provide an indication, in relation to each nominated site, as to the management status of that particular site. Further detailed information may be available from the EPA or the responsible landowner.

The following questions and answers may assist those interested in this issue:

Frequently asked questions

What is the difference between the "List of NSW Contaminated Sites Notified to the EPA" and the "Contaminated Land: Record of Notices"?

A site will be on the Contaminated Land: Record of Notices only if the EPA has issued a regulatory notice in relation to the site under the *Contaminated Land Management Act 1997*.

The sites appearing on this "List of NSW contaminated sites notified to the EPA" indicate that the notifiers consider that the sites are contaminated and warrant reporting to the EPA. However, the contamination may or may not be significant enough to warrant regulation by the EPA. The EPA needs to review and, if necessary, obtain more information before it can make a determination as to whether the site warrants regulation.

Why my site appears on the list?

Your site appears on the list because of one or more of the following reasons:

- The site owner and/or the person partly or fully responsible for causing the contamination notified to the EPA about the contamination under Section 60 of the *Contaminated Land Management Act 1997*. In other words, the site owner or the "polluter" believes the site is contaminated.
- The EPA has been notified via other means and is satisfied that the site is or was contaminated.

Does the list contain all contaminated sites in NSW?

No. The list only contains contaminated sites that the EPA is aware of, with regard to its regulatory role under the CLM Act. An absence of a site from the list does not necessarily imply the site is not contaminated.

The EPA relies upon responsible parties to notify contaminated sites.

How are these notified contaminated sites managed by the EPA?

There are different ways that the EPA manages these notified contaminated sites. First, an initial assessment is carried out by the EPA. At the completion of the initial assessment, the EPA may take one or more than one of the following management approaches:

- The contamination warrants the EPA's direct regulatory intervention either under the *Contaminated Land Management Act 1997* or the *Protection of the Environment Operations Act 1997* (POEO Act), or both. Information about current or past regulatory action on this site can be found on EPA website.
- The contamination with respect to the current use or approved use of the site, as defined under the *Contaminated Land Management Act 1997,* is not significant enough that it warrants EPA regulation.
- The contamination does not require EPA regulation and can be managed by a planning approval process.
- The contamination is related to an operational Underground Petroleum Storage System, such as a service station or fuel depot. The contamination may be managed under the POEO Act and the Protection of the Environment Operation (Underground Petroleum Storage Systems) Regulation 2008.
- The contamination is being managed under a specifically tailored program operated by another agency (for example the Department of Industry and Investment's *Derelict Mines Program*).

I am the owner of a site that appears on the list. What should I do?

First of all, you should ensure the current use of the site is compatible with the site contamination. Secondly, if the site is the subject of EPA regulation, make sure you comply with the regulatory requirements, and you have considered your obligations to notify other parties who may be affected.

If you have any concerns, contact us and we may be able to offer you general advice, or direct you to accredited professionals who can assist with specific issues.

I am a prospective buyer of a site that appears on the list. What should I do?

You should seek advice from the vendor to put the contamination issue into perspective. You may need to seek independent expert advice.

The information provided in the list is meant to be indicative only, and a starting point for your own assessment. Site contamination as a legacy of past site uses is not uncommon,

particularly in an urbanised environment. If the contamination on a site is properly remediated or managed, it may not materially impact upon the intended future use of the site. However, each site needs to be considered in context.

List of NSW Contaminated Sites Notified to the EPA

Disclaimer

The EPA has taken all reasonable care to ensure that the information in the list of contaminated sites notified to the EPA (the list) is complete and correct. The EPA does not, however, warrant or represent that the list is free from errors or omissions or that it is exhaustive.

The EPA may, without notice, change any or all of the information in the list at any time.

You should obtain independent advice before you make any decision based on the information in the list.

The list is made available on the understanding that the EPA, its servants and agents, to the extent permitted by law, accept no responsibility for any damage, cost, loss or expense incurred by you as a result of:

1. any information in the list; or
2. any error, omission or misrepresentation in the list; or
3. any malfunction or failure to function of the list;
4. without limiting (2) or (3) above, any delay, failure or error in recording, displaying or updating information.

Site Status	Explanation
Under assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or *Protection of the Environment Operations Act 1997*. Alternatively, the EPA may require information via a notice issued under s77 of the *Contaminated Land Management Act 1997* or issue a Preliminary Investigation Order.
Regulation under CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the *Contaminated Land Management Act 1997* is not required.
Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the *Contaminated Land Management Act 1997*. A regulatory approach is being finalised.

Contamination currently regulated under CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the *Contaminated Land Management Act 1997* (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record.
Contamination currently regulated under POEO Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. Management of the contamination is regulated under the *Protection of the Environment Operations Act 1997* (POEO Act). The EPA's regulatory actions under the POEO Act are available on the POEO public register.
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the *Environmental Planning and Assessment Act 1979* (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the *Contaminated Land Management Act 1997* (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the *Protection of the Environment Operations Act 1997* (POEO Act).
Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the *Environmental Planning and Assessment Act 1979* (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the *Contaminated Land Management Act 1997* (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record.

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
ABBOTSFORD	Former Gasworks	43 St Albans STREET	Gasworks	Contamination formerly regulated under the CLM Act	-33.85270604	151.126976
ABBOTSFORD	Former Gasworks	80-81 Wymston Pde and 35 and 41 St Albans STREET	Gasworks	Regulation under CLM Act not required	-33.85306653	151.1268142
ABBOTSFORD	Former Gasworks	82, 83, 84 Wymston Pde, & 37, 39, 43, 45 St Albans STREET	Gasworks	Contamination formerly regulated under the CLM Act	-33.85288316	151.1267729
ABBOTSFORD	Former Gasworks	83 Wymston PARADE	Gasworks	Contamination formerly regulated under the CLM Act	-33.85288351	151.1265979
ABBOTSFORD	Former Gasworks	85 Wymston PARADE	Gasworks	Regulation under CLM Act not required	-33.85265214	151.1266277
ABERDEEN	Former Transport Depot	87-89 St Andrew STREET	Other Industry	Regulation under CLM Act not required	-32.17160931	150.8972859
ALBION PARK	Caltex Albion Park Service Station	1 Calderwood ROAD	Service Station	Regulation under CLM Act not required	-34.57131362	150.7647971
ALBION PARK RAIL	Caltex Service Station	174 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-34.56134097	150.7953663
ALBION PARK RAIL	Caltex Service Station	31 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-34.55162786	150.7880626
ALBION PARK RAIL	Former Timber Storage Area	36 Rivulet CRESCENT	Other Industry	Regulation under CLM Act not required	-34.54872597	150.7899351
ALBURY	Mobil Depot, Railway Place Albury	1 Railway PLACE	Other Petroleum	Regulation under CLM Act not required	-36.08526805	146.9236999
ALBURY	Former Thales Australia site, Albury	161 Fallon STREET	Other Industry	Contamination currently regulated under CLM Act	-36.064966	146.9434831
ALBURY	Former Gasworks and surrounding commercial land.	441 Kiewa STREET	Gasworks	Contamination currently regulated under CLM Act	-36.08357983	146.9137004
ALBURY	SRA Land	448 and 452 Young STREET	Unclassified	Regulation under CLM Act not required	-36.08438605	146.9235454
ALBURY	Coles Express Albury	465 Guinea STREET	Service Station	Regulation under CLM Act not required	-36.07513665	146.9213077
ALBURY	SRA Land, 514 to 526 Young Street	514 to 526 Young STREET	Other Petroleum	Regulation under CLM Act not required	-36.08084123	146.9241682
ALBURY	Woolworths Petrol	515 Young STREET	Service Station	Regulation under CLM Act not required	-36.08073723	146.92351
ALBURY	Former Caltex Service Station	624 Young STREET	Service Station	Contamination formerly regulated under the CLM Act	-36.07555262	146.9256466
ALBURY	Former Caltex Service Station	842 David STREET	Service Station	Regulation under CLM Act not required	-36.06398743	146.9252143
ALBURY	Albury Plaza	Cnr Smollett Street and Townsend STREET	Other Industry	Regulation under CLM Act not required	-36.08112933	146.9135719
ALBURY	Caltex Service Station	Dean Street, Corner Creek STREET	Service Station	Regulation under CLM Act not required	-36.07978937	146.9110825
ALBURY	Mobil Albury Aviation Fuel Depot	Hangar 8 (Albury Airport), Ogden PLACE	Other Petroleum	Regulation under CLM Act not required	-36.07178139	146.9530165

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
ALEXANDRIA	Formerly Gas N Go Alexandria (fully redeveloped into residential apartment as of September 2016)	10-20 Botany ROAD	Service Station	Under assessment	-33.895363	151.198779
ALEXANDRIA	Australia Post	10-24 Ralph STREET	Other Industry	Contamination being managed via the planning process (EP&A Act)	-33.91583041	151.197997
ALEXANDRIA	Caltex Alexandria Service Station	133 Wyndham St, cnr McEvoy STREET	Service Station	Regulation under CLM Act not required	-33.90220927	151.2000425
ALEXANDRIA	Alexandria Gardens	146-156 Wyndham St & 146-156 Botany Rd	Unclassified	Regulation under CLM Act not required	-33.89956961	151.1997377
ALEXANDRIA	Former Industrial Site	16 O'Riordan STREET	Other Industry	Under assessment	-33.9069796	151.201902
ALEXANDRIA	Perry Park	1B Maddox STREET	Landfill	Regulation under CLM Act not required	-33.90809949	151.1962945
ALEXANDRIA	Former Mobil Service Station	20 O'Riordan STREET	Service Station	Regulation under CLM Act not required	-33.9075539	151.2014811
ALEXANDRIA	Australian Refined Alloys	202-212 Euston ROAD	Metal Industry	Regulation under CLM Act not required	-33.91505136	151.185872
ALEXANDRIA	Mascot Developments	494-504 Gardeners ROAD	Other Industry	Regulation under CLM Act not required	-33.9198218	151.191282
ALEXANDRIA	Former Cadbury Schweppes	49-59 O'Riordan STREET	Other Industry	Contamination formerly regulated under the CLM Act	-33.91406619	151.195067
ALEXANDRIA	Alexandria GoGas	562 Botany ROAD	Service Station	Regulation under CLM Act not required	-33.91577222	151.2000753
ALEXANDRIA	Alexandra Canal Sediments	Off Huntley STREET	Unclassified	Contamination currently regulated under CLM Act	-33.92204213	151.1770009
ALEXANDRIA	Sydney Park	Sydney Park, Alexandria ROAD	Landfill	Under assessment	-33.91163421	151.1840827
ALSTONVILLE	Caltex Service Station Alstonville	73 Main STREET	Service Station	Regulation under CLM Act not required	-28.84115994	153.4388699
AMBARVALE	Caltex Service Station	37 Woodhouse DRIVE	Service Station	Regulation under CLM Act not required	-34.08438034	150.8019168
ANNANDALE	Shell Coles Express Service Station	124-126 Johnston STREET	Service Station	Regulation under CLM Act not required	-33.88085651	151.1704805
ANNANDALE	7-Eleven (former Mobil) Annandale Service Station	198 Parramatta ROAD	Service Station	Regulation under CLM Act not required	-33.88706434	151.1741135
APPIN	Elladale Creek Aqueduct Upper Canal	Macquariedale ROAD	Unclassified	Regulation under CLM Act not required	-34.18867067	150.7539597
APPIN	West Cliff Colliery	Wedderburn ROAD	Other Petroleum	Regulation under CLM Act not required	-34.21970612	150.8217522
ARDLETHAN	Landmark Fertiliser Storage Facility	18 & 24-26 Ariah STREET	Chemical Industry	Regulation under CLM Act not required	-34.35696645	146.9007084
ARGENTON	NSW Mines Rescue Services - Argenton	533 Lake ROAD	Other Industry	Regulation under CLM Act not required	-32.93807208	151.6269664
ARMIDALE	Mobil Armidale Service Station and Former Depot	10-12 McLennan STREET	Service Station	Regulation under CLM Act not required	-30.51107573	151.648242
ARMIDALE	Former Mobil Depot	132 Niagara STREET	Other Petroleum	Contamination formerly regulated under the CLM Act	-30.51115918	151.6490343

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
ARMIDALE	Former Shell Depot	134 Niagara STREET	Other Petroleum	Regulation under CLM Act not required	-30.51180178	151.6488634
ARMIDALE	Caltex Service Station	144 Marsh STREET	Service Station	Regulation under CLM Act not required	-30.51709925	151.6675802
ARMIDALE	Caltex Service Station	146 Miller STREET	Service Station	Regulation under CLM Act not required	-30.51362759	151.6481123
ARMIDALE	Armidale Dumaresq Council Grafton Road Depot	15-25 Grafton ROAD	Other Petroleum	Regulation under CLM Act not required	-30.52058076	151.6815261
ARMIDALE	Caltex Service Station	19/10541 New England HIGHWAY	Service Station	Regulation under CLM Act not required	-30.53210764	151.6160492
ARMIDALE	Caltex North Hill Service Station	2-4 Marsh STREET	Service Station	Regulation under CLM Act not required	-30.50320439	151.6727051
ARMIDALE	Caltex Armidale Girraween Service Station	6-8 Queen Elizabeth DRIVE	Service Station	Regulation under CLM Act not required	-30.50348872	151.6510748
ARMIDALE	Shell Service Station	93 Marsh STREET	Service Station	Regulation under CLM Act not required	-30.51299824	151.6697557
ARMIDALE	RTA land adjoining Martin Street estate	adjoining Martin STREET	Other Industry	Contamination formerly regulated under the CLM Act	-30.5045	151.6433
ARMIDALE	Parklands near the former gasworks	Beardy Street and Allingham STREET	Gasworks	Regulation under CLM Act not required	-30.51013465	151.6652722
ARMIDALE	Gasworks and portion of Harris Park	Corner of Beardy Street and Allingham STREET	Gasworks	Contamination currently regulated under CLM Act	-30.51157406	151.6623073
ARMIDALE	Martin Street Estate, Lot 3	Lot 3 Martin STREET	Other Industry	Regulation under CLM Act not required	-30.5066659	151.6453692
ARMIDALE	Martin Street , Crown Land	Martin STREET	Other Industry	Contamination formerly regulated under the CLM Act	-30.50414076	151.6429516
ARMIDALE	Martin Street Estate	Martin STREET	Other Industry	Regulation under CLM Act not required	-30.50559024	151.6431854
ARNCLIFFE	7-Eleven Arncliffe	28 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-33.93428397	151.1525438
ARTARMON	7-Eleven (former Mobil) Artarmon Service Station	477 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.81053826	151.1774248
ASHBY	Ashby Dry Dock	via Clarence STREET	Other Industry	Contamination formerly regulated under the CLM Act	-29.44158377	153.1972304
ASHFIELD	Vehicle Workshop	445-449 Liverpool ROAD	Service Station	Regulation under CLM Act not required	-33.88826829	151.1167477
ASQUITH	BP Service Station	462 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.68982678	151.106156
ATTUNGA	Attunga Limestone Mine (Waste Oil Site)	Garthowen ROAD	Other Industry	Regulation under CLM Act not required	-30.92920627	150.8579435
AUBURN	DIC Australia	323 Chisholm ROAD	Other Industry	Regulation under CLM Act not required	-33.87228962	151.0157032
AUBURN	Former Ajax chemical factory	9 Short STREET	Other Industry	Contamination currently regulated under CLM Act	-33.83671601	151.0292071

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
AUBURN	Department of Corrective Services land adjacent to the former Auburn Landfill	Jamieson STREET	Landfill	Contamination formerly regulated under the CLM Act	-33.82928257	151.0590653
AUBURN	Janyon	Manchester ROAD	Other Industry	Regulation under CLM Act not required	-33.84467826	151.020745
AUBURN	Maintrain Facility - Sydney Trains Auburn	Manchester ROAD	Other Industry	Regulation under CLM Act not required	-33.84410947	151.0242502
AWABA	Awaba Colliery	Wilton ROAD	Other Industry	Regulation under CLM Act not required	-33.02098186	151.5383612
BALGOWLAH	Part of Manly Council Maintenance Depot	8-10 Roseberry STREET	Other Petroleum	Regulation under CLM Act not required	-33.78928907	151.2679557
BALGOWLAH	BP Service Station	Cnr Sydney Road and Maretimo STREET	Service Station	Regulation under CLM Act not required	-33.79546175	151.2559309
BALGOWNIE	Fuel Power Plus	99 Balgownie ROAD	Service Station	Under assessment	-34.38925632	150.8808544
BALLINA	Ballina Shell	273 River STREET	Service Station	Regulation under CLM Act not required	-28.86809272	153.5552789
BALLINA	Former Mobil Service Station	37-41 Cherry STREET	Service Station	Regulation under CLM Act not required	-28.87022308	153.5620713
BALLINA	Woolworths Petrol	Kerr STREET	Service Station	Regulation under CLM Act not required	-28.85824461	153.5605439
BALLINA	Ballina Mays Motors	River STREET	Other Petroleum	Regulation under CLM Act not required	-28.86935402	153.5585931
BALRANALD	Caltex Service Station	Sturt HIGHWAY	Service Station	Regulation under CLM Act not required	-34.66747746	143.5662034
BANKSIA	Woolworths Petrol Service Station Banksia	314 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-33.94567308	151.1416884
BANKSMEADOW	Caltex Terminal	1-3 Penrhyn ROAD	Other Petroleum	Contamination currently regulated under POEO Act	-33.96335328	151.2171062
BANKSMEADOW	Orica Botany Groundwater Project	16-20 Beauchamp ROAD	Chemical Industry	Contamination currently regulated under CLM Act	-33.9552673	151.2151954
BANKSMEADOW	Discovery Cove, Former Ampol Rail Terminal	1801 Botany ROAD	Other Petroleum	Regulation being finalised	-33.96162178	151.2184122
BANKSMEADOW	Pacific National Rail Siding	Beauchamp ROAD	Unclassified	Contamination currently regulated under CLM Act	-33.95757712	151.2204974
BANKSMEADOW	Orica Former Chlor Alkali Plant	Botany Industrial PARK	Chemical Industry	Contamination currently regulated under CLM Act	-33.95664283	151.221685
BANKSMEADOW	Former Mobil Banksmeadow Terminal	Coal Pier ROAD	Other Petroleum	Regulation under CLM Act not required	-33.95405624	151.2142048
BANKSMEADOW	Orica Car Park Waste Encapsulation	Corish CIRCLE	Landfill	Contamination currently regulated under POEO Act	-33.94703665	151.22083
BANKSMEADOW	Former Pipeline	Corish CIRCLE	Other Petroleum	Regulation being finalised	-33.94705787	151.2209919
BANKSMEADOW	Orica Botany (Pre-2003 Regulation)	Port Feeder ROAD	Chemical Industry	Contamination currently regulated under CLM Act	-33.9516159	151.2195804
BANKSTOWN	7-Eleven Service Station	689 Henry Lawson DRIVE	Service Station	Regulation under CLM Act not required	-33.92749953	150.9804784

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
BANORA POINT	Caltex Service Station	Corner Leisure Drive and Darlington DRIVE	Service Station	Regulation under CLM Act not required	-28.21390712	153.5417434
BARGO	Tahmoor Colliery	Remembrance DRIVE	Other Industry	Regulation under CLM Act not required	-34.25090795	150.5793631
BARMEDMAN	Caltex - Barmedman	Corner Watson Street and Star STREET	Other Petroleum	Regulation under CLM Act not required	-34.14351302	147.3824934
BARRACK HEIGHTS	Caltex Service Station	332-336 Shellharbour ROAD	Service Station	Regulation under CLM Act not required	-34.56489171	150.8597814
BATEAU BAY	Woolworths Service Station Bateau Bay	9 Bay Village ROAD	Service Station	Under assessment	-33.37316432	151.4737125
BATEAU BAY	Former landfill	The Entrance ROAD	Landfill	Contamination currently regulated under CLM Act	-33.3938305	151.4699046
BATEHAVEN	Coles Express Service Station Batehaven	198 Beach ROAD	Service Station	Regulation under CLM Act not required	-35.72671807	150.1944931
BATEHAVEN	Caltex Service Station	264 Beach ROAD	Service Station	Regulation under CLM Act not required	-35.73255166	150.1997536
BATEMANS BAY	Caltex Service Station	87-89 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-35.71940701	150.1762788
BATHURST	Shell Coles Express Service Station	(Cnr Stewart and Rocket Street) 298 Stewart STREET	Service Station	Regulation under CLM Act not required	-33.41910999	149.5677773
BATHURST	Former Mobil Depot	1 Lambert STREET	Other Petroleum	Regulation under CLM Act not required	-33.42875534	149.5806344
BATHURST	Bathurst - Former Caltex Depot	114 Howick STREET	Other Petroleum	Regulation under CLM Act not required	-33.42296963	149.5862574
BATHURST	Bathurst Rail Fabrication Centre	34 Alpha STREET	Other Industry	Regulation under CLM Act not required	-33.43037796	149.5821533
BATHURST	Devro Cattle Hide Processing Plant	46 Vale ROAD	Other Industry	Regulation under CLM Act not required	-33.43926137	149.5803563
BATHURST	Caltex Bathurst Service Station	53 Durham STREET	Service Station	Regulation under CLM Act not required	-33.41689545	149.5848527
BATHURST	Former Shell Depot Bathurst	56 Bant STREET	Other Petroleum	Regulation under CLM Act not required	-33.43471575	149.5774595
BATHURST	Shell Coles Express Bathurst Service Station	59 Durham STREET	Service Station	Regulation under CLM Act not required	-33.41639415	149.5843243
BATHURST	Former Gasworks	71 Russell STREET	Gasworks	Contamination formerly regulated under the CLM Act	-33.42420302	149.5864517
BATHURST	Former Police Station	Corner of William Street and Durham STREET	Other Petroleum	Contamination formerly regulated under the CLM Act	-33.41592424	149.5842233
BATHURST	Former Mobil Depot	Lower Russell STREET	Other Petroleum	Regulation under CLM Act not required	-33.42497876	149.585128
BATHURST	Crago Mill site	Piper STREET	Other Industry	Regulation under CLM Act not required	-33.42777602	149.5809428
BAULKHAM HILLS	Caltex Baulkham Hills Service Station	117 Seven Hills ROAD	Service Station	Regulation under CLM Act not required	-33.76139872	150.9750767
BAULKHAM HILLS	Caltex Service Station	130 Seven Hills ROAD	Service Station	Regulation under CLM Act not required	-33.76180431	150.9746297

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
BAULKHAM HILLS	Shell Coles Express Service Station	363 Windsor ROAD	Service Station	Regulation under CLM Act not required	-33.7601819	150.9916224
BEACON HILL	Caltex Service Station	176 Warringah ROAD	Service Station	Contamination currently regulated under CLM Act	-33.75381485	151.2602617
BEACONSFIELD	63-85 Victoria St, Beaconsfield	63-85 Victoria STREET	Other Industry	Regulation under CLM Act not required	-33.9102929	151.2016275
BEGA	Former BP Service Station	100 - 102 Gipps STREET	Service Station	Regulation under CLM Act not required	-36.67563094	149.8433291
BEGA	Former Bega Gasworks	19-29 Upper STREET	Gasworks	Under assessment	-36.67710613	149.8480253
BEGA	Coles Express (former Caltex) Service Station	2-6 Swan (Corner Carp) STREET	Service Station	Regulation under CLM Act not required	-36.67388263	149.838163
BEGA	Caltex Service Station	36-40 Lagoon STREET	Service Station	Regulation under CLM Act not required	-36.66832965	149.8289048
BELMONT	Former Ampol Service Station	467-469 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.0299728	151.6613301
BELMONT	Coles Express Belmont Service Station	502 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.03317155	151.6605194
BELMONT NORTH	Belmont Bus Depot	2 Floraville ROAD	Other Petroleum	Regulation under CLM Act not required	-33.02476269	151.6606657
BELMONT NORTH	Woolworths Service Station Belmont North	399 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.02454211	151.6634893
BELMONT NORTH	Caltex Belmont North Service Station	406 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.02476876	151.6623655
BELMORE	SRA Land	348 Burwood ROAD	Unclassified	Regulation under CLM Act not required	-33.91753611	151.0859487
BELMORE	7-Eleven Service Station	792-794 Canterbury ROAD	Service Station	Regulation under CLM Act not required	-33.92567992	151.0873469
BELROSE	Caltex Service Station	157 Forest WAY	Service Station	Regulation under CLM Act not required	-33.7347675	151.2212004
BELROSE	Glenrose Shopping Centre	56-58 Glen STREET	Unclassified	Contamination currently regulated under CLM Act	-33.73917996	151.2101029
BELROSE	Woolworths Petrol	60 Glen STREET	Service Station	Regulation under CLM Act not required	-33.74009002	151.2091045
BERESFIELD	BP Beresfield Truckstop	2 Kinta Drive, corner John Renshaw DRIVE	Service Station	Regulation under CLM Act not required	-32.81122768	151.6393427
BERESFIELD	Former Koppers Timber Treatment Site	53 Weakleys DRIVE	Other Industry	Regulation under CLM Act not required	-32.79902937	151.6358846
BERKELEY VALE	Former Berkeley Vale Service Station	121-123 Lakedge AVENUE	Service Station	Regulation under CLM Act not required	-33.34899186	151.4423109
BERKSHIRE PARK	Shell Coles Express Berkshire Park	746 - 752 Richmond ROAD	Service Station	Regulation under CLM Act not required	-33.66508654	150.7990243
BEROWRA	Caltex Berowra Service Station	12-14 Berowra Waters ROAD	Service Station	Regulation under CLM Act not required	-33.6233827	151.1505554
BEROWRA	42 Berowra Waters Road	42 Berowra Waters ROAD	Unclassified	Regulation under CLM Act not required	-33.6203211	151.1482454

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
BEROWRA	Shell Coles Express Berowra	955 Pacific (Cnr Yallambee Rd) HIGHWAY	Service Station	Regulation under CLM Act not required	-33.62818015	151.1475736
BEROWRA	7-Eleven Berowra Service Station	965-969 Pacific (Cnr Waratah Rd) HIGHWAY	Service Station	Regulation under CLM Act not required	-33.62673163	151.1479171
BERRIGAN	Caltex Service Station Berrigan	155-165 Chanter STREET	Service Station	Regulation under CLM Act not required	-35.6557616	145.8015557
BERRY	Shell Berry - Now BP branded	75 Queen STREET	Service Station	Under assessment	-34.77500516	150.695167
BERRY	Berry Service Centre - Shell Branded	88 Queen STREET	Service Station	Regulation under CLM Act not required	-34.77571634	150.6961713
BEXLEY	7-Eleven Bexley	474 Forest ROAD	Service Station	Regulation under CLM Act not required	-33.95160096	151.1252355
BEXLEY	7-Eleven (former Mobil) Service Station Bexley	613 Forest ROAD	Service Station	Regulation under CLM Act not required	-33.95539246	151.118447
BILLINUDGEL	CSR Readymix	Mogo PLACE	Other Industry	Regulation under CLM Act not required	-28.50210255	153.5278161
BLACKMANS FLAT	Mount Piper Extension Development Site	2847 Boulder ROAD	Other Industry	Regulation under CLM Act not required	-33.35619968	150.0279881
BLACKMANS FLAT	Lamberts Gully Mine	Castlereagh HIGHWAY	Other Industry	Regulation under CLM Act not required	-33.36713827	150.0483236
BLACKTOWN	Former Caltex Service Station	131 Richmond ROAD	Service Station	Regulation under CLM Act not required	-33.75866104	150.8962614
BLACKTOWN	Valspar Blacktown	4 Steel STREET	Chemical Industry	Regulation under CLM Act not required	-33.75425018	150.9127714
BLACKTOWN	7-Eleven Service Station	60 Walters ROAD	Service Station	Regulation under CLM Act not required	-33.77599783	150.8948926
BLACKTOWN	Land at Reservoir Road	Reservoir ROAD	Unclassified	Regulation under CLM Act not required	-33.79119448	150.8967838
BLAKEHURST	Woolworths Service Station Blakehurst	390 Princes HIGHWAY	Service Station	Contamination currently regulated under CLM Act	-33.990197	151.11361
BLAKEHURST	The Bay Nursing Home	392-394 Princes HIGHWAY	Service Station	Under assessment	-33.99030465	151.1140293
BLAXLAND	7-Eleven (former Mobil) Service Station	137 Great Western HIGHWAY	Service Station	Regulation under CLM Act not required	-33.74627	150.6137669
BOAMBEE	Lindsay Bros transport depot site	542 Pacific HIGHWAY	Other Petroleum	Regulation under CLM Act not required	-30.33106848	153.0802985
BOAMBEE	BP-branded (former Mobil) Boambee Service Station	601 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-30.33544287	153.0817266
BOBS FARM	Bob's Farm	15 Fenningham Island ROAD	Other Industry	Regulation under CLM Act not required	-32.74867207	152.0316217
BOGGABILLA	Former Caltex Service Station	90 Simpson Street, corner Newell HIGHWAY	Service Station	Regulation under CLM Act not required	-28.60654029	150.3571056
BOGGABILLA	Lowes (Former Mobil) Depot	Newell HIGHWAY	Other Petroleum	Regulation under CLM Act not required	-28.61023985	150.3529156
BOMADERRY	Bomaderry Works Depot	10 McIntyre WAY	Other Petroleum	Regulation under CLM Act not required	-34.84576748	150.6131411
BOMADERRY	Caltex Service Station	246 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-34.83833824	150.5958799

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BOMADERRY	Commercial Land	320 Princes Highway HIGHWAY	Other Industry	Under assessment	-34.84424073	150.5958149
BOMADERRY	Caltex Service Station	341 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-34.84561952	150.5946978
BOMADERRY	Former Shell Depot	44 Railway STREET	Other Petroleum	Regulation under CLM Act not required	-34.85193621	150.6117038
BOMADERRY	Former Mobil Emoleum Depot	7 Victa WAY	Other Petroleum	Regulation under CLM Act not required	-34.84454618	150.6139462
BOMADERRY	SRA Land	Lot 2 Meroo STREET	Unclassified	Regulation under CLM Act not required	-34.85314813	150.6099573
BOMBALA	Caltex Service Station Bombala	159-161 Maybe STREET	Service Station	Regulation under CLM Act not required	-36.91234945	149.2374622
BOMBALA	Former Bright Street Timber Mill	Bright STREET	Other Industry	Regulation under CLM Act not required	-36.91547645	149.2302454
BOMBALA	Caltex Bombala Service Station	High Street corner Stephen STREET	Service Station	Regulation under CLM Act not required	-36.90447935	149.241292
BOMBALA	Prime Pine site	Sandy LANE	Other Industry	Regulation under CLM Act not required	-36.9315425	149.2110959
BOMEN	Caltex Terminal	34 Lewington STREET	Other Petroleum	Regulation under CLM Act not required	-35.0700202	147.4121955
BONDI	BP-branded Service Station	185 Bondi ROAD	Service Station	Regulation under CLM Act not required	-33.89432208	151.2647671
BONDI	Caltex Service Station Bondi	51 Bondi ROAD	Service Station	Regulation under CLM Act not required	-33.8936307	151.260001
BONDI JUNCTION	Waverley Bus Depot	1-15 Oxford STREET	Other Industry	Regulation under CLM Act not required	-33.89165341	151.2421246
BONNY HILLS	Bonny View Store	923 Ocean DRIVE	Service Station	Regulation under CLM Act not required	-31.59075636	152.8392935
BONNYRIGG	Metro Bonnyrigg (Formerly United & AP SAVER)	709 Cabramatta ROAD	Service Station	Contamination currently regulated under POEO Act	-33.893058	150.892476
BONNYRIGG HEIGHTS	BP-Branded Service Station Bonnyrigg	451 North Liverpool ROAD	Service Station	Regulation under CLM Act not required	-33.89416327	150.8578378
BOOLAROO	Incitec Pivot	13 Main STREET	Other Industry	Contamination formerly regulated under the CLM Act	-32.94803538	151.6302187
BOOLAROO	Bunnings Site - Pasminco Cockle Creek	13a Main ROAD	Metal Industry	Contamination formerly regulated under the CLM Act	-32.94364503	151.6252316
BOOLAROO	Cardiff West Estate - Pasminco Cockle Creek	Adjacent to PCC Smelter at 13A Main ROAD	Metal Industry	Regulation under CLM Act not required	-32.93950137	151.6349183
BOOLAROO	Pasminco Cockle Creek Smelter	Lake ROAD	Metal Industry	Contamination currently regulated under CLM Act	-32.94434593	151.6307345
BOOLAROO	Cockle Creek and Cockle Bay Sediments	Off Creek Reserve ROAD	Metal Industry	Contamination currently regulated under CLM Act	-32.96079541	151.6141327
BOOROWA	Former Mobil Depot	14-16 Brial STREET	Other Petroleum	Regulation under CLM Act not required	-34.43673234	148.7300821
BOOROWA	Mobil Service Station	63-69 Marsden STREET	Service Station	Contamination formerly regulated under the CLM Act	-34.44157331	148.7162391

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BOTANY	Botany, Underwood	14a Underwood AVENUE	Unclassified	Contamination being managed via the planning process (EP&A Act)	-33.94508532	151.1947626
BOTANY	Former Aerosols of Australia	1617 Botany ROAD	Chemical Industry	Regulation under CLM Act not required	-33.9529386	151.2037468
BOTANY	Former Tannery	2 Daniel STREET	Other Industry	Regulation under CLM Act not required	-33.94126194	151.1991087
BOTANY	Former Industrial Site	28 Folkestone PARADE	Unclassified	Contamination being managed via the planning process (EP&A Act)	-33.95187539	151.1960537
BOTANY	Nuplex Resins	49-61 Stephen ROAD	Chemical Industry	Contamination currently regulated under CLM Act	-33.952588	151.21101
BOTANY	Roads and Maritime Service	5 - 9 Lord STREET	Other Industry	Regulation under CLM Act not required	-33.94100279	151.1968763
BOURKE	Caltex Service Station	82-86 Anson STREET	Service Station	Regulation under CLM Act not required	-30.09500388	145.9414388
BOURKE	Former Shell Bourke Depot	94-106 Anson STREET	Service Station	Regulation under CLM Act not required	-30.09548497	145.9436745
BOWENFELS	Bowenfels Field Support Centre	9-13 Cooerwull ROAD	Other Petroleum	Regulation under CLM Act not required	-33.47514572	150.1323899
BOWRAL	Shell Coles Express Bowral Service Station	430 Bong Bong STREET	Service Station	Regulation under CLM Act not required	-34.48269596	150.417389
BOWRAL	Former Gasworks	Merrigang STREET	Gasworks	Contamination currently regulated under CLM Act	-34.4783957	150.4255053
BOX HILL	Former Poultry Farm	19-25 Boundary ROAD	Other Industry	Under assessment	-33.649547	150.881479
BOX HILL	Former Waste Management Facility	25 Terry ROAD	Landfill	Regulation under CLM Act not required	-33.65559259	150.8977986
BOX HILL	Former Poultry Farm	27-33 Boundary ROAD	Other Industry	Under assessment	-33.64868299	150.8816163
BRANXTON	Former Service Station Branxton	70 Maitland STREET	Service Station	Under assessment	-32.65647051	151.3516199
BREWARRINA	Dowell's Fuel	39 Doyle STREET	Service Station	Under assessment	-29.96152786	146.8612561
BRIGHTON-LE-SANDS	Shell Service Station Brighton Le Sands & adjacent land	2 General Holmes DRIVE	Service Station	Contamination formerly regulated under the CLM Act	-33.9579214	151.1578665
BRIGHTON-LE-SANDS	Cook Park	General Holmes DRIVE	Service Station	Contamination formerly regulated under the CLM Act	-33.9581072	151.1579572
BROADMEADOW	Former Industrial Site	16 Broadmeadow ROAD	Service Station	Regulation under CLM Act not required	-32.91444096	151.7300112
BROADMEADOW	Nineways Broadmeadow Coles Express SS	Corner Brunker Road and Lambton ROAD	Service Station	Regulation under CLM Act not required	-32.92511185	151.7364247
BROKEN HEAD	South Byron Sewage Treatment Works	Broken Head ROAD	Other Industry	Regulation under CLM Act not required	-28.67233626	153.6148974
BROKEN HILL	Former Caltex Service Station	167-173 Argent STREET	Service Station	Regulation under CLM Act not required	-31.96066663	141.4624175
BROKEN HILL	Former Caltex Depot	3 Kanandah ROAD	Service Station	Regulation under CLM Act not required	-31.98341823	141.4332211
BROKEN HILL	Tasco Petroleum (Former Mobil) Depot	5 Kanandah ROAD	Other Petroleum	Regulation under CLM Act not required	-31.9843986	141.4329127

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BROKEN HILL	Caltex Service Station	535 Argent STREET	Service Station	Regulation under CLM Act not required	-31.95311924	141.4745274
BROKEN HILL	Caltex Service Station	73-87 Oxide STREET	Service Station	Contamination currently regulated under CLM Act	-31.95519591	141.4658647
BROKEN HILL	Former Mobil Aviation Refuelling Facility, Broken Hill Airport	Airport ROAD	Other Petroleum	Regulation under CLM Act not required	-31.99928312	141.4685759
BROKEN HILL	Former Mobil Depot	Corner Of Talc Street and Gossan STREET	Other Petroleum	Regulation under CLM Act not required	-31.96018102	141.4514752
BROKEN HILL	Former Gasworks	Cornish STREET	Gasworks	Contamination formerly regulated under the CLM Act	-31.96330562	141.4470611
BROOKLYN	Former Oyster Farm	139 Brooklyn (Off Government) ROAD	Unclassified	Regulation under CLM Act not required	-33.54716867	151.2229744
BROOKVALE	Littles Dry Cleaning	123 Old Pittwater ROAD	Other Industry	Regulation under CLM Act not required	-33.76759121	151.2625932
BROOKVALE	Coles Express Service Station Brookvale	198 Harbord ROAD	Service Station	Regulation under CLM Act not required	-33.76332299	151.2794028
BROOKVALE	Brookvale Bus Depot	630-636 Pittwater ROAD	Other Petroleum	Regulation under CLM Act not required	-33.76641698	151.2705659
BROOKVALE	Caltex Service Station Brookvale	740-742 Pittwater ROAD	Service Station	Regulation under CLM Act not required	-33.76146721	151.2745358
BROOKVALE	Harrison Manufacturing Co Pty Ltd	75 Old Pittwater ROAD	Unclassified	Under assessment	-33.76498388	151.2638048
BROOKVALE	Woolworths Petrol Brookvale	756 Pittwater ROAD	Service Station	Regulation under CLM Act not required	-33.76170587	151.2762411
BROOKVALE	AMP Warringah Mall	Cnr Condamine Street, Old Pittwater Rd & Cross STREET	Other Industry	Regulation under CLM Act not required	-33.76729923	151.2657272
BROWNSVILLE	Caltex Service Station	342 Kanahooka ROAD	Service Station	Regulation under CLM Act not required	-34.48591734	150.8064373
BRUNSWICK HEADS	Caltex Service Station	5 Tweed STREET	Service Station	Regulation under CLM Act not required	-28.5381619	153.5487135
BUDGEWOI	Colongra Power Station	Off Scenic DRIVE	Other Industry	Under assessment	-33.21463137	151.5529338
BULAHDELAH	Former Caltex Service Station	53-59 Bulahdelah WAY	Service Station	Regulation under CLM Act not required	-32.40721638	152.2110291
BULAHDELAH	BP-branded (former Mobil) Service Station	73-75 Bulahdelah WAY	Service Station	Regulation under CLM Act not required	-32.40971018	152.2105785
BULAHDELAH	Caltex Service Station	8 Red Gum Road, Corner Mahogany STREET	Service Station	Regulation under CLM Act not required	-32.39837094	152.2106015
BULLABURRA	Former Burmah Bullaburra Service Station	367 - 369 Great Western HIGHWAY	Service Station	Regulation under CLM Act not required	-33.72482995	150.4124537
BULLI	Scrap Yard	7 Molloy STREET	Other Industry	Contamination currently regulated under CLM Act	-34.33663195	150.9131154
BULLI	Bulli Brickworks	Quilkey PLACE	Other Industry	Regulation under CLM Act not required	-34.33263113	150.9086247
BUNGENDORE	Former Timber Treatment Plant	Corner King Street and Butmaroo STREET	Other Industry	Contamination formerly regulated under the CLM Act	-35.26151273	149.4434907

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BURONGA	Caltex Service Station	Sturt Hwy Cnr Silver City HIGHWAY	Service Station	Regulation under CLM Act not required	-34.17056496	142.1813847
BURWOOD	Burwood STA Depot	Cnr Shaftesbury and Parramatta ROADS	Other Industry	Contamination formerly regulated under the CLM Act	-33.86982934	151.1089057
BYRON BAY	Residential Development	Lot 15 Seaview STREET	Unclassified	Regulation under CLM Act not required	-28.65214464	153.6165573
CABARITA	Cabarita Wellcome	33 Phillips STREET	Landfill	Ongoing maintenance required to manage residual contamination (CLM Act)	-33.85250251	151.1176366
CABARITA	Dulux (Orica Australia)	Cabarita ROAD	Chemical Industry	Contamination formerly regulated under the CLM Act	-33.84643972	151.1157115
CABRAMATTA	Caltex Service Station Cabramatta	168 John STREET	Service Station	Regulation under CLM Act not required	-33.89422314	150.9279279
CALGA	Former service station	101 Peats Ridge ROAD	Service Station	Contamination formerly regulated under the CLM Act	-33.37592138	151.2254951
CALLALA BEACH	Callala Beach General Store	(formerly 1 Quay Rd) 114A Quay ROAD	Service Station	Regulation under CLM Act not required	-35.0101817	150.6964322
CAMBRIDGE GARDENS	Caltex Cambridge Park	1 Boomerang PLACE	Service Station	Regulation under CLM Act not required	-33.74068794	150.717174
CAMDEN	Caltex Camden Service Station	21 Barsden STREET	Service Station	Regulation under CLM Act not required	-34.05808413	150.6914744
CAMDEN	Camden High School (former)	John STREET	Gasworks	Regulation under CLM Act not required	-34.05114079	150.6951285
CAMDEN SOUTH	Coles Express Service Station Camden South	273 Old Hume HIGHWAY	Service Station	Regulation under CLM Act not required	-34.08660995	150.6945444
CAMELLIA	James Hardie Factory (former, eastern portion)	1 Grand AVENUE	Other Industry	Contamination currently regulated under CLM Act	-33.8182384	151.0261019
CAMELLIA	Council Reserve	11B Grand AVENUE	Metal Industry	Regulation under CLM Act not required	-33.81850502	151.0302425
CAMELLIA	Bitumen Manufacturer	12 Grand AVENUE	Other Industry	Contamination currently regulated under CLM Act	-33.82189695	151.0429251
CAMELLIA	Wrigg	13 Grand AVENUE	Metal Industry	Under assessment	-33.81971361	151.0321525
CAMELLIA	Hymix Concrete	14 Grand AVENUE	Metal Industry	Contamination currently regulated under CLM Act	-33.82243454	151.044789
CAMELLIA	Hambear	14 Thackeray STREET	Metal Industry	Regulation under CLM Act not required	-33.81920482	151.0419394
CAMELLIA	Mauri Foods	15 Grand AVENUE	Other Industry	Regulation being finalised	-33.81996985	151.0335725
CAMELLIA	Railway Land	27 Grand AVENUE	Other Industry	Regulation under CLM Act not required	-33.81910822	151.0382483
CAMELLIA	Maritime Services Board	33A Grand AVENUE	Metal Industry	Regulation under CLM Act not required	-33.81836086	151.0401249
CAMELLIA	Veolia	37 Grand AVENUE	Chemical Industry	Contamination currently regulated under CLM Act	-33.81980027	151.0430689
CAMELLIA	Former Asciano Properties	39 Grand AVENUE	Chemical Industry	Contamination currently regulated under CLM Act	-33.82056014	151.0443331

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
CAMELLIA	Sydney Water	41 Grand AVENUE	Chemical Industry	Contamination formerly regulated under the CLM Act	-33.8217493	151.0453367
CAMELLIA	Former Akzo Nobel site	6 Grand AVENUE	Chemical Industry	Contamination currently regulated under CLM Act	-33.82238826	151.0319264
CAMELLIA	Former Shell Clyde Refinery	Durham STREET	Other Industry	Contamination currently regulated under POEO Act	-33.82804924	151.0378966
CAMMERAY	Coles Express Cammeray	477-483 Miller STREET	Service Station	Regulation under CLM Act not required	-33.82141124	151.2108658
CAMMERAY	Tunks Park	Brothers AVENUE	Landfill	Contamination formerly regulated under the CLM Act	-33.81734704	151.2113338
CAMPBELLTOWN	Former vehicle wrecking yard	38 Blaxland ROAD	Other Industry	Regulation under CLM Act not required	-34.06055735	150.8130598
CAMPBELLTOWN	Mobil Service Station	96-98 Queen STREET	Service Station	Regulation under CLM Act not required	-34.06407588	150.8170082
CAMPBELLTOWN	BP Macarthur Service Station	Cnr Blaxland ROAD and Campbelltown ROAD	Service Station	Regulation under CLM Act not required	-34.05312872	150.8234349
CAMPERDOWN	The Spruce	12-14 Marsden STREET	Other Industry	Under assessment	-33.887203	151.178445
CAMPERDOWN	Former Gee Graphics	27 Church STREET	Other Industry	Regulation under CLM Act not required	-33.88737747	151.1773616
CAMPERDOWN	O'Dea Reserve	Salisbury LANE	Landfill	Contamination formerly regulated under the CLM Act	-33.89072786	151.1736948
CAMPSIE	Budget Petroleum and adjacent property	403 Canterbury Road and 1 Una STREET	Service Station	Contamination currently regulated under CLM Act	-33.91605617	151.1086596
CAMPSIE	Former Sunbeam factory	60 Charlotte STREET	Other Industry	Contamination formerly regulated under the CLM Act	-33.92254225	151.1025796
CANLEY HEIGHTS	Caltex Canley Heights Service Station	280-286 Canley Vale ROAD	Service Station	Regulation under CLM Act not required	-33.88393501	150.9241656
CANLEY HEIGHTS	Former Caltex Canley Heights	368 Canley Vale ROAD	Service Station	Regulation under CLM Act not required	-33.88271081	150.9154176
CANLEY VALE	Former Mobil Service Station	96 Canley Vale ROAD	Service Station	Regulation under CLM Act not required	-33.88591573	150.9369801
CANLEY VALE	Coles Express Lansvale	99 Hume HIGHWAY	Service Station	Regulation under CLM Act not required	-33.89295753	150.9606136
CANOWINDRA	BP-branded Jasbe Service Station	76 Rodd STREET	Service Station	Regulation under CLM Act not required	-33.56131773	148.6682805
CANTERBURY	Metro Petroleum Service Station	13-19 Canterbury ROAD	Service Station	Contamination currently regulated under CLM Act	-33.90783455	151.125207
CARDIFF	Former Caltex Service Station	367 Main ROAD	Service Station	Regulation under CLM Act not required	-32.93761223	151.6577781
CARDIFF	7-Eleven Service Station	399 Main ROAD	Service Station	Regulation under CLM Act not required	-32.93391137	151.6562111
CARDIFF	Woolworths (former Mobil) Cardiff Service Station	43 Macquarie ROAD	Service Station	Regulation under CLM Act not required	-32.94118246	151.6578195
CARDIFF	Former Mobil Depot	7 Ranton STREET	Other Petroleum	Regulation under CLM Act not required	-32.94516764	151.6470387

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
CARDIFF	BP Service Station (Reliance Petroleum)	Corner Sturt and Main ROADS	Service Station	Regulation under CLM Act not required	-32.93792229	151.6569905
CARDIFF	Maneela Oval	Main ROAD	Other Industry	Regulation under CLM Act not required	-32.93018443	151.6435559
CARINGBAH	Adjacent to Spirent Australia	101-103 Cawarra ROAD	Other Industry	Contamination currently regulated under CLM Act	-34.03360747	151.1245577
CARINGBAH	Spirent Australia	105 Cawarra ROAD	Other Industry	Contamination formerly regulated under the CLM Act	-34.03425343	151.1245092
CARINGBAH	Former Consumer Health Products Manufacturer	32-40 Cawarra ROAD	Other Industry	Regulation under CLM Act not required	-34.03024369	151.1277755
CARINGBAH	7-Eleven Service Station	367 The Kingsway	Service Station	Regulation under CLM Act not required	-34.03948677	151.1203268
CARINGBAH	Caltex Lilli Pilli Service Station	477-481 Port Hacking ROAD	Service Station	Regulation under CLM Act not required	-34.05243807	151.1216353
CARLINGFORD	Caltex Service Station Carlingford	131 Pennant Hills ROAD	Service Station	Regulation under CLM Act not required	-33.78762398	151.0279422
CARLINGFORD	Caltex Service Station	797 Pennant Hills ROAD	Service Station	Regulation under CLM Act not required	-33.7757819	151.0516532
CARLTON	Shell Coles Express Service Station	277 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-33.9748579	151.1272732
CARRINGTON	Carrington redevelopment site	11 Howden STREET	Other Industry	Regulation under CLM Act not required	-32.91309509	151.7625341
CARRINGTON	Commercial Metals Company (CMC) Australia Pty Ltd	117-121 Bourke STREET	Other Industry	Regulation under CLM Act not required	-32.9148832	151.7677193
CARRINGTON	Forgacs Dockyard	81 Denison STREET	Other Industry	Regulation under CLM Act not required	-32.9207441	151.764816
CARRINGTON	NAT vacant land	Bourke STREET	Unclassified	Regulation under CLM Act not required	-32.91276029	151.7685894
CARRINGTON	Carrington Coal Tar Pavements	Bourke Street to Dyke ROAD	Other Industry	Regulation under CLM Act not required	-32.91441348	151.770271
CARRINGTON	Pasminco Ship Loader	Dyke Berth 2 (off Bourke Street) OTHER	Metal Industry	Regulation under CLM Act not required	-32.9148698	151.7716837
CARRINGTON	Dyke Point Containment Cell	Dyke ROAD	Other Industry	Regulation under CLM Act not required	-32.91763422	151.7727101
CARSS PARK	Vacant Property	334 Princes HIGHWAY	Other Industry	Regulation under CLM Act not required	-33.98628486	151.1133908
CARWELL	Cement Australia Carwell Creek Quarries	Quarry ROAD	Other Industry	Regulation under CLM Act not required	-32.85413742	149.923172
CASINO	Woolworths Service Station Casino	130 Canterbury STREET	Service Station	Regulation under CLM Act not required	-28.86231341	153.0464642
CASINO	Former Gasworks	134-136 North STREET	Gasworks	Regulation under CLM Act not required	-28.86080712	153.0526043
CASINO	18 Beith Street Casino	18 Beith STREET	Unclassified	Under assessment	-28.84951426	153.0446585
CASINO	Caltex Service Station and Depot Casino	28 & 32 Dyraaba STREET	Service Station	Regulation under CLM Act not required	-28.85488567	153.044806
CASINO	Corner Store	30 Barker STREET	Service Station	Under assessment	-28.86316792	153.0389124

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
CASINO	Casino Roadhouse	86 Johnston STREET	Service Station	Under assessment	-28.85960698	153.0562429
CASINO	Caltex Service Station	96 Centre STREET	Service Station	Regulation under CLM Act not required	-28.86539567	153.0450654
CASULA	Caltex Casula Service Station	646 Hume HIGHWAY	Service Station	Regulation under CLM Act not required	-33.95641262	150.8934783
CATHERINE HILL BAY	Catherine Hill Bay Coal Handling and Preparation Plant	1A Keene STREET	Other Industry	Regulation under CLM Act not required	-33.16120556	151.6302456
CESSNOCK	Former Mobil Service Station	102 Wollombi ROAD	Service Station	Regulation under CLM Act not required	-32.83844074	151.3436022
CESSNOCK	Caltex Cessnock Service Station	103-105 Wollombi (Cnr James Street) ROAD	Service Station	Regulation under CLM Act not required	-32.83936243	151.3430078
CESSNOCK	Former Service Station	2-4 Allandale ROAD	Service Station	Under assessment	-32.83118911	151.3560677
CHARBON	Charbon Colliery	Charbon ROAD	Other Industry	Regulation under CLM Act not required	-32.92390131	149.9839098
CHARLESTOWN	7-Eleven Charlestown	273 Charlestown ROAD	Service Station	Under assessment	-32.95802555	151.6897931
CHARLESTOWN	Ausgrid Powell Street Depot	8 Powell STREET	Other Industry	Regulation under CLM Act not required	-32.95912375	151.6944136
CHARLESTOWN	Caltex Service Station	81 Pacific HIGHWAY	Service Station	Contamination currently regulated under CLM Act	-32.96708479	151.6955919
CHARLESTOWN	Caltex Woolworths (Former BP)	91-93 Pacific HIGHWAY	Service Station	Contamination formerly regulated under the CLM Act	-32.96633569	151.6959051
CHARMHAVEN	Caltex Charmhaven Service Station	13-15 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.21655768	151.5091452
CHATSWOOD	Auto Repairs	2 Devonshire STREET	Service Station	Regulation under CLM Act not required	-33.8015482	151.1859632
CHATSWOOD	Woolworths Chatswood	364-366 Eastern Valley WAY	Service Station	Regulation under CLM Act not required	-33.78667419	151.2010828
CHATSWOOD	Caltex Service Station Chatswood	572 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.80381271	151.1789656
CHATSWOOD	Former Caltex Chatswood Service Station	607 Pacific HIGHWAY	Service Station	Contamination formerly regulated under the CLM Act	-33.80396472	151.1795766
CHATSWOOD	Coles Express Service Station Chatswood	877-879 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.79182176	151.1804867
CHATSWOOD WEST	Chatswood Toyota	728 Pacific HIGHWAY	Service Station	Contamination formerly regulated under the CLM Act	-33.79654247	151.1776136
CHERRYBROOK	Caltex Service Station	67 Shepherds DRIVE	Service Station	Regulation under CLM Act not required	-33.72069183	151.0451415
CHESTER HILL	Former Orica, Chester Hill	127 Orchard ROAD	Chemical Industry	Contamination formerly regulated under the CLM Act	-33.8869823	150.9952873
CHIPPENDALE	Frasers Development	Wellington STREET	Unclassified	Under assessment	-33.88669108	151.2015805
CHIPPING NORTON	Former Solchem (Mobil) Depot Chipping Norton	49-51 Riverside ROAD	Other Petroleum	Regulation under CLM Act not required	-33.91621314	150.9696948
CHIPPING NORTON	Former ACR	85-107 Alfred STREET	Chemical Industry	Contamination currently regulated under CLM Act	-33.92226795	150.9586496
CHISWICK	Former Sydney Wiremills (BHP) site	Blackwall Point ROAD	Other Industry	Regulation under CLM Act not required	-33.85131849	151.1369131

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CHITTAWAY BAY	Former Caltex Chittaway Point	100 Chittaway ROAD	Service Station	Regulation under CLM Act not required	-33.32707555	151.4293546
CHULLORA	Chullora Railway Workshops	Worth STREET	Other Industry	Regulation under CLM Act not required	-33.88639388	151.0598201
CLARENCE	Clarence Colliery	Chifley ROAD	Other Industry	Regulation under CLM Act not required	-33.46450217	150.2522729
CLARENDON	Coles Express Clarendon Service Station	244 Hawkesbury Valley WAY	Service Station	Regulation under CLM Act not required	-33.6083729	150.7890956
CLEARFIELD	Former Pamplings Dip Site	Off Clearfield ROAD	Cattle Dip	Regulation under CLM Act not required	-29.16287185	152.882974
CLYBUCCA	BP Service Station	2171 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-30.93913118	152.9417395
CLYDE	7-Eleven Clyde	3 Parramatta (Cnr Harbord Street) ROAD	Service Station	Regulation under CLM Act not required	-33.83494433	151.0222628
COBAR	Former Caltex (Bogas) Service Station Cobar	56-58 Marshall STREET	Service Station	Regulation under CLM Act not required	-31.49793339	145.8346684
COBAR	Caltex Service Station Cobar	99 Marshall (formerly Cnr Barrier Highway and Bathurst Street) STREET	Service Station	Regulation under CLM Act not required	-31.49631924	145.8275727
COBAR	Mckinnons Gold Mine	Cobar ROAD	Metal Industry	Regulation under CLM Act not required	-31.78179755	145.693
COBAR	Caltex Service Station	Lot 10 Railway PARADE	Service Station	Regulation under CLM Act not required	-31.49350124	145.8442372
COFFS HARBOUR	Dan Murphy's Coffs Harbour	10 Elbow STREET	Service Station	Under assessment	-30.29439262	153.115069
COFFS HARBOUR	BP Service Station	134-136 Pacific HIGHWAY	Service Station	Contamination formerly regulated under the CLM Act	-30.29187037	153.1182106
COFFS HARBOUR	Caltex Service Station	157 Orlando STREET	Service Station	Regulation under CLM Act not required	-30.28975334	153.1306354
COFFS HARBOUR	Aussitel Backpackers Hostel	312 Harbour DRIVE	Service Station	Contamination formerly regulated under the CLM Act	-30.3057	153.132
COFFS HARBOUR	Mobil Service Station	314-316 Harbour DRIVE	Service Station	Contamination formerly regulated under the CLM Act	-30.3056983	153.131966
COFFS HARBOUR	Coffs Harbour Slipway	38 Marina DRIVE	Other Industry	Under assessment	-30.30325637	153.1441437
COFFS HARBOUR	Mobil Coffs Harbour Airport	Aviation DRIVE	Other Petroleum	Contamination formerly regulated under the CLM Act	-30.313385	153.1175018
COFFS HARBOUR	Woolworths Petrol	Park Beach Plaza, Arthur STREET	Service Station	Regulation under CLM Act not required	-30.28101154	153.132027
COLEAMBALLY	Former Mobil Coleambally Depot	19 Bencubbin AVENUE	Other Petroleum	Regulation under CLM Act not required	-34.80279552	145.8945239
COLLARENEBRI	Former Shell Depot	Corner Narran Street and Queen STREET	Other Petroleum	Regulation under CLM Act not required	-29.54114772	148.5789365
COLONGRA	Endeavour Colliery	Scenic DRIVE	Other Industry	Regulation under CLM Act not required	-33.21297737	151.5416882
COLYTON	Ampol Service Station	88 Great Western HIGHWAY	Service Station	Under assessment	-33.7754	150.7954
CONCORD	Caltex Service Station	89 Parramatta ROAD	Service Station	Regulation under CLM Act not required	-33.86785624	151.0993769

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CONCORD WEST	Caltex Service Station	369-375 Concord ROAD	Service Station	Regulation under CLM Act not required	-33.84113835	151.0888843
CONDOBOLIN	BP-Branded Service Station	38 Denison Street, corner Molong STREET	Service Station	Regulation under CLM Act not required	-33.08520378	147.1524976
CONDOBOLIN	Former Mobil Depot	6 Burnett STREET	Other Petroleum	Contamination currently regulated under CLM Act	-33.08010515	147.1642972
CONDOBOLIN	Former Ampol Depot	Cnr Parkes Road and Goobang STREET	Service Station	Regulation under CLM Act not required	-33.08034753	147.1642436
CONDOBOLIN	Former Caltex Depot	Parkes ROAD	Service Station	Regulation under CLM Act not required	-33.08255593	147.1585922
CONDOBOLIN	Mobil Condobolin Depot Railway Siding	Railway Siding behind 6 Burnett STREET	Other Petroleum	Regulation under CLM Act not required	-33.08058612	147.164225
CONSTITUTION HILL	Sydney Water Land	Caloola ROAD	Unclassified	Regulation under CLM Act not required	-33.79776636	150.9697715
COOGEE	Caltex Coogee Service Station	146-148 Coogee Bay (Cnr Mount St) ROAD	Service Station	Regulation under CLM Act not required	-33.91989232	151.2517454
COOKS HILL	Former Council Depot Cooks Hill	152 Bruce Street and 115 Corlette STREET	Other Industry	Regulation under CLM Act not required	-32.93525537	151.7641074
COOLAC	Coolac Service Station	Corner Hume Highway and Coleman STREET	Service Station	Regulation under CLM Act not required	-34.95435052	148.1595525
COOLAH	BP Depot (Reliance Petroleum)	72 (formerly 17-23) Cunningham STREET	Other Petroleum	Regulation under CLM Act not required	-31.82275896	149.7243171
COOLONGOLOOK	Caltex Service Station	Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-32.21648325	152.322813
COOMA	Former Mobil Cooma Depot	2 Commissioner STREET	Other Petroleum	Regulation under CLM Act not required	-36.23267537	149.1346338
COOMA	Former Caltex Cooma Depot	2 Short STREET	Service Station	Regulation under CLM Act not required	-36.2338672	149.1348862
COOMA	Lowes Petroleum Cooma Depot and Service Station (Former BP Reliance Petroleum)	2-4 Sharp STREET	Other Petroleum	Regulation under CLM Act not required	-36.22862603	149.1356483
COOMA	Caltex Cooma Service Station	44 Sharp (Cnr Baron St) STREET	Service Station	Regulation under CLM Act not required	-36.23323489	149.1304134
COOMA	Former Shell Depot	48-50 Bradley STREET	Other Petroleum	Regulation under CLM Act not required	-36.23448955	149.1347987
COOMA	Former Shell Service Station	48-52 Sharp STREET	Service Station	Contamination formerly regulated under the CLM Act	-36.23350402	149.1299514
COOMA	Woolworths Caltex Cooma Service Station	Bombala Street Cnr Massie STREET	Service Station	Regulation under CLM Act not required	-36.23364626	149.1267469
COONABARABRAN	Shell Coles Express Service Station	2-6 John STREET	Service Station	Regulation under CLM Act not required	-31.27706775	149.27836
COONABARABRAN	Former Mobil Depot	49 Cowper STREET	Other Petroleum	Regulation under CLM Act not required	-31.27096226	149.2818461
COONABARABRAN	Caltex Service Station	85-87 John STREET	Service Station	Regulation under CLM Act not required	-31.27231215	149.2771297

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
COONABARABRAN	Caltex Service Station	Cnr Dawson & Drummond STREET	Service Station	Regulation under CLM Act not required	-31.26994941	149.28183
COONABARABRAN	Former Shell Coonabarabran CVRO	Corner Cowper St and Dawson St (formerly 51 Cowper) STREET	Other Petroleum	Regulation under CLM Act not required	-31.27003745	149.281788
COONAMBLE	Former Shell Coonamble Depot	Corner Aberford Street and Quambone ROAD	Other Petroleum	Regulation under CLM Act not required	-30.95349182	148.3793432
COONAMBLE	Caltex Service Station	Quambone ROAD	Service Station	Regulation under CLM Act not required	-30.95410067	148.3792167
COORANBONG	Former Poultry Farm	64 - 98 Alton ROAD	Unclassified	Regulation under CLM Act not required	-33.06860138	151.4512156
COOTAMUNDRA	Cootamundra Gasworks	140-146 Hovell STREET	Gasworks	Contamination currently regulated under CLM Act	-34.64572841	148.0255049
COOTAMUNDRA	Former BP Depot	1-5 Murray STREET	Other Petroleum	Regulation under CLM Act not required	-34.62915841	148.0306962
COOTAMUNDRA	Former Caltex Depot	219 Sutton STREET	Other Petroleum	Regulation under CLM Act not required	-34.65126548	148.0145283
COOTAMUNDRA	Caltex Service Station	26-34 Hovell STREET	Service Station	Regulation under CLM Act not required	-34.63624703	148.0347479
COOTAMUNDRA	Former Amoco Depot	68-72 Hovell STREET	Other Petroleum	Contamination currently regulated under CLM Act	-34.63871124	148.0321134
COOTAMUNDRA	Former Ampol Service Station	72 Parker STREET	Service Station	Regulation under CLM Act not required	-34.63471008	148.0296112
COOTAMUNDRA	Former Ampol Cootamundra Rail Siding	Back Brawlin ROAD	Other Petroleum	Under assessment	-34.65326425	148.0143068
CORAMBA	Martin Street	End of Martin Street and adjacent car park OTHER	Service Station	Ongoing maintenance required to manage residual contamination (CLM Act)	-30.22125208	153.0156997
COROWA	Former Ampol Corowa	10 Bow STREET	Service Station	Regulation under CLM Act not required	-35.99364786	146.3901259
COROWA	Corowa Shire Council Works Depot	24 Poseidon ROAD	Other Petroleum	Regulation under CLM Act not required	-35.98807923	146.3652266
COROWA	Cignall Corowa	280 Hume STREET	Service Station	Under assessment	-36.00996015	146.3760437
CORRIMAL	7-Eleven Corrimal	138-146 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-34.36986923	150.8978271
CORRIMAL	Woolworths Petrol - Corrimal	275-277 Princes HIGHWAY	Service Station	Under assessment	-34.37527426	150.8962637
COWRA	Lowes Petroleum (former BP Cowra Depot)	12 Campbell STREET	Other Petroleum	Regulation under CLM Act not required	-33.83803706	148.6977873
COWRA	Former Gasworks	30 Brougham STREET	Gasworks	Contamination currently regulated under CLM Act	-33.8389659	148.6963482
COWRA	Shell Depot	34 Brougham STREET	Other Petroleum	Contamination formerly regulated under the CLM Act	-33.83932421	148.6976295
COWRA	Landmark Fertiliser Storage Facility	Corner Young Road & Waratah STREET	Chemical Industry	Regulation under CLM Act not required	-33.84321832	148.6722578
CRANGAN BAY	Big T Road House.	555 and 565 Pacific HIGHWAY	Service Station	Contamination currently regulated under CLM Act	-33.17326538	151.6083864

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CREMORNE	Shell Coles Express Service Station	225 Military ROAD	Service Station	Regulation under CLM Act not required	-33.83063306	151.226223
CRESTWOOD	Former Caltex Depot Queanbeyan	36 Kendall (Cnr Stephens Rd) AVENUE	Other Petroleum	Regulation under CLM Act not required	-35.34615546	149.207807
CRINGILA	Cringila Public School	Sheffield STREET	Landfill	Regulation under CLM Act not required	-34.4719665	150.8695522
CROA	Breen Holdings	Bate Bay ROAD	Other Industry	Regulation under CLM Act not required	-34.03861737	151.1614114
CROWS NEST	Caltex Service Station	111-121 Falcon STREET	Service Station	Regulation under CLM Act not required	-33.82868236	151.2060317
CROYDON	Caltex Service Station	404-410 Liverpool ROAD	Service Station	Regulation under CLM Act not required	-33.88853994	151.115879
CROYDON	BP Ashfield	582-586 Parramatta ROAD	Service Station	Under assessment	-33.87399409	151.1267296
CROYDON PARK	Mobil Service Station	334 Georges River ROAD	Service Station	Regulation under CLM Act not required	-33.89771626	151.0999194
CULCAIRN	Caltex Service Station	2883 Olympic HIGHWAY	Service Station	Regulation under CLM Act not required	-35.67441635	147.0356845
CULLEN BULLEN	Baal Bone Colliery	Castlereagh HIGHWAY	Other Industry	Regulation under CLM Act not required	-33.27193875	150.0587194
CUNDLETOWN	Caltex Service Station (1 Manning River Drive)	Old Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-31.89329598	152.5068225
CURL CURL	John Fisher Park	Corner Harbord and Abbott ROADS	Landfill	Regulation under CLM Act not required	-33.76352692	151.2798462
DACEYVILLE	Astrolabe Park	Cook AVENUE	Landfill	Regulation being finalised	-33.92963704	151.221773
DAPTO	RailCorp Dapto	(Rear of property) 12-14 Hamilton STREET	Other Industry	Regulation under CLM Act not required	-34.50045405	150.787353
DARLINGHURST	Proposed Retail Unit	139-155 Palmer STREET	Unclassified	Regulation under CLM Act not required	-33.87504688	151.2168106
DARLINGHURST	18-28 Neild Avenue, Darlinghurst	18-28 Neild AVENUE	Landfill	Under assessment	-33.87876581	151.2276546
DARLINGHURST	Cross City Tunnel	Riley Street and William STREET	Service Station	Contamination was addressed via the planning process (EP&A Act)	-33.87424636	151.2158305
DEE WHY	United Dee Why	1 The Strand STREET	Service Station	Under assessment	-33.75569207	151.2959451
DEE WHY	Caltex Service Station	793-797 Pittwater ROAD	Service Station	Regulation under CLM Act not required	-33.74566596	151.2920719
DEE WHY	Roche Products Dee Why Facility	Inman ROAD	Other Industry	Contamination currently regulated under CLM Act	-33.73834964	151.2876392
DEE WHY	Dee Why Town Centre	Pittwater ROAD	Other Industry	Regulation under CLM Act not required	-33.753169	151.2875805
DENHAM COURT	Service Station and Caravan Park Denham Court	505 Campbelltown ROAD	Service Station	Under assessment	-33.98208395	150.8459471
DENILIQUIN	Former Deniliquin Caltex Depot	116-118 Hardinge (Cnr Wood St) STREET	Service Station	Regulation under CLM Act not required	-35.53196985	144.9544597
DENILIQUIN	BP Depot (Reliance Petroleum)	125 - 127 Hardinge STREET	Service Station	Regulation under CLM Act not required	-35.53222124	144.9517397
DENILIQUIN	Former Shell Depot	143-147 Napier STREET	Other Petroleum	Regulation under CLM Act not required	-35.5342355	144.953169

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DENILIQUIN	Shell Coles Express Service Station	336 Victoria STREET	Service Station	Contamination formerly regulated under the CLM Act	-35.52373613	144.9807345
DENILIQUIN	Former Deniliquin Gasworks	365 and 369 George and 380 and 386 Charlotte STREET	Gasworks	Under assessment	-35.52663248	144.9634981
DENILIQUIN	Landmark Fertiliser Storage Facility	99-101 Davidson STREET	Chemical Industry	Regulation under CLM Act not required	-35.52534735	144.975142
DENMAN	Former Industrial Site	10 Fontana WAY	Metal Industry	Regulation under CLM Act not required	-32.37945456	150.6868239
DENMAN	Former Industrial Site	9 Fontana WAY	Metal Industry	Regulation under CLM Act not required	-32.37911159	150.6869866
DOYALSON	Munmorah Power Station	(Central Coast Highway) Scenic DRIVE	Unclassified	Regulation under CLM Act not required	-33.20678347	151.540795
DOYALSON	Part Lot 3 DP 259306	Off David STREET	Other Industry	Regulation under CLM Act not required	-33.20436131	151.5232558
DOYALSON	Mannering Colliery (formerly Wyee)	Rutleys ROAD	Other Industry	Regulation under CLM Act not required	-33.17179576	151.5419248
DOYALSON	Munmorah Colliery	Scenic DRIVE	Other Industry	Regulation under CLM Act not required	-33.21297737	151.5416882
DOYALSON NORTH	Caltex Service Station	235 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.18501024	151.5526114
DOYALSON NORTH	Shell Coles Express Service Station	260-270 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.18636608	151.5482399
DRUMMOYNE	Caltex Service Station	191-195 Lyons ROAD	Service Station	Regulation under CLM Act not required	-33.85699216	151.1460356
DRUMMOYNE	Former Dry Cleaners	225 Victoria ROAD	Chemical Industry	Regulation under CLM Act not required	-33.8507152	151.1537113
DRUMMOYNE	Coles Express Service Station Drummoyne (Eastbound)	36-46 Victoria ROAD	Service Station	Regulation under CLM Act not required	-33.85576628	151.1593519
DRUMMOYNE	Coles Express Service Station Drummoyne South (Westbound)	39-45 Victoria ROAD	Service Station	Regulation under CLM Act not required	-33.85606575	151.1589061
DUBBO	Lowes Petroleum (BP-Branded) Depot, Dubbo	105 Erskine STREET	Service Station	Regulation under CLM Act not required	-32.24423247	148.6101676
DUBBO	BP Reliance Petroleum Service Station (Former Mobil Depot)	107 Erskine STREET	Other Petroleum	Regulation under CLM Act not required	-32.24441287	148.6111704
DUBBO	Inland Petroleum (Former Shell) Depot	109 Erskine STREET	Other Petroleum	Regulation under CLM Act not required	-32.24470512	148.6124108
DUBBO	Caltex Service Station	119 Bourke STREET	Service Station	Regulation under CLM Act not required	-32.24336464	148.6091931
DUBBO	Shell Coles Express Service Station	131-133 Cobra STREET	Service Station	Regulation under CLM Act not required	-32.25511317	148.6126147
DUBBO	Dubbo Police Station	143 Brisbane STREET	Other Petroleum	Regulation under CLM Act not required	-32.24652288	148.6034702
DUBBO	Former Ambulance Station	165 Brisbane STREET	Other Petroleum	Contamination formerly regulated under the CLM Act	-32.24850755	148.6031749
DUBBO	United (former Volume Plus) Service Station	219-223 Cobra STREET	Service Station	Regulation under CLM Act not required	-32.2565155	148.6228586

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
DUBBO	Former Mobil depot	40-44 Morgan STREET	Other Petroleum	Regulation under CLM Act not required	-32.23912277	148.6182711
DUBBO	Shell Coles Express Service Station	45-49 Whylandra STREET	Service Station	Regulation under CLM Act not required	-32.2474598	148.5932769
DUBBO	BP-Branded Service Station Dubbo West	51-63 Whylandra STREET	Service Station	Regulation under CLM Act not required	-32.24827657	148.5927084
DUBBO	Caltex Service Station, Dubbo	60 Windsor PARADE	Service Station	Regulation under CLM Act not required	-32.25459322	148.6318
DUBBO	Caltex Service Station, Dubbo	Cnr Brisbane Street and Cobra STREET	Service Station	Contamination currently regulated under CLM Act	-32.25322183	148.603164
DUBBO	Former Caltex Depot	Phillip (corner Fitzroy) STREET	Service Station	Regulation under CLM Act not required	-32.24534863	148.6150144
DULWICH HILL	Former Tyre Recapping	115-117 Constitution ROAD	Other Industry	Regulation under CLM Act not required	-33.90300876	151.1387724
DULWICH HILL	Denison Road Playground	194 Denison ROAD	Landfill	Regulation under CLM Act not required	-33.90121956	151.1404637
DUNEDOO	Former Shell Depot Dunedoo	Cnr Bolaro and Redbank STREET	Other Petroleum	Regulation under CLM Act not required	-32.01565761	149.3922418
DUNGOG	Lot 54 Common Rd	54 Common ROAD	Unclassified	Regulation under CLM Act not required	-32.39490989	151.739821
DUNGOG	Former HWC Maintenance Depot for Civil Engineering Works	86 Abelard STREET	Other Industry	Under assessment	-32.40429396	151.7514073
DUNMORE	Equestrian Centre	71 Fig Hill LANE	Unclassified	Regulation under CLM Act not required	-34.62313393	150.8421544
DURAL	Caltex Service Station	530 Old Northern ROAD	Service Station	Regulation under CLM Act not required	-33.69348472	151.0202716
DURAL	Woolworths Service Station	532 Old Northern ROAD	Service Station	Regulation under CLM Act not required	-33.69348472	151.0202716
DURAL	BP Dural Service Station	580 Old Northern ROAD	Service Station	Regulation under CLM Act not required	-33.69569985	151.0283357
DURAL	Caltex Dural Service Station	917-923 Old Northern ROAD	Service Station	Regulation under CLM Act not required	-33.68312075	151.0287519
EAGLE VALE	BP Service Station	Corner Eagle Vale Drive and Gould ROAD	Service Station	Regulation under CLM Act not required	-34.03128043	150.816363
EARLWOOD	RTA Land	3 Jackson PLACE	Unclassified	Contamination currently regulated under CLM Act	-33.9272087	151.1432854
EARLWOOD	Wolli Creek Aqueduct	Unwin STREET	Unclassified	Regulation under CLM Act not required	-33.92788788	151.1480807
EAST BALLINA	Caltex East Ballina Service Station	34 Links AVENUE	Service Station	Regulation under CLM Act not required	-28.85009113	153.5829246
EAST GOSFORD	Mobil Service Station	44 Victoria STREET	Service Station	Contamination formerly regulated under the CLM Act	-33.43804781	151.353303
EAST GOSFORD	Presbyterian Aged Care Facility	8-18 Enid CRESCENT	Landfill	Regulation under CLM Act not required	-33.4376675	151.3577947
EAST MAITLAND	United (Former Mobil) Service Station East Maitland	164 (also known as 250) Newcastle STREET	Service Station	Regulation under CLM Act not required	-32.75248998	151.5869338

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
EAST MAITLAND	Former Gasworks Site	Corner Melbourne Street and Brisbane STREET	Gasworks	Regulation under CLM Act not required	-32.74939199	151.5788783
EAST MAITLAND	Caltex East Maitland Service Station	Newcastle Road, Corner William STREET	Service Station	Regulation under CLM Act not required	-32.74883712	151.5829296
EAST TAMWORTH	Caltex Service Station	350-362 Armidale ROAD	Service Station	Regulation under CLM Act not required	-31.11401974	150.9613327
EASTERN CREEK	Fulton Hogan Industries (formerly Pioneer Road Services)	Honeycomb DRIVE	Other Industry	Regulation under CLM Act not required	-33.80231274	150.8288299
EASTERN CREEK	Caltex Service Station	M4 (Eastbound) MOTORWAY	Service Station	Regulation under CLM Act not required	-33.801607	150.8857989
EASTERN CREEK	Caltex Service Station M4 Motorway Westbound	M4 (Westbound) MOTORWAY	Service Station	Regulation under CLM Act not required	-33.80255701	150.8829211
EASTLAKES	Budget Petroleum Eastlakes	102 Maloney STREET	Service Station	Regulation being finalised	-33.93096702	151.2056606
EASTLAKES	Former Shell Rosebery service station and adjacent land	275-279 Gardeners ROAD	Service Station	Contamination formerly regulated under the CLM Act	-33.92470279	151.2100722
EASTLAKES	73 Gardeners Road	73 Gardeners ROAD	Unclassified	Regulation under CLM Act not required	-33.92541594	151.2182856
EASTLAKES	Eastlakes Reserve	Evans AVENUE	Service Station	Contamination formerly regulated under the CLM Act	-33.92497291	151.2102725
EASTWOOD	Former Mobil Service Station Eastwood	3-5 Trelawney (Cnr Rutledge St) STREET	Service Station	Regulation under CLM Act not required	-33.79273381	151.079584
EDEN	Caltex Service Station	159 Imlay STREET	Service Station	Regulation under CLM Act not required	-37.06324099	149.9044022
EDEN	Former Caltex Eden Depot	80-82 Imlay STREET	Service Station	Regulation being finalised	-37.0570984	149.9038538
EDENSOR PARK	Caltex Bonnyrigg Service Station, Edensor Park	549 Elizabeth DRIVE	Service Station	Regulation under CLM Act not required	-33.88840816	150.8822609
EDENSOR PARK	7-Eleven (former Mobil) Service Station	615-621 Cowpasture Road (Cnr Elizabeth) DRIVE	Service Station	Regulation under CLM Act not required	-33.88326139	150.865591
EDGECLIFF	BP-branded (former Coles Express) Service Station	73-85A New South Head ROAD	Service Station	Regulation under CLM Act not required	-33.8769602	151.2311617
EDGEWORTH	Caltex Service Station	662 Main ROAD	Service Station	Regulation under CLM Act not required	-32.92566329	151.6278888
EDGEWORTH	Woolworths Edgeworth	736-742 Main ROAD	Service Station	Under assessment	-32.92455492	151.6202897
EMERALD BEACH	Shell Coles Express Woolgoolga Service Station	1850 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-30.16450856	153.1826673
EMERTON	7-Eleven Emerton	135-137 Popondetta ROAD	Service Station	Regulation under CLM Act not required	-33.74463908	150.8102251
EMU HEIGHTS	7-Eleven Service Station	126 Old Bathurst ROAD	Service Station	Regulation under CLM Act not required	-33.74299098	150.6547098
EMU HEIGHTS	Woolworths Service Station	132 Old Bathurst ROAD	Service Station	Regulation under CLM Act not required	-33.7429739	150.6559655
EMU PLAINS	Woolworths Service Station	283 Great Western HIGHWAY	Service Station	Regulation under CLM Act not required	-33.75371349	150.6530165
ENGADINE	BP Service Station	1234 Princes HIGHWAY	Service Station	Contamination currently regulated under CLM Act	-34.07735416	151.01121

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ENGADINE	BP Branded Service Station	963 Old Princes HIGHWAY	Service Station	Contamination currently regulated under CLM Act	-34.06428454	151.0167121
ENGADINE	Former Caltex Service Station	995 Old Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-34.06413459	151.0155734
EPPING	7-Eleven (former Mobil) Service Station	246 Beecroft ROAD	Service Station	Regulation under CLM Act not required	-33.77073552	151.080581
ERINA	Former Frozen Food Distribution Depot	1 Aston ROAD	Other Petroleum	Contamination currently regulated under CLM Act	-33.434878	151.3845431
ERINA	Caltex Service Station	155 The Entrance ROAD	Service Station	Regulation under CLM Act not required	-33.43824871	151.3801096
ERINA	Coles Express Service Station Erina	211 The Entrance ROAD	Service Station	Regulation under CLM Act not required	-33.43547804	151.3850522
ERINA	7-Eleven Erina	214 The Entrance ROAD	Service Station	Regulation under CLM Act not required	-33.43494257	151.3879511
ERINA	7-Eleven Service Station	96 The Entrance ROAD	Service Station	Regulation under CLM Act not required	-33.43786868	151.3729331
ERMINGTON	Caltex Service Station	562 Victoria ROAD	Service Station	Regulation under CLM Act not required	-33.81392814	151.0547543
ERMINGTON	Blue Star Ermington	700 Victoria ROAD	Service Station	Regulation under CLM Act not required	-33.808595	151.066004
ERSKINE PARK	Western Sydney Service Centre	25-55 Templar ROAD	Landfill	Under assessment	-33.81897822	150.7937394
ERSKINEVILLE	Redevelopment Site (Former Industrial Park) Erskineville	36/1A Coulson STREET	Other Industry	Regulation under CLM Act not required	-33.90325501	151.1855668
ERSKINEVILLE	Department of Housing	52 John STREET	Other Industry	Regulation under CLM Act not required	-33.8982925	151.1840284
ERSKINEVILLE	Lot 4/1A Coulson Street	Coulson STREET	Other Industry	Under assessment	-33.90316549	151.1867963
ERSKINEVILLE	RailCorp land	Coulson STREET	Other Industry	Regulation under CLM Act not required	-33.90279502	151.1846827
ERSKINEVILLE	Hadfields Street - 1A Coulson Street	Hadfields STREET	Other Petroleum	Under assessment	-33.904739	151.187057
EUABALONG WEST	BP Euabalong West Depot (Reliance Petroleum)	12 Illewong STREET	Other Petroleum	Regulation under CLM Act not required	-33.05720426	146.3946386
EVANS HEAD	Evans Head Residential subdivision	Bounded by Currajong, Woodburn, Carrabeen Streets and Tuckeroo CRESCENT	Unclassified	Regulation under CLM Act not required	-29.1080969	153.4243577
EVANS HEAD	Evans Head Aerodrome	Memorial Airport DRIVE	Other Industry	Regulation under CLM Act not required	-29.10389976	153.4216791
EVANS HEAD	Bundjalung National Park	The Gap ROAD	Unclassified	Regulation under CLM Act not required	-29.24433977	153.3626472
EVELEIGH	Macdonaldtown Triangle	Burren STREET	Gasworks	Contamination being managed via the planning process (EP&A Act)	-33.89803492	151.186059
EVELEIGH	Australian Technology Park	Henderson ROAD	Other Industry	Regulation under CLM Act not required	-33.89634136	151.1944915
FAIRFIELD	Endeavour Energy Fairfield Zone Substation	22 Hedges STREET	Other Industry	Regulation under CLM Act not required	-33.86133019	150.9555899

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FAIRFIELD EAST	Speedway-Branded Service Station Fairfield	251 The Horsley DRIVE	Service Station	Regulation under CLM Act not required	-33.8711661	150.9630077
FAIRFIELD HEIGHTS	7-Eleven Fairfield Heights	234 Hamilton (Cnr The Boulevarde) ROAD	Service Station	Regulation under CLM Act not required	-33.87208474	150.9373134
FAIRY MEADOW	Caltex Fuel Depot and adjoining land	46 Montague STREET	Service Station	Contamination formerly regulated under the CLM Act	-34.40050499	150.8953125
FAIRY MEADOW	Woolworths Petrol Service Station	49 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-34.39399705	150.8925369
FAIRY MEADOW	Deynal (Seeman)	51-59 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-34.39437085	150.8924666
FARLEY	Farley Wastewater Treatment Works	Owlpen LANE	Other Industry	Regulation under CLM Act not required	-32.74431314	151.5194217
FASSIFERN	Former Arsenic Smelter	Fassifern ROAD	Other Industry	Regulation under CLM Act not required	-32.99649819	151.5618283
FASSIFERN	Newstan Colliery	Fassifern ROAD	Other Industry	Regulation under CLM Act not required	-32.97942521	151.5660046
FEDERAL	Federal General Store	3-6 Federal DRIVE	Service Station	Contamination formerly regulated under the CLM Act	-28.65190728	153.4552976
FERN BAY	Former service station	37 Fullerton (1006 Nelson Bay Road) STREET	Service Station	Regulation under CLM Act not required	-32.87245004	151.7939904
FIVE DOCK	7-Eleven Five Dock Service Station	231-235 Great North ROAD	Service Station	Regulation under CLM Act not required	-33.86488376	151.130002
FIVE DOCK	Caltex Five Dock Service Station	47 Ramsay Road, corner Fairlight STREET	Service Station	Regulation under CLM Act not required	-33.87002804	151.1301835
FORBES	Former Gasworks	24-26 Union STREET	Gasworks	Contamination currently regulated under CLM Act	-33.37752036	148.0090064
FORBES	Woolworths (Former Save on Fuel) Service Station	26 Dowling STREET	Service Station	Regulation under CLM Act not required	-33.38148764	148.0109845
FORBES	BP Service Station Forbes	29 Dowling STREET	Other Petroleum	Regulation under CLM Act not required	-33.38121776	148.0100351
FORBES	BP (Former Mobil) Depot Forbes	3-15 Union STREET	Other Petroleum	Regulation under CLM Act not required	-33.37751977	148.0101422
FORBES	Caltex Service Station Forbes	Parkes ROAD	Service Station	Regulation under CLM Act not required	-33.36333714	148.0223727
FORBES	Former Shell Depot	Stephen STREET	Other Petroleum	Regulation under CLM Act not required	-33.37704755	148.0103001
FORESTVILLE	BP Service Station	632 Warringah ROAD	Service Station	Contamination currently regulated under CLM Act	-33.75997969	151.2142944
FORESTVILLE	Shell Service Station	667 Warringah ROAD	Service Station	Contamination currently regulated under CLM Act	-33.76035336	151.2184929
FORRESTERS BEACH	Caltex Service Station	The Entrance Rd Cnr Bellevue ROAD	Service Station	Regulation under CLM Act not required	-33.40057818	151.4687631
FORSTER	Caltex Service Station	16-18 Lake STREET	Service Station	Regulation under CLM Act not required	-32.18306967	152.5162492
FORSTER	Shell (Kneebone's) Service Station	2-6 The Lakes WAY	Service Station	Regulation under CLM Act not required	-32.1946108	152.5145662

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FORSTER	Enhance (Former Mobil) Service Station	86-88 Macintosh STREET	Service Station	Regulation under CLM Act not required	-32.19079468	152.5154847
FREDERICKTON	Former Service station	2-4 Great North ROAD	Service Station	Regulation under CLM Act not required	-31.03513998	152.8794105
FRENCHS FOREST	Former 7-Eleven / Mobil Beacon Hill Service Station, Frenchs Forest	312 Warringah ROAD	Service Station	Regulation under CLM Act not required	-33.75129647	151.2469656
FRENCHS FOREST	Former BP Service Station	Russell AVENUE	Service Station	Regulation under CLM Act not required	-33.75018093	151.2245005
FRESHWATER	Prime (former Mobil) Service Station Freshwater	117 Harbord ROAD	Service Station	Regulation under CLM Act not required	-33.77286748	151.2794354
GEORGETOWN	Former Caltex Service Station	4 Georgetown ROAD	Service Station	Regulation under CLM Act not required	-32.91121105	151.7319693
GERRINGONG	Gerringong Cooperative	18 Belinda STREET	Other Petroleum	Regulation under CLM Act not required	-34.74518835	150.8181054
GILGANDRA	United (Former Mobil) Service Station	13 Castlereagh STREET	Service Station	Regulation under CLM Act not required	-31.71715641	148.6581574
GILGANDRA	Former Mobil Depot	2 Federation STREET	Other Petroleum	Regulation under CLM Act not required	-31.70937362	148.6522102
GILGANDRA	Former Mobil Depot	20 Federation STREET	Other Petroleum	Regulation under CLM Act not required	-31.70771744	148.6514198
GILGANDRA	Caltex Service Station Gilgandra	6425 Newell HIGHWAY	Service Station	Regulation under CLM Act not required	-31.72545524	148.65281
GILLENBAH	Caltex (Former Mobil) Narrandera Service Station	16321 - 16335 Newell HIGHWAY	Service Station	Regulation under CLM Act not required	-34.76124219	146.5398604
GIRRAWEEN	Industrial Galvanizers site	20-22 Amax AVENUE	Metal Industry	Contamination currently regulated under POEO Act	-33.80500693	150.9396743
GIRRAWEEN	Caltex Pendle Hill Service Station Girraween	602 Great Western HIGHWAY	Service Station	Regulation under CLM Act not required	-33.80827518	150.9421511
GLADESVILLE	Caltex Service Station	116 Victoria ROAD	Service Station	Regulation under CLM Act not required	-33.83575319	151.1277863
GLADESVILLE	Caltex Service Station	287-295 Victoria ROAD	Service Station	Regulation under CLM Act not required	-33.8285374	151.1268639
GLADESVILLE	Glade View Business Park	436-484 Victoria ROAD	Other Industry	Under assessment	-33.82382382	151.1223941
GLADESVILLE	Road Reserve	Pittwater ROAD	Other Industry	Regulation under CLM Act not required	-33.81603924	151.1355085
GLEBE	The Hill and Jubilee Embankment	12 Maxwell ROAD	Other Industry	Regulation under CLM Act not required	-33.87573032	151.1776027
GLEN INNES	Ambulance Station	106 Bourke STREET	Unclassified	Regulation under CLM Act not required	-29.73805854	151.7313138
GLEN INNES	Telstra Depot Glen Innes	126 Lambeth STREET	Unclassified	Regulation under CLM Act not required	-29.73565341	151.7278271
GLEN INNES	Caltex Glen Innes Paddock	9979 New England HIGHWAY	Service Station	Regulation under CLM Act not required	-29.75608853	151.7344106
GLEN INNES	Caltex Service Station	Cnr Taylor Street & Church STREET	Service Station	Regulation under CLM Act not required	-29.73289036	151.739653

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GLEN INNES	Former Shell Depot	Lambeth STREET	Other Petroleum	Regulation under CLM Act not required	-29.7376309	151.7276309
GLEN INNES	Former Caltex Depot, Glen Innes	Lot 1 DP785636 Lambeth STREET	Other Petroleum	Regulation under CLM Act not required	-29.73525485	151.7279167
GLEN INNES	Council-owned Laneway	Lot 2 Lang STREET	Gasworks	Regulation under CLM Act not required	-29.74385432	151.7323049
GLEN INNES	Caltex Glen Innes Service Station	Meade Street, corner Church STREET	Service Station	Regulation under CLM Act not required	-29.73699014	151.7379335
GLENBROOK	Caltex Service Station Glenbrook	78 Great Western HIGHWAY	Service Station	Regulation under CLM Act not required	-33.76545234	150.6215447
GLENDALE	Former Service Station	334-342 Lake ROAD	Unclassified	Regulation under CLM Act not required	-32.92775076	151.6433463
GLENDALE	Coles Express Glendale	593 Main ROAD	Service Station	Regulation under CLM Act not required	-32.92709242	151.637946
GLENDALE	Cardiff Settlement Pond	Off Main ROAD	Unclassified	Under assessment	-32.93411399	151.6483695
GLENDALE	Woolworths Service Station	Stockland DRIVE	Service Station	Regulation under CLM Act not required	-32.93250548	151.6404097
GLENDENNING	7-Eleven Plumpton Service Station Glendenning	1 Dublin (Cnr Richmond Rd) STREET	Service Station	Regulation under CLM Act not required	-33.73988232	150.8603323
GLENORIE	Caltex Glenorie Service Station	912 Old Northern ROAD	Service Station	Regulation under CLM Act not required	-33.60550946	151.0126731
GLENTHORNE	Caltex Taree Service Station	Manning River DRIVE	Service Station	Regulation under CLM Act not required	-31.94415251	152.4703511
GLOUCESTER	Caltex Service Station	141 Church STREET	Service Station	Regulation under CLM Act not required	-32.01222514	151.9579521
GOOLMANGAR	Goolmangar General Store	851 Nimbin ROAD	Service Station	Under assessment	-28.74694441	153.225401
GOONELLABAH	Invercauld Road Cattle Dip	161 Invercauld ROAD	Cattle Dip	Contamination currently regulated under CLM Act	-28.8308417	153.3098878
GOSFORD	United (former Mobil) Depot	Corner Merinee Road and Bowen CRESCENT	Other Petroleum	Regulation under CLM Act not required	-33.41523225	151.3257069
GOULBURN	Former Goulburn Gasworks	1 Blackshaw ROAD	Gasworks	Contamination currently regulated under CLM Act	-34.75237525	149.725507
GOULBURN	Mobil Service Station	129 Lagoon STREET	Service Station	Contamination currently regulated under CLM Act	-34.74618793	149.7330484
GOULBURN	Goulburn Tannery	13 Gibson STREET	Other Industry	Regulation under CLM Act not required	-34.73756525	149.72059
GOULBURN	Caltex Depot	13 Sloane STREET	Other Petroleum	Regulation under CLM Act not required	-34.77423152	149.7088626
GOULBURN	Mobil Depot	23 Braidwood ROAD	Other Petroleum	Regulation under CLM Act not required	-34.76217302	149.7170897
GOULBURN	Caltex Service Station	315 Auburn, corner Bradley STREET	Service Station	Regulation under CLM Act not required	-34.74942293	149.7232692
GOULBURN	Former Mobil Service Station Goulburn	422-426 Auburn STREET	Service Station	Regulation under CLM Act not required	-34.74869879	149.7229392
GOULBURN	Caltex Service Station	68 Goldsmith STREET	Service Station	Regulation under CLM Act not required	-34.75054432	149.7192098

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GOULBURN	Caltex Service Station	72-74 Clinton STREET	Service Station	Regulation under CLM Act not required	-34.75728157	149.7135824
GOULBURN	Coles Express Service Station	90 Cowper (Corner Clinton Street) STREET	Service Station	Regulation under CLM Act not required	-34.75566648	149.7107831
GOULBURN	Former Shell Autoport Service Station	Corner Bruce Street and Lagoon STREET	Service Station	Regulation under CLM Act not required	-34.74807885	149.7266246
GRAFTON	Lowes Petroleum (BP-Branded) Depot, Grafton	13 Orara STREET	Other Petroleum	Regulation under CLM Act not required	-29.67016421	152.918161
GRAFTON	BP Service Station (Reliance Petroleum)	14 Villiers (Cnr Fitzroy) STREET	Service Station	Regulation under CLM Act not required	-29.69345456	152.9373123
GRAFTON	Former General Store and Service Station Grafton	161 Turf STREET	Service Station	Regulation under CLM Act not required	-29.67412811	152.9336609
GRAFTON	Caltex Service Station	179 Prince STREET	Service Station	Regulation under CLM Act not required	-29.68600117	152.9371093
GRAFTON	Former Shell Depot	2 Milton STREET	Other Petroleum	Regulation under CLM Act not required	-29.67723019	152.9205374
GRAFTON	Former BP Service Station (Reliance Petroleum)	202 Queen STREET	Service Station	Regulation under CLM Act not required	-29.67645469	152.9423977
GRAFTON	Former Mobil Depot Grafton	2-16 Bruce STREET	Other Petroleum	Regulation under CLM Act not required	-29.68093591	152.9231289
GRAFTON	Grafton Works Depot	26-28 Bruce STREET	Other Petroleum	Regulation under CLM Act not required	-29.67975507	152.9249357
GRAFTON	Woolworths Petrol	75 - 77 Fitzroy Street Cnr of Duke STREET	Service Station	Regulation under CLM Act not required	-29.69221713	152.9343562
GRAFTON	Caltex Service Station	Corner Villiers St and Fitzroy STREET	Service Station	Regulation under CLM Act not required	-29.69296308	152.9366431
GRANVILLE	Caltex Service Station	144 Parramatta ROAD	Service Station	Regulation under CLM Act not required	-33.83039605	151.0109216
GRANVILLE	Australand	15-17 Berry STREET	Other Industry	Contamination being managed via the planning process (EP&A Act)	-33.83600073	151.0211988
GRANVILLE	7-Eleven Service Station	154-160 Parramatta ROAD	Service Station	Regulation under CLM Act not required	-33.83022685	151.0101322
GRANVILLE	Woolworths Granville	158 Clyde STREET	Service Station	Under assessment	-33.84623338	151.0124885
GRANVILLE	Old Granville Depot	23 Elizabeth STREET	Unclassified	Regulation under CLM Act not required	-33.83765925	151.008528
GRANVILLE	Dalley Street Reserve	2A Dalley STREET	Other Industry	Under assessment	-33.82749118	151.0097545
GRANVILLE	Commercial Property	2B Factory STREET	Other Industry	Ongoing maintenance required to manage residual contamination (CLM Act)	-33.84173556	151.0165687
GRANVILLE	A'Becketts Creek	Albert STREET	Unclassified	Under assessment	-33.82735397	151.0113643
GREENACRE	Former Plating Works	12 Claremont STREET	Unclassified	Regulation under CLM Act not required	-33.89992254	151.0386128
GREENACRE	7-Eleven (former Mobil) Service Station	301-305 Hume HIGHWAY	Service Station	Regulation under CLM Act not required	-33.90524488	151.0419971

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
GREENACRE	Caltex Service Station	87 - 91 Roberts ROAD	Service Station	Regulation under CLM Act not required	-33.90461089	151.0648581
GREENWICH	Gore Creek Reserve - Drainage Line	St Vincents ROAD	Other Industry	Regulation under CLM Act not required	-33.82888693	151.1819101
GRENFELL	Grenfell Gasworks	Corner Gooloogong Road & Bourke STREET	Gasworks	Regulation under CLM Act not required	-33.89006016	148.1615443
GRENFELL	Former SRA Fuel Depot	Grafton STREET	Other Petroleum	Regulation under CLM Act not required	-33.89351237	148.1560188
GRETA	redevelopment site	112-114 High STREET	Other Industry	Regulation under CLM Act not required	-32.67706709	151.3876682
GRETA	Coles Express Greta	122 New England HIGHWAY	Service Station	Regulation under CLM Act not required	-32.67656357	151.3872818
GRETA	Former landfill	Hollingshed ROAD	Landfill	Regulation under CLM Act not required	-32.66705287	151.3923474
GREYSTANES	Metro Branded (former Mobil) Service Station	73 Ettalong ROAD	Service Station	Regulation under CLM Act not required	-33.81822648	150.9513946
GRIFFITH	Caltex Service Station and Depot	2-4 Mackay AVENUE	Service Station	Regulation under CLM Act not required	-34.2908766	146.0630815
GRIFFITH	Former Landmark Fertiliser Storage Facility	2-8 Jensen ROAD	Chemical Industry	Regulation under CLM Act not required	-34.29365599	146.0536413
GRIFFITH	Belford Petroleum (former Mobil) Depot	30 Banna AVENUE	Service Station	Regulation under CLM Act not required	-34.29042827	146.0595497
GRIFFITH	Former Ampol Depot	32-34 Mackay AVENUE	Other Petroleum	Regulation under CLM Act not required	-34.2933331	146.0679503
GRIFFITH	Former Murrumbidgee Irrigation Depot	55-77 Banna AVENUE	Other Industry	Regulation under CLM Act not required	-34.28858242	146.0567509
GRIFFITH	Liberty Depot (former Shell CVRO) Griffith	6-10 Mackay AVENUE	Other Petroleum	Regulation under CLM Act not required	-34.2910045	146.063824
GRIFFITH	Former BP Service Station (Reliance Petroleum)	81 Banna AVENUE	Service Station	Regulation under CLM Act not required	-34.28851251	146.0540815
GRIFFITH	Mobil Depot - Griffith Airport	Off Rememberance DRIVE	Other Petroleum	Regulation under CLM Act not required	-34.25618872	146.0620449
GUILDFORD	7-Eleven Service Station Guildford West	176 Fowler ROAD	Service Station	Regulation under CLM Act not required	-33.85149493	150.9722491
GUILDFORD	Enhance Service Station Guildford	2 Rawson ROAD	Service Station	Regulation under CLM Act not required	-33.86366193	151.0088768
GULGONG	Lowes Petroleum (former BP) Depot Gulgong	6 Railway STREET	Other Petroleum	Regulation under CLM Act not required	-32.35950625	149.5461499
GULGONG	The Oval Site	Queen STREET	Unclassified	Regulation under CLM Act not required	-32.36169815	149.531075
GULMARRAD	BP Service Station Maclean	3976 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-29.48537407	153.2004311
GUMLY GUMLY	Caltex Service Station	3723 Sturt HIGHWAY	Service Station	Regulation under CLM Act not required	-35.13590309	147.4424551
GUMLY GUMLY	Brick Kiln Reserve	Eunony Bridge ROAD	Landfill	Regulation under CLM Act not required	-35.12098411	147.4196309

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
GUNDAGAI	Former Mobil Depot	98 Mount STREET	Other Petroleum	Regulation under CLM Act not required	-35.08206783	148.096221
GUNNEDAH	Mobil Gunnedah Depot	16-24 Wentworth STREET	Other Petroleum	Regulation under CLM Act not required	-30.98428725	150.260609
GUNNEDAH	Caltex Service Station	21 Abbott STREET	Service Station	Regulation under CLM Act not required	-30.98021001	150.2561856
GUNNEDAH	Mobil Service Station	341 Conadilly STREET	Service Station	Contamination currently regulated under CLM Act	-30.9807394	150.2578428
GUNNEDAH	Property NSW Site	35-37 Abbott STREET	Other Petroleum	Regulation under CLM Act not required	-30.9789841	150.25737
GUNNEDAH	Former Caltex Depot	61 Railway AVENUE	Other Petroleum	Contamination formerly regulated under the CLM Act	-30.97953242	150.2494457
GUNNEDAH	Former Telstra Line Depot	81 Barber STREET	Other Petroleum	Regulation under CLM Act not required	-30.97933809	150.2503121
GUNNEDAH	Former Shell Depot Gunnedah	85-89 Barber STREET	Other Petroleum	Regulation under CLM Act not required	-30.97949284	150.2507401
GUNNEDAH	BP Service Station	Corner Conadilly Street & Henry STREET	Service Station	Contamination currently regulated under CLM Act	-30.98116266	150.2583066
GUNNEDAH	Adjacent to Service Station	Intersection of Henry Street and Conadilly STREET	Service Station	Contamination currently regulated under CLM Act	-30.98072588	150.2582802
GUNNING	Gunning Motors	56 Yass STREET	Service Station	Regulation under CLM Act not required	-34.78159326	149.2684791
GUYRA	Caltex-branded Service Station	4352 New England HIGHWAY	Service Station	Regulation under CLM Act not required	-30.20601937	151.6757291
GUYRA	Guyra Fourways Service Centre	87-89 Bradley STREET	Service Station	Under assessment	-30.24580085	151.6701156
GUYRA	StateRail land leased to Incitec	Starr ROAD	Other Industry	Regulation under CLM Act not required	-30.23157011	151.6707135
GWANDALAN	Metro Petroleum Gwandalan (Formerly Gwandalan Auto Care)	47 Orana ROAD	Service Station	Regulation under CLM Act not required	-33.13632941	151.5813396
GWANDALAN	Former Gwandalan Landfill	Kanangra DRIVE	Landfill	Regulation under CLM Act not required	-33.17497722	151.5917107
GYMEA	7-Eleven (former Mobil) Gymea Service Station	110 Gymea Bay ROAD	Service Station	Regulation under CLM Act not required	-34.03745848	151.0848547
GYMEA	Coles Express Kirrawee	470 Princes (Cnr The Boulevarde) HIGHWAY	Service Station	Regulation being finalised	-34.02735302	151.0845079
GYMEA	Former Shell Service Station Gymea	Gymea Bay ROAD	Service Station	Regulation under CLM Act not required	-34.04129676	151.0841328
HABERFIELD	7-Eleven Haberfield	25-35 Parramatta ROAD	Service Station	Contamination currently regulated under CLM Act	-33.887956	151.142868
HALEKULANI	Former Halekulani Landfill	Macleay DRIVE	Landfill	Regulation under CLM Act not required	-33.21446301	151.5527625
HAMILTON	SRA Land	10 Maitland ROAD	Unclassified	Regulation under CLM Act not required	-32.91994358	151.7512417
HAMILTON	Taxi Services	116 Tudor STREET	Service Station	Contamination formerly regulated under the CLM Act	-32.92351606	151.7454742

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
HAMILTON	Caltex Hamilton	59-63 Tudor STREET	Service Station	Regulation under CLM Act not required	-32.92498593	151.7509313
HAMILTON	Newcastle Toyota	65 Tudor STREET	Other Petroleum	Regulation under CLM Act not required	-32.925171	151.7504048
HAMILTON	Hamilton Gasworks	Clyde STREET	Gasworks	Contamination currently regulated under CLM Act	-32.91362741	151.7406241
HAMILTON	Hamilton Bus Depot	Cnr Denison Street and Gordon AVENUE	Other Petroleum	Regulation under CLM Act not required	-32.92542648	151.7512512
HAMILTON NORTH	Shell Newcastle Terminal	5 Chatham STREET	Other Petroleum	Contamination currently regulated under CLM Act	-32.91630469	151.7408712
HAMILTON NORTH	ELMA	54 Clyde STREET	Other Industry	Contamination currently regulated under CLM Act	-32.91145768	151.7367691
HAMILTON NORTH	Black and Decker	56 Clyde STREET	Metal Industry	Contamination currently regulated under CLM Act	-32.91080413	151.7358236
HARBORD	Former Dry Cleaners	121 Wyndora AVENUE	Other Industry	Regulation under CLM Act not required	-33.77425321	151.2821553
HARDEN	SRA Site	31 Aurvill ROAD	Unclassified	Regulation under CLM Act not required	-34.54998656	148.3689577
HARDEN	SRA Site	51 Whitton LANE	Unclassified	Contamination formerly regulated under the CLM Act	-34.55396035	148.3713349
HARTLEY VALE	Former Shale Oil Refinery	Lot 52 Hartley Vale ROAD	Unclassified	Contamination currently regulated under CLM Act	-33.52925119	150.24216
HASTINGS POINT	Coles Express Hastings Point	99 Tweed Coast ROAD	Service Station	Regulation under CLM Act not required	-28.36914103	153.5725676
HAY	Former Shell Hay Depot	391 Murray STREET	Other Petroleum	Regulation under CLM Act not required	-34.50028195	144.8463999
HAY	Former Mobil Depot Hay	397-399 Murray STREET	Other Petroleum	Regulation under CLM Act not required	-34.50019184	144.8456578
HAY	SRA Land	429, 431, 435, 437 & 439 Murray STREET	Other Industry	Regulation under CLM Act not required	-34.49965611	144.840976
HAY	SRA Land	443 Murray STREET	Other Industry	Contamination formerly regulated under the CLM Act	-34.49966753	144.8410778
HAY SOUTH	Caltex Service Station	429-431 Moama STREET	Service Station	Regulation under CLM Act not required	-34.52001427	144.8380121
HAZELBROOK	Caltex Service Station Hazelbrook	198 Great Western HIGHWAY	Service Station	Regulation under CLM Act not required	-33.72106175	150.4520976
HEATHCOTE	Caltex Service Station	1344 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-34.08841066	151.0072048
HEATHCOTE	Shell Coles Express Service Station	1355 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-34.08780042	151.0069741
HEATHCOTE	Caltex Service Station	1403 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-34.09059834	151.003752
HEATHERBRAE	Shell Coles Express Motto Farm Service Station	2137 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-32.79835449	151.7176284
HEATHERBRAE	Bogas (Former Caltex) Service Station	3 Speedy Lock LANE	Service Station	Regulation under CLM Act not required	-32.78057822	151.7372135

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HEXHAM	QR National - Hexham Precinct	179 & 3/67 Maitland ROAD	Other Industry	Regulation under CLM Act not required	-32.83474038	151.6821895
HEXHAM	Cummins Newcastle Facility Hexham	21 Galleghan STREET	Other Industry	Regulation under CLM Act not required	-32.83186739	151.686709
HEXHAM	Caltex-Bogas Warehouse	239 Old Maitland ROAD	Service Station	Regulation under CLM Act not required	-32.82899942	151.6861849
HEXHAM	Industrial Galvanizers	312 Pacific HIGHWAY	Metal Industry	Contamination currently regulated under POEO Act	-32.83457186	151.6884941
HEXHAM	Caltex Diesel Stop	360 Maitland ROAD	Service Station	Regulation under CLM Act not required	-32.82844873	151.6851063
HEXHAM	BP Service Station (Reliance Petroleum)	Corner Pacific Highway and Old Maitland ROAD	Service Station	Regulation under CLM Act not required	-32.82756403	151.6846929
HEXHAM	Forgacs Site	Sparke STREET	Chemical Industry	Contamination currently regulated under CLM Act	-32.85464558	151.6988053
HILLSTON	Former BP Depot Hillston	141-143 Cowper STREET	Other Petroleum	Regulation under CLM Act not required	-33.48823546	145.5381623
HOLBROOK	Caltex Truckstop	Hume HIGHWAY	Service Station	Regulation under CLM Act not required	-35.71332625	147.3207237
HOMEBUSH	Ausgrid Mason Park Substation	1 Underwood ROAD	Other Industry	Regulation under CLM Act not required	-33.85674677	151.0747044
HOMEBUSH BAY	SUEZ Waste Recycling Centre (WRC) and Cleanaway Liquid Waste Treatment Plant (LWTP)	Corner Pondage Link and Hill ROAD	Landfill	Regulation under CLM Act not required	-33.84359299	151.0593656
HOMEBUSH WEST	Former Ford Landfill	22 Mandemar AVENUE	Landfill	Under assessment	-33.86180526	151.0635664
HOMEBUSH WEST	Caltex Service Station Homebush West	334-336 Parramatta ROAD	Service Station	Regulation under CLM Act not required	-33.8581543	151.0681261
HORNSBY	Coles Express Hornsby	194- 206 Pacific HIGHWAY	Service Station	Contamination currently regulated under CLM Act	-33.7071993	151.0991452
HORNSBY	Hornsby Train Maintenance Centre	1B Stephen STREET	Other Industry	Under assessment	-33.69342449	151.1035295
HORNSBY	Midas Car Care Centre Hornsby	2A Linda STREET	Unclassified	Regulation under CLM Act not required	-33.70052215	151.1004786
HOXTON PARK	Endeavour Energy Hoxton Park	490 Hoxton Park ROAD	Other Industry	Regulation under CLM Act not required	-33.92766437	150.8689069
HUNTERS HILL	Coles Express Hunters Hill	4 Ryde ROAD	Service Station	Regulation under CLM Act not required	-33.8317985	151.141655
HUNTERS HILL	7, 9 and 11 Nelson Parade Hunters Hill	7, 9 and 11 Nelson PARADE	Other Industry	Regulation under CLM Act not required	-33.84218911	151.164968
HUNTERS HILL	Foreshore Land	Rear of 7, 9 & 11 Nelson PARADE	Unclassified	Contamination currently regulated under CLM Act	-33.84248362	151.1649249
HURLSTONE PARK	Former Speedway Petroleum Service Station	610 - 618 New Canterbury ROAD	Service Station	Contamination formerly regulated under the CLM Act	-33.90541228	151.1322009
HURLSTONE PARK	7-Eleven Hurlstone Park	670 New Canterbury ROAD	Service Station	Regulation under CLM Act not required	-33.90510388	151.1299825
HURLSTONE PARK	Former Telstra Depot	82 Canterbury ROAD	Service Station	Regulation under CLM Act not required	-33.90803171	151.1258121

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HURSTVILLE GROVE	Moore Reserve	Morshead DRIVE	Landfill	Contamination currently regulated under CLM Act	-33.97920603	151.0873578
INVERELL	Caltex Service Station	141 Otho STREET	Service Station	Regulation being finalised	-29.77819403	151.1145699
INVERELL	Former Service Station	20 Oliver STREET	Service Station	Regulation under CLM Act not required	-29.77229743	151.1152692
INVERELL	Former Shell Depot	25 Edward STREET	Other Petroleum	Regulation under CLM Act not required	-29.76151684	151.1182033
INVERELL	Former Mobil Inverell Depot	29-33 Edward STREET	Other Petroleum	Regulation under CLM Act not required	-29.76135322	151.1171412
INVERELL	Former Caltex Depot Inverell	4 Edward STREET	Service Station	Regulation under CLM Act not required	-29.76123104	151.1147983
INVERELL	Caltex Service Station	55-59 Ring STREET	Service Station	Regulation under CLM Act not required	-29.76204512	151.1141737
INVERELL	Former Mobil Service Station	Corner Otho Street and Henderson STREET	Service Station	Regulation under CLM Act not required	-29.7786926	151.1149921
ISLINGTON	Shell Pipeline Easement (vacant land)	24 Fern STREET	Other Petroleum	Regulation under CLM Act not required	-32.91706254	151.7473809
ISLINGTON	Caltex Service Station	240 Maitland ROAD	Service Station	Regulation under CLM Act not required	-32.91138644	151.7457701
JAMISONTOWN	BP Service Station Jamisontown	124 - 128 Mulgoa ROAD	Service Station	Regulation under CLM Act not required	-33.76978323	150.6764977
JAMISONTOWN	Former Caltex Jamisontown	229-231 Mulgoa ROAD	Service Station	Regulation under CLM Act not required	-33.76661447	150.6784735
JAMISONTOWN	7-Eleven Service Station	92 Mulgoa ROAD	Service Station	Contamination currently regulated under CLM Act	-33.7667231	150.6796488
JANNALI	Former Mobil Service Station	121 Georges River ROAD	Service Station	Regulation under CLM Act not required	-34.01614613	151.0681921
JANNALI	Former IGA	541 Box ROAD	Other Industry	Under assessment	-34.016036	151.066014
JENNINGS	Jennings Former Arsenic Poison Factory	Duke Street, Manor Street and King STREET	Chemical Industry	Regulation being finalised	-28.92833023	151.9301552
JESMOND	Caltex Service Station	27 Bluegum ROAD	Service Station	Regulation under CLM Act not required	-32.9029287	151.691164
JINDABYNE	Caltex Service Station	50 Kosciuszko ROAD	Service Station	Regulation under CLM Act not required	-36.41395847	148.6225113
JINDABYNE	BP Service Station (Reliance Petroleum)	8 Kosciuszko ROAD	Service Station	Regulation under CLM Act not required	-36.41478692	148.6178882
JUNEE	Subdivision Proposal	5858 Gundagai ROAD	Unclassified	Regulation under CLM Act not required	-34.87783587	147.6067578
KANAHOOKA	Former Smelter Site	Kanahooka ROAD	Metal Industry	Under assessment	-34.49406369	150.8227583
KANDOS	Cement Australia Kandos Cement Works	1 Jamison STREET	Other Industry	Regulation under CLM Act not required	-32.86399912	149.9779259
KARIONG	Coles Express Kariong	6 Central Coast HIGHWAY	Service Station	Regulation under CLM Act not required	-33.43443192	151.2963401
KARIONG	Caltex Service Station	Lot 2 Langford DRIVE	Service Station	Regulation under CLM Act not required	-33.43934827	151.2935447

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KARUAH	BP Roadhouse Karuah	403 Tarean ROAD	Service Station	Regulation under CLM Act not required	-32.65371781	151.9629963
KATOOMBA	Aldi Stores	201 Katoomba STREET	Service Station	Regulation under CLM Act not required	-33.71756625	150.3101649
KATOOMBA	Former Katoomba/Leura Gasworks	Megalong STREET	Gasworks	Contamination currently regulated under CLM Act	-33.71318559	150.3187284
KELLYVILLE	BP Service Station Kellyville	19-23 Windsor ROAD	Service Station	Regulation under CLM Act not required	-33.71280997	150.9590756
KELLYVILLE	Caltex Service Station	3-5 Windsor ROAD	Service Station	Regulation under CLM Act not required	-33.71436125	150.9602175
KELSO	Caltex Service Station Kelso	19 Sydney ROAD	Service Station	Regulation under CLM Act not required	-33.41904247	149.6023985
KELSO	BP Service Station (Reliance Petroleum)	63 Sydney ROAD	Service Station	Regulation under CLM Act not required	-33.41925328	149.6076677
KEMBLA GRANGE	ShawCor Australia	66 West Dapto ROAD	Other Petroleum	Regulation under CLM Act not required	-34.46875328	150.8106326
KEMBLAWARRA	Griffins Bay, Lake Illawarra	Shellharbour ROAD	Landfill	Regulation under CLM Act not required	-34.49653984	150.8943776
KEMPS CREEK	Caltex-branded Service Station	1163 Mamre ROAD	Service Station	Regulation under CLM Act not required	-33.86972102	150.7966074
KEMPSEY	Liberty (Former Mobil) Service Station	108-112 Smith STREET	Service Station	Regulation under CLM Act not required	-31.07492508	152.8431945
KEMPSEY	Former Mobil depot	14 Hopetoun STREET	Other Petroleum	Regulation under CLM Act not required	-31.07603107	152.8350132
KEMPSEY	Mobil Depot	154 Belgrave STREET	Service Station	Regulation under CLM Act not required	-31.07965043	152.8326303
KEMPSEY	Shell Coles Express Service Station Kempsey	165 Smith STREET	Service Station	Regulation under CLM Act not required	-31.07036743	152.8461571
KEMPSEY	Kempsey Showground	19 Sea STREET	Unclassified	Contamination being managed via the planning process (EP&A Act)	-31.07334836	152.8308795
KEMPSEY	Former Shell Depot	43-51 Gladstone STREET	Other Petroleum	Regulation under CLM Act not required	-31.07500944	152.8346699
KENSINGTON	Footpath adjacent to 10-20 Anzac Parade	10-20 Anzac PARADE	Service Station	Regulation under CLM Act not required	-33.9032124	151.2237836
KENSINGTON	7-Eleven Kensington	135 Anzac PARADE	Service Station	Regulation under CLM Act not required	-33.91035885	151.2228537
KENSINGTON	Caltex Service Station	211-213 Anzac PARADE	Service Station	Regulation under CLM Act not required	-33.91460752	151.2251266
KENSINGTON	Former Ampol Service Station	76-82 Anzac PARADE	Service Station	Regulation under CLM Act not required	-33.9059246	151.2242891
KENTHURST	Vacant Land	259 McCylmonts ROAD	Unclassified	Regulation under CLM Act not required	-33.61283529	150.9425303
KHANCOBAN	Khancoban Tip	Alpine WAY	Landfill	Regulation under CLM Act not required	-36.21994191	148.1542718

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KIAMA	Former Gasworks	105 to 109 and 113 Shoalhaven STREET	Gasworks	Regulation under CLM Act not required	-34.67416881	150.8504143
KIAMA HEIGHTS	Former Mobil Service Station Kiama	7-9 South Kiama DRIVE	Service Station	Regulation under CLM Act not required	-34.69553931	150.8437977
KILLARA	Former BP Service Station Lindfield	478 Pacific HIGHWAY	Service Station	Contamination currently regulated under CLM Act	-33.7719298	151.1613874
KILLARA	7-Eleven Service Station (Former Mobil)	496 Pacific HIGHWAY	Service Station	Contamination currently regulated under CLM Act	-33.77146554	151.1606903
KILLARA	Killara Garage	544 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.76974164	151.1599696
KILLARA	Land Adjacent to Former Service Station Site	684-684a, 690, 692 and 696 Pacific HIGHWAY	Service Station	Contamination formerly regulated under the CLM Act	-33.76312226	151.1549237
KILLARA	Former Caltex Service Station	692B-694 Pacific HIGHWAY	Service Station	Contamination formerly regulated under the CLM Act	-33.76306802	151.1550109
KINGS PARK	Multi-Fill	14 Garling ROAD	Unclassified	Regulation being finalised	-33.74478046	150.9111964
KINGS PARK	Former Dow Corning Factory	21 Tattersall ROAD	Chemical Industry	Contamination currently regulated under CLM Act	-33.75012653	150.9138477
KINGSFORD	Coles Express Service Station Kingsford	58 Gardeners ROAD	Service Station	Regulation under CLM Act not required	-33.9250054	151.2257601
KINGSFORD	Caltex Service Station	603-611 Anzac PARADE	Service Station	Regulation under CLM Act not required	-33.93435787	151.2371198
KINGSGROVE	Shell Coles Express Service Station	137 Kingsgrove ROAD	Service Station	Regulation under CLM Act not required	-33.93276948	151.099026
KINGSGROVE	State Transit Authority Depot	17-23 Richland STREET	Other Petroleum	Regulation under CLM Act not required	-33.93646086	151.0973617
KINGSGROVE	Caltex Kingsgrove	351-357 Stoney Creek ROAD	Service Station	Regulation under CLM Act not required	-33.95132175	151.0926872
KIRRAWEE	Caltex-branded Kirrawee Service Station	(1-3 Waratah Street) 487 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-34.02915971	151.0808279
KIRRAWEE	Ingal Civil Products	127-141 Bath ROAD	Metal Industry	Regulation under CLM Act not required	-34.03029516	151.0754469
KIRRAWEE	7-Eleven (former Mobil) Service Station	542-546 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-34.03238179	151.0758071
KOGARAH	Caltex Service Station	29 President AVENUE	Service Station	Regulation under CLM Act not required	-33.96516866	151.141145
KOGARAH	Woolworths Petrol Service Station	69 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-33.96330397	151.1371182
KOGARAH	7-Eleven Service Station	736 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-33.96406472	151.1376011
KOGARAH	Scarborough Park South	Production AVENUE	Landfill	Regulation being finalised	-33.97922253	151.140276
KOOLKHAN	Former Koolkhan Power Station	Summerland WAY	Other Industry	Regulation under CLM Act not required	-29.61688704	152.9300645
KOORAGANG	Orica Kooragang Island	15 Greenleaf ROAD	Chemical Industry	Contamination currently regulated under CLM Act	-32.89654619	151.7771372
KOORAGANG	Former Boral Timber Export Facility	16 Heron ROAD	Other Industry	Regulation under CLM Act not required	-32.89710295	151.7739966

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
KOORAGANG	Cleanaway Technical Services	19 Egret STREET	Unclassified	Regulation under CLM Act not required	-32.8634857	151.7414904
KOORAGANG	Linx Logistics	240 Cormorant ROAD	Other Industry	Under assessment	-32.87480951	151.7757352
KOORAGANG	Industrial Facility	39 Heron ROAD	Chemical Industry	Under assessment	-32.89106439	151.7784064
KOORAGANG	NPC, berths 2 and 3	Heron ROAD	Metal Industry	Regulation being finalised	-32.89260063	151.7742527
KOORAGANG	Kooragang Island Waste Facillity	Lot 121 DP874949 OTHER	Metal Industry	Contamination currently regulated under POEO Act	-32.88250732	151.7466125
KOORAGANG	Vacant Land	Raven and Cormorant ROADS	Unclassified	Under assessment	-32.88410199	151.7701334
KOORINGAL	Former Shell Wagga Depot	11-15 Lake Albert ROAD	Other Petroleum	Regulation under CLM Act not required	-35.12273113	147.3786005
KOORINGAL	Caltex-branded (former Mobil) Service Station	24 Lake Albert ROAD	Service Station	Regulation under CLM Act not required	-35.12239591	147.3769936
KOORINGAL	Caltex Service Station	265-267 Lake Albert ROAD	Service Station	Regulation under CLM Act not required	-35.14078443	147.3755442
KOSCIUSZKO	Sawpit Creek landfill	13km from Jindabyne, off Kosciuszko ROAD	Landfill	Regulation under CLM Act not required	-36.34858097	148.5673374
KOSCIUSZKO	Khancoban Spoil Dump	Alpine WAY	Landfill	Regulation under CLM Act not required	-36.21982803	148.1527401
KOSCIUSZKO	Smiggin Holes Snow Clearing Shed	Link ROAD	Landfill	Regulation under CLM Act not required	-36.39098211	148.4304981
KURMOND	BP Service Station	501 Bells Line of road ROAD	Service Station	Contamination formerly regulated under the CLM Act	-33.55096662	150.6911676
KURNELL	Caltex Refinery	2 Solander STREET	Other Petroleum	Contamination currently regulated under POEO Act	-34.0175214	151.2159572
KURNELL	Former Phillips Imperial Chemicals site	260 Captain Cook DRIVE	Chemical Industry	Regulation under CLM Act not required	-34.02493837	151.1952149
KURNELL	Abbott Australasia	Captain Cook DRIVE	Chemical Industry	Contamination formerly regulated under the CLM Act	-34.02339937	151.19921
KURNELL	Former Caltex Kurnell Service Station	Corner Captain Cook Drive and Solander STREET	Service Station	Regulation under CLM Act not required	-34.01269846	151.2094347
KURRI KURRI	Caltex Service Station	279-281 Lang STREET	Service Station	Contamination currently regulated under CLM Act	-32.82047175	151.477646
KURRI KURRI	Kurri Kurri Smelter	Hart ROAD	Metal Industry	Regulation under CLM Act not required	-32.7873063	151.4828827
KYOGLE	Caltex Service Station	22-24 Summerland WAY	Service Station	Regulation under CLM Act not required	-28.61806766	153.003862
LAKE HAVEN	Caltex Service Station	Goobarabah Ave Cnr Gorokan DRIVE	Service Station	Regulation under CLM Act not required	-33.24337276	151.5065335
LAKEMBA	Former Lakemba Police Station	59 Quigg STREET	Unclassified	Regulation under CLM Act not required	-33.92199239	151.079412
LAKEMBA	Caltex Service Station - Corner Punchbowl Rd and Wangee Rd	81 Wangee ROAD	Service Station	Regulation under CLM Act not required	-33.91153044	151.073306
LAKEMBA	Caltex Service Station	961-967 Canterbury ROAD	Service Station	Regulation under CLM Act not required	-33.92671102	151.0814905
LAMBTON	Caltex Service Station	422 Newcastle ROAD	Service Station	Regulation under CLM Act not required	-32.9095592	151.7109684

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
LANE COVE	7-Eleven Service Station	203 Burns Bay ROAD	Service Station	Regulation under CLM Act not required	-33.81458334	151.1543844
LANE COVE	Coles Express Service Station Burns Bay	254 Burns Bay ROAD	Service Station	Regulation under CLM Act not required	-33.81719214	151.1518774
LANE COVE	BP-branded Jasbe Service Station	62-70 Epping ROAD	Service Station	Regulation under CLM Act not required	-33.81108427	151.1641531
LANE COVE	Pacific Power	Sirius ROAD	Landfill	Contamination formerly regulated under the CLM Act	-33.80701776	151.1449658
LANE COVE NORTH	Former Caltex Service Station	428-432 Mowbray ROAD	Service Station	Regulation under CLM Act not required	-33.80804563	151.1721538
LANE COVE NORTH	BP Artarmon Service Station, Lane Cove North	432 Pacific HIGHWAY	Service Station	Regulation being finalised	-33.8112038	151.175547
LANE COVE WEST	Caltex Lane Cove West	235-245 Burns Bay ROAD	Service Station	Regulation under CLM Act not required	-33.81719214	151.1518774
LANE COVE WEST	Ventemans Reach Bushland	Off Mars ROAD	Unclassified	Under assessment	-33.80615015	151.1451474
LANSVALE	Mobil Service Station	161 Hume HIGHWAY	Service Station	Contamination formerly regulated under the CLM Act	-33.89442261	150.9571507
LANSVALE	Mobil Service Station	44 Hume HIGHWAY	Service Station	Regulation under CLM Act not required	-33.89172416	150.9656537
LAURIETON	Camden Haven Tyre and Brake Centre (Former Caltex Service Station)	461 Ocean DRIVE	Service Station	Regulation under CLM Act not required	-31.64367775	152.7977735
LAVENDER BAY	SRA Land	French STREET	Unclassified	Regulation under CLM Act not required	-33.84560621	151.2030148
LAVINGTON	Former Caltex Service Station	373-375 Wagga ROAD	Service Station	Regulation under CLM Act not required	-36.04797551	146.9385325
LAVINGTON	Caltex Service Station	436 Wagga (corner Dick Road) ROAD	Service Station	Regulation under CLM Act not required	-36.04500034	146.9444932
LAVINGTON	Former ERS liquid waste treatment and storage facility	819 Knights ROAD	Other Industry	Regulation under CLM Act not required	-36.06763885	146.942143
LEETON	Yenda Producers (formerly Incitec) Leeton	1 - 2 Canal STREET	Other Petroleum	Regulation under CLM Act not required	-34.55184684	146.3862573
LEETON	Caltex Service Station	1 Belah STREET	Service Station	Regulation under CLM Act not required	-34.55421752	146.3998431
LEETON	Former Mobil Depot	108 Calrose STREET	Other Petroleum	Regulation under CLM Act not required	-34.55813326	146.3921296
LEETON	Former Fuel Depot, Leeton	1-3 Short St STREET	Other Petroleum	Regulation under CLM Act not required	-34.55253237	146.3864507
LEICHHARDT	SRA Land	10-11 Balmain ROAD	Other Industry	Contamination formerly regulated under the CLM Act	-33.87774852	151.1590952
LEICHHARDT	Former Kolotex site	22 George STREET	Other Industry	Contamination currently regulated under CLM Act	-33.888	151.148
LEICHHARDT	Leichhardt Bus Depot Area E	240 Balmain Road, corner City West LINK	Other Industry	Regulation under CLM Act not required	-33.87589727	151.1598073
LEICHHARDT	Former Labelcraft Site	30-40 George STREET	Chemical Industry	Contamination currently regulated under CLM Act	-33.887795	151.148486

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LEICHHARDT	RailCorp Leichhardt	7 Darley ROAD	Other Industry	Regulation under CLM Act not required	-33.87520846	151.1539012
LENNOX HEAD	Spoors Dip	13 Fig Tree Hill DRIVE	Cattle Dip	Contamination formerly regulated under the CLM Act	-28.78258175	153.5752527
LENNOX HEAD	Former Caltex Lennox Head	Byron STREET	Service Station	Regulation under CLM Act not required	-28.79189328	153.5883225
LEPPINGTON	Coles Express Leppington	1443 Camden Valley WAY	Service Station	Regulation under CLM Act not required	-33.96631609	150.8154793
LEUMEAH	Caltex Service Station	6 Rudd ROAD	Service Station	Regulation under CLM Act not required	-34.05398325	150.8299209
LEURA	Former Leura Garage	126-128 Leura MALL	Service Station	Regulation under CLM Act not required	-33.7125311	150.3315386
LIDDELL	Liddell Power Station	New England HIGHWAY	Other Industry	Regulation under CLM Act not required	-32.37393962	150.9756283
LIDSDALE	Angus Place Colliery	Wolgan ROAD	Other Industry	Regulation under CLM Act not required	-33.35274573	150.0996773
LIDSDALE	Kerosene Vale Colliery	Wolgan ROAD	Other Industry	Regulation under CLM Act not required	-33.38145755	150.0940097
LIGHTNING RIDGE	Former Ambulance Station	18 - 42 Pandora STREET	Other Industry	Regulation under CLM Act not required	-29.43133877	147.9812981
LIGHTNING RIDGE	Caltex Service Station	Onyx St Cnr Morilla STREET	Service Station	Regulation under CLM Act not required	-29.42922885	147.9747954
LILLIAN ROCK	Former 'Peters Dip' Cattle Tick Dip Site	427 Lillian Rock ROAD	Cattle Dip	Regulation under CLM Act not required	-28.5314327	153.1556392
LINDFIELD	7-Eleven (former Mobil) Service Station	238 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.7788603	151.1689594
LISAROW	OneSteel Recycling	902A Pacific HIGHWAY	Metal Industry	Regulation under CLM Act not required	-33.38420179	151.3655856
LISMORE	Shell Coles Express Service Station	100 Dawson STREET	Service Station	Regulation under CLM Act not required	-28.81140865	153.2800472
LISMORE	Former Shell Depot	116 Wilson STREET	Other Petroleum	Regulation under CLM Act not required	-28.81070081	153.2621577
LISMORE	Caltex Lismore Service Station	136 Woodlark STREET	Service Station	Regulation under CLM Act not required	-28.80807597	153.2807591
LISMORE	Caltex Service Station	73-75 Dawson STREET	Service Station	Regulation under CLM Act not required	-28.80894415	153.2809619
LISMORE	Lismore Gasworks	Cnr John Street & Keen STREET	Gasworks	Ongoing maintenance required to manage residual contamination (CLM Act)	-28.81764489	153.2710196
LISMORE	SRA Land	Norco LANE	Unclassified	Regulation under CLM Act not required	-28.810742	153.2702306
LISMORE HEIGHTS	Coles Express Lismore Heights	426 Ballina ROAD	Service Station	Contamination currently regulated under CLM Act	-28.81068067	153.3053065
LITHGOW	Jasbe BP-branded Service Station (Former Reliance Petroleum)	1106 Great Western HIGHWAY	Service Station	Regulation under CLM Act not required	-33.48426647	150.134992

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LITHGOW	Former Mobil Depot	353 Main STREET	Other Petroleum	Regulation under CLM Act not required	-33.48235166	150.1383012
LITHGOW	Lithgow Thales	4 Martini PARADE	Metal Industry	Contamination formerly regulated under the CLM Act	-33.49012248	150.1415389
LITHGOW	Former Shell CVRO and Depot	77 Bridge Street and 6 Gas Works LANE	Other Petroleum	Regulation under CLM Act not required	-33.47995091	150.162216
LITHGOW	Caltex Lithgow (Quota Park)	Adjacent to 1131 Great Western HIGHWAY	Unclassified	Regulation under CLM Act not required	-33.47927554	150.1366238
LITHGOW	Former Gasworks	Mort STREET	Gasworks	Regulation under CLM Act not required	-33.47995167	150.1635401
LIVERPOOL	AC McGrath (Wholesale) Pty Ltd	20 Shepherd (Cnr Atkinson St) STREET	Other Industry	Regulation under CLM Act not required	-33.9320192	150.9236862
LIVERPOOL	Former Car Park	4 - 6 Rose STREET	Unclassified	Regulation under CLM Act not required	-33.93258955	150.9157936
LIVERPOOL	Woolworths Service Station	59-67 Orange Grove ROAD	Service Station	Regulation under CLM Act not required	-33.90711248	150.9178855
LOFTUS	BP Freedom Fuel Service Station Loftus	127 Loftus AVENUE	Service Station	Under assessment	-34.04570765	151.0508004
LONG JETTY	7-Eleven (former Mobil) Service Station	184-186 The Entrance ROAD	Service Station	Regulation under CLM Act not required	-33.35089363	151.4924904
LONG JETTY	Westside Petroleum Service Station	290-294 The Entrance ROAD	Service Station	Under assessment	-33.35688982	151.4862246
LONG JETTY	Brocks Garage	326 The Entrance ROAD	Service Station	Under assessment	-33.35897356	151.4847709
LONG JETTY	Caltex Service Station	431 The Entrance ROAD	Service Station	Regulation under CLM Act not required	-33.36022468	151.4826553
LONGUEVILLE	Caltex Service Station	5-7 Northwood ROAD	Service Station	Regulation under CLM Act not required	-33.82452775	151.1725758
LUCAS HEIGHTS	Harringtons Quarry	access from Little Forest ROAD	Landfill	Contamination currently regulated under CLM Act	-34.03555347	150.9751826
LUCAS HEIGHTS	IWC landfill	Little Forest ROAD	Landfill	Contamination currently regulated under CLM Act	-34.03214889	150.9753474
LUDDENHAM	Caltex Service Station	3019-3035 The Northern ROAD	Service Station	Regulation under CLM Act not required	-33.87536093	150.6888872
MACKSVILLE	Caltex Service Station	Pacific (22-24 Cooper Street) HIGHWAY	Service Station	Regulation under CLM Act not required	-30.70977455	152.9198448
MACLEAN	MacLean Outdoors	255 River STREET	Service Station	Regulation under CLM Act not required	-29.45782683	153.1970725
MACQUARIE FIELDS	Caltex Service Station	68 Harold STREET	Service Station	Regulation under CLM Act not required	-33.98557276	150.8933681
MACQUARIE PARK	1-7 Waterloo Road, Macquarie Park	1-7 Waterloo ROAD	Other Petroleum	Regulation under CLM Act not required	-33.78806877	151.1332148
MACQUARIE PARK	Caltex North Ryde Service Station	41-43 Epping ROAD	Service Station	Regulation under CLM Act not required	-33.79138236	151.1312248
MACQUARIE PARK	De Burghs Cycleway - Lane Cove National Park	Riverside DRIVE	Other Petroleum	Regulation under CLM Act not required	-33.77802854	151.1367529

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MAITLAND	Coles Express Service Station	235 High STREET	Service Station	Regulation under CLM Act not required	-32.73923807	151.5620399
MAITLAND	Maitland Gasworks	Charles STREET	Gasworks	Contamination currently regulated under CLM Act	-32.73603658	151.5578926
MAITLAND	Hannan and High Street	Hannan Street and High STREET	Service Station	Regulation under CLM Act not required	-32.72731682	151.5515673
MALABAR	ANZAC Rifle Range former landfill	Franklin STREET	Landfill	Regulation being finalised	-33.95792671	151.2566373
MANDALONG	Mandalong Mine	Mandalong ROAD	Other Industry	Regulation under CLM Act not required	-33.11725583	151.4616452
MANGROVE MOUNTAIN	Poultry Litter Containment Pit site	258 Waratah ROAD	Unclassified	Regulation under CLM Act not required	-33.28917277	151.167235
MANILLA	Tamworth Regional Council Works Depot - Manilla	73 River STREET	Other Petroleum	Regulation under CLM Act not required	-30.746085	150.725363
MANLY	St Patrick's Estate	151 Darley ROAD	Unclassified	Regulation under CLM Act not required	-33.8044568	151.2938595
MANLY	Caltex Service Station	86 Pittwater ROAD	Service Station	Regulation under CLM Act not required	-33.79306889	151.2858638
MANLY	Former Little Manly Point Gasworks	End of Stuart STREET	Gasworks	Regulation under CLM Act not required	-33.80842005	151.2877784
MANLY	Little Manly Point	Stuart STREET	Gasworks	Contamination formerly regulated under the CLM Act	-33.80814626	151.2876245
MANLY VALE	Caltex Service Station Manly Vale	236-238 Condamine STREET	Service Station	Regulation under CLM Act not required	-33.78508231	151.2674386
MANLY VALE	Former Landfill Addiscombe Road	Addiscombe ROAD	Landfill	Contamination currently regulated under CLM Act	-33.78307439	151.2747846
MANNERING PARK	Parkview General Store (a former service station)	2 Vales ROAD	Service Station	Regulation under CLM Act not required	-33.14753814	151.5387832
MANNERING PARK	Mannering Park Mini Mart	70 Vales ROAD	Service Station	Regulation under CLM Act not required	-33.15236501	151.5371767
MARAYONG	7-Eleven (former Mobil Blacktown West) Service Station Marayong	173 Richmond ROAD	Service Station	Regulation under CLM Act not required	-33.75472796	150.8913605
MARAYONG	Woolworths Petrol Service Station Marayong	Corner Vardys Road and Turbo ROAD	Service Station	Regulation under CLM Act not required	-33.7452356	150.9041601
MARDI	Former Mardi Landfill	70-90 McPherson ROAD	Landfill	Regulation under CLM Act not required	-33.29273289	151.4100941
MARKS POINT	Former Mobil Service Station (now 7-Eleven)	770-772 Pacific HIGHWAY	Service Station	Contamination formerly regulated under the CLM Act	-33.05646268	151.6533795
MARKS POINT	Former Mobil Aviation Depot Belmont Airport	864 Pacific HIGHWAY	Other Petroleum	Regulation under CLM Act not required	-33.06657244	151.6497674
MAROUBRA	Coles Express Pagewood Service Station, Maroubra	299 Bunnerong PARADE	Service Station	Regulation under CLM Act not required	-33.94071282	151.2285063
MARRANGAROO	United (Former Mobil) Service Station Marrangaroo	394-398 Great Western HIGHWAY	Service Station	Regulation under CLM Act not required	-33.45253322	150.1181023
MARRICKVILLE	2 Carrington Road	2 Carrington ROAD	Unclassified	Regulation under CLM Act not required	-33.91596071	151.1597199

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MARRICKVILLE	TRW Steering and Suspension	22-28 Carrington ROAD	Other Industry	Contamination formerly regulated under the CLM Act	-33.92012667	151.1566181
MARRICKVILLE	RailCorp	361 Victoria ROAD	Other Industry	Regulation under CLM Act not required	-33.91404835	151.1557132
MARRICKVILLE	Former Mobil Service Station	384 Illawarra ROAD	Service Station	Regulation under CLM Act not required	-33.91534969	151.1506717
MARRICKVILLE	Woolworths Petrol Service Station Marrickville	490 Illawarra ROAD	Service Station	Regulation under CLM Act not required	-33.91845177	151.1459951
MARRICKVILLE	Mackey Park	Cnr Richardsons Crescent and Carrington ROAD	Landfill	Regulation under CLM Act not required	-33.9220263	151.1547903
MARRICKVILLE	Former Dry Cleaners and Loading Dock (adjacent Lot 1 DP612551)	Smidmore STREET	Other Industry	Contamination currently regulated under CLM Act	-33.90707592	151.171701
MARRICKVILLE	Cooks River Aqueduct	Thornley STREET	Unclassified	Contamination formerly regulated under the CLM Act	-33.92204604	151.1480332
MARSDEN PARK	226 Grange Avenue	226 Grange AVENUE	Unclassified	Regulation under CLM Act not required	-33.70259609	150.83825
MARSFIELD	Coles Express Service Station Marsfield	189 Epping ROAD	Service Station	Regulation under CLM Act not required	-33.77519246	151.1053691
MARULAN	BP Express Marulan (Northbound)	(Northbound) Hume HIGHWAY	Service Station	Regulation under CLM Act not required	-34.7188332	149.9949547
MARULAN	BP Service Station	(Southbound) Hume HIGHWAY	Service Station	Regulation under CLM Act not required	-34.71932066	150.0014827
MARYVILLE	7-Eleven (former Mobil) Service Station	184-188 Hannell STREET	Service Station	Regulation being finalised	-32.91336028	151.7579315
MASCOT	Caltex Service Station	125 O'Riordan STREET	Service Station	Regulation under CLM Act not required	-33.92309169	151.1911539
MASCOT	Former Zinc Smelter and Paint Manufacturing Facility	163 O'Riordan STREET	Metal Industry	Regulation under CLM Act not required	-33.92526513	151.1892582
MASCOT	Ing Industrial Fund (unoccupied Land and General Parking)	19-33 Kent ROAD	Landfill	Regulation under CLM Act not required	-33.922765	151.185262
MASCOT	Mascot Pioneer Plating	25-29 Ricketty STREET	Metal Industry	Contamination currently regulated under CLM Act	-33.92075288	151.1824801
MASCOT	Former Mascot Galvanising	336-348 King STREET	Metal Industry	Contamination currently regulated under CLM Act	-33.92902126	151.185874
MASCOT	Sokol Corporation	50-56 Robey STREET	Other Industry	Regulation under CLM Act not required	-33.93162265	151.1904955
MASCOT	Heritage Business Centre	5-9 Ricketty STREET	Unclassified	Regulation under CLM Act not required	-33.92029202	151.1816656
MASCOT	Former Shell Service Station Mascot	746 Botany ROAD	Service Station	Contamination currently regulated under CLM Act	-33.92352295	151.1955852
MASCOT	Telstra Exchange	904-922 Botany ROAD	Other Industry	Regulation under CLM Act not required	-33.9293166	151.1942777
MASCOT	Linear Park	Lot 2, 3, 4 & 5 in DP 85917	Landfill	Regulation under CLM Act not required	-33.921994	151.190976
MATRAVILLE	Former Golden Fleece Terminal No1	133 -149 Beauchamp ROAD	Other Petroleum	Contamination formerly regulated under the CLM Act	-33.95776666	151.2248518

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
MATRAVILLE	Former Golden Fleece Terminal No2	151 Beauchamp ROAD	Other Petroleum	Contamination formerly regulated under the CLM Act	-33.95719404	151.2259884
MATRAVILLE	Vacant Lot	3 Wilkes AVENUE	Other Industry	Regulation under CLM Act not required	-33.96006406	151.2431087
MATRAVILLE	7-Eleven Service Station Matraville	515 Bunnerong ROAD	Service Station	Regulation being finalised	-33.95943536	151.2317598
MATRAVILLE	Port Botany Bus Depot	7 Bumborah Point ROAD	Other Petroleum	Regulation under CLM Act not required	-33.96880413	151.2255889
MATRAVILLE	Former Rieco Incinerator	Kain AVENUE	Other Industry	Contamination being managed via the planning process (EP&A Act)	-33.95980534	151.2423679
MAYFIELD	Waratah Steel Mill	23 Frith STREET	Metal Industry	Regulation under CLM Act not required	-32.89426592	151.7257429
MAYFIELD	7-Eleven (Former Mobil) Service Station	412-416 Maitland ROAD	Service Station	Regulation under CLM Act not required	-32.89292005	151.7300948
MAYFIELD	Shell Coles Express Service Station	63-69 Maud STREET	Service Station	Regulation under CLM Act not required	-32.89358962	151.7221298
MAYFIELD	BHP Closure Site (Hunter River Sediments)	Bed Sediments of the Hunter adjacent to Lot 221 DP1013964 RIVER	Metal Industry	Contamination formerly regulated under the CLM Act	-32.89203741	151.7646702
MAYFIELD	Australian Tube Mills Newcastle Site	Industrial DRIVE	Metal Industry	Regulation under CLM Act not required	-32.88835767	151.7450751
MAYFIELD	OneSteel (BHP)	Industrial DRIVE	Metal Industry	Contamination currently regulated under CLM Act	-32.88366987	151.7449491
MAYFIELD	BHPB Supply site	Lot 223 South and West - Industrial DRIVE	Metal Industry	Contamination currently regulated under CLM Act	-32.88583041	151.7388423
MAYFIELD	BHP Steel River	The Buffer Zone' extending directly adjacent to the Hunter River; near the Tourle Street Bridge STREET	Metal Industry	Contamination currently regulated under CLM Act	-32.8773556	151.7252427
MAYFIELD NORTH	Newcastle Wire Mill	141 Ingall STREET	Metal Industry	Regulation under CLM Act not required	-32.89008485	151.752949
MAYFIELD WEST	Stevenson Park landfill	2/559 Maitland ROAD	Landfill	Regulation under CLM Act not required	-32.88472556	151.7224791
MAYFIELD WEST	Koppers Coal Tar	East of Woodstock Street and Tourle STREET	Other Industry	Contamination currently regulated under CLM Act	-32.88591801	151.7361906
MAYFIELD WEST	Tourle Street Bridge Project	Tourle STREET	Landfill	Regulation under CLM Act not required	-32.88075518	151.7330073
MCDOUGALLS HILL	Caltex Service Station	4949 New England HIGHWAY	Service Station	Regulation under CLM Act not required	-32.54484714	151.1490757
MEADOWBANK	Former Council Works Depot	2 Parsonage STREET	Unclassified	Regulation under CLM Act not required	-33.82191421	151.0951974
MENAI	Caltex Service Station Menai	1 Carter Road ROAD	Service Station	Regulation under CLM Act not required	-34.01654043	151.0124133
MENAI	7-Eleven (Former Mobil) Service Station Menai	289 Menai ROAD	Service Station	Regulation under CLM Act not required	-34.01579095	151.0131737

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
MEREWETHER	Merewether Childcare Centre	2/23 Caldwell STREET	Unclassified	Regulation under CLM Act not required	-32.94249653	151.7504279
MERIMBULA	Caltex Service Station	19-25 Merimbula DRIVE	Service Station	Regulation under CLM Act not required	-36.88757881	149.9089159
MERIMBULA	Former Mobil Service Station	27 Market STREET	Service Station	Regulation under CLM Act not required	-36.88941693	149.9103485
MERRYLANDS	Society of St Vincent de Paul	11-19 Centenary ROAD	Other Petroleum	Regulation under CLM Act not required	-33.83083025	150.9698915
MERRYLANDS	Caltex Service Station Merrylands	148 Woodville ROAD	Service Station	Regulation under CLM Act not required	-33.83818499	150.9997199
MERRYLANDS	Former Stockfeed Manufacturing Site	1-7 & 9-11 Neil STREET	Other Petroleum	Regulation under CLM Act not required	-33.83390257	150.9947449
MERRYLANDS	Stockland Merrylands Court	227-259 Merrylands ROAD	Unclassified	Under assessment	-33.83560901	150.9875552
MERRYLANDS	Caltex Service Station	229 Woodville ROAD	Service Station	Regulation under CLM Act not required	-33.84547463	150.9983413
MERRYLANDS	7-Eleven Merrylands Service Station	295-297 Merrylands (Cnr Windsor Rd) ROAD	Service Station	Regulation under CLM Act not required	-33.83533205	150.9851801
MERRYLANDS WEST	Former Mobil Service Station	3 Centenary ROAD	Service Station	Regulation under CLM Act not required	-33.83214226	150.9698958
MILLER	Caltex Service Station	86 Cartwright AVENUE	Service Station	Regulation under CLM Act not required	-33.91878146	150.8827514
MILLERS FOREST	Chichester Trunk Gravity Main	water pipeline	Other Industry	Contamination currently regulated under POEO Act	-32.772877	151.6826841
MILLERS POINT	Former AGL Gasworks	30 - 34 Hickson ROAD	Gasworks	Regulation under CLM Act not required	-33.86179594	151.2031726
MILLERS POINT	Former AGL Gasworks	36 Hickson ROAD	Gasworks	Contamination currently regulated under CLM Act	-33.86243824	151.2032514
MILLERS POINT	Former AGL Gasworks	38 Hickson ROAD	Gasworks	Contamination being managed via the planning process (EP&A Act)	-33.86280104	151.2032452
MILLERS POINT	Port Services (Moores) Facility	4 Towns PLACE	Other Petroleum	Contamination currently regulated under POEO Act	-33.85581123	151.2024759
MILLERS POINT	Former AGL Gasworks	Berths 5, 6 and 7 (already demolished) and part Hickson ROAD	Gasworks	Contamination currently regulated under CLM Act	-33.86053571	151.2015022
MILLERS POINT	Former AGL Gasworks	Road reserve fronting 30-38 Hickson ROAD	Gasworks	Contamination currently regulated under CLM Act	-33.86241531	151.2024634
MILPERRA	Caltex Service Station	264 Milperra ROAD	Service Station	Regulation under CLM Act not required	-33.93018101	150.9910964
MILPERRA	Heatcraft Australia Pty Ltd	286 Horsley ROAD	Other Industry	Regulation under CLM Act not required	-33.94031556	150.9958606
MILPERRA	United Group Rail Pty Limited	373 Horsley ROAD	Landfill	Regulation under CLM Act not required	-33.93286283	150.9934071
MILTON	Caltex Milton Service Station and Depot	331 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-35.33154474	150.4492852

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
MILTON	Former Sanitary Depot	Slaughterhouse ROAD	Other Industry	Regulation under CLM Act not required	-35.33819825	150.4471917
MINCHINBURY	BP Service Station	1055 Great Western Highway corner Archbold ROAD	Service Station	Regulation under CLM Act not required	-33.78211857	150.8244185
MINCHINBURY	7-Eleven (former Mobil) Service Station	815 Great Western HIGHWAY	Service Station	Regulation under CLM Act not required	-33.78812909	150.8495992
MINTO	Shell Coles Express Service Station	73 Pembroke STREET	Service Station	Regulation under CLM Act not required	-34.02316454	150.8503118
MINTO	Land adjacent to Former Shell depot	Airds Road and Essex STREET	Other Petroleum	Regulation under CLM Act not required	-34.02110921	150.8414029
MINTO	Logistics Hub, Culverston Road, Minto	Culverston ROAD	Other Petroleum	Under assessment	-34.039536	150.834859
MINTO	Former Endeavour Energy's Depot	Pembroke ROAD	Unclassified	Regulation under CLM Act not required	-34.0331168	150.8464722
MIRANDA	Woolworth's Service Station	455 Kingsway OTHER	Service Station	Contamination currently regulated under CLM Act	-34.03492814	151.1124681
MITTAGONG	Enhance (former Coles Express) Service Station	224 Old Hume HIGHWAY	Service Station	Regulation under CLM Act not required	-34.44746118	150.4326183
MITTAGONG	Caltex Mittagong Service Station	65 Bowral ROAD	Service Station	Regulation under CLM Act not required	-34.45245915	150.4381291
MITTAGONG	Lots 1 and 2 Alfred St.	Alfred STREET	Other Petroleum	Contamination formerly regulated under the CLM Act	-34.44738105	150.4565159
MOAMA	Caltex Moama Service Station	73 Meninya (Cnr Regent St) STREET	Service Station	Regulation under CLM Act not required	-36.10815134	144.752849
MOLONG	Cabonne BP Service Station	2 Gidley STREET	Service Station	Contamination currently regulated under CLM Act	-33.09026307	148.8695809
MOLONG	Former Gasworks	Hill STREET	Gasworks	Contamination currently regulated under CLM Act	-33.09074595	148.8703262
MONA VALE	BP Service Station Mona Vale	1721 Pittwater ROAD	Service Station	Regulation under CLM Act not required	-33.68043443	151.3023553
MONA VALE	7-Eleven (former Mobil) Service Station	24 Barrenjoey ROAD	Service Station	Regulation under CLM Act not required	-33.676909	151.3082515
MONA VALE	Mona Vale Bus Depot	58 Darley STREET	Other Petroleum	Contamination currently regulated under CLM Act	-33.67452414	151.3074246
MONA VALE	Former Caltex service station and adjacent properties	79 Barrenjoey Road, 2 Polo Avenue, 6 Polo Avenue, 45 Bassett STREET	Service Station	Contamination formerly regulated under the CLM Act	-33.6743659	151.3096932
MONA VALE	BP Peninsula Express Service Station	Corner Barrenjoey Road and Darley Street East STREET	Service Station	Regulation under CLM Act not required	-33.67670799	151.3090068
MONA VALE	Caltex Investigation Area	Polo Ave, Perak STREET	Service Station	Regulation being finalised	-33.67431333	151.3091148
MOOBALL	Mooball General Store	5913 Tweed Valley WAY	Service Station	Regulation under CLM Act not required	-28.44204594	153.4887648
MOONBI	Caltex Moonbi Service Station	New England HIGHWAY	Service Station	Regulation under CLM Act not required	-31.02264369	151.069094
MOORE PARK	Area 2, Moore Park	Driver AVENUE	Unclassified	Regulation under CLM Act not required	-33.89426868	151.2226839

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
MOOREBANK	ABB Australia Pty Ltd	(a) 1 Bapaume ROAD	Other Industry	Ongoing maintenance required to manage residual contamination (CLM Act)	-33.94143741	150.9208754
MOOREBANK	Caltex Service Station Moorebank	2 Bridges ROAD	Service Station	Regulation under CLM Act not required	-33.92839682	150.9327012
MOOREBANK	Caltex Service Station	216 Newbridge ROAD	Service Station	Regulation under CLM Act not required	-33.92930835	150.9551469
MOOREBANK	Joyce Foam Products	5-9 Bridges ROAD	Chemical Industry	Regulation under CLM Act not required	-33.92596302	150.9335273
MOOREBANK	Former Landfill Site	Newbridge ROAD	Landfill	Under assessment	-33.93907207	150.9654125
MOORLAND	Caltex Service Station	99 Jericho ROAD	Service Station	Regulation under CLM Act not required	-31.79436622	152.6514849
MOREE	Former Freedom Service Station Site Moree	1 Dover STREET	Service Station	Contamination currently regulated under CLM Act	-29.4715814	149.8440279
MOREE	Caltex Depot	101 Gosport STREET	Other Petroleum	Regulation under CLM Act not required	-29.47603684	149.8476728
MOREE	Caltex Service Station	54 Alice STREET	Service Station	Contamination currently regulated under CLM Act	-29.47158492	149.8433182
MOREE	Former Shell Depot	Adelaide STREET	Other Petroleum	Contamination formerly regulated under the CLM Act	-29.47655335	149.8465698
MOREE	Shell Coles Express Service Station	Corner Gwydir and Balo STREET	Service Station	Regulation under CLM Act not required	-29.46081826	149.8419975
MOREE	Former Mobil Depot	Gosport STREET	Other Petroleum	Contamination currently regulated under CLM Act	-29.47771921	149.8478438
MOREE	Former Golden Fleece	Gosport STREET	Other Petroleum	Contamination currently regulated under CLM Act	-29.47698315	149.8477108
MOREE	Moree Airport Evaporation Pond	Newell HIGHWAY	Unclassified	Regulation under CLM Act not required	-29.50289837	149.8411301
MOREE	BP Truckstop and Depot Moree	Newell Highway - 423 Frome STREET	Service Station	Regulation under CLM Act not required	-29.48223274	149.8463679
MORISSET	Railcorp Station Masters Cottage	24 Dora STREET	Unclassified	Regulation under CLM Act not required	-33.10849681	151.4880317
MORPETH	Telstra Cable Installation and RTA Bridge work	Northumberland STREET	Other Petroleum	Regulation under CLM Act not required	-32.72489729	151.6266795
MORPETH	Former Service Station	Swan STREET	Service Station	Regulation under CLM Act not required	-32.72477413	151.6250642
MORTLAKE	Former Petroleum Storage Site	108-116 Tennyson ROAD	Other Petroleum	Regulation under CLM Act not required	-33.83979033	151.1064889
MORTLAKE	Kendall Bay Sediments	Kendall Bay OTHER	Gasworks	Contamination currently regulated under CLM Act	-33.83905999	151.1120458
MORTLAKE	Former AGL site	Tennyson ROAD	Gasworks	Contamination formerly regulated under the CLM Act	-33.84287407	151.1109313
MORUYA	Former Fuel Depot Moruya	11 to 13 Ford STREET	Other Petroleum	Under assessment	-35.9112243	150.0826475
MORUYA	Caltex Service Station	26 Campbell STREET	Service Station	Regulation under CLM Act not required	-35.9104985	150.0711419

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
MORUYA	Caltex Service Station Moruya	80-84 Campbell STREET	Service Station	Regulation under CLM Act not required	-35.91195596	150.0824213
MOSMAN	7-Eleven Mosman	162A Spit Road Corner Mitchell ROAD	Service Station	Regulation under CLM Act not required	-33.81747016	151.2433633
MOSMAN	BP Service Station	175 Ourimbah ROAD	Service Station	Regulation under CLM Act not required	-33.82106757	151.233291
MOSMAN	7-Eleven Service Station Mosman	45 Spit ROAD	Service Station	Regulation under CLM Act not required	-33.82302718	151.2435627
MOSS VALE	Coles Express Service Station	579 Argyle STREET	Service Station	Regulation under CLM Act not required	-34.55313422	150.364684
MOSS VALE	Woolworths Service Station Moss Vale	609 Argyle STREET	Service Station	Under assessment	-34.55409411	150.3609797
MOSS VALE	Moss Vale Refuelling Facility	Lackey ROAD	Other Petroleum	Regulation under CLM Act not required	-34.54662421	150.3721525
MOUNT ANNAN	Great Southern Railways Aqueduct	Off Narellan ROAD	Unclassified	Regulation under CLM Act not required	-34.07308479	150.7707436
MOUNT COLAH	Caltex Service Station Mount Colah	603 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.67034662	151.1151861
MOUNT DRUITT	Caltex (former Mobil) Service Station	17 Mount STREET	Service Station	Regulation under CLM Act not required	-33.76567994	150.8244544
MOUNT HUTTON	Woolworths Service Station	46 Wilsons ROAD	Service Station	Regulation under CLM Act not required	-32.9836378	151.67309
MOUNT PRITCHARD	7-Eleven Service Station	352 Elizabeth DRIVE	Service Station	Regulation under CLM Act not required	-33.90260656	150.8963326
MOUNT THORLEY	Lowes Petroleum (Former BP) Depot Mount Thorley	74 Mount Thorley ROAD	Other Petroleum	Regulation under CLM Act not required	-32.62443074	151.1025122
MOUNT VICTORIA	Caltex Service Station	36a Great Western HIGHWAY	Service Station	Regulation under CLM Act not required	-33.58436517	150.2465528
MOUNT VICTORIA	Former Mobil Service Station	81 Great Western HIGHWAY	Service Station	Regulation under CLM Act not required	-33.5889727	150.2511783
MUDGEE	Caltex Service Station	114-116 Church STREET	Service Station	Regulation under CLM Act not required	-32.59428029	149.5876199
MUDGEE	Former Essential Energy Depot	27-31 Inglis STREET	Other Industry	Regulation under CLM Act not required	-32.60073	149.585658
MUDGEE	Shell Coles Express Service Station	47 Church STREET	Service Station	Regulation under CLM Act not required	-32.59347493	149.5884623
MUDGEE	BP Service Station Mudgee	77 Church STREET	Service Station	Regulation under CLM Act not required	-32.59545872	149.588123
MUDGEE	Mobil Depot	Cnr Inglis Street & Douro STREET	Other Petroleum	Contamination currently regulated under CLM Act	-32.60023979	149.5823448
MUDGEE	Former Caltex Depot Mudgee	cnr Nicholson Street & Atkinson STREET	Other Petroleum	Regulation under CLM Act not required	-32.60125298	149.5851398
MUDGEE	Mudgee Gasworks	Mortimer Street and Court STREET	Gasworks	Regulation under CLM Act not required	-32.59168859	149.5817705
MULGRAVE	7-Eleven (former Mobil) Service Station	Corner Windsor Road and Mulgrave ROAD	Service Station	Regulation under CLM Act not required	-33.61687781	150.8341809

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
MULWALA	Mulwala ADI Explosives Factory	Bayly STAIRS	Other Industry	Regulation being finalised	-35.97572689	145.9809786
MURWILLUMBAH	Puma Murwillumbah (formerly Matilda)	182 Tweed Valley WAY	Service Station	Contamination currently regulated under CLM Act	-28.3263681	153.4103824
MURWILLUMBAH	Murwillumbah Ambulance Depot	27 Queen STREET	Other Petroleum	Regulation under CLM Act not required	-28.32552576	153.4000182
MURWILLUMBAH SOUTH	Former Norco Butter Factory (Eastern Portion)	230 Tweed Valley WAY	Other Petroleum	Regulation under CLM Act not required	-28.32791359	153.4073052
MUSWELLBROOK	Former Caltex Depot	1 Lower William STREET	Service Station	Regulation being finalised	-32.26614257	150.8865136
MUSWELLBROOK	Caltex Service Station	12-16 Sydney STREET	Service Station	Regulation under CLM Act not required	-32.26785559	150.8879601
MUSWELLBROOK	SRA Site	27 Brook STREET	Unclassified	Regulation being finalised	-32.26346086	150.8873181
MUSWELLBROOK	Former Mobil Depot Muswellbrook	43-51 Ford STREET	Other Petroleum	Regulation under CLM Act not required	-32.2599725	150.887573
MUSWELLBROOK	Former Caltex Depot	47-50 Victoria STREET	Service Station	Regulation under CLM Act not required	-32.26788823	150.8930609
MUSWELLBROOK	United Branded (Former Mobil) Service Station Muswellbrook	49-51 Maitland STREET	Service Station	Regulation under CLM Act not required	-32.27218162	150.8900206
MUSWELLBROOK	Woolworths Petrol	72 Brook STREET	Service Station	Regulation under CLM Act not required	-32.26325377	150.8905966
MUSWELLBROOK	Caltex Muswellbrook Service Station	84-86 Maitland STREET	Service Station	Regulation under CLM Act not required	-32.27793094	150.8980938
MUSWELLBROOK	Former Gasworks	Cnr Carl St and Foley STREET	Gasworks	Regulation under CLM Act not required	-32.26672337	150.8935982
MUSWELLBROOK	Former Industrial Site	Lot 89 Rathmore STREET	Other Industry	Regulation under CLM Act not required	-32.30544071	150.8823657
MUSWELLBROOK	Bayswater Power Station	New England HIGHWAY	Other Industry	Under assessment	-32.3954046	150.9502683
NABIAC	Caltex Service Station Nabiac	3964 Wallanbah (Cnr Wallanbah Rd and Pacific Hwy) ROAD	Service Station	Regulation under CLM Act not required	-32.09864883	152.3754346
NAMBUCCA HEADS	Former Mobil Service Station	6 Bowra STREET	Service Station	Regulation under CLM Act not required	-30.64282127	153.0035884
NARELLAN	Former Landfill	1 Elyard STREET	Landfill	Regulation under CLM Act not required	-34.043474	150.7393256
NARELLAN	Caltex Service Station Narellan	1 George Hunter DRIVE	Service Station	Regulation under CLM Act not required	-34.03963992	150.7432386
NAROOMA	Narooma Service Station	60 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-36.21617955	150.126261
NAROOMA	Former Caltex - Narooma	82 Princes HIGHWAY	Service Station	Contamination formerly regulated under the CLM Act	-36.21711766	150.1279305
NARRABEEN	7-Eleven Service Station	1234 Pittwater ROAD	Service Station	Regulation under CLM Act not required	-33.71958892	151.298272
NARRABEEN	Shell Coles Express Service Station	1418 Pittwater ROAD	Service Station	Regulation under CLM Act not required	-33.70013931	151.3002782
NARRABEEN	Caltex Service Station	1509-1511 Pittwater ROAD	Service Station	Regulation under CLM Act not required	-33.70455756	151.2969352
NARRABRI	Caltex Service Station	12 Reid STREET	Other Petroleum	Regulation under CLM Act not required	-30.32282764	149.7901182

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NARRABRI	Caltex Service Station	13 Doyle STREET	Service Station	Regulation under CLM Act not required	-30.3239182	149.7843052
NARRABRI	Lowes Petroleum (Former Mobil) Narrabri Depot	3 Old Gunnedah ROAD	Other Petroleum	Regulation under CLM Act not required	-30.33473586	149.789587
NARRABRI	Caltex Narrabri Service Station	31 Dangar (Cnr Anne and Dangar) STREET	Service Station	Regulation under CLM Act not required	-30.32989667	149.7756598
NARRABRI	Caltex Service Station	31-35 Cooma ROAD	Service Station	Regulation under CLM Act not required	-30.33968576	149.7657241
NARRABRI	Caltex Service Station	7-13 James STREET	Service Station	Regulation under CLM Act not required	-30.33016168	149.7940732
NARRABRI	Cargill Soapstock Disposal Site	Westport ROAD	Unclassified	Contamination formerly regulated under the CLM Act	-30.4698458	149.6981931
NARRANDERA	Former Mobil Narrandera Depot	24 Whitton STREET	Other Petroleum	Regulation under CLM Act not required	-34.7410523	146.5620667
NARRANDERA	Former Mobil Emoleum Narrandera Depot	5-7 Margaret STREET	Other Petroleum	Regulation under CLM Act not required	-34.74105391	146.5628144
NARROMINE	Narromine Fuel (Former Caltex) Service Station	Cnr Burraway Street and Algalah STREET	Service Station	Regulation under CLM Act not required	-32.23565321	148.2454259
NELLIGEN	Former Clay Target Shooting Range	1398 Kings Highway and adjoining land on Old Bolaro Mountain ROAD	Unclassified	Contamination currently regulated under CLM Act	-35.64392469	150.0955224
NELLIGEN	Lot 2 Old Bolaro Road	Old Bolaro ROAD	Unclassified	Contamination formerly regulated under the CLM Act	-35.64485609	150.0937341
NELSON BAY	Shell Coles Express Service Station	25 Stockton STREET	Service Station	Regulation under CLM Act not required	-32.72265762	152.1437317
NELSON BAY	Former Caltex Service Station Nelson Bay	38 Stockton STREET	Service Station	Regulation under CLM Act not required	-32.72335662	152.1429384
NEMINGHA	Caltex Service Station and Depot Nemingha	428 Armidale (previously 16 New England Highway) ROAD	Service Station	Regulation under CLM Act not required	-31.12425169	150.9909054
NEUTRAL BAY	Caltex Service Station	16-38 Military ROAD	Service Station	Regulation being finalised	-33.82907162	151.2163342
NEUTRAL BAY	Shell Coles Express Service Station	200-204 Ben Boyd ROAD	Service Station	Regulation under CLM Act not required	-33.82915781	151.219437
NEW LAMBTON	BP Service Station	105 St James ROAD	Service Station	Regulation under CLM Act not required	-32.92910325	151.7155801
NEW LAMBTON	Caltex Service Station New Lambton	144 Bridges ROAD	Service Station	Regulation under CLM Act not required	-32.93283668	151.7141748
NEW LAMBTON	7-Eleven (former Mobil) Service Station	291 Turton ROAD	Service Station	Regulation under CLM Act not required	-32.91773864	151.7243096
NEWCASTLE	Reclaimed Land	26-28 Honeysuckle DRIVE	Unclassified	Contamination formerly regulated under the CLM Act	-32.92604705	151.7649508
NEWCASTLE	Wharf Road Newcastle Car Park	313-317 Wharf ROAD	Unclassified	Regulation under CLM Act not required	-32.92570385	151.7744076
NEWCASTLE	Newcastle Foreshore	40 Stevenson Place STREET	Other Industry	Regulation under CLM Act not required	-32.92556503	151.7876742

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
NEWCASTLE	BHP Steelworks (Closure site)	Bound by Hunter River, Selwyn Street & Industrial DRIVE	Metal Industry	Ongoing maintenance required to manage residual contamination (CLM Act)	-32.89436064	151.7590762
NEWCASTLE	SRA Land	Scott STREET	Gasworks	Regulation under CLM Act not required	-32.92641425	151.7837817
NEWCASTLE WEST	Former Mobil Service Station	113 Parry STREET	Service Station	Regulation under CLM Act not required	-32.92560628	151.7558542
NEWPORT	7-Eleven (former Mobil) Service Station	307 Barrenjoey ROAD	Service Station	Regulation under CLM Act not required	-33.65632902	151.3182089
NEWPORT	Former Caltex Service Station Newport	316-324 Barrenjoey ROAD	Service Station	Regulation under CLM Act not required	-33.65634516	151.3191571
NEWTOWN	Caltex Service Station Newtown	26 - 36 Enmore ROAD	Service Station	Regulation under CLM Act not required	-33.89851331	151.17714
NEWTOWN	Aluminium Enterprises	66 Brocks LANE	Metal Industry	Contamination was addressed via the planning process (EP&A Act)	-33.89467126	151.1847528
NEWTOWN	Adjacent to Former Service Station	79 Wilson STREET	Service Station	Contamination formerly regulated under the CLM Act	-33.89630155	151.1826567
NEWTOWN	Former Service Station	81 Wilson STREET	Service Station	Contamination formerly regulated under the CLM Act	-33.89626791	151.1827556
NORAVILLE	Former Toukley Landfill	Wilfred Barrett DRIVE	Landfill	Regulation under CLM Act not required	-33.27734185	151.5537784
NORTH ALBURY	Caltex Service Station and Diesel Stop	79 Union ROAD	Service Station	Regulation under CLM Act not required	-36.05496713	146.9487635
NORTH BOAMBEE VALLEY	Caltex Service Station	Cnr Pacific Hwy & Halls ROAD	Service Station	Regulation under CLM Act not required	-30.30639482	153.1007996
NORTH BONDI	Caltex Service Station North Bondi	321 Old South Head ROAD	Service Station	Regulation under CLM Act not required	-33.88463526	151.268551
NORTH NARRABEEN	7-Eleven Service Station	1501-1503 Pittwater ROAD	Service Station	Regulation under CLM Act not required	-33.70749859	151.296351
NORTH RICHMOND	Caltex Service Station	50 Bells Line Of ROAD	Service Station	Regulation under CLM Act not required	-33.57991338	150.7202346
NORTH ROCKS	7-Eleven Service Station North Rocks	340 North Rocks ROAD	Service Station	Regulation under CLM Act not required	-33.76895144	151.0305952
NORTH ST MARYS	BP Service Station	76 Glossop STREET	Service Station	Regulation under CLM Act not required	-33.76020183	150.7818149
NORTH STRATHFIELD	Budget Service Station	143 Concord ROAD	Service Station	Regulation under CLM Act not required	-33.85945248	151.0927853
NORTH STRATHFIELD	Former Caltex Service Station	92a Concord ROAD	Service Station	Regulation under CLM Act not required	-33.86244297	151.0932434
NORTH SYDNEY	Iora	1 Kiara PLACE	Gasworks	Regulation under CLM Act not required	-33.843145	151.2161142
NORTH SYDNEY	Neutral Bay Sediments	Adjacent to HMAS Platypus, 118 High STREET	Gasworks	Contamination currently regulated under CLM Act	-33.842724	151.2174523
NORTH SYDNEY	HMAS Platypus Neutral Bay	High STREET	Gasworks	Contamination currently regulated under CLM Act	-33.84325935	151.2170347

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
NORTH WOLLONGONG	Former Mobil Depot	122-126 Montague STREET	Other Petroleum	Regulation under CLM Act not required	-34.40988259	150.8939374
NORTHMEAD	Coles Express Service Station Northmead	197 Windsor ROAD	Service Station	Regulation under CLM Act not required	-33.77741733	151.0001719
NORTHMEAD	Former Prestige Plastics	1C Redbank ROAD	Other Industry	Regulation under CLM Act not required	-33.79716925	150.989926
NORTHMEAD	Sydney Water Land	51c Hammers ROAD	Landfill	Regulation under CLM Act not required	-33.7887535	150.9858088
NORTHMEAD	7-Eleven Service Station Northmead	56 Windsor ROAD	Service Station	Regulation under CLM Act not required	-33.79090731	150.9967332
NORTHMEAD	Caltex Service Station	98-100 Windsor ROAD	Service Station	Regulation under CLM Act not required	-33.78786563	150.9945909
NOWRA	Woolworths Service Station	2 Berry STREET	Service Station	Regulation being finalised	-34.87266278	150.6014052
NOWRA	Former Gasworks Managers Residence	24 Osborne STREET	Gasworks	Regulation under CLM Act not required	-34.8708875	150.5992586
NOWRA	Shell Coles Express Service Station	55 Kinghorne STREET	Service Station	Regulation under CLM Act not required	-34.87633757	150.6023481
NOWRA	Fire Station	69 Bridge ROAD	Gasworks	Regulation under CLM Act not required	-34.87081582	150.6004881
NOWRA	Historically Filled Land	70 Bridge ROAD	Unclassified	Regulation under CLM Act not required	-34.87081809	150.6013231
NOWRA	Former Hollingworth Scrap Yard	72-74 Jervis and 117 East STREET	Other Industry	Regulation under CLM Act not required	-34.88324216	150.6034361
NOWRA	Harry Sawkins Park	Bounded by Princes Hwy, Graham St & McGrath AVENUE	Gasworks	Regulation under CLM Act not required	-34.87093993	150.6037157
NOWRA	Former gasworks	Lamonds LANE	Gasworks	Contamination currently regulated under CLM Act	-34.87111182	150.6000803
NOWRA EAST	Mobil Service Station	Lot 3 Kalandar STREET	Service Station	Contamination formerly regulated under the CLM Act	-34.88850535	150.6093504
NYNGAN	Caltex Service Station	126 Pangee STREET	Service Station	Regulation under CLM Act not required	-31.56482841	147.2002892
NYNGAN	Caltex Service Station	39-41 Pangee STREET	Service Station	Regulation under CLM Act not required	-31.56101006	147.1914997
OAK FLATS	Shellharbour City Works Depot	132 Industrial ROAD	Other Industry	Under assessment	-34.56546013	150.8087225
OBERON	Former Shell Depot	32 O'Connell ROAD	Other Petroleum	Regulation under CLM Act not required	-33.6997172	149.8450057
OBERON	Caltex Service Station and Depot	Lowes Mount ROAD	Service Station	Regulation under CLM Act not required	-33.69509055	149.8570553
OBERON	Oberon Timber Complex	Lowes Mount ROAD	Other Industry	Regulation under CLM Act not required	-33.69264862	149.8564588
OBERON	CSR Ltd Property and King's Stockyard Creek	Off Endeavour STREET	Other Industry	Contamination formerly regulated under the CLM Act	-33.6922152	149.8686909
OCEAN SHORES	Former Ocean Shores Service Station	Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-28.51270299	153.5301496
OLD GUILDFORD	Caltex Service Station	636-644 Woodville ROAD	Service Station	Regulation under CLM Act not required	-33.86670857	150.9879189

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
ORANGE	Former Mobil Service Station	168 Peisley STREET	Service Station	Regulation under CLM Act not required	-33.28525478	149.1037259
ORANGE	Caltex Orange Depot	184 Byng STREET	Service Station	Regulation under CLM Act not required	-33.28285589	149.1050273
ORANGE	BP-Branded Lowes Petroleum Depot	197 - 201 Margaret STREET	Other Petroleum	Regulation under CLM Act not required	-33.27145977	149.1078103
ORANGE	Former Mobil Service Station	24-28 Bathurst ROAD	Service Station	Regulation under CLM Act not required	-33.2866912	149.1066505
ORANGE	Woolworths Orange Service Station	357-361 Summer (Cnr William St) STREET	Service Station	Regulation under CLM Act not required	-33.28445811	149.1053604
ORANGE	Electrolux Orange	5-17 Edward STREET	Other Industry	Contamination currently regulated under CLM Act	-33.29874849	149.1038449
ORANGE	BP (Reliance Petroleum) Service Station Orange	56-60 Bathurst ROAD	Service Station	Regulation under CLM Act not required	-33.28980053	149.1086212
ORANGE	Caltex Summer Street Service Station Orange	70-74 Summer (Cnr Hill St) STREET	Service Station	Regulation under CLM Act not required	-33.28311722	149.0940712
ORANGE	Lowes Petroleum (BP-branded) Service Station	76 Peisley STREET	Service Station	Regulation under CLM Act not required	-33.29025034	149.1027194
ORANGE	BP Orange Service Station (Reliance Petroleum)	81 Summer STREET	Service Station	Regulation under CLM Act not required	-33.2825884	149.0951535
OURIMBAH	Palmdale Service Centre Pty Ltd	3130 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.3381336	151.374586
OURIMBAH	Shell Coles Express Service Station	78-80 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.3468202	151.3710098
OXLEY VALE	Hayes Transport Services	10 Manilla ROAD	Other Petroleum	Regulation under CLM Act not required	-31.06991417	150.9101381
OYSTER BAY	Shell Coles Express Service Station	20 Carvers ROAD	Service Station	Contamination currently regulated under CLM Act	-34.00934475	151.0758626
OYSTER COVE	Cove Marine Pty Ltd	60 Frederick STREET	Unclassified	Contamination currently regulated under POEO Act	-32.73549959	151.952446
PADDINGTON	7-Eleven Service Station	59 Oxford STREET	Service Station	Contamination currently regulated under CLM Act	-33.88322921	151.2205024
PADSTOW	Caltex Padstow	115 Fairford ROAD	Service Station	Regulation under CLM Act not required	-33.9434571	151.0345671
PADSTOW	Selleys / Dulux	1-29 Gow STREET	Unclassified	Under assessment	-33.93904125	151.0381725
PADSTOW	Galvatech	49 Gow STREET	Metal Industry	Contamination currently regulated under POEO Act	-33.93808679	151.0346862
PADSTOW	Foseco Australia	7 Stuart STREET	Chemical Industry	Regulation under CLM Act not required	-33.94342957	151.0377316
PADSTOW	Sebel Furniture	Parts 64 and 92 Gow STREET	Other Industry	Regulation under CLM Act not required	-33.93606752	151.0322057
PAGEWOOD	Former Email Site	Corner of Page Street and Holloway STREET	Other Industry	Contamination currently regulated under CLM Act	-33.94302462	151.2132036
PAMBULA	Offsite area (roadways) adjacent to United Service Station Pambula (former Shell)	Corner Quondola Street and Bullara STREET	Service Station	Regulation under CLM Act not required	-36.93104481	149.8746763

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PARKES	BP Truckstop	(Newell Highway) 1 Forbes ROAD	Other Petroleum	Regulation under CLM Act not required	-33.14309226	148.1710282
PARKES	Former BP Telescope Service Station	339-341 Clarinda STREET	Service Station	Regulation under CLM Act not required	-33.13216152	148.1743239
PARKES	Caltex Service Station Parkes	352-360 Clarinda STREET	Service Station	Regulation under CLM Act not required	-33.13317454	148.173643
PARKES	BP Reliance East End Service Station Parkes	46 Clarinda STREET	Service Station	Regulation under CLM Act not required	-33.14243539	148.1846227
PARKES	Former Caltex Parkes (Mugincoble) Depot - Eugowra Rd, Mugincoble	Eugowra ROAD	Service Station	Regulation under CLM Act not required	-33.19007031	148.224822
PARKLEA	Caltex Parklea Service Station	Old Windsor (north of Miami Street) ROAD	Service Station	Regulation under CLM Act not required	-33.72427108	150.9388531
PARRAMATTA	BP Service Station	435 Church STREET	Service Station	Regulation under CLM Act not required	-33.80498714	151.0056151
PARRAMATTA	7-Eleven (former Mobil) Service Station	81 Victoria ROAD	Service Station	Regulation under CLM Act not required	-33.80919769	151.0142894
PARRAMATTA	Coleman Oval Embankment	Cnr of Pitt STREET and Maquarie STREET	Unclassified	Regulation under CLM Act not required	-33.80441625	150.9954841
PARRAMATTA	Parramatta Park Toilet Block Demolition	The Cresent Toilet Block Parramatta PARK	Unclassified	Regulation under CLM Act not required	-33.81054034	150.9961968
PAUPONG	Former Timber Treatment Plant	Off Paupong ROAD	Other Industry	Regulation under CLM Act not required	-36.57657408	148.6624998
PENDLE HILL	7-Eleven Service Station	217 Wentworth AVENUE	Service Station	Regulation under CLM Act not required	-33.8017814	150.9577994
PENNANT HILLS	Shell Coles Express Pennant Hills West	386 Pennant Hills ROAD	Service Station	Contamination currently regulated under CLM Act	-33.73936462	151.0680237
PENRITH	Caltex Penrith Service Station	153 Coreen AVENUE	Service Station	Regulation under CLM Act not required	-33.74287244	150.6927071
PENRITH	Lowes Petroleum (Former Mobil) Depot Penrith	174 Coreen AVENUE	Other Petroleum	Regulation under CLM Act not required	-33.74484268	150.6980504
PENRITH	Mirvac Industrial Site	2101 Castlereagh ROAD	Other Industry	Regulation under CLM Act not required	-33.73497514	150.6954097
PENRITH	7-Eleven (former Mobil) Service Station	212-222 Andrews ROAD	Service Station	Regulation under CLM Act not required	-33.73059678	150.6952571
PENRITH	7-Eleven Service Station Penrith	30 Henry STREET	Service Station	Regulation under CLM Act not required	-33.75408799	150.7045594
PENRITH	Caltex Service Station	Castlereagh Rd Cnr Lugard STREET	Service Station	Regulation under CLM Act not required	-33.73426843	150.6933382
PENRITH	Crane Enfield Metals	Castlereagh ROAD	Metal Industry	Contamination currently regulated under CLM Act	-33.73734959	150.696442
PENRITH	BP Express Service Station	Corner Coreen Avenue and Castlereagh ROAD	Service Station	Regulation under CLM Act not required	-33.74385498	150.6925743
PENRITH	Jet 60 Dry Cleaners	Shop 3 134-138 Henry STREET	Unclassified	Under assessment	-33.75231953	150.6964541
PENSHURST	7-Eleven Service Station	612 Forest ROAD	Service Station	Regulation under CLM Act not required	-33.96153533	151.0793525

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PENSHURST	Caltex Service Station	641 King Georges ROAD	Service Station	Regulation under CLM Act not required	-33.95985335	151.0891118
PERISHER VALLEY	Perisher Centre Loading Dock	Kosciuszko ROAD	Other Petroleum	Regulation under CLM Act not required	-36.40392862	148.4111593
PERISHER VALLEY	Perisher Ski Resort	Kosciuszko ROAD	Other Petroleum	Regulation under CLM Act not required	-36.41106374	148.4005469
PETERSHAM	Fanny Durack Aquatic Centre	Station STREET	Unclassified	Regulation under CLM Act not required	-33.89194583	151.151824
PHEASANTS NEST	7-Eleven (former Mobil) Service Station	(Northbound) Hume HIGHWAY	Service Station	Regulation under CLM Act not required	-34.28303112	150.6363145
PHEASANTS NEST	7-Eleven Service Station	(Southbound) Hume HIGHWAY	Service Station	Regulation under CLM Act not required	-34.28291571	150.6394606
PICTON	McDonalds	69 -71 Argyle STREET	Service Station	Regulation under CLM Act not required	-34.16711877	150.6121524
PICTON	Coles Express Picton	93-99 Argyle STREET	Service Station	Regulation under CLM Act not required	-34.16844337	150.6114236
PLUMPTON	Woolworths Service Station Plumpton (Plumpton Marketplace Shops)	260 Jersey ROAD	Service Station	Regulation under CLM Act not required	-33.74478874	150.8369408
PORT BOTANY	Vopak B	20 Friendship ROAD	Chemical Industry	Regulation under CLM Act not required	-33.97946548	151.2121752
PORT BOTANY	Smith Bros	4 Bumborah Point ROAD	Other Petroleum	Regulation under CLM Act not required	-33.9681757	151.2239505
PORT BOTANY	Terminals	45 Friendship ROAD	Chemical Industry	Regulation under CLM Act not required	-33.97609287	151.2174402
PORT BOTANY	Vopak A	49 Friendship ROAD	Chemical Industry	Regulation under CLM Act not required	-33.97426175	151.2206228
PORT BOTANY	Bunnerong Canal	Between Brotherson Dock and Bumborah Point ROAD	Unclassified	Regulation under CLM Act not required	-33.96800557	151.2227633
PORT BOTANY	Sydney Ports Bulk Liquids Berth	Charlotte ROAD	Other Petroleum	Contamination currently regulated under POEO Act	-33.97418047	151.2123791
PORT BOTANY	Port Botany Railway Corridors	Friendship ROAD	Other Industry	Regulation under CLM Act not required	-33.95467008	151.2178012
PORT BOTANY	Sydney Ports Marine Services	Interterminal Access ROAD	Other Petroleum	Under assessment	-33.97214594	151.2173122
PORT KEMBLA	Coates Hire Facility (Eastern Portion)	1 Flinders STREET	Other Industry	Regulation under CLM Act not required	-34.47104817	150.89162
PORT KEMBLA	Caltex Service Station	16 Flinders STREET	Service Station	Regulation under CLM Act not required	-34.47058088	150.8945864
PORT KEMBLA	Shell Port Kembla CVRO	87-89 Flinders STREET	Other Petroleum	Regulation under CLM Act not required	-34.46964995	150.8953859
PORT KEMBLA	Darcy Road Rail Sidings	Darcy ROAD	Other Industry	Regulation under CLM Act not required	-34.47792834	150.9105503
PORT KEMBLA	No 2 Steelworks	Five Islands ROAD	Metal Industry	Contamination currently regulated under CLM Act	-34.45965024	150.8844432
PORT KEMBLA	Port Kembla Steelworks - No.1 Works Site	Five Islands ROAD	Metal Industry	Regulation under CLM Act not required	-34.47386606	150.8794912

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PORT KEMBLA	Port Kembla Steelworks - Steelhaven	Five Islands ROAD	Other Industry	Regulation under CLM Act not required	-34.47605247	150.891144
PORT KEMBLA	Manildra Park	Flinders STREET	Other Petroleum	Contamination formerly regulated under the CLM Act	-34.46946878	150.8935731
PORT KEMBLA	Port Kembla Orica	Foreshore Road and Darcy ROAD	Other Industry	Contamination currently regulated under CLM Act	-34.47773583	150.9054545
PORT KEMBLA	Port Kembla, Auszinc Metals and Alloys	Lot 2 Shellharbour ROAD	Metal Industry	Regulation under CLM Act not required	-34.49335414	150.8961205
PORT KEMBLA	South Yard Rail Sidings	Lot 3 Old Port ROAD	Unclassified	Regulation under CLM Act not required	-34.47500551	150.8951759
PORT KEMBLA	Port Kembla Copper Smelter	Military ROAD	Metal Industry	Under assessment	-34.4810006	150.9063426
PORT KEMBLA	Commonwealth Rolling Mills (CRM)	Old Port ROAD	Metal Industry	Regulation under CLM Act not required	-34.47476117	150.8974746
PORT KEMBLA	Port Kembla, Former Electricity Commission Site	Old Port Road/Christie Drive ROAD	Other Industry	Regulation under CLM Act not required	-34.46899143	150.8982854
PORT KEMBLA	BHP Area 21	Springhill ROAD	Metal Industry	Contamination formerly regulated under the CLM Act	-34.45244614	150.8676517
PORT KEMBLA	Port Kembla Springhill Works	Springhill ROAD	Metal Industry	Regulation under CLM Act not required	-34.45905808	150.8749558
PORT KEMBLA	Port Kembla Steelworks Recycling Area	Springhill ROAD	Unclassified	Under assessment	-34.45271181	150.8677127
PORT MACQUARIE	Caltex Service Station	112-114 Gordon STREET	Service Station	Regulation under CLM Act not required	-31.43491709	152.9047618
PORT MACQUARIE	Shell Coles Express Port Macquarie Service Station	121 Gordon STREET	Service Station	Regulation under CLM Act not required	-31.4343131	152.9046869
PORT MACQUARIE	Caltex Service Station	12-14 Bolwarra ROAD	Service Station	Regulation under CLM Act not required	-31.45015286	152.8854769
PORT MACQUARIE	Former Mobil Depot	211 Lake ROAD	Other Petroleum	Regulation under CLM Act not required	-31.44688513	152.8864499
PORT MACQUARIE	Car park	28 Hayward STREET	Other Industry	Regulation under CLM Act not required	-31.43385131	152.9072399
PORT MACQUARIE	Caltex Port Macquarie Service Station	29 Lord STREET	Service Station	Regulation under CLM Act not required	-31.43326436	152.9169873
PORT MACQUARIE	Coles Myer	43 John Oxley DRIVE	Service Station	Regulation under CLM Act not required	-31.45741442	152.8739626
PORT MACQUARIE	Caltex Service Station	92 Hastings River DRIVE	Service Station	Regulation under CLM Act not required	-31.42934052	152.8830188
PORT MACQUARIE	Former Mobil Service Station	Corner Oxley Highway and Major Innes DRIVE	Service Station	Regulation under CLM Act not required	-31.45738931	152.873956
PORT MACQUARIE	Port Macquarie Council Depot	Koala STREET	Unclassified	Regulation under CLM Act not required	-31.45341586	152.9032764
PORT MACQUARIE	Air BP Avgas Facility	Oliver DRIVE	Other Petroleum	Regulation under CLM Act not required	-31.43227222	152.8681083
PORTLAND	Mt Piper Power Station	350 Boulder ROAD	Other Petroleum	Regulation under CLM Act not required	-33.35581541	150.0350801

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PORTLAND	Ivanhoe Colliery	Pipers Flat ROAD	Other Industry	Regulation under CLM Act not required	-33.36595748	150.0099577
PRAIRIEWOOD	7-Eleven (former Caltex) Service Station	485-487 Smithfield ROAD	Service Station	Regulation under CLM Act not required	-33.87102509	150.9031383
PROSPECT	7-Eleven (former Mobil) Service Station Prospect	354 Flushcombe ROAD	Service Station	Regulation under CLM Act not required	-33.79541624	150.9049417
PROSPECT	Gatehouse, 544 Reservoir Road	544 Reservoir ROAD	Unclassified	Regulation under CLM Act not required	-33.81049244	150.9157439
PROSPECT	Pincott's Cottage, Gate C1	Off Reservoir ROAD	Unclassified	Regulation under CLM Act not required	-33.81589773	150.9144343
PROSPECT	Cottage 3, William Lawson Drive	William Lawson DRIVE	Unclassified	Regulation under CLM Act not required	-33.81490331	150.9149885
PUNCHBOWL	Caltex Service Station Punchbowl	1285-1289 Canterbury ROAD	Service Station	Regulation under CLM Act not required	-33.93146308	151.0596348
PUNCHBOWL	Former BP Service Station	1375 Canterbury Road, corner Victoria ROAD	Service Station	Regulation under CLM Act not required	-33.93170424	151.0537302
PUNCHBOWL	Punchbowl Laundry	42-44 Belmore ROAD	Chemical Industry	Under assessment	-33.93582701	151.0562638
PUTNEY	Putney Marina	20 Waterview STREET	Other Industry	Under assessment	-33.82608091	151.1003966
PYMBLE	Caltex Service Station	1117 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.74102977	151.1385257
PYMBLE	Shell Coles Express Service Station	21 Ryde ROAD	Service Station	Regulation under CLM Act not required	-33.75198512	151.1438115
PYMBLE	Pymble West Dry Cleaners	6 Philip MALL	Other Industry	Under assessment	-33.76109009	151.1284329
PYRMONT	Former Council Works Depot (Fig and Wattle Depot)	14-26 Wattle STREET	Other Industry	Under assessment	-33.8752655	151.1942645
QUAKERS HILL	BP Branded Parkway (Former Caltex) Service Station Quakers Hill	450 Quakers Hill PARKWAY	Service Station	Regulation under CLM Act not required	-33.72998613	150.9023617
QUAKERS HILL	7-Eleven (former Mobil) Service Station	83 Lalor ROAD	Service Station	Regulation under CLM Act not required	-33.72759077	150.8966764
QUEANBEYAN	Former Mobil Emoleum Depot	109-111 High STREET	Other Petroleum	Regulation under CLM Act not required	-35.3396115	149.237556
QUEANBEYAN	Former Mobil Service Station	153 Uriarra ROAD	Service Station	Regulation under CLM Act not required	-35.34425514	149.2148687
QUEANBEYAN	Bill Lilley Automotive	169 Crawford STREET	Service Station	Regulation under CLM Act not required	-35.35138121	149.232486
QUEANBEYAN	Woolworths Queanbeyan Service Station	196 Crawford (Cnr Morisset St) STREET	Service Station	Regulation under CLM Act not required	-35.35163055	149.2335759
QUEANBEYAN	Former Caltex Depot	20-30 Railway STREET	Other Petroleum	Regulation under CLM Act not required	-35.34523	149.22333
QUEANBEYAN	Former BP Queanbeyan	64 Uriarra ROAD	Service Station	Under assessment	-35.34646177	149.2246263
QUEANBEYAN	Caltex Queanbeyan Service Station	88 Macquoid (also known as Bungendore Rd) STREET	Service Station	Regulation under CLM Act not required	-35.34930535	149.2438607
QUEANBEYAN EAST	BP-Branded Service Station Queanbeyan	50 Yass ROAD	Service Station	Regulation under CLM Act not required	-35.34126641	149.2445103

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
QUEANBEYAN WEST	Caltex Service Station	Lanyon Dr Cnr Mccrae St (1 Suraci Place) STREET	Service Station	Regulation under CLM Act not required	-35.36372923	149.2067531
QUIRINDI	Tamarang Servicentre	113-117 Station STREET	Service Station	Under assessment	-31.50179204	150.6814611
QUIRINDI	Caltex Service Station, Quirindi	199-201 George STREET	Service Station	Regulation under CLM Act not required	-31.50654793	150.6803589
QUIRINDI	Former Mobil Depot Quirindi	4-6 Cross STREET	Other Petroleum	Regulation under CLM Act not required	-31.49903355	150.681972
RAMSGATE	Shell Coles Express Service Station	Grand Parade cnr Ramsgate ROAD	Service Station	Regulation under CLM Act not required	-33.98537988	151.1471234
RANDWICK	Caltex Service Station	2 Alison ROAD	Service Station	Regulation under CLM Act not required	-33.9065752	151.2320697
RANDWICK	Service Station, Randwick	33-37 Carrington ROAD	Service Station	Contamination currently regulated under CLM Act	-33.90655015	151.2525065
RANDWICK	Metro Petroleum	345 Avoca STREET	Service Station	Regulation under CLM Act not required	-33.92544832	151.2396799
RAVENSWORTH	Ravensworth Operations Narama Mine	Lemington ROAD	Other Industry	Regulation under CLM Act not required	-32.47115903	151.0359579
RAVENSWORTH	Cumnock Colliery	Pikes Gully ROAD	Other Industry	Regulation under CLM Act not required	-32.40218281	150.9960082
RAYMOND TERRACE	Shell Coles Express Raymond Terrace	107 Adelaide (formerly Pacific Highway) STREET	Service Station	Regulation under CLM Act not required	-32.76110922	151.7492847
RAYMOND TERRACE	Caltex Service Station Raymond Terrace	136 Adelaide (Cnr Adelaide and Glenelg St) STREET	Service Station	Regulation under CLM Act not required	-32.76503842	151.7425264
RAYMOND TERRACE	Former Motor Registry	53 William STREET	Other Petroleum	Regulation under CLM Act not required	-32.76286473	151.7445839
REDFERN	Former Printing Works	101a Marriott STREET	Other Industry	Regulation under CLM Act not required	-33.89512556	151.2113422
REDFERN	BP Service Station	116 Regent STREET	Service Station	Regulation under CLM Act not required	-33.89367876	151.1995256
REDFERN	BP-branded Jasbe Surry Hills	411 Cleveland STREET	Service Station	Regulation under CLM Act not required	-33.89183974	151.2132466
REVESBY	Caltex Service Station Revesby	181 The River ROAD	Service Station	Regulation under CLM Act not required	-33.95573605	151.0171779
REVESBY	Dorf Clark Industries	184-194 Milperra ROAD	Metal Industry	Regulation under CLM Act not required	-33.93387149	151.000553
REVESBY	Mirotone Pty Ltd	21 Marigold STREET	Chemical Industry	Contamination currently regulated under POEO Act	-33.93559608	151.0002207
REVESBY	Bituminous Products	33-35 Violet STREET	Chemical Industry	Contamination currently regulated under CLM Act	-33.93702092	151.0067896
RHODES	Former Glad factory site	10-16 Marquet STREET	Chemical Industry	Regulation under CLM Act not required	-33.82884048	151.0848716
RHODES	Homebush Bay sediments adjoining former Berger Paint factory	Oulton AVENUE	Chemical Industry	Ongoing maintenance required to manage residual contamination (CLM Act)	-33.83535308	151.083238
RHODES	Former Allied Feeds site	Walker STREET	Other Industry	Contamination was addressed via the planning process (EP&A Act)	-33.82465376	151.0870401

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
RHODES	Former UCAL site	Walker STREET	Chemical Industry	Ongoing maintenance required to manage residual contamination (CLM Act)	-33.82727505	151.0853195
RHODES	Homebush Bay Sediments adjoining the former UCAL and Allied Feeds sites		Chemical Industry	Ongoing maintenance required to manage residual contamination (CLM Act)	-33.8263749	151.0839216
RICHMOND	Caltex Richmond Service Station	98 March (Cnr East Market St) STREET	Service Station	Regulation under CLM Act not required	-33.59937996	150.7514483
RIVERSTONE	Woolworths Vineyard Service Station, Riverstone	1 Woodland Street, corner of Windsor ROAD	Service Station	Regulation under CLM Act not required	-33.65607641	150.8724067
RIVERSTONE	Axalta Coating Systems	15-23 Melbourne ROAD	Other Industry	Regulation under CLM Act not required	-33.6636649	150.8557519
RIVERSTONE	7-Eleven Riverstone	55 Garfield ROAD	Service Station	Regulation under CLM Act not required	-33.67802232	150.8635246
RIVERSTONE	Vacant Commercial Land	88-94 Junction ROAD	Unclassified	Regulation under CLM Act not required	-33.66226398	150.8789967
RIVERWOOD	7-Eleven Riverwood	30 Bonds ROAD	Service Station	Regulation under CLM Act not required	-33.9523701	151.0583887
ROCKDALE	7-Eleven (former Mobil) Service Station	293 West Botany STREET	Service Station	Regulation under CLM Act not required	-33.94995672	151.1484667
ROCKDALE	7-Eleven Service Station	99 Railway STREET	Service Station	Regulation under CLM Act not required	-33.95247322	151.1356785
ROOTY HILL	7-Eleven (former Mobil) Service Station	1042 Great Western HIGHWAY	Service Station	Regulation under CLM Act not required	-33.78214955	150.8287656
ROOTY HILL	7-Eleven (former Mobil) Service Station	106 Rooty Hill (South) ROAD	Service Station	Regulation under CLM Act not required	-33.78036181	150.8501998
ROSE BAY	Caltex Rose Bay Service Station	488 Old South Head ROAD	Service Station	Regulation under CLM Act not required	-33.87475145	151.2723847
ROSE BAY	Rose Bay Budget Service station	638 -646 New South Head ROAD	Service Station	Contamination currently regulated under CLM Act	-33.87062149	151.2677617
ROSEBERY	Former Industrial Site (Former Electroplating Facility)	108 Dunning AVENUE	Other Industry	Under assessment	-33.91630811	151.201557
ROSEBERY	Autofoil P/L	2 Mentmore AVENUE	Other Industry	Regulation under CLM Act not required	-33.91121318	151.2054882
ROSEBERY	Caltex Rosebery Service Station	321 Gardeners (Cnr Macquarie St) ROAD	Service Station	Regulation being finalised	-33.92302898	151.2059541
ROSEBERY	Rosebery Service Station	395 Gardeners ROAD	Service Station	Contamination formerly regulated under the CLM Act	-33.92246784	151.2024589
ROSEHILL	James Hardie Factory (former, western portion)	181 James Ruse DRIVE	Other Industry	Contamination currently regulated under CLM Act	-33.81605834	151.0238145
ROSEHILL	James Hardie Australia and former James Hardie lands	Devon STREET	Other Industry	Contamination currently regulated under CLM Act	-33.82539019	151.0339466
ROSELANDS	Roselands Shopping Centre	24 Roseland AVENUE	Service Station	Regulation under CLM Act not required	-33.93499281	151.0691284
ROSELANDS	7-Eleven (former Mobil) Service Station	91 Canary's ROAD	Service Station	Regulation under CLM Act not required	-33.93356078	151.0736274

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
ROSEVILLE	Mobil Service Station	2 Boundary STREET	Service Station	Regulation under CLM Act not required	-33.78769177	151.1796011
ROSEVILLE CHASE	Coles Express Roseville Chase	388 Eastern Valley WAY	Service Station	Regulation under CLM Act not required	-33.78337722	151.1973901
ROZELLE	Caltex Service Station	121 Victoria ROAD	Service Station	Regulation under CLM Act not required	-33.86252996	151.168497
ROZELLE	Kennards Rozelle	15-39 Wellington STREET	Other Petroleum	Regulation under CLM Act not required	-33.86176757	151.1686519
ROZELLE	7-Eleven (former Mobil) Service Station	178-180 (176-184) Victoria ROAD	Service Station	Regulation under CLM Act not required	-33.8630268	151.1680857
ROZELLE	BP Service Station	Corner Darling Street and Thornton STREET	Service Station	Regulation under CLM Act not required	-33.8591647	151.1716591
ROZELLE	White Bay Power Station	Robert STREET	Other Industry	Regulation under CLM Act not required	-33.86674636	151.1772204
RUFUS RIVER	SA Water Depot - Rufus River	Old Wentworth STREET	Other Petroleum	Regulation under CLM Act not required	-34.04191512	141.2679475
RUSHCUTTERS BAY	d'Albora Marinas	1b New Beach ROAD	Other Industry	Contamination currently regulated under POEO Act	-33.87351297	151.2345082
RUTHERFORD	Rutherford Transpacific	11 Kyle STREET	Other Industry	Regulation under CLM Act not required	-32.71105203	151.500311
RUTHERFORD	Shell Coles Express Service Station Rutherford	118 New England HIGHWAY	Service Station	Regulation under CLM Act not required	-32.7208703	151.5394595
RUTHERFORD	Caltex Service Station	134-138 New England HIGHWAY	Service Station	Regulation under CLM Act not required	-32.7202589	151.5381526
RUTHERFORD	Transpacific Industrial Services/Nationwide Oil Pty Ltd	99 Kyle STREET	Chemical Industry	Regulation under CLM Act not required	-32.71262159	151.5013865
RYDALMERE	Rheem Australia	1 Alan STREET	Other Industry	Contamination formerly regulated under the CLM Act	-33.81545013	151.0295476
RYDALMERE	United Petroleum (former 7-Eleven) Service Station Rydalmere	262-272 Victoria ROAD	Service Station	Regulation under CLM Act not required	-33.81006724	151.032377
RYDALMERE	BP Service Station	265 Victoria ROAD	Service Station	Regulation under CLM Act not required	-33.8109483	151.0328101
RYDALMERE	Caltex Service Station	309 Victoria ROAD	Service Station	Regulation under CLM Act not required	-33.81196193	151.0371185
RYDALMERE	Mitsubishi Electric	348 Victoria ROAD	Other Industry	Contamination currently regulated under CLM Act	-33.81040138	151.0392812
RYDALMERE	Hunter Douglas	Victoria ROAD	Chemical Industry	Regulation under CLM Act not required	-33.81009112	151.0384732
RYDE	Caltex Service Station	110 Lane Cove ROAD	Service Station	Regulation under CLM Act not required	-33.80142973	151.1137925
RYDE	7-Eleven (former Mobil) Service Station	326-328 Blaxland ROAD	Service Station	Regulation under CLM Act not required	-33.80242183	151.1004278
RYDE	Shell Coles Express Ryde	45 Lane Cove ROAD	Service Station	Regulation under CLM Act not required	-33.80726028	151.109981
RYDE	Ryde Bus Depot	49 - 75 Buffalo ROAD	Unclassified	Under assessment	-33.81679771	151.1225255

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
SANCTUARY POINT	United Service Station, Sanctuary Point	147 Larmer AVENUE	Service Station	Regulation under CLM Act not required	-35.09918861	150.6329537
SANDGATE	Caltex Service Station Sandgate	162 Maitland ROAD	Service Station	Regulation under CLM Act not required	-32.86501596	151.706161
SANDGATE	North Limited Storage Handling facility	Maitland ROAD	Other Industry	Contamination formerly regulated under the CLM Act	-32.86598453	151.7012866
SANS SOUCI	Former 7-Eleven Ramsgate	368 Rocky Point ROAD	Service Station	Contamination currently regulated under CLM Act	-33.98631668	151.135849
SANS SOUCI	7-Eleven (Former Mobil) Service Station	474 Rocky Point ROAD	Service Station	Regulation under CLM Act not required	-33.99088939	151.1333779
SANS SOUCI	Former Service Station	542-544 Rocky Point ROAD	Service Station	Contamination was addressed via the planning process (EP&A Act)	-33.99376148	151.1316131
SANS SOUCI	Kendall Street Reserve	Lawson Street and Kendall STREET	Landfill	Under assessment	-33.99966431	151.13005
SCONE	Scone Works Depot	220 Susan STREET	Other Petroleum	Regulation under CLM Act not required	-32.04444892	150.879152
SCONE	Mobil Scone Airport Elt	8 Walter Pye AVENUE	Other Petroleum	Regulation under CLM Act not required	-32.03596733	150.8323698
SCONE	Shell Coles Express Service Station	91- 93 Kelly STREET	Service Station	Contamination currently regulated under CLM Act	-32.04715941	150.8676346
SCONE	BP - Former Depot	Scone St, Guernsey St & Susan STREET	Service Station	Contamination formerly regulated under the CLM Act	-32.04599284	150.8662046
SEVEN HILLS	Transport Infrastructure Development Corporation	1 Powers ROAD	Other Industry	Regulation under CLM Act not required	-33.77387442	150.9379787
SEVEN HILLS	Caltex Service Station Seven Hills	105 Station ROAD	Service Station	Regulation under CLM Act not required	-33.77435881	150.9448733
SEVEN HILLS	7-Eleven (Former Mobil) Service Station Seven Hills	151 Prospect HIGHWAY	Service Station	Regulation under CLM Act not required	-33.76894646	150.9427004
SEVEN HILLS	BP-branded Jasbe Petroleum Service Station	156 Prospect HIGHWAY	Service Station	Regulation under CLM Act not required	-33.76906502	150.9414821
SEVEN HILLS	Australian Waste Oil Refineries	27 Powers ROAD	Other Industry	Contamination currently regulated under CLM Act	-33.77536127	150.9511122
SEVEN HILLS	Australia Post	3 Powers ROAD	Unclassified	Regulation under CLM Act not required	-33.77434009	150.9395495
SEVEN HILLS	Caltex Service Station	38 Abbott ROAD	Service Station	Regulation under CLM Act not required	-33.76692649	150.9548271
SHELLY BEACH	Former Shelly Beach Landfill	Oaks AVENUE	Landfill	Regulation under CLM Act not required	-33.36700551	151.4913631
SHORTLAND	Former Astra St landfill	1, 2 & 28 Astra STREET	Landfill	Contamination currently regulated under CLM Act	-32.86716222	151.6966948
SHORTLAND	Tuxford Park landfill	10 King STREET	Landfill	Regulation under CLM Act not required	-32.87721139	151.6936837
SHORTLAND	7-Eleven (Former BP) Service Station	298-302 Sandgate ROAD	Service Station	Regulation under CLM Act not required	-32.8861645	151.6953912
SHORTLAND	Former Lorna St landfill	8/475 Sandgate ROAD	Landfill	Regulation under CLM Act not required	-32.87888726	151.7023245

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
SILVERWATER	Vacant property	103-105 Silverwater ROAD	Other Industry	Regulation under CLM Act not required	-33.83831374	151.0472576
SILVERWATER	Former Printing Facility	46-58 Derby STREET	Unclassified	Under assessment	-33.83855869	151.0478649
SILVERWATER	Storage Facility	54-58 Derby STREET	Unclassified	Under assessment	-33.83855869	151.0478649
SILVERWATER	Silverwater Landfill	Carnarvon ROAD	Landfill	Regulation under CLM Act not required	-33.83506394	151.033214
SINGLETON	Putty Saw Mill	(via Singleton) Putty ROAD	Unclassified	Contamination currently regulated under CLM Act	-32.99958725	150.7111684
SINGLETON	BP Service Station Singleton	53 George (Cnr Macquarie St) STREET	Other Petroleum	Regulation under CLM Act not required	-32.56182325	151.1748054
SINGLETON	Singleton Gasworks	55-57 John STREET	Gasworks	Contamination currently regulated under CLM Act	-32.56774715	151.1658188
SINGLETON	NSW Mines Rescue Services - Singleton	6 Lachlan AVENUE	Other Industry	Regulation under CLM Act not required	-32.54537821	151.156584
SINGLETON	Shell Coles Express Service Station	69-73 George STREET	Service Station	Regulation under CLM Act not required	-32.56297156	151.1755215
SINGLETON	Mobil Singleton Airport Elt	74B Range ROAD	Other Petroleum	Regulation under CLM Act not required	-32.60270846	151.1944828
SINGLETON	Bulga Surface Operations	Broke ROAD	Other Industry	Regulation under CLM Act not required	-32.68325751	151.1206158
SMITHFIELD	Freestones	1 Hume ROAD	Other Petroleum	Regulation under CLM Act not required	-33.83577694	150.9310112
SMITHFIELD	Liquip International	13 Hume ROAD	Other Industry	Under assessment	-33.83802635	150.9319034
SMITHFIELD	Caltex Smithfield	16-18 Tait STREET	Service Station	Regulation under CLM Act not required	-33.84596441	150.9435497
SMITHFIELD	Coles Express (former Mobil) Service Station	678 The Horsley Drive, corner Smithfield ROAD	Service Station	Regulation under CLM Act not required	-33.85376154	150.9400104
SMITHFIELD	Former Landfill	Little STREET	Landfill	Contamination being managed via the planning process (EP&A Act)	-33.85025253	150.9411561
SOUTH ALBURY	BP Border Service Station	Corner Ebden Street and Wodonga PLACE	Service Station	Contamination currently regulated under CLM Act	-36.08875942	146.9093882
SOUTH BOWENFELS	Shell Coles Express Service Station	Lot 1 Great Western HIGHWAY	Service Station	Regulation under CLM Act not required	-33.50589001	150.1238487
SOUTH COOGEE	Caltex South Coogee Service Station	169-173 Malabar ROAD	Service Station	Regulation under CLM Act not required	-33.93233184	151.2574377
SOUTH GRAFTON	Former Caltex Service Station	46-58 Schwinghammer STREET	Service Station	Regulation under CLM Act not required	-29.71128273	152.9458313
SOUTH GRAFTON	Former Caltex Depot South Grafton	72-82 Swallow ROAD	Other Petroleum	Regulation under CLM Act not required	-29.73168549	152.944024
SOUTH GRAFTON	Shell Coles Express Service Station	91 Bent STREET	Service Station	Regulation under CLM Act not required	-29.70605829	152.9400329
SOUTH GRAFTON	Former United (former Mobil) Service Station	Corner Pacific Highway and Charles STREET	Service Station	Regulation under CLM Act not required	-29.70814828	152.9412928
SOUTH GRAFTON	Caltex Service Station	Pacific Hwy Cnr Gwyder HIGHWAY	Service Station	Regulation under CLM Act not required	-29.70739015	152.9425508

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
SOUTH KEMPSEY	Caltex Service Station	52 Lachlan STREET	Service Station	Regulation under CLM Act not required	-31.09361084	152.8370796
SOUTH LISMORE	Former Mobil Service Station	126 - 128 Union STREET	Service Station	Regulation under CLM Act not required	-28.81242175	153.267541
SOUTH LISMORE	North Coast Petroleum (Former Mobil) Depot Lismore	19-21 Elliot ROAD	Other Petroleum	Regulation under CLM Act not required	-28.81212046	153.2661935
SOUTH LISMORE	Caltex Service Station	237 Union STREET	Service Station	Regulation under CLM Act not required	-28.82052708	153.2648111
SOUTH LISMORE	Former Mobil Depot	26-32 Phyllis STREET	Other Petroleum	Regulation under CLM Act not required	-28.81005206	153.2660073
SOUTH MURWILLUMBAH	Caltex Service Station	1-7 Buchanan (Cnr Tweed Valley Way) STREET	Service Station	Regulation under CLM Act not required	-28.32687988	153.4093274
SOUTH MURWILLUMBAH	Former Caltex Depot	39 Lundberg DRIVE	Service Station	Regulation under CLM Act not required	-28.332622	153.4212884
SOUTH MURWILLUMBAH	Former Mobil Depot	45 Wardrop STREET	Other Petroleum	Regulation under CLM Act not required	-28.33421395	153.3993772
SOUTH NOWRA	Caltex South Nowra	100 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-34.90516081	150.6029621
SOUTH PENRITH	7-Eleven Service Station	45 Aspen STREET	Service Station	Regulation under CLM Act not required	-33.77727694	150.7107228
SOUTH TAMWORTH	Caltex Service Station	2 Kathleen Street, corner Kent STREET	Service Station	Regulation under CLM Act not required	-31.10361712	150.9186343
SOUTH WENTWORTHVILLE	Caltex Service Station	313 Great Western HIGHWAY	Service Station	Regulation under CLM Act not required	-33.81643692	150.9718802
SOUTH WENTWORTHVILLE	Aldi Stores Development	331-339 Great Western HIGHWAY	Metal Industry	Regulation under CLM Act not required	-33.81605854	150.9697429
SOUTH WEST ROCKS	Former Shell Trial Bay Depot	Phillip DRIVE	Other Petroleum	Regulation under CLM Act not required	-30.89273836	153.0612772
SOUTH WEST ROCKS	Former Trial Bay Caltex Depot	Phillip DRIVE	Other Petroleum	Regulation under CLM Act not required	-30.89190078	153.0573056
SOUTH WEST ROCKS	Residential area and Reserve opposite Former Caltex terminal	Phillip DRIVE	Other Petroleum	Regulation under CLM Act not required	-30.89172594	153.0573164
SPRINGVALE	Springvale Colliery	Castlereagh HIGHWAY	Other Industry	Regulation under CLM Act not required	-33.40334736	150.1070462
ST CLAIR	7-Eleven (former Mobil) Service Station	4 Endeavour AVENUE	Service Station	Regulation under CLM Act not required	-33.79430926	150.7885793
ST IVES	7-Eleven (former Mobil) St Ives Service Station	157-159 Mona Vale (Cnr Putarri Ave) ROAD	Service Station	Regulation under CLM Act not required	-33.73265301	151.1563899
ST IVES	Caltex Service Station	164 Mona Vale ROAD	Service Station	Regulation under CLM Act not required	-33.7307595	151.1570462
ST IVES	Shell Service Station	179-181 Mona Vale ROAD	Service Station	Contamination currently regulated under CLM Act	-33.73124859	151.1575827
ST IVES	Caltex Service Station	363 Mona Vale ROAD	Service Station	Regulation under CLM Act not required	-33.7168971	151.1735263
ST IVES	Caltex Service Station	452 Mona Vale ROAD	Service Station	Regulation under CLM Act not required	-33.70752272	151.187545

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ST MARYS	Former Woolworths Service Station	120-128 Forrester ROAD	Service Station	Regulation under CLM Act not required	-33.75525115	150.7752897
ST MARYS	Chemcolour Industries Ltd	19-25 Anne STREET	Chemical Industry	Under assessment	-33.75027071	150.7725397
ST MARYS	7-Eleven (former Mobil) Service Station	2 Christie STREET	Service Station	Regulation under CLM Act not required	-33.74790843	150.7767667
ST MARYS	7-Eleven (former Mobil) Service Station	2 Wilson STREET	Service Station	Regulation under CLM Act not required	-33.77790415	150.771689
ST MARYS	Integral Energy Mt Druitt Transmission Substation	69 Kurrajong North ROAD	Other Industry	Regulation under CLM Act not required	-33.76376093	150.7921691
ST MARYS	Caltex St Marys Service Station	Wordoo St Cnr Forrester ROAD	Service Station	Regulation under CLM Act not required	-33.75334263	150.7755489
ST PETERS	BP Express Service Station	2 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-33.90982281	151.1809936
ST PETERS	Cooks River Rail Terminal	20 Canal ROAD	Unclassified	Regulation under CLM Act not required	-33.91943986	151.1726689
ST PETERS	Former Tidyburn Facility	53 Barwon Park ROAD	Chemical Industry	Contamination formerly regulated under the CLM Act	-33.9130091	151.1809912
ST PETERS	Former Industrial Manufacturing Facility (Taubman's Paints)	75 Mary STREET	Other Industry	Regulation under CLM Act not required	-33.91307297	151.1731383
ST PETERS	Camdenville Park	May STREET	Other Industry	Regulation under CLM Act not required	-33.90911815	151.176951
STANMORE	125 Corunna Road	125 Corunna ROAD	Unclassified	Regulation under CLM Act not required	-33.88937382	151.1644589
STRATHFIELD	7-Eleven (former Mobil) Service Station	577 Liverpool ROAD	Service Station	Regulation under CLM Act not required	-33.88736091	151.0743474
STRATHFIELD SOUTH	Former Landfill Site	7-9 Dunlop STREET	Landfill	Regulation under CLM Act not required	-33.89509698	151.0796751
STROUD	Stroud Fuel Supplies (Former Caltex) Service Station	1 Cowper STREET	Service Station	Regulation under CLM Act not required	-32.39092749	151.9563089
SUFFOLK PARK	BP Service Station	207-209 Broken Head ROAD	Service Station	Regulation under CLM Act not required	-28.68800088	153.6083821
SUFFOLK PARK	Suffolk Park dip site	Cnr Broken Head Road & Beech DRIVE	Cattle Dip	Regulation under CLM Act not required	-28.6874242	153.6072824
SURRY HILLS	Woolworths Petrol Surry Hills	475 Cleveland STREET	Service Station	Regulation under CLM Act not required	-33.89203644	151.216217
SURRY HILLS	Former Legion Cabs (Trading) Cooperative	81 & 81A (Formerly 69 - 81) Foveaux STREET	Service Station	Regulation under CLM Act not required	-33.88470082	151.2107944
SURRY HILLS	Ausgrid Road Reserve	Mary STREET	Other Industry	Regulation under CLM Act not required	-33.88292195	151.2095176
SUTHERLAND	United Service Station and Sutherland Reservoir	1 to 3 Oxford STREET	Service Station	Contamination currently regulated under CLM Act	-34.029532	151.0579906
SUTHERLAND	7-Eleven Service Station	693 Old Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-34.02976735	151.0588789
SUTTON FOREST	Coles Express Sutton Forest West	Hume HIGHWAY	Service Station	Regulation under CLM Act not required	-34.60808989	150.2250592

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SWANSEA	Caltex Service Station	126 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.08811841	151.6381764
SWANSEA	Swansea 1 - Wastewater Pumping Station	137 and 137a Northcote AVENUE	Other Industry	Under assessment	-33.097742	151.647253
SYDENHAM	SRA Land	117 Railway PARADE	Other Industry	Regulation under CLM Act not required	-33.91560723	151.1656846
SYDENHAM	Sydenham XPT Maintenance Facility	Way STREET	Other Industry	Regulation under CLM Act not required	-33.91698468	151.1614089
SYDNEY	Interpro House (OSP 46581)	447 Kent STREET	Other Petroleum	Regulation under CLM Act not required	-33.87225413	151.204761
SYDNEY OLYMPIC PARK	RMS Western Precinct	14A-14E and 16 Hill ROAD	Other Petroleum	Regulation under CLM Act not required	-33.82239777	151.0758664
SYDNEY OLYMPIC PARK	Haslams Creek South Area 3	At Kronos Hill, Kevin Coombes AVENUE	Landfill	Contamination formerly regulated under the CLM Act	-33.84113059	151.0602966
SYDNEY OLYMPIC PARK	Bicentennial Park	Bicentennial DRIVE	Landfill	Ongoing maintenance required to manage residual contamination (CLM Act)	-33.84456248	151.0788116
SYDNEY OLYMPIC PARK	Woo-la-ra Landfill	Hill ROAD	Landfill	Ongoing maintenance required to manage residual contamination (CLM Act)	-33.82695807	151.07282
SYDNEY OLYMPIC PARK	Blaxland Common Landfill	Jamieson STREET	Landfill	Ongoing maintenance required to manage residual contamination (CLM Act)	-33.82638382	151.05972
SYDNEY OLYMPIC PARK	Kronos Hill Landfill	Kevin Coombes AVENUE	Landfill	Ongoing maintenance required to manage residual contamination (CLM Act)	-33.84014442	151.0649521
SYDNEY OLYMPIC PARK	Wilson Park (Former oil gas plant site)	Newington ROAD	Gasworks	Ongoing maintenance required to manage residual contamination (CLM Act)	-33.82633586	151.0534322
SYDNEY OLYMPIC PARK	Former Golf Driving Range Landfill	Sarah Durack AVENUE	Landfill	Ongoing maintenance required to manage residual contamination (CLM Act)	-33.85358517	151.0713987
SYDNEY OLYMPIC PARK	Aquatic Centre Carpark Landfill	Shane Gould AVENUE	Landfill	Ongoing maintenance required to manage residual contamination (CLM Act)	-33.85093439	151.0656713
SYLVANIA	Caltex Service Station - Sylvania Heights	414-416 Princes HIGHWAY	Service Station	Contamination currently regulated under CLM Act	-34.02361051	151.0895394
SYLVANIA	Caltex Service Station	61 Port Hacking ROAD	Service Station	Regulation under CLM Act not required	-34.0140089	151.104212
TALBINGO	Old Town Landfill	Bridle STREET	Landfill	Regulation under CLM Act not required	-35.59018237	148.3041771
TALBINGO	T3 Spoil dump and adjoining river sediments	Off Snowy Mountains HIGHWAY	Landfill	Contamination formerly regulated under the CLM Act	-35.6177268	148.2926158
TALBINGO	Former grit blasting site	Old Damsite ROAD	Other Industry	Regulation under CLM Act not required	-35.60894551	148.3030165

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TAMINDA	Mobil Depot	9 Hinkler ROAD	Other Petroleum	Regulation under CLM Act not required	-31.09584286	150.9040493
TAMWORTH	Former Service Station Tamworth	(Cnr Scott Rd) 254-256 Goonoo Goonoo ROAD	Service Station	Regulation under CLM Act not required	-31.1118945	150.9228523
TAMWORTH	Caltex Tamworth Service Station	109 Gunnedah ROAD	Service Station	Regulation under CLM Act not required	-31.09723226	150.8955299
TAMWORTH	Kensell's Mitsubishi	11-14 Kable AVENUE	Other Petroleum	Regulation under CLM Act not required	-31.08921565	150.9273063
TAMWORTH	Curlew Crescent	19-29 Curlew CRESCENT	Metal Industry	Regulation under CLM Act not required	-31.06963607	150.9069306
TAMWORTH	Caltex Star Tamworth	21 White STREET	Service Station	Regulation under CLM Act not required	-31.09255137	150.9341709
TAMWORTH	Former Service Station, Fitzpatrick Super Fund, Tamworth	210 Goonoo Goonoo ROAD	Service Station	Regulation under CLM Act not required	-31.10613594	150.9234143
TAMWORTH	Coles Express Tamworth	251 - 253 Goonoo Goonoo ROAD	Service Station	Contamination currently regulated under CLM Act	-31.11058167	150.9236721
TAMWORTH	BP Tamworth Service Station and Depot	27-29 Gunnedah ROAD	Service Station	Under assessment	-31.09642128	150.9058193
TAMWORTH	Housing NSW	29 -33 White STREET	Other Petroleum	Regulation under CLM Act not required	-31.0915651	150.9357811
TAMWORTH	Former Mobil Service Station	373-375 Armidale ROAD	Service Station	Regulation under CLM Act not required	-31.10122679	150.9441341
TAMWORTH	Gunnedah Road Site	49 GUNNEDAH ROAD	Other Industry	Contamination formerly regulated under the CLM Act	-31.09574904	150.9021583
TAMWORTH	Elovera Former Sheep Dip	730 Ascot Calala ROAD	Cattle Dip	Regulation under CLM Act not required	-31.1801846	150.962897
TARCUTTA	Mobil Service Station	(Hume Highway) 32 Sydney STREET	Service Station	Contamination formerly regulated under the CLM Act	-35.2772942	147.73574
TAREE	Caltex Service Station	104-106 Commerce STREET	Service Station	Regulation under CLM Act not required	-31.90720519	152.4500926
TAREE	Caltex Taree	12 Pitt STREET	Service Station	Regulation under CLM Act not required	-31.90551738	152.4783334
TAREE	Former BP Service Station (Reliance Petroleum)	150 Manning River DRIVE	Service Station	Regulation under CLM Act not required	-31.93842026	152.4682056
TAREE	Former Caltex Depot	44 Stevenson STREET	Other Petroleum	Regulation under CLM Act not required	-31.90563595	152.4640848
TAREE	Footpath in front of the former BP service station	53-55 Victoria STREET	Service Station	Regulation under CLM Act not required	-31.91015653	152.4659073
TAREE	Former Shell Depot	53-55 Stevenson STREET	Other Petroleum	Regulation under CLM Act not required	-31.90514622	152.4649706
TAREE	United Service Station and Former Mobil Depot	85 Muldoon Street, corner Grey Gum ROAD	Service Station	Regulation under CLM Act not required	-31.89744109	152.4508569
TAREN POINT	Former Oyster Farmer	(formerly 98 Woodlands Rd) 2R Alexander AVENUE	Other Industry	Contamination being managed via the planning process (EP&A Act)	-34.01698788	151.1247494

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
TAREN POINT	Caltex Service Station	114 Taren Point ROAD	Service Station	Regulation under CLM Act not required	-34.02065958	151.1218938
TAREN POINT	Former Oyster Farmer	1A Atkinson ROAD	Other Industry	Regulation under CLM Act not required	-34.02081803	151.1283282
TAREN POINT	Redevelopment Site	25 Bay ROAD	Other Industry	Under assessment	-34.021099	151.127449
TAREN POINT	Former manufacturing site	46-50 Bay ROAD	Other Industry	Regulation under CLM Act not required	-34.0236184	151.1231649
TAREN POINT	Shell Coles Express Service Station	99-103 Parraweena ROAD	Service Station	Regulation under CLM Act not required	-34.02630233	151.1200897
TAREN POINT	Mangrove Lane Cycle pathway	Mangrove LANE	Unclassified	Regulation under CLM Act not required	-34.02404025	151.1324783
TELARAH	ACIRL	5 Junction STREET	Other Industry	Regulation under CLM Act not required	-32.73457183	151.5400128
TELARAH	Former Ausgrid Depot	Green STREET	Other Industry	Regulation under CLM Act not required	-32.7276446	151.5269745
TEMPE	Tempe Depot	1a Gannon STREET	Other Petroleum	Regulation under CLM Act not required	-33.92408255	151.1596469
TEMPE	Caltex Service Station	775 Princes HIGHWAY	Service Station	Regulation being finalised	-33.9253681	151.1596532
TEMPE	Railcorp Site Renwick Street	Renwick STREET	Other Industry	Regulation under CLM Act not required	-33.91997709	151.1576058
TEMPE	Former Tempe Tip	South STREET	Landfill	Contamination currently regulated under CLM Act	-33.9255792	151.1668117
TERALBA	Teralba, Lucky's Scrap Metal	21 Racecourse ROAD	Metal Industry	Contamination currently regulated under CLM Act	-32.946805	151.61698
TERALBA	Lake Macquarie Teralba Sanitary Depot	Griffen ROAD	Landfill	Regulation under CLM Act not required	-32.9372059	151.6214528
TERANIA CREEK	Former Izzards Cattle Tick Dip	Wallace ROAD	Cattle Dip	Contamination formerly regulated under the CLM Act	-28.65425776	153.2767438
THIRLMERE	Thirlmere Rail Heritage Museum	10 Barbour ROAD	Other Industry	Regulation under CLM Act not required	-34.20689245	150.5693902
THORNLEIGH	Coles Express Service Station Thornleigh	188 - 190 Pennant Hills ROAD	Service Station	Regulation under CLM Act not required	-33.72502184	151.0850569
THORNLEIGH	Caltex Thornleigh Service Station	192-198 Pennant Hills (Cnr Duffy Ave) ROAD	Service Station	Regulation under CLM Act not required	-33.72660793	151.08364
THORNTON	Energy Australia Thornton Pole Yard	55 Weakleys DRIVE	Other Industry	Regulation under CLM Act not required	-32.79973875	151.6374998
TIGHES HILL	Former Mobil Terminal	110 Elizabeth STREET	Other Petroleum	Contamination currently regulated under CLM Act	-32.90600406	151.7586907
TIGHES HILL	Holcim Australia Cement Batching Plant	340 Industrial DRIVE	Other Industry	Regulation under CLM Act not required	-32.90532418	151.7574857
TIGHES HILL	SRA Land	73 Elizabeth STREET	Unclassified	Regulation under CLM Act not required	-32.90795794	151.754631
TIGHES HILL	Former Ampol Depot	94 Elizabeth STREET	Other Petroleum	Regulation being finalised	-32.90658137	151.757239
TOCUMWAL	Former Mobil Depot	250 Murray STREET	Other Petroleum	Regulation under CLM Act not required	-35.79180653	145.5648214

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
TOCUMWAL	Former Mobil Depot	79-83 Deniliquin ROAD	Other Petroleum	Regulation under CLM Act not required	-35.80914914	145.5585528
TOMAGO	Minmet	25 School DRIVE	Metal Industry	Contamination currently regulated under POEO Act	-32.8301553	151.7300603
TOMAGO	Balcombe Sweat Furnace	26 Laverick AVENUE	Metal Industry	Regulation under CLM Act not required	-32.82557395	151.7056416
TOMERONG	Log Cabin Service Station (United Petroleum)	D1300 Princes HIGHWAY	Service Station	Under assessment	-35.01820959	150.5779687
TOONGABBIE	7-Eleven (Former Mobil) Service Station Toongabbie	3 Metella ROAD	Service Station	Regulation under CLM Act not required	-33.78692357	150.9462837
TOORMINA	Caltex Service Station	2 Minorca PLACE	Service Station	Regulation under CLM Act not required	-30.35229568	153.0906606
TORONTO	BP Toronto Service Station	132 Cary (Cnr Donnelly Ave) STREET	Service Station	Regulation under CLM Act not required	-33.01144673	151.5937863
TORONTO	Coles XP (Former Mobil) Toronto Service Station	133 - 137 Cary (Cnr Thorne St) STREET	Service Station	Regulation under CLM Act not required	-33.01187681	151.5930879
TORONTO	Caltex Service Station	147 Cary STREET	Service Station	Regulation under CLM Act not required	-33.01288007	151.5928388
TORONTO	Toronto Hotel	74 Victory PARADE	Unclassified	Regulation under CLM Act not required	-33.01214835	151.5958127
TOUKLEY	Former Shell Toukley Autoport	211 Main ROAD	Service Station	Regulation under CLM Act not required	-33.26383791	151.5386268
TOUKLEY	Independent (Mobil) Toukley Service Station	287 Main ROAD	Service Station	Regulation under CLM Act not required	-33.26469166	151.5462414
TRANGIE	Caltex Service Station	(Mitchell Hwy) 76 Narromine STREET	Service Station	Regulation under CLM Act not required	-32.03234676	147.985164
TUGGERAH	BP Tuggerah	100 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.30578167	151.4198083
TUMBARUMBA	Former Caltex Depot	150 Albury STREET	Other Petroleum	Regulation under CLM Act not required	-35.77024081	147.9927182
TUMBI UMBI	Former Tumbi Landfill	140 Bellevue ROAD	Landfill	Regulation under CLM Act not required	-33.3993472	151.456471
TUMUT	Former Telstra Depot	22-26 Carey STREET	Other Industry	Regulation under CLM Act not required	-35.29873079	148.2191122
TUMUT	CSR Railway cutting	Jepsen AVENUE	Unclassified	Regulation being finalised	-35.30422002	148.1942579
TUMUT	CSR Blue Dam	Jepsen AVENUE	Other Industry	Regulation being finalised	-35.30098337	148.1958308
TUROSS HEAD	Tern Inn Restaurant (abandoned UPSS)	2 Trafalgar ROAD	Service Station	Regulation under CLM Act not required	-36.05871059	150.1308443
TURRAMURRA	Woolworths (Former Mobil) Service Station	1233 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.73317594	151.1313195
TURRAMURRA	7-Eleven (former Mobil) Service Station Turramurra	1408 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.73326389	151.1264194
TURRELLA	Tulloch Australia Pty Limited	61 Turrella STREET	Chemical Industry	Contamination currently regulated under CLM Act	-33.92857213	151.1475387
TWEED HEADS	Former Mobil Quix Service Station	60 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-28.20143775	153.5445381

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
TWEED HEADS	Francis Street Road Reserve adjacent to 79-81 Wharf Street, Tweed Heads	79-81 Wharf STREET	Other Petroleum	Regulation under CLM Act not required	-28.17351959	153.542262
TWEED HEADS SOUTH	Former BP Depot	142 Minjungbal DRIVE	Other Petroleum	Regulation under CLM Act not required	-28.20860702	153.5455932
TWEED HEADS SOUTH	Woolworths Plus Petrol (Woolworths Caltex Tweed Heads South)	98-102 Pacific (100 Minjungbal Drive) HIGHWAY	Service Station	Regulation under CLM Act not required	-28.20488521	153.5448675
TWEED HEADS SOUTH	Coles Express Service Station	Corner Minjungbal Drive and Heffron STREET	Service Station	Regulation under CLM Act not required	-28.19459987	153.5419978
TWEED HEADS WEST	Caltex Service Station	96 to 98 Kennedy DRIVE	Service Station	Regulation being finalised	-28.1871486	153.5229866
ULAN	Ulan Coal Mine	4505 Ulan ROAD	Other Industry	Regulation under CLM Act not required	-32.25620603	149.7558075
ULLADULLA	Coles Express Ulladulla	153 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-35.36288274	150.47272
ULLADULLA	Woolworths Petrol Station	155-157 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-35.36316263	150.4725668
ULLADULLA	Caltex Service Station	62A Deering Street, corner Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-35.36276828	150.473578
ULTIMO	Shell Coles Express Service Station	387-429 Wattle STREET	Service Station	Regulation under CLM Act not required	-33.88138825	151.1966791
UNANDERRA	BlueScope Stainless Steel	13 Marley PLACE	Metal Industry	Contamination currently regulated under CLM Act	-34.44959798	150.8571632
UNANDERRA	Endeavour Energy Springhill Field Service Centre	195 Five Island ROAD	Other Industry	Regulation under CLM Act not required	-34.45837706	150.8598825
UNANDERRA	Unanderra Weekend Detention Centre	34-40 Lady Penryhn DRIVE	Landfill	Regulation under CLM Act not required	-34.4620226	150.8473821
UNANDERRA	Former Prime Service Station and adjoining lands	41-49 Princes HIGHWAY	Service Station	Contamination formerly regulated under the CLM Act	-34.45056105	150.8490833
UNANDERRA	Caltex Service Station	86-98 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-34.45414951	150.845165
UNANDERRA	Veolia Environmental Services	9 Waynote PLACE	Other Industry	Regulation under CLM Act not required	-34.46042393	150.863232
URALLA	Caltex Service Station	103 Bridge STREET	Service Station	Regulation under CLM Act not required	-30.64524911	151.4934484
URALLA	Phoenix Foundry	44 Duke STREET	Metal Industry	Regulation under CLM Act not required	-30.65093272	151.5004479
URANQUINTY	Former Caltex Depot Kapooka (Wagga Wagga)	6876 Olympic (Uranquinty Rd) HIGHWAY	Service Station	Regulation under CLM Act not required	-35.15319793	147.3085469
URUNGA	Former Antimony Process plant	Hillside DRIVE	Chemical Industry	Contamination currently regulated under CLM Act	-30.50422942	153.0132011
VALENTINE	BP Express Service Station	855 Macquarie DRIVE	Service Station	Regulation under CLM Act not required	-33.00801109	151.6425806
VALENTINE	Valentine Public School	Tallawalla ROAD	Unclassified	Regulation under CLM Act not required	-33.0091613	151.6423231
VILLAWOOD	Former Toll Site	110A Christina ROAD	Other Industry	Under assessment	-33.87919117	150.9812193

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
VILLAWOOD	Former Orica Crop Care	2 Christina ROAD	Chemical Industry	Contamination currently regulated under CLM Act	-33.880329	150.9896329
VILLAWOOD	Former Defence Site	29 Biloela STREET	Landfill	Regulation under CLM Act not required	-33.88782978	150.9886275
VILLAWOOD	Former Siemens/Westinghouse	49 Miowera ROAD	Other Industry	Contamination formerly regulated under the CLM Act	-33.87641909	150.9836746
VILLAWOOD	Former Electrical Component Manufacturer	66 Christina ROAD	Other Industry	Ongoing maintenance required to manage residual contamination (CLM Act)	-33.88018315	150.9838773
VILLAWOOD	PPG Industries	9 Birmingham AVENUE	Chemical Industry	Regulation under CLM Act not required	-33.87800757	150.9887929
VINEYARD	Shell Coles Express Service Station	731 Windsor ROAD	Service Station	Regulation under CLM Act not required	-33.65780463	150.8753245
WAGGA WAGGA	Caltex (former Mobil) Service Station	106 Edward STREET	Service Station	Regulation under CLM Act not required	-35.11910909	147.3682364
WAGGA WAGGA	Caltex Service Station	170 Fitzmaurice STREET	Service Station	Regulation under CLM Act not required	-35.10289587	147.3679002
WAGGA WAGGA	BP Wagga Wagga	180 Edward STREET	Service Station	Under assessment	-35.11850802	147.3639619
WAGGA WAGGA	Former Dry Cleaning Facility	183 Fitzmaurice STREET	Other Industry	Regulation being finalised	-35.10209987	147.3683852
WAGGA WAGGA	Former Iron Foundry	212-230 Hammond STREET	Metal Industry	Regulation under CLM Act not required	-35.12605478	147.4045461
WAGGA WAGGA	Former BP Service Station	31 Bourke STREET	Service Station	Regulation under CLM Act not required	-35.12626628	147.3547199
WAGGA WAGGA	Former Caltex Service Station	343 Hammond AVENUE	Service Station	Regulation under CLM Act not required	-35.12420793	147.4157959
WAGGA WAGGA	Coles Express Wagga Wagga	353-355 Edward STREET	Service Station	Regulation under CLM Act not required	-35.11606625	147.3509339
WAGGA WAGGA	Former Gasworks	54 Chaston STREET	Gasworks	Contamination currently regulated under CLM Act	-35.12262069	147.3482778
WAGGA WAGGA	Caltex Service Station	56 - 60 Docker St STREET	Service Station	Regulation under CLM Act not required	-35.11737947	147.3558145
WAGGA WAGGA	Former Caltex Depot	60 Lake Albert DRIVE	Service Station	Regulation under CLM Act not required	-35.12316794	147.37724
WAGGA WAGGA	Former Mobil Depot Wagga Wagga	97-99 Coleman STREET	Other Petroleum	Regulation under CLM Act not required	-35.12173871	147.3576651
WAGGA WAGGA	Former Gasworks	Cnr Tarcutta Street and Cross STREET	Gasworks	Contamination currently regulated under CLM Act	-35.10871183	147.3737933
WAGGA WAGGA	Ashmont Autoport	Cnr Tobruk Street and Bardia STREET	Service Station	Regulation under CLM Act not required	-35.12517373	147.329919
WAGGA WAGGA	Former Wiradjuri landfill	Narrung STREET	Landfill	Under assessment	-35.09628532	147.3619535
WAHROONGA	7-Eleven Service Station	1579 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.71974617	151.1168106
WAHROONGA	Coles Express Wahroonga	1601 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.71945571	151.1163002
WAITARA	Caltex Service Station	59-61 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.71064349	151.1024644

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WALGETT	Former Shell Depot	Castlereagh HIGHWAY	Other Petroleum	Regulation under CLM Act not required	-30.00861179	148.1239938
WALLERAWANG	Wallerawang Power Station	1 Main STREET	Other Petroleum	Regulation under CLM Act not required	-33.40339296	150.0855101
WALLERAWANG	Lidsdale Coal Loading Facility	Main STREET	Other Industry	Regulation under CLM Act not required	-33.39996523	150.0737717
WALLSEND	Cnr of Douglas Street and 111 Newcastle Road Wallsend	111 Newcastle ROAD	Metal Industry	Under assessment	-32.90414	151.683078
WALLSEND	Coles Express Wallsend East	15 Thomas STREET	Service Station	Regulation under CLM Act not required	-32.90719444	151.6693426
WALLSEND	Caltex Maryland Service Station Wallsend	41 Minmi ROAD	Service Station	Regulation under CLM Act not required	-32.88967866	151.6619253
WALLSEND	OneSteel Recycling	64-80 Sandgate ROAD	Metal Industry	Regulation under CLM Act not required	-32.89425477	151.6799648
WALLSEND	Ausgrid Wallsend Depot	Abbott STREET	Other Industry	Regulation under CLM Act not required	-32.90162796	151.6857267
WAMBERAL	Caltex Service Station	654 The Entrance ROAD	Service Station	Regulation under CLM Act not required	-33.42338668	151.4375685
WANGI WANGI	Myuna Colliery	Wangi Point ROAD	Other Industry	Regulation under CLM Act not required	-33.06139532	151.5697186
WARATAH	Waratah former Gasworks	Ellis Rd, Turton Rd, and Georgetown Rd	Gasworks	Under assessment	-32.905793	151.726993
WARATAH	Waratah Area Health	Turton ROAD	Unclassified	Regulation under CLM Act not required	-32.90961233	151.7260867
WARILLA	Woolworths Petrol Warilla	43 -57 Shellharbour ROAD	Service Station	Regulation under CLM Act not required	-34.5470966	150.863748
WARKWORTH	Emulsion Plant, Dyno Nobel Asia Pacific Pty Ltd	186 Long Point ROAD	Chemical Industry	Regulation under CLM Act not required	-32.5781708	151.0834387
WARKWORTH	United Colliery	Jerrys Plains ROAD	Other Industry	Regulation under CLM Act not required	-32.5654356	150.9916698
WARNERS BAY	7-Eleven (former Mobil) Service Station	393 Hillsborough ROAD	Service Station	Regulation under CLM Act not required	-32.9659363	151.6543264
WARNERS BAY	Historically Filled Land	41-43 Charles STREET	Unclassified	Regulation under CLM Act not required	-32.97340461	151.6464383
WARNERS BAY	Caltex Service Station	55 King STREET	Service Station	Regulation under CLM Act not required	-32.97418806	151.6476184
WARNERVALE	Former Timber Treatment Plant	Aldenham and Railway ROADS	Other Industry	Contamination formerly regulated under the CLM Act	-33.24732018	151.4469037
WARRAGAMBA	Warragamba Dam Viewing Platform	Eighteenth STREET	Unclassified	Under assessment	-33.88546354	150.6024501
WARRAWONG	Caltex Service Station	75-77 King STREET	Service Station	Regulation under CLM Act not required	-34.49037817	150.888802
WARREN	Caltex Warren Service Station	1 Coonamble ROAD	Service Station	Regulation under CLM Act not required	-31.69508383	147.8405578
WARREN	Former Mobil Warren Depot	16 Dubbo STREET	Other Petroleum	Contamination currently regulated under CLM Act	-31.6943058	147.8314606

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WARREN	Former Shell Depot	8 Dubbo STREET	Other Petroleum	Regulation under CLM Act not required	-31.69379262	147.8308088
WARWICK FARM	Warwick Farm Public School	Lawrence Hargrave DRIVE	Landfill	Under assessment	-33.91050532	150.9302197
WATERLOO	Diversity Waterloo	1-13 Archibald AVENUE	Other Industry	Under assessment	-33.90204305	151.2097328
WATERLOO	Proposed Construction Site	2 John STREET	Other Industry	Regulation under CLM Act not required	-33.89989686	151.2010324
WATERLOO	22-24 Archibald Avenue	22-24 Archibald AVENUE	Other Petroleum	Under assessment	-33.90263766	151.2132105
WATERLOO	Waverley Woollahra Process Plant	355 Botany ROAD	Other Industry	Regulation under CLM Act not required	-33.9063092	151.2042672
WATERLOO	Iconic (Former Chubb Factory) Waterloo	830-838 Elizabeth STREET	Other Industry	Regulation under CLM Act not required	-33.90227718	151.2060305
WATERLOO	Shell Coles Express Service Station	867-877 South Dowling STREET	Service Station	Regulation under CLM Act not required	-33.90179774	151.2143789
WATERLOO	Lawrence Dry Cleaners	887-893 Bourke STREET	Unclassified	Contamination currently regulated under CLM Act	-33.89897433	151.2101436
WAUCHOPE	Wauchope Public Primary School	2 Waugh STREET	Landfill	Under assessment	-31.455551	152.729608
WAUCHOPE	Expressway Spares UST	3 Sancrox ROAD	Other Petroleum	Regulation under CLM Act not required	-31.44421922	152.8218723
WAUCHOPE	Former Shell Depot	56-64 High STREET	Other Petroleum	Regulation under CLM Act not required	-31.45804845	152.7314151
WAUCHOPE	Wauchope Service Station	57 High STREET	Service Station	Regulation under CLM Act not required	-31.45737022	152.7305018
WAUCHOPE	Shell Coles Express Service Station	64 High STREET	Service Station	Regulation under CLM Act not required	-31.45764495	152.7315975
WAUCHOPE	Former Timber Treatment Site	Blackbutt DRIVE	Other Industry	Regulation under CLM Act not required	-31.46575645	152.7228555
WAVERTON	Berry's Bay Woodley's Marina	1 Balls Head DRIVE	Other Industry	Contamination formerly regulated under the POEO Act	-33.84441851	151.1947433
WAVERTON	Oyster Cove AGL	2 King STREET	Gasworks	Ongoing maintenance required to manage residual contamination (CLM Act)	-33.83637995	151.193541
WAVERTON	SRA Land	95 Bay ROAD	Unclassified	Contamination formerly regulated under the CLM Act	-33.83716728	151.1969497
WELLINGTON	Former Caltex Service Station	124-128 Lee STREET	Service Station	Regulation under CLM Act not required	-32.55082729	148.9411537
WELLINGTON	BP Wellington Service Station	35A Maxwell STREET	Service Station	Under assessment	-32.55835121	148.9447284
WELLINGTON	Woolworths Petrol Wellington	79 Lee STREET	Service Station	Under assessment	-32.54874227	148.9408531
WENTWORTH	Caltex - Wentworth	110 Adams STREET	Service Station	Regulation under CLM Act not required	-34.1024927	141.9160539
WENTWORTH FALLS	Bodington Hospital	Bodington DRIVE	Unclassified	Contamination formerly regulated under the CLM Act	-33.73201608	150.3874102
WENTWORTH POINT	Former TNT Express	23 Bennelong PARKWAY	Other Petroleum	Regulation under CLM Act not required	-33.83115118	151.0726636
WENTWORTH POINT	RMS Eastern Precinct	3-7 Burroway ROAD	Other Petroleum	Regulation under CLM Act not required	-33.8233882	151.0815668

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
WENTWORTHVILLE	Former Workshop	2 Rawson Rd and 8 Barfil CRESCENT	Unclassified	Regulation under CLM Act not required	-33.81568808	150.9671853
WERRINGTON	Caltex Service Station	Cnr Dunheved Rd and Henry Lawson DRIVE	Service Station	Regulation under CLM Act not required	-33.74577725	150.7409877
WERRINGTON	Claremont Meadows Former landfill	Gipps STREET	Landfill	Regulation under CLM Act not required	-33.77341076	150.7557628
WERRINGTON COUNTY	7-Eleven Werrington	Lot 122 Dunheved ROAD	Service Station	Regulation under CLM Act not required	-33.74699408	150.7428609
WEST BALLINA	Caltex Big Prawn Service Station	Pacific HIGHWAY	Service Station	Contamination formerly regulated under the CLM Act	-28.86374913	153.5321482
WEST GOSFORD	Caltex Service Station	283 Manns ROAD	Service Station	Regulation under CLM Act not required	-33.41659727	151.325219
WEST GOSFORD	Caltex Service Station	30a Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.42778813	151.3190581
WEST GOSFORD	Caltex Service Station	69-71 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.42729985	151.3214621
WEST NOWRA	Endeavour Energy Nowra Field Service Centre	20 Depot ROAD	Other Industry	Regulation under CLM Act not required	-34.88993085	150.5878854
WEST PENNANT HILLS	7-Eleven (former Mobil) Service Station	552 Pennant Hills ROAD	Service Station	Regulation under CLM Act not required	-33.74686545	151.0508067
WEST RYDE	JHM Property Development	2A Mellor Street STREET	Metal Industry	Under assessment	-33.81207534	151.094598
WEST RYDE	Pfizer Australia Pty Ltd	38-42 Wharf ROAD	Chemical Industry	Regulation under CLM Act not required	-33.81021085	151.0693631
WEST RYDE	Reckitt Benckiser	44 Wharf ROAD	Chemical Industry	Regulation under CLM Act not required	-33.81172205	151.0692752
WEST RYDE	7-Eleven (former Mobil) Service Station	917 Victoria ROAD	Service Station	Regulation under CLM Act not required	-33.80921103	151.0932917
WEST TAMWORTH	Woolworths Petrol	119 Bridge STREET	Service Station	Regulation under CLM Act not required	-31.09358262	150.9167693
WEST WOLLONGONG	Woolworths Service Station	425 Crown STREET	Service Station	Contamination currently regulated under CLM Act	-34.42637378	150.8799288
WEST WYALONG	Caltex Depot	(Wyalong By-pass Rd) Lot 1-3 Showground ROAD	Service Station	Regulation under CLM Act not required	-33.92556	147.1981659
WEST WYALONG	Former Mobil Depot	104 Compton ROAD	Other Petroleum	Regulation under CLM Act not required	-33.93449194	147.2147948
WEST WYALONG	Lowes Petroleum (Former BP) Depot West Wyalong	Compton (formerly known as Town Bypass/Railway Road) ROAD	Other Petroleum	Regulation under CLM Act not required	-33.93440247	147.2154596
WESTON	Illegal Dumping Site	Corner Kline Street & First STREET	Unclassified	Regulation under CLM Act not required	-32.81367986	151.4551507
WETHERILL PARK	Former Fuel Storage Depot	200-212 Cowpasture ROAD	Other Petroleum	Regulation under CLM Act not required	-33.84568871	150.8764012
WETHERILL PARK	Sims Wetherill Park	35-37 Frank STREET	Metal Industry	Regulation under CLM Act not required	-33.84056122	150.9086265
WETHERILL PARK	BOC Sydney Operations Centre	428-440 Victoria STREET	Other Industry	Regulation under CLM Act not required	-33.84400237	150.8967556

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WETHERILL PARK	Shell Coles Express Service Station	565 Polding STREET	Service Station	Regulation under CLM Act not required	-33.8569731	150.8992804
WETHERILL PARK	Cleanaway (Formerly Nationwide Oil) Wetherill Park	6 Davis ROAD	Other Industry	Regulation under CLM Act not required	-33.83770038	150.9045197
WETHERILL PARK	Camide Former Landfill	Newton ROAD	Landfill	Regulation under CLM Act not required	-33.83898879	150.8963813
WICKHAM	Former Warehouse	10 Dangar STREET	Unclassified	Regulation under CLM Act not required	-32.92383206	151.759761
WICKHAM	Caltex Terminal	156 Hannell STREET	Other Petroleum	Contamination currently regulated under CLM Act	-32.91520778	151.7563638
WICKHAM	Fuchs Lubricants (Australasia) Pty Ltd Wickham	2 Holland STREET	Other Industry	Regulation under CLM Act not required	-32.9214709	151.7556928
WICKHAM	Railcorp Wickham	50 Railway STREET	Other Industry	Regulation under CLM Act not required	-32.9210433	151.7544687
WICKHAM	Former Factory	57 Annie STREET	Other Industry	Regulation under CLM Act not required	-32.91524827	151.7539893
WILBERFORCE	Former Drum Reconditioners	12-14 Box AVENUE	Other Industry	Contamination formerly regulated under the CLM Act	-33.5453884	150.8587934
WILBERFORCE	Former Solvent Recycling Site	13 Box AVENUE	Chemical Industry	Regulation under CLM Act not required	-33.54557427	150.8577006
WILEY PARK	Sydney Water Property	1B Hillcrest STREET	Other Industry	Under assessment	-33.92391634	151.0676256
WILLIAMTOWN	Hunter Land Effluent Pond	38 Cabbage Tree ROAD	Other Industry	Regulation under CLM Act not required	-32.80750069	151.8310107
WILLOUGHBY	Caltex Service Station	157 Penhur STREET	Service Station	Regulation under CLM Act not required	-33.79793513	151.1981926
WILLOUGHBY	BP Express Tower	498 Willoughby STREET	Service Station	Under assessment	-33.810205	151.1993
WILLOUGHBY	Shell Coles Express Service Station	616-626 Willoughby ROAD	Service Station	Regulation under CLM Act not required	-33.80593769	151.1988559
WILLOUGHBY EAST	Willoughby Bus Depot	Corner Ann Street and Stan STREET	Other Industry	Regulation under CLM Act not required	-33.7982569	151.2038993
WILTON	Condell Park Homestead	(Part Lot 17 DP 270536) Condell Park ROAD	Unclassified	Regulation under CLM Act not required	-34.21910141	150.6837962
WINDANG	Caltex Service Station	244-248 Windang ROAD	Service Station	Regulation under CLM Act not required	-34.5274434	150.8691161
WINDSOR	Former Caltex Service Station	46-52 Macquarie STREET	Service Station	Regulation under CLM Act not required	-33.60783315	150.8213428
WINDSOR	Former Caltex Windsor Depot and Service Station	48-50 Mileham STREET	Service Station	Regulation under CLM Act not required	-33.61538627	150.8157517
WINDSOR	Woolworths (former Caltex) Service Station	Cnr Macquarie Street & Baker STREET	Service Station	Regulation under CLM Act not required	-33.60569346	150.8232803
WINGHAM	Former Caltex Service Station	1036-1038 Wingham ROAD	Service Station	Regulation under CLM Act not required	-31.86236594	152.3805752
WINGHAM	Bogas Service Station	Cnr Primrose Street and Isabella STREET	Service Station	Regulation under CLM Act not required	-31.86833656	152.3716346
WINMALEE	Prime (Caltex supplied) (former Mobil) Winmalee Service Station	281 Hawkesbury ROAD	Service Station	Regulation under CLM Act not required	-33.68223276	150.5997203

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
WIRLINGA	Former Liquid Waste Disposal Facility	704 Riverina ROAD	Unclassified	Regulation under CLM Act not required	-36.07103958	147.0193522
WOLLI CREEK	Former Ausgrid Substation 10061	13 Gertrude STREET	Other Industry	Regulation under CLM Act not required	-33.93364031	151.1543818
WOLLONGONG	Former Wollongong Gasworks	120 and 122 Smith STREET	Gasworks	Regulation under CLM Act not required	-34.42030173	150.8906745
WOLLONGONG	Redevelopment site	33 - 39 Beatson STREET	Other Petroleum	Regulation under CLM Act not required	-34.43196083	150.8976661
WOLLONGONG	Caltex Service Station	9 Flinders STREET	Service Station	Regulation under CLM Act not required	-34.41505616	150.8932515
WOLLONGONG	Wollongong Harbour Central Spur	Off Endeavour DRIVE	Other Petroleum	Regulation under CLM Act not required	-34.42066879	150.906821
WOLLONGONG	Greenhouse Park	Springhill ROAD	Landfill	Regulation being finalised	-34.44119949	150.8931764
WOODBURN	Caltex Service Station	129 River STREET	Service Station	Regulation under CLM Act not required	-29.07206887	153.3409769
WOODBURN	Crown Reserve 88037 Woodburn	Pacific HIGHWAY	Landfill	Under assessment	-29.06580577	153.3541886
WOOLGOOLGA	Caltex Woolgoolga Service Station	16 Bosworth ROAD	Service Station	Regulation under CLM Act not required	-30.12569561	153.1946006
WOOLGOOLGA	United Petroleum	56 Clarence STREET	Service Station	Regulation under CLM Act not required	-30.11045544	153.1904609
WOOLLAHRA	Caltex Woollahra Service Station	116 Old South Head ROAD	Service Station	Contamination formerly regulated under the CLM Act	-33.88959697	151.2553736
WOOLLAHRA	Former Service Station	20 Wallis STREET	Service Station	Regulation under CLM Act not required	-33.8901965	151.2372752
WOOLLAHRA	Proposed Jewish Care Centre	7 -21 Saber STREET	Unclassified	Regulation under CLM Act not required	-33.8904055	151.2480062
WOOLLOOMOOLOO	Former BP Service Station	2 Dowley STREET	Service Station	Contamination being managed via the planning process (EP&A Act)	-33.86940191	151.2218741
WOOLOMIN	Woolomin Gold Rush Store	65 - 71 Nundle ROAD	Other Petroleum	Contamination currently regulated under CLM Act	-31.30415134	151.149729
WOOLOOWARE	Caltex Service Station	100 Woolooware ROAD	Service Station	Regulation being finalised	-34.05274635	151.1408413
WOOLOOWARE	Oyster Farm	Captain Cook DRIVE	Other Industry	Under assessment	-34.03807914	151.1476055
WOONGARRAH	Former Warnervale Landfill	236-264 Hakone ROAD	Landfill	Regulation under CLM Act not required	-33.2376313	151.464362
WOOTTON	Former Chemical Spill Site	11859 Pacific HIGHWAY	Chemical Industry	Regulation under CLM Act not required	-32.28168548	152.3117819
WOY WOY	Mobil Former Woy Woy Service Station and adjacent land	177-181 Blackwall ROAD	Service Station	Contamination formerly regulated under the CLM Act	-33.49254403	151.3270829
WOY WOY	Barry Robertson Holden	231 Blackwall ROAD	Service Station	Regulation under CLM Act not required	-33.49621068	151.3285128
WOY WOY	Bogas Service Station	66 Memorial AVENUE	Service Station	Contamination currently regulated under CLM Act	-33.5069738	151.3315579
WYALONG	Caltex Service Station	50 Neeld (Newell Highway) STREET	Service Station	Regulation under CLM Act not required	-33.92665025	147.2446546

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
WYOMING	Caltex Service Station Wyoming	465 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.40945391	151.3499812
WYONG	Wyong Bayer/Kemcon	16 Lucca ROAD	Chemical Industry	Contamination formerly regulated under the CLM Act	-33.26192339	151.4429446
WYONG	IXOM Facility	8 Pavitt CRESCENT	Other Industry	Under assessment	-33.26379108	151.4485113
WYONG	Caltex Service Station	M1 Pacific (Northbound) MOTORWAY	Service Station	Regulation under CLM Act not required	-33.25641477	151.4024821
WYONG	Caltex Service Station	M1 Pacific (Southbound) MOTORWAY	Service Station	Regulation under CLM Act not required	-33.25330747	151.4053862
YAGOONA	Shell Coles Express Service Station	112 Rookwood ROAD	Service Station	Regulation under CLM Act not required	-33.89856213	151.0370458
YAGOONA	Galserv Galvanising Services	117-153 Rookwood ROAD	Metal Industry	Contamination currently regulated under CLM Act	-33.89493085	151.0388013
YAGOONA	BP Service Station Potts Hill (Yagoona)	155 Rookwood ROAD	Service Station	Regulation under CLM Act not required	-33.89330525	151.0390969
YAGOONA	7-Eleven (former Mobil) Service Station	519 Hume HIGHWAY	Service Station	Regulation under CLM Act not required	-33.90760623	151.0207783
YAGOONA	Sydney Water Potts Hill Complex	91 Brunker ROAD	Other Industry	Under assessment	-33.89887589	151.0289165
YALLAH	Tallawarra Power Station site	Princes HIGHWAY	Unclassified	Contamination formerly regulated under the CLM Act	-34.52412143	150.8062159
YAMBA	Caltex Service Station	22 Treelands DRIVE	Service Station	Regulation under CLM Act not required	-29.42701701	153.3279204
YANCO	Former Service Station	14 Main AVENUE	Service Station	Contamination formerly regulated under the CLM Act	-34.60356494	146.4105016
YASS	Caltex Service Station	1715 Yass Valley WAY	Service Station	Regulation under CLM Act not required	-34.80708856	148.8824228
YASS	Caltex Service Station	228 Comur STREET	Service Station	Regulation under CLM Act not required	-34.84440036	148.9140179
YASS	Former Mobil Depot Yass	54-58 Laidlaw STREET	Service Station	Contamination currently regulated under CLM Act	-34.83227507	148.9069678
YASS	Former Gasworks	Dutton STREET	Gasworks	Contamination currently regulated under CLM Act	-34.83982614	148.9060029
YASS	Transgrid Depot Yass	Perry STREET	Unclassified	Under assessment	-34.86238341	148.9052809
YENNORA	Former Alcoa Australia Rolled Products Facility - Area 3	1 Kiora CRESCENT	Metal Industry	Regulation under CLM Act not required	-33.86568158	150.9649297
YENNORA	Former Caltex Service Station	137-141 Fairfield STREET	Service Station	Regulation under CLM Act not required	-33.86824768	150.9706137
YENNORA	Spicer Axle Australia Manufacturing Facility	205-231 Fairfield ROAD	Other Industry	Regulation under CLM Act not required	-33.85655114	150.9579167
YENNORA	Former Metal Plant	44 Larra STREET	Metal Industry	Contamination formerly regulated under the CLM Act	-33.86340576	150.9764349
YENNORA	TetraPak Site	6 Foray STREET	Other Industry	Contamination formerly regulated under the CLM Act	-33.8557183	150.9561605
YENNORA	19 Pine Road, Yennora	Pine ROAD	Metal Industry	Under assessment	-33.86713232	150.9621172
YETHOLME	Yetholme CCA Timber Treatment Plant	351 Eusdale ROAD	Other Industry	Contamination formerly regulated under the CLM Act	-33.45386256	149.8537787

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
YOUNG	Former Mobil Depot and Service Station Young	149 Lovell STREET	Service Station	Regulation under CLM Act not required	-34.31024587	148.290424
YOUNG	Former Shell Depot	166 Nasmyth STREET	Other Petroleum	Regulation under CLM Act not required	-34.31025192	148.2931008
YOUNG	Mobil Depot	186 Nasmyth STREET	Other Petroleum	Contamination currently regulated under CLM Act	-34.30954389	148.2908476
YOUNG	Former battery recycler	45 Nasmyth STREET	Metal Industry	Contamination currently regulated under CLM Act	-34.31201571	148.306772
YOUNG	Adjacent to former battery recycler	47 Nasmyth STREET	Metal Industry	Contamination formerly regulated under the CLM Act	-34.31176273	148.3064765
YOUNG	Former Caltex Depot	95 Lovell STREET	Service Station	Regulation under CLM Act not required	-34.31127119	148.2955092
ZETLAND	Energy Australia/ Ausgrid Zetland Depot	122 - 138 Joynton AVENUE	Other Industry	Regulation under CLM Act not required	-33.90883116	151.2101184
ZETLAND	Zetland, Goodrich Control Systems site	84 - 92 Epsom ROAD	Other Industry	Under assessment	-33.91025707	151.2078048

APPENDIX D

SAFEWORK RECORDS

NSW GOVERNMENT | SafeWork NSW

Locked Bag 2906, Lisarow NSW 2252
Customer Experience 13 10 50
ABN 81 913 830 179 | www.safework.nsw.gov.au

Our Ref: D18/080819
Your Ref: Frances Kuipers

5 March 2018

Attention: Frances Kuipers
Geotechnique Pty Ltd
PO BOX 880
Penrith NSW 2750

Dear Ms Kuipers

RE SITE: 138 Orth St Kingswood NSW

I refer to your site search request received by SafeWork NSW on 9 February 2018 requesting information on Storage of Hazardous Chemicals for the above site.

A search of the records held by SafeWork NSW has not located any records pertaining to the above mentioned premises.

For further information or if you have any questions, please call us on 13 10 50 or email licensing@safework.nsw.gov.au

Yours sincerely

Customer Service Officer
Customer Experience - Operations
SafeWork NSW

RECEIVED
08 MAR 2018

APPENDIX E

GROUNDWATER MAP

Department of Primary Industries
Office of Water

Home | About us | Water Management | Water Licensing | Urban Water

Real-time data

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All Groundwater

All Groundwater Map

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All data times are Eastern Standard Time

Map | Info

APPENDIX F

TABLE 1 – BOREHOLE LOGS AND ENGINEERING LOGS

GEOTECHNIQUE PTY LTD

Project	**Proposed Residential & Commercial Development**	**Job No**	**14185/1**
Location	**Corner Rodgers, Somerset and Orth Streets**	**Refer to Drawing No**	**14185/1-AA1**
	Kingswood	**Logged & Sampled by**	**JH**

TABLE 1

Borehole	Depth (m)	Sample Depth (m)	Date	Time	Material Description	Remarks*
BH1	0-0.3	0-0.15	01/03/2018		FILL: Silty Clayey Sand, fine grained, dark grey	
	0.3-0.8	0.35-0.45			(CL-CI) Silty Clay, low to medium plasticity, brown	
BH2	0-0.2	0-0.15	01/03/2018		TOPSOIL: Silty Clay, low to medium plasticity, brown, trace root fibres	
	0.2-0.5	NS			(CL-CI) Silty Clay, low to medium plasticity, brown	
BH3	0-0.2	0-0.15	01/03/2018		TOPSOIL: Silty Clay, low to medium plasticity, brown, trace root fibres	
	0.2-0.5	NS			(CL) Clayey SILT, low plasticity, brown	
BH4	0-0.3	0-0.15	01/03/2018		FILL: Silty Clay, medium plasticity, brown, with gravel	
	0.3-0.8	NS			(CI) Silty Clay, medium plasticity, orange-red	
BH5	0-0.3	0-0.15	01/03/2018		FILL: Silty Clay, medium plasticity, brown, with gravel, inclusion of glass fragment	
	0.3-0.8	NS			(CI) Silty Clay, medium plasticity, orange-red	
BH6	0-0.2	0-0.15	01/03/2018		TOPSOIL: Silty Clay, low to medium plasticity, brown, trace root fibres	
	0.2-0.5	NS			(CI) Silty Clay, medium plasticity, orange-red	
BH7	0-0.2	0-0.15	02/03/2018		TOPSOIL: Silty Clay, low to medium plasticity, brown, trace root fibres	
	0.2-0.5	NS			(CI) Silty Clay, medium plasticity, orange-red	
BH8	0-0.2	0-0.15	02/03/2018		TOPSOIL: Silty Clay, low to medium plasticity, brown, trace root fibres	
	0.2-0.5	NS			(CI) Silty Clay, medium plasticity, orange-red	

NS = No Sample
*Odour (O), Discolouration (D), Petroleum Hydrocarbon Staining (PHS), Asbestos Containing Material (ACM), Ash Material (ASHM), Demolition Waste (DW), Groundwater (GW), Perched Water (PW) PID reading etc.

GEOTECHNIQUE PTY LTD

Project	**Proposed Residential & Commercial Development**	**Job No**	**14185/1**
Location	**Corner Rodgers, Somerset and Orth Streets**	**Refer to Drawing No**	**14185/1-AA1**
	Kingswood	**Logged & Sampled by**	**JH**

TABLE 1

Borehole	Depth (m)	Sample Depth (m)	Date	Time	Material Description	Remarks*
BH9	0-0.2	0-0.15	02/03/2018		TOPSOIL: Silty Clay, low to medium plasticity, brown, trace root fibres	
	0.2-0.5	NS			(CI) Silty Clay, medium plasticity, orange-red	
BH10	0-0.2	0-0.15	02/03/2018		TOPSOIL: Silty Clay, low to medium plasticity, brown, trace root fibres	
	0.2-0.5	NS			(CI) Silty Clay, medium plasticity, orange-red	
BH11	0-0.3	0-0.15	02/03/2018		FILL: Silty Clay, medium plasticity, brown, with gravel	
	0.3-0.8	NS			(CI) Silty Clay, medium plasticity, orange-red	
BH12	0-0.3	0-0.15	02/03/2018		FILL: Silty Clay, medium plasticity, brown, with gravel	
	0.3-0.8	NS			(CI) Silty Clay, medium plasticity, orange-red	
BH13	0-0.3	0-0.15	02/03/2018		FILL: Silty Clayey Sand, fine grained, dark grey, inclusion bitumen	
	0.3-0.8	NS			(CL) Clayey SILT, low plasticity, brown	
BH14	0-0.3	0-0.15	02/03/2018		FILL: Silty Clayey Sand, fine grained, dark grey, inclusion bitumen	
	0.3-0.8	NS			(CL) Clayey SILT, low plasticity, brown	
BH15	0-0.3	0-0.15	02/03/2018		FILL: Silty Clayey Sand, fine grained, dark grey, inclusion bitumen	
	0.3-0.8	NS			(CL) Clayey SILT, low plasticity, brown	
BH16	0-0.3	0-0.15	02/03/2018		FILL: Silty Clayey Sand, fine grained, dark grey, inclusion bitumen	
	0.3-0.8	NS			(CL) Clayey SILT, low plasticity, brown	
BH17	0-0.3	0-0.15	02/03/2018		FILL: Silty Clayey Sand, fine grained, dark grey, inclusion bitumen	
	0.3-0.8	NS			(CL) Clayey SILT, low plasticity, brown	

NS = No Sample
*Odour (O), Discolouration (D), Petroleum Hydrocarbon Staining (PHS), Asbestos Containing Material (ACM), Ash Material (ASHM), Demolition Waste (DW), Groundwater (GW), Perched Water (PW) PID reading etc.

GEOTECHNIQUE PTY LTD

Project	**Proposed Residential & Commercial Development**	**Job No**	**14185/1**
Location	**Corner Rodgers, Somerset and Orth Streets**	**Refer to Drawing No**	**14185/1-AA1**
	Kingswood	**Logged & Sampled by**	**JH**

TABLE 1

Borehole	Depth (m)	Sample Depth (m)	Date	Time	Material Description	Remarks*
J1	0-0.3	0-0.15	02/03/2018		FILL: Silty Clay, medium plasticity, brown, with gravel	
	0.3-0.8	NS			(CI) Silty Clay, medium plasticity, orange-red	

NS = No Sample
*Odour (O), Discolouration (D), Petroleum Hydrocarbon Staining (PHS), Asbestos Containing Material (ACM), Ash Material (ASHM), Demolition Waste (DW), Groundwater (GW), Perched Water (PW) PID reading etc.

APPENDIX G

UNEXPECTED MANAGMENT FINDS PROTOCOL

GEOTECHNIQUE® PTY LTD
ABN 64 002 841 063

Unexpected Finds Management Protocol
Lots 137-143 & 177-180 in DP14333
Corner of Rodgers, Somerset & Orth Streets, Kingswood

In the event that unexpected finds and/or suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos sheets/pieces/pipes, ash material, imported fill, etc.) are encountered during remediation work / future earthworks/site preparation or in between sampling locations, the following actions are to be undertaken.

Management of unexpected finds and/or suspect materials
If unexpected finds and/or suspect materials are encountered:

- Works are to be ceased.
- An Environmental consultant is to be engaged to take appropriate action.
- If contamination is identified, the contaminated materials must be disposed of at an EPA licensed landfill facility with an appropriate waste classification.

Management of bonded asbestos-containing material (ACM)
If bonded ACM is encountered, the following measures are implemented:

- Engage an NSW WorkCover accredited Class B asbestos contractor.
- Removal of the asbestos waste must be carried out in accordance with the requirements of the regulators, such as NSW WorkCover and NSW EPA.
- A WorkCover Licensed Asbestos Assessor should be engaged to provide a clearance certificate.

Management of friable asbestos within the soil
It is recommended that the following measures are implemented if friable asbestos is encountered:

- Engage an NSW WorkCover accredited Class A Asbestos contractor.
- Removal of the asbestos waste must be carried out in accordance with the requirements of the regulators, such as NSW WorkCover and NSW EPA
- A WorkCover Licensed Asbestos Assessor must be engaged to provide a clearance certificate.

Lemko Place, Penrith NSW 2750 PO Box 880, Penrith NSW 2751
Telephone (02) 4722 2700 Facsimile (02) 4722 2777
e-mail: info@geotech.com.au www.geotech.com.au

APPENDIX H

ENVIRONMENTAL NOTES

IMPORTANT INFORMATION REGARDING YOUR ENVIRONMENTAL SITE ASSESSMENT

These notes have been prepared by Geotechnique Pty Ltd, using guidelines prepared by the ASFE (Associated Soil and Foundation Engineers). The notes are offered to assist in the interpretation of your environmental site assessment report.

REASONS FOR AN ENVIRONMENTAL ASSESSMENT

Environmental site assessments are typically, though not exclusively, performed in the following circumstances:

- As a pre-acquisition assessment on behalf of a purchaser or a vendor, when a property is to be sold
- As a pre-development assessment, when a property or area of land is to be redeveloped, or the land use has changed, e.g. from a factory to a residential subdivision
- As a pre-development assessment of greenfield sites, to establish baseline conditions and assess environmental, geological and hydrological constraints to the development of e.g. a landfill
- As an audit of the environmental effects of previous and present site usage

Each circumstance requires a specific approach to assessment of soil and groundwater contamination. In all cases the objective is to identify and if possible quantify the risks that unrecognised contamination poses to the ongoing proposed activity. Such risks may be financial (clean-up costs or limitations in site use) and physical (health risks to site users or the public).

ENVIRONMENTAL SITE ASSESSMENT LIMITATIONS

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

AN ENVIRONMENTAL SITE ASSESSMENT REPORT IS BASED ON A UNIQUE SET OF PROJECT SPECIFIC FACTORS

In the following events and in order to avoid cost problems, you should ask your consultant to assess any changes in the conclusion and recommendations made in the assessment:

- When the nature of the proposed development is changed e.g. if a residential development is proposed, rather than a commercial development
- When the size or configuration of the proposed development is altered e.g. if a basement is added
- When the location or orientation of the proposed structure is modified
- When there is a change of land ownership, or
- For application to an adjacent site

ENVIRONMENTAL SITE ASSESSMENT FINDINGS ARE PROFESSIONAL ESTIMATES

Site assessment identifies actual sub-surface conditions only at those points where samples are taken, when they are taken. Data obtained from the sampling and subsequent laboratory analyses are interpreted by geologists, engineers or scientists and opinions are drawn about the overall sub-surface conditions, the nature and extent of contamination, the likely impact on any proposed development and appropriate remediation measures. Actual conditions may differ from those inferred, because no professional, no matter how qualified and no sub-surface exploration program, no matter how comprehensive, can reveal what is hidden by earth, rock and time. The actual interface between materials may be far more gradual or abrupt than an assessment indicates. Actual conditions in areas not sampled may differ from predictions. Nothing can be done to prevent the unanticipated, however, steps can be taken to help minimise the impact. For this reason site owners should retain the services of their consultants throughout the development stages of the project in order to identify variances, conduct additional tests that may be necessary and to recommend solutions to problems encountered on site.

Soil and groundwater contamination is a field in which legislation and interpretation of legislation by government departments is changing rapidly. Whilst every attempt is made by Geotechnique Pty Ltd to be familiar with current policy, our interpretation of the investigation findings should not be taken to be that of the relevant authority. When approval from a statutory authority is required for a project, approval should be directly sought.

STABILITY OF SUB-SURFACE CONDITIONS

Sub-surface conditions can change by natural processes and site activities. As an environmental site assessment is based on conditions existing at the time of the investigation, project decisions should not be based on environmental site assessment data that may have been affected by time. The consultant should be requested to advise if additional tests are required.

ENVIRONMENTAL SITE ASSESSMENTS ARE PERFORMED FOR SPECIFIC PURPOSES AND CLIENTS

Environmental site assessments are prepared in response to a specific scope of work required to meet the specific needs of specific individuals e.g. an assessment prepared for a consulting civil engineer may not be adequate to a construction contractor or another consulting civil engineer.

An assessment should not be used by other persons for any purpose or by the client for a different purpose. No individual, other than the client, should apply an assessment, even for its intended purpose, without first conferring with the consultant. No person should apply an assessment for any purpose other than that originally contemplated, without first conferring with the consultant.

MISINTERPRETATION OF ENVIRONMENTAL SITE ASSESSMENTS

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

LOGS SHOULD NOT BE SEPARATED FROM THE REPORT

Borehole and test pit logs are prepared by environmental scientists, engineers or geologists, based upon interpretation of field conditions and laboratory evaluation of field samples. Logs are normally provided in our reports and these would not be redrawn for inclusion in site remediation or other design drawings, as subtle but significant drafting errors or omissions may occur in the transfer process. Photographic reproduction can eliminate this problem, however, contractors can still misinterpret the logs during bid preparation if separated from the text of the assessment. Should this occur, delays and disputes, or unanticipated costs may result.

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

READ RESPONSIBILITY CLAUSES CLOSELY

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

Appendix G- Geotechnique Pty Ltd Geotechnical Investigation Report Rev002

GEOTECHNIQUE® PTY LTD

ABN 64 002 841 063

Job No: 14185/2
Our Ref: 14185/2-AA-R1
19 April 2018

Benaiah Pty Ltd
Suite 5, 1-11 Forest Road
HURSTVILLE NSW 2200
Email: ben.bourke@benaiah.com.au

Attention: Ben Bourke

Dear Sir

re: **Proposed Development**
Lots 137-143 & 177-180 in DP14333
Corner of Rodgers, Somerset & Orth Streets, Kingswood
Geotechnical Investigation Report

This report presents the results of a geotechnical investigation carried out at the above site for the proposed mixed use development. Preliminary Contamination Assessment (PCA) of the site is not included here and reported separately. The investigation was approved by Mr B Bourke of Benaiah Pty Ltd in an email confirmation dated 21 February 2018 and was carried out in accordance with the scope of work detailed in the Geotechnique Pty Ltd proposal (Ref: ER.sf/Q8406) dated 29 January 2018.

Proposed Development
Based on the information received, it is understood that the proposed development at the above site includes construction of two multi-storey buildings (both commercial and residential use) with up to five storeys above the ground and one levels of basement car park. The basement excavation is anticipated to be about 3.0m deep below the existing ground surface. Construction of through-site footpath, detention basin and open space (public and private) are also part of the development.

A geotechnical investigation was required to assess the sub-surface conditions across the site in order to provide geotechnical recommendations on design of basement excavation, retaining structures, floor slabs and footings.

Regional Geology
The Geological Map of Penrith (Geological Series Sheet 9030, Scale 1:100,000, Edition 1, 1991), published by the Department of Minerals and Energy indicates the residual soils within the site to be underlain by Triassic Age Shale of the Wianamatta Group, comprising shale, carbonaceous claystone, claystone, laminite, fine to medium grained lithic sandstone, rare coal and tuff.

The Soil Landscape Map of Penrith (Soil Landscape Series Sheet 9030, Scale 1:100,000, 1989), prepared by the Soil Conservation Service of NSW, indicates that the site is located within the Luddenham Landscape area and typically consists of poorly drained/relatively impermeable residual natural soils.

The Salinity Potential in Western Sydney (2002) map indicates that most portion of the site has Moderate to high Salinity Potential.

Field Work

Field work for this investigation was carried out between 1 and 2 March 2018 and included the followings:

- Carrying out a walk over survey to assess general site conditions and identify preferred locations for boreholes.
- Reviewing services plans obtained from "Dial Before You Dig" to determine locations of underground services across the site.
- Scanning the proposed borehole locations for underground services to ensure drilling would not damage existing services. We engaged a specialist services locator for this purpose.
- Drilling four boreholes (BH1 to BH4) across the site using a track mounted drilling rig fully equipped for geotechnical investigation. Boreholes were initially drilled to V / TC-bit refusal in bedrock and then continued (by rock coring) to depths beyond the proposed excavation levels for basements. Borehole locations are shown on the attached Drawings No 14185/2-AA1 and the engineering borehole logs and core photographs, are also attached.
- Conducting Standard Penetration Test (SPT) in the boreholes at regular depth interval to assess strength characteristics of sub-surface soils.
- Recovering representative soil samples and core samples for visual assessment and laboratory testing.
- Measuring depths to groundwater level or seepage in the boreholes, where encountered.

Field work was supervised by a Field Engineer from this company who was responsible for nominating the borehole locations, supervision of SPT tests, sampling and preparation of field logs.

Site Description

The site consisted of two rectangular blocks and bounded by Rodgers Street to the north, Somerset Street to the west, Orth Street to the south and residential houses to the east. North-west part of the site is occupied by an open car park. The remaining areas of the site are vacant land with flat ground surface covered with grass and scattered trees. The site locality is shown in the following figure 1.

Figure 1

Map Data ©2018 Google

Sub-surface Conditions

Sub-surface conditions encountered at the site are detailed in the attached borehole logs, and summarised in the Table below.

Table 1: Subsurface Conditions

Borehole No	Relevant Structure	Top RL (AHD m)	Termination Depth (m)	Topsoil / Fill (m)	Natural Soil (m)	Bedrock (m)
BH1	building	≈ 47.20	9.0	0.0 - 0.3	0.3 - 5.3	5.3 -> 9.0
BH2	building	≈ 46.58	9.0	0.0 - 0.2	0.2 - 5.3	5.3 -> 9.0
BH3	building/ footpath	≈ 45.76	8.8	0.0 - 0.2	0.2 - 5.3	5.3 -> 8.8
BH4	detention basin / open space	≈ 45.14	9.0	0.0 - 0.2	0.2 - 4.5	4.5 -> 9.0

Topsoil	Silty Clay, low plasticity, brown, with root fibres Clayey Silt, low plasticity, brown, with root fibres
Fill	Bitumen seal Silty Clayey Sand, fine grained, dark grey
Natural	Clayey Silt, low plasticity, brown Silty CLAY, medium to high plasticity, red, with ironstone gravel Silty CLAY, high plasticity, grey mottled red and yellow-brown Silty CLAY, high plasticity, grey, with ironstone gravel
Bedrock	SILTSTONE/SHALE, brown-grey, extremely to distinctly weathered, low to medium strength

Based on the information presented in Table 1, the sub-surface profile within the proposed development is anticipated to comprise a sequence of topsoil and natural clayey soils underlain by weathered shale / siltstone bedrock. Sandy fil material (approximately 300mm thick) was encountered in the car park area below thin bitumen seal. Depth to bedrock across the site varies between 4.5m and 5.5m below the existing ground surface.

Groundwater Conditions

Groundwater/seepage was not encountered in any boreholes to TC-bit refusal depths ranging from 6.5m to 9.0m. Note that, water used for coring precluded measurement of groundwater level at completion of drilling. It should also be noted that fluctuations in the level of groundwater/seepage might occur due to variations in rainfall and/or other factors not evident during drilling. To monitor long term water level at site, three monitoring wells were installed during the field investigation.

Laboratory Testing

Rock cores obtained from the boreholes were photographed and tested at regular depth intervals for the determination of the Point Load Strength Index (I_{s50}). The point load strength indices for the rock cores and the assessed rock strengths, in accordance with Australian Standard AS1726-1993 (Reference 1), are summarised in the following Table 2.

Table 2: Point Load Strength Index

Borehole No	Depth (m)	Diametral $I_{s(50)}$ (MPa)	Axial $I_{s(50)}$ (MPa)	Diametral Assessed Strength*	Axial Assessed Strength*
BH1	7.30	0.03	0.06	Extremely Low	Very Low
	8.30	0.09	0.10	Very Low	Very Low
	8.90	0.27	0.35	Low	Medium
BH2	6.50	0.32	0.52	Medium	Medium
	7.00	0.20	0.20	Low	Low
	8.60	0.40	0.33	Medium	Medium

* Estimated strength, $I_{s(50)}$: <0.03: Extremely Low, 0.03-0.1: Very Low , 0.1-0.3: Low, 0.3-1.0: Medium, 1.0-3.0: High, 3.0-10.0 Very High
# Estimated Unconfined Compressive Strength (UCS) ≈ 12 x Axial Point Load index

It should be noted that Point Load Strength tests could only be carried out on intact (stronger) portions of rock cores. Therefore, strength assessments presented in Table 2 indicate the upper limits of rock strengths.

Bedrock Classification for Foundation Design

Based on subsurface conditions (Table 1), rock strengths (Table 2) and rock discontinuities (shown in the borehole logs); bedrock from the proposed development site is classified for foundation design in accordance with Pells et al (Reference 2) in Table 3 below.

Table 3: Bedrock classification

Borehole No	Top RL (mAHD)	Top Depth to Bedrock (m)		
		Class V	Class IV	Class III
BH1	≈ 47.20	5.3	7.6	8.6*
BH2	≈ 46.58	5.3	6.2	Unconfirmed
BH3	≈ 45.76	5.3	6.5	8.6*
BH4	≈ 45.14	4.5	5.5	Unconfirmed

* The presence of Class III bedrock needs to be confirmed with deeper boreholes

Representative soil samples recovered from boreholes were tested in the NATA accredited laboratory of SGS Environmental Services, in accordance with relevant Australian Standards, to determine chemical properties like Electrical Conductivity (EC), pH, chloride and sulphate. Detailed laboratory test results are attached, and a summary is presented below in Table 4.

Table 4: Results of Chemical Properties Tests

Borehole No	Depth (m)	pH	EC (µS/cm)	Multiplying Factor	ECe (dS/m)	Chloride (ppm)	Sulphate (ppm)
BH1	2.0-2.45	4.9	830	6	4.98	940	180
BH1	5.0-5.45	5.1	1000	6	6.0	1100	350
BH2	0.5-0.95	6.8	1300	8	10.4	1700	170
BH2	3.5-3.95	5.6	1100	6	6.6	1300	300
BH3	0.5-0.95	5.8	220	7	1.54	230	66
BH3	3.53.95	5.7	950	6	5.7	880	140
BH4	2.0-2.45	5.4	1100	6	6.6	1400	320
BH4	5.0-5.11	7.4	550	6	3.3	600	210

DISCUSSION AND RECOMMENDATIONS

Soil Salinity

Salinity refers to the presence of excess salt in the environment, either in soil or water. Soil salinity is generally assessed by measuring EC of a soil sample made up of 1:5 soil water suspension. Thus, determined EC is multiplied by a factor varying from 6 to 23, based on the texture of the soil sample, to obtain Equivalent Electrical Conductivity designated as ECe (Reference 3). Alternatively, ECe may be directly measured in soil saturation extracts. Soils are classified as saline if ECe of the saturated extracts exceed 4.0dS/m. The criteria for assessment of soil salinity classes are shown in the following Table 5 (Reference 3).

Table 5: Criteria for Soil Salinity Classification

Classification	EC_e (dS/m)	Comments
Non-saline	<2	Salinity effects mostly negligible
Slightly saline	2 – 4	Yields of very sensitive crops may be affected
Moderately saline	4 – 8	Yields of many crops affected
Very saline	8 – 16	Only tolerant crops yield satisfactorily
Highly saline	>16	Only a few tolerant crops yield satisfactorily

Subsurface soils encountered across the site were predominantly high plasticity clay (with occasional low plasticity alluvial deposit at the surface). Appropriate multiplying factor was allocated in Table 4 for different soil samples considering soil property. Estimates of ECe values for representative soil samples presented in Table 4 vary from about 1.54dS/m to 10.4dS/m. Therefore, soils across the site are assessed to be moderately to very saline.

Soil Aggressivity

Aqueous solution of chlorides causes corrosion of iron and steel, including steel reinforcements in concrete. Corrosion damage by chlorides is only relevant to iron and steel. High acidity and soils with high sulphates and magnesium affect the integrity of concrete structures buried in the soil. The aggressivity classifications of soil and groundwater applicable to iron and steel, in accordance with Australian Standard AS2159 (Reference 4), are given below in Table 6.

Table 6: Aggressivity Classification for Steel/Iron

Chloride		pH	Resistivity (ohm cm)	Soil Condition A*	Soil Condition B#
In Soil (ppm)	In Water (ppm)				
<5000	<1000	>5.0	>5000	Non-aggressive	Non-aggressive
5000-20000	1000-10000	4.0-5.0	2000-5000	Mild	Non-aggressive
20000-50000	10000-20000	3.0-4.0	1000-2000	Moderate	Mild
>50000	>20000	<3.0	<1000	Severe	Moderate

*Soil Condition A = high permeability soils (e.g. sands and gravels) which are below groundwater
#Soil Condition B = low permeability soils (e.g. silts and clays) and all soils above groundwater

The aggressivity classifications of soil and groundwater applicable to concrete, in accordance with Australian Standard AS2159 (Reference 4), are given below in Table 7.

Table 7: Aggressivity Classification for Concrete

Sulphate expressed as SO_4		pH	Chloride in Water (ppm)	Soil Condition A	Soil Condition B
In Soil (ppm)	In Groundwater (ppm)				
<5000	<1000	>5.5	<6000	Mild	Non-aggressive
5000-10000	1000-3000	4.5-5.5	6000-12000	Moderate	Mild
10000-20000	3000-1000	4.0-4.5	12000-30000	Severe	Moderate
>20000	>10000	<4.0	>30000	Very Severe	Severe

Approximately 100ppm of SO_4 = 80ppm of SO_3

Results of aggressivity tests on representative soil samples from the site are summarised in Table 4. The soils across the site are clayey in nature with low permeability. Therefore, appropriate site condition for predominant soils at the site is assessed to be "Condition B". Aggressivity tests indicated the following:

- The pH values of soil samples vary from 4.9 to 7.4, indicating that the site conditions are non-aggressive to steel/iron but mildly aggressive to concrete.
- Chloride contents in soil samples vary from 230 to 1700ppm, indicating that the site conditions are non-aggressive to both steel/iron and concrete.
- Sulphate contents in soil samples vary from 66 to 350ppm, indicating that the site conditions are non-aggressive to concrete.

We recommend use of construction materials, such as concrete and steel that are appropriate to assessed aggressivity.

Excavation Condition

Proposed development is understood to involve more than 3m deep excavation. Therefore, materials to be excavated are expected to comprise topsoil/fill and silty/ clayey soils. It is our assessment that excavation of soils (including fill and residual soil) and Class V or IV siltstone / shale can be achieved using conventional earthmoving equipment such as excavators and dozers.

Groundwater was not encountered to TC-bit refusal depths of the boreholes. Therefore, we do not anticipate significant groundwater inflow during proposed excavation. Minor groundwater/seepage inflow if any could be managed by a conventional sump and pump method. It should be noted that fluctuations in the level of groundwater/seepage might occur due to variations in rainfall and/or other factors and trafficability problems could arise locally during wet weather or if water is allowed to pond at the site. We suggest a specialist dewatering contractor be contacted for advice if significant groundwater inflow is encountered during basement excavation. To monitor long term water level at site, three monitoring wells were installed during the field investigation.

Site Filling

The proposed development works might require fill placement to achieve designed grades. The following procedures are recommended for placement of controlled fill, where required:

- Strip existing topsoil and bitumen seal (car park) and stockpile separately for disposal.
- Undertake proof rolling (using an 8 to 10 tonnes roller) of the exposed natural soils to detect potentially weak spots (ground heave). Excavate areas of localised heaving to a depth of about 300mm and replace with granular fill, compacted as described below.

- Undertake proof rolling of soft spots backfilled with granular fill, as described above. If the backfilled area shows movement during proof rolling, this office should be contacted for further recommendations.
- Place suitable fill materials on proof rolled natural soils. The fill should be placed in horizontal layers of 200mm to 250mm maximum loose thickness (depending on the size of equipment) and compacted to a Minimum Dry Density Ratio (MDDR) of 98% Standard, at moisture content within 2% of Optimum Moisture Content (OMC). The top 300mm of fill forming pavement subgrade should be compacted to at least 100% Standard.
- Controlled fill should preferably comprise non-reactive fill (e.g. crushed sandstone) with a maximum particle size not exceeding 75mm, or low plasticity clay. Natural soils and bedrock obtained from excavations within the site may be used in controlled fill after removal of unsuitable materials, if any, crushing to sizes finer than 75mm, properly mixing and moisture conditioning.
- Fill placement should be supervised to ensure that material quality, layer thickness, testing frequency and compaction criteria conform to the specifications. We recommend "Level 1" supervision in accordance with AS3798-2007 – "Guidelines on Earthworks for Commercial and Residential Developments. Geotechnical Inspection and Testing Authority will generally provide certification on the quality of entire compacted fill only if Level 1 supervision and testing is carried out.

Preliminary Lot Classification

It is our assessment that the site is suitable for the construction of proposed residential buildings after completion of site preparation works. At completion of site preparation (cut and fill) for proposed development works, when building platforms and footing subgrade are ready for construction of residences, sub-surface profiles within the residential lots are anticipated to comprise either of the following:

- Controlled fill overlying, natural clays overlying bedrock; or
- Natural clays overlying bedrock; or
- Shale/ siltstone bedrock

The magnitude of ground surface movement due to moisture variation, which is required for site classification, depends on shrink-swell index values and thickness of soils underlying a building slab. Based on the results of the investigation, natural clayey soils are generally medium to high plasticity with pockets of low plasticity clays. Hence, the natural soils and controlled fill are likely to be moderately to highly reactive. Shale / siltstone bedrock would generally be non-reactive to slightly reactive.

Based on anticipated thickness of soils (including controlled fill and natural clays) and estimated shrink-swell movements, site classifications are expected to be Class “M” (Moderately reactive) or “H1” (Highly reactive), in accordance with AS2870-2011 “Residential slabs and footings”. In areas where shale / siltstone bedrock will be exposed the residential lots would generally be classified as Class “S” (Slightly reactive).

The above classifications are indicative only for the preliminary design of the slab. Separate geotechnical investigation for site classification is required following completion of earth work.

Batter Slopes and Retaining Structures

Proposed development will involve more than 3m deep excavation for basement and detention basin. Some minor fill placement might also be required. Cut and fill slopes during and after development works should be battered for stability or retained by engineered retaining structures. Recommended batter slopes for the stability of cut and fill slopes are presented in Table 8.

Table 8: Recommended batter slopes

Material	Temporary (Vertical : Horizontal)		Permanent (Vertical : Horizontal)	
	Protected	Exposed	Protected	Exposed
Controlled Fill/ Natural Clay	1.0 : 1.0	1.0 : 1.5	1.0 : 2.0	1.0 : 2.5
Shale/ Siltstone - Class V to IV	1.0 : 0.75	1.0 : 1.0	1.0 : 1.0	1.0 : 1.5
Shale/ Siltstone - Class III or better	Sub-vertical*	Sub-vertical*	Sub-vertical*	Sub-vertical*

* We do not expect that the proposed excavation will extend to the Class III Shale/Siltstone bedrock

It is also recommended that battered slopes and excavation faces are provided with adequate surface and sub-surface drainage.

Batter slopes steeper than those recommended in Table 8 need to be retained by engineered retaining structures. Appropriate retaining structures for the proposed development would comprise soldier pier walls installed before excavation is commenced. The centre to centre spacing of piers can range from 2 to 3 times pier diameter.

Earth pressure distribution on such cantilevered retaining walls may be assumed to be triangular in shape and estimated as follows:

$$p_h = \gamma k H$$

Where,

p_h = Horizontal active earth pressure (kN/m^2)
γ = Bulk density of materials to be retained (kN/m^3)
k = Coefficient of earth pressure (k_a or k_0)
k_a = Active earth pressure coefficient
k_0 = At rest earth pressure coefficient
H = Retained height (m)

For anchored retaining walls, earth pressure distribution can be assumed trapezoidal with estimated peak value as 5H (8H for at rest condition) kPa, where H is the retained height (m). The pressure distribution should be nil at the surface, increasing to 5H (8H for at rest condition) at depth of 0.25H and remaining constant to 0.75H, then decreasing to nil at the base of the excavation.

For the design of flexible retaining structures where some lateral movement is acceptable an active earth pressure coefficient (k_a) is recommended. If it is critical to limit the horizontal deformation of a retaining structure use of an earth pressure coefficient at rest (k_0) should be considered. Recommended earth pressure coefficients for the design of retaining structures are presented in the following Table 9.

Table 9: Recommended earth pressure coefficients

Retained Material	Unit Weight (kN/m^3)	Active Earth Pressure Coefficient, K_a	At Rest Earth Pressure Coefficient, K_0	Ultimate Passive Earth Pressure (kPa)
Controlled Fill/ Natural Clay	18	0.40	0.60	Ignore
Shale/ Siltstone - Class V to IV	20	0.20	0.30	350*
Shale/ Siltstone - Class III or better	22	Not Applicable	Not Applicable	1000*

** Apply appropriate factor of safety*

The above coefficients are based on the assumption that ground level behind the retaining structure is horizontal and the retained material is effectively drained. Additional earth pressures resulting from surcharge load (buildings, infrastructures, etc) on retained materials and groundwater pressure, if any should also be allowed for in design of retaining structures. The design of any retaining structure should also be checked for bearing capacity, overturning, sliding and overall stability of the slope.

Rock anchors might be required for the support of retaining structures. We recommend that rock anchors are taken into Class IV or better bedrock and can be designed for a bond strength (between grout and bedrock) taken as 10% of end bearing capacity values recommended in "Footings" section of the report.

Floor Slabs and Footings

Material at the base of basement excavation is anticipated to be to be natural clay (medium to high plastic). Therefore, floor slabs for proposed buildings may be constructed as ground bearing slabs or suspended slabs supported by footings designed in accordance with recommendations provided in this report. For the design of ground bearing slabs, we recommend a Modulus of Subgrade Reaction Value of 10kPa/mm for natural clay.

Loading conditions from the proposed structure are not known at this stage. We consider that appropriate foundations would comprise either shallow footings (pad and strip) or deep foundations (bored piers). Deep footings might be preferable if footings are required to support significant lateral and/or uplift pressures. The recommended allowable bearing pressures for design of shallow and deep foundations are presented in the following Table 10.

Table 10: Recommended allowable bearing pressures

Founding Material	Allowable Bearing Pressure (kPa)	Allowable Shaft Adhesion (kPa)
Natural Clay	150	Ignore
Shale/ Siltstone – Class V	600	50
Shale/ Siltstone - Class IV	1200	100
Shale/ Siltstone - Class III	3000	250

The recommended allowable shaft adhesions against uplift pressures are half the shaft adhesions for compressive loads presented in Table 10.

As depths to bedrock with the recommended allowable bearing pressures could vary across the site, the founding depths of footings to be constructed will also vary. The depth ranges presented in Table 3 are measured from existing ground surface at borehole locations and are indicative only. Therefore, an experienced Geotechnical Engineer on the basis of assessment made during footing excavation or pier hole drilling should confirm founding levels during construction. The engineer should ensure that the design strength of bedrock is achieved.

For footings founded in bedrock total settlements under the recommended allowable bearing pressures are estimated to be about 1% of pier diameter or minimum footing dimension. Differential settlements are estimated to be about half the estimated total settlements. Although groundwater/seepage was not encountered during drilling, it might be prudent to provide sub-floor drainage for long-term conditions.

General

Assessments and recommendations presented in this report are based on site observation and information from four boreholes only. Although we believe that the sub-surface profile presented in this report is indicative of the general profile across the site, it is possible that the sub-surface profile could differ from that encountered in the boreholes. Likewise, comments on groundwater/seepage are based on observation during field work. We recommend that this company is contacted for further advice if actual site conditions encountered during basement excavation differ from those presented in this report. We recommend additional geotechnical investigation with deeper boreholes if the foundations are to be design on Class III shale/ siltstone bedrock.

If you have any questions, please do not hesitate to contact the undersigned.

Yours faithfully
GEOTECHNIQUE PTY LTD

DR MD ARIFUL ISLAM
Senior Geotechnical Engineer

Attached Drawing No 14185/2-AA1 Borehole Locations
Borehole Logs (BH1 to BH4), Core Photographs, and Explanatory Notes

References

1. *Australian Standard, Geotechnical Site Investigation, AS1726-1993.*
2. *Pells, P J N, Mostyn, E and Walker, B F, Foundations on Sandstone and Shale in the Sydney Region, Australian Geomechanics Journal, Dec 1998.*
3. *Lillicrap, A and McGhie, S., Site Investigation for Urban Salinity, Department of Land and Water Conservation, 2002.*
4. *Australian Standard AS2159-2009, Piling – Design and Installation, 2009.*

N

Imagery ©2018 NearMap.com

LEGEND

Borehole

0 1 2 3 4 5m

Scale 1:100

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NOTES

1. Site features are indicative and are not to scale.
2. This drawing has been produced using a base plan provided by others to which additional information e.g test pits, borehole locations or notes have been added. Some or all of the plan may not be relevant at the time of producing this drawing

Benaiah Pty Ltd
Proposed Development
Lots 137-143 & Lots 177-180 DP14333
Rodgers Street, Somerset Street & Orth Street
Kingswood

Borehole Locations

Drawing No: 14185/2-AA1
Job No: 14185/2
Drawn By: MH
Date: 13 March 2018
Checked By: AI

File No: 14185-2
Layers: 0, AA1

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engineering log - borehole

Client : Benaiah Pty Ltd
Project : Proposed Development
Location : Lots 137-143 & Lots 177-180 in DP14333
Rodgers, Somerset & Orth streets, Kingswood

Job No. : 14185/2
Borehole No. : BH1
Date : 01/03/2018
Logged/Checked by: SS

drill model and mounting : Geoprobe 7822DT Track Mounted **slope :** **deg.** **R.L. surface :** 47.20

hole diameter : 125 **mm** **bearing :** **deg.** **datum :**

method	groundwater	env samples	PID reading (ppm)	geo samples	field test	depth or R.L. in meters	graphic log	classification symbol	MATERIAL DESCRIPTION soil type, plasticity or particle characteristic, colour, secondary and minor components.	moisture condition	consistency density index	hand penetrometer kPa	Remarks and additional observations
TC Bit		GP				0			FILL: Silty Clayey Sand, fine grained, dark grey	D			Thin asphaltic/bitumen layer, with fine grained gravel on surface
		G						CL-CI	Silty CLAY, low to medium plasticity, brown	M<PL	F		Residual
				DS	N=6 2,2,4			CI-CH	Silty CLAY, medium to high plasticity, red mottled grey	M<PL	St		
						1		CH	Silty CLAY, high plasticity, grey mottled red	M<PL	St-VSt		
				DS	N=16 5,6,10	2		CH	Silty CLAY, high plasticity, grey mottled red, with ironstone gravel	M<PL	VSt		
				DS	N=19 6,9,10	3							
					N=R 6,10/90	4							
						5		CH	Silty CLAY, high plasticity, grey, with shale/ siltstone gravel	M<PL	H		
						6			SHALE/SILTSTONE, brown, extremely to distinctly weathered, low to medium strength				Bedrock
						7			Started coring at 7.0m				
						8							
						9							

GEOTECHNIQUE
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engineering log
cored borehole

Client : Benaiah Pty Ltd
Project : Proposed Development
Location : Lots 137-143 & Lots 177-180 in DP14333
Rodgers, Somerset & Orth streets, Kingswood

Job No. : 14185/2
Borehole No. : BH1
Date : 01/03/2018
Logged/Checked by : SS

drill model and mounting : Geoprobe 7822DT Track **slope :** **deg.** **R.L. surface :** 47.20
core size: NMLC **bearing :** **deg.** **datum :**

barrel lift	water loss/level	depth of R.L. in meters	graphic log	CORE DESCRIPTION rock type, grain characteristics, colour, structure, minor components.	weathering	strength	point load index strength Is(50) (EL VL L M H VH)	defect spacing (mm) (2000 1000 500 300 100 50)	DEFECT DETAILS DESCRIPTION type, inclination, thickness, planarity, roughness, coating. Specific / General
		7		Started coring at 7.0m					
				CORELOSS					
				SHALE, grey	DW	VL-L			7.17m, Is=40mm (clay)
				CORELOSS	EW				
				SHALE, grey	DW	L-M			7.85m, Is(clay) 7.95m, Is(clay) 8.16m, Bp=0° 8.27m, Is(clay) 8.38m, Is(clay)=20mm 8.43m, Is 8.52m, Is 8.56m, Jo=90°, Un
		8							
		9		Borehole No 1 terminated at 9.0m					8.12m, Is 8.65m, Is 8.8m, Is(clay)=10mm
		10							
		11							
		12							
		13							
		14							
		15							
		16							

GEOTECHNIQUE
PTY LTD

Job No 14185/2 BH1 Started Coring at 7.0m

7.0m

Core Loss

8.0m

BH1 terminated at 9.0m

Al.mh/29.03.2018

GEOTECHNIQUE
PTY LTD

engineering log - borehole

Client : Benaiah Pty Ltd
Project : Proposed Development
Location : Lots 137-143 & Lots 177-180 in DP14333
Rodgers, Somerset & Orth streets, Kingswood

Job No. : 14185/2
Borehole No. : BH2
Date : 01/03/2018
Logged/Checked by: SS

drill model and mounting : Geoprobe 7822DT Track Mounted **slope :** **deg.** **R.L. surface :** 46.58

hole diameter : 125 **mm** **bearing :** **deg.** **datum :**

method	groundwater	env samples	PID reading (ppm)	geo samples	field test	depth or R.L. in meters	graphic log	classification symbol	MATERIAL DESCRIPTION soil type, plasticity or particle characteristic, colour, secondary and minor components.	moisture condition	consistency density index	hand penetrometer kPa	Remarks and additional observations
		GP				0			TOPSOIL: Silty Clay, low plasticity, brown, with root fibres				
								CL-CI	Silty CLAY, low to medium plasticity, brown	M<PL			Alluvial
				DS	N=14 6,8,6			ML	Clayey SILT, low plasticity, grey				
						1		CH	Silty CLAY, high plasticity, yellow-brown	M<PL	St		Residual
								CH	Silty CLAY, high plasticity, mottled red and grey, with ironstone gravel	M<PL	St-VSt		
				DS	N=19 6,8,11	2							
				DS	N=17 5,8,9	3		CH	Silty CLAY, high plasticity, grey, with ironstone gravel				
				DS	N=19 5,8,11								
						4							
				DS	N=15 6,7,8	5							
									SILTSTONE/SHALE, brown-grey, extremely to distinctly weathered, low to medium strength				Bedrock
						6							
									SILTSTONE/SHALE, brown-grey, distinctly weathered, medium strength				
						7							
						8							
						9			Borehole No 2 terminated at 9.0m				

GEOTECHNIQUE
PTY LTD

engineering log - borehole

Client : Benaiah Pty Ltd
Project : Proposed Development
Location : Lots 137-143 & Lots 177-180 in DP14333
Rodgers, Somerset & Orth streets, Kingswood

Job No. : 14185/2
Borehole No. : BH3
Date : 02/03/2018
Logged/Checked by: SS

drill model and mounting : Geoprobe 7822DT Track Mounted **slope :** **deg.** **R.L. surface :** 45.76

hole diameter : 125 **mm** **bearing :** **deg.** **datum :**

method	groundwater	env samples	PID reading (ppm)	geo samples	field test	depth or R.L. in meters	graphic log	classification symbol	MATERIAL DESCRIPTION soil type, plasticity or particle characteristic, colour, secondary and minor components.	moisture condition	consistency density index	hand penetrometer kPa	Remarks and additional observations
		G				0			TOPSOIL: Clayey Silt, low plasticity, brown, with root fibres				
								ML	Clayey SILT, low plasticity, brown	M<PL	H		Alluvial
				DS	N=20 7,11,19	1		CI-CH	Silty CLAY, medium to high plasticity, red, with ironstone gravel	M<PL	St		Residual
						2		CH	Silty CLAY, high plasticity, grey mottled yellow-brown and red	M<PL	St-VSt		
				DS	N=8 3,4,4								
						3			Silty CLAY, high plasticity, grey, with ironstone	M<PL	VSt-H		
				DS	N=18 4,7,11	4							
				DS	N=R 9,20 2/0	5			SILTSTONE, brown, extremely to distinctly weathered, very low to low strength				Bedrock
						6							
									Started coring at 6.5m				
						7							
						8							
						9							

GEOTECHNIQUE
PTY LTD

engineering log
cored borehole

Client : Benaiah Pty Ltd
Project : Proposed Development
Location : Lots 137-143 & Lots 177-180 in DP14333
Rodgers, Somerset & Orth streets, Kingswood

Job No. : 14185/2
Borehole No. : BH3
Date : 02/03/2018
Logged/Checked by : SS

drill model and mounting : Geoprobe 7822DT Track **slope :** **deg.** **R.L. surface :** 46.58
core size: NMLC **bearing :** **deg.** **datum :**

barrel lift	water loss/level	depth of R.L. in meters	graphic log	CORE DESCRIPTION rock type, grain characteristics, colour, structure, minor components.	weathering	strength	point load index strength Is(50) (EL VL L M H VH)	defect spacing (mm) (2000 1000 600 300 100 50)	DEFECT DETAILS DESCRIPTION type, inclination, thickness, planarity, roughness, coating. Specific / General
				Started coring at 6.5m					
		7		SHALE/SILTSTONE, brown-grey	DW	L-M			6.72m, Bp=0° 6.83m, Jo=45°,sn 6.91m, Bp=5° 7.00m, Bp=0° 7.10m, Bp=0°
		8							7.82m, Is(clay) 8.03m, Cs 8.21m, Is(clay)=10mm 8.29m, Is(clay)=20mm 8.53m, Jo=Curved
		9		Borehole No 2 terminated at 8.82m					
		10							
		11							
		12							
		13							
		14							
		15							

GEOTECHNIQUE
PTY LTD

Job No 14185/2 BH3 Started Coring at 6.5m

7.0m

8.0m

8.82m

BH3 terminated at 8.82m

Al.mh/29.03.2018

GEOTECHNIQUE
PTY LTD

engineering log - borehole

Client : Benaiah Pty Ltd
Project : Proposed Development
Location : Lots 137-143 & Lots 177-180 in DP14333
Rodgers, Somerset & Orth streets, Kingswood

Job No. : 14185/2
Borehole No. : BH4
Date : 02/03/2018
Logged/Checked by: JH

drill model and mounting : Geoprobe 7822DT Track Mounted **slope :** **deg.** **R.L. surface :** 45.14

hole diameter : 125 **mm** **bearing :** **deg.** **datum :**

method	groundwater	env samples	PID reading (ppm)	geo samples	field test	depth or R.L. in meters	graphic log	classification symbol	MATERIAL DESCRIPTION soil type, plasticity or particle characteristic, colour, secondary and minor components.	moisture condition	consistency density index	hand penetrometer kPa	Remarks and additional observations
						0			TOPSOIL: Clayey Silt, low plasticity, brown, with gravel				
								ML-MI	Clayey SILT, low to medium plasticity, brown	M<PL	F-St		Alluvial
				DS	N=10 6,3,4	1							
								CH	Silty CLAY, high plasticity, grey mottled red and yellow-brown	M≤PL	F-St		Possible Residual
				DS	N=15 6,7,8	2							
						3		CH	Silty CLAY, high plasticity, grey, with ironstone gravel	M<PL	St-VSt		
				DS	N=20 3,6,12	4							
									SHALE, grey, extremely to distinctly weathered, low strength				Bedrock
				DS	N=R 10/110	5							
									SHALE, grey, distinctly weathered, low strength				Bedrock
						6							
						7							
						8							
						9			Borehole No 4 terminated at 9.0m				

KEY TO SYMBOLS

Symbol Description

Strata symbols

Fill

Silty Clay
low to medium plasticity

Silty Clay
medium to high plasticity

Silty Clay
high plasticity

Siltstone / Shale

Topsoil

Clayey Silt

Siltstone

Shale

Description not given for:
".SC"

Descriptions of various line types (solid, dotted, etc.)

Profile change

Gradual profile change

Notes:

1. **Exploratory borings were drilled between 02/03/2018 and 02/03/2018 using a 50, 100 and 125mm diameter continuous flight power auger.**

2. **These logs are subject to the limitations, conclusions and recommendations in this report.**

3. **Results of tests conducted on samples recovered are reported on the logs.**

KEY TO SYMBOLS

Symbol Description

Strata symbols

Core Loss

Shale

Siltstone / Shale

Descriptions of various line types (solid, dotted, etc.)

____ Profile change

_ _ _ Gradual profile change

Notes:

1. **Exploratory borings were drilled between 02/03/2018 and 02/03/2018 using a 50, 100 and 125mm diameter continuous flight power auger.**

2. **These logs are subject to the limitations, conclusions and recommendations in this report.**

3. **Results of tests conducted on samples recovered are reported on the logs.**

Appendix 11 – Proposed PLEP 2010 Map

PENRITH CITY COUNCIL

Penrith Local Environmental Plan 2010

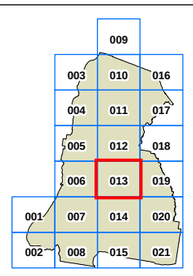
Land Zoning Map - Sheet LZN_013

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business development
- B6 Enterprise Corridor
- B7 Business Park
- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- E3 Environmental Management
- E4 Environmental Living
- IN1 General Industrial
- IN2 Light Industrial
- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU1 Primary Production
- RU2 Rural Landscape
- RU4 Primary Production Small Lots
- RU5 Village
- SP1 Special Activities
- SP2 Infrastructure
- SP3 Tourist
- W1 Natural Waterways
- W2 Recreational Waterways
- DM Deferred Matter
- WSEA SEPP (Western Sydney Employment Area) 2009
- SM SREP No. 30 - St Marys

Cadastre

Cadastre 26/07/2018 © Penrith City Council



N

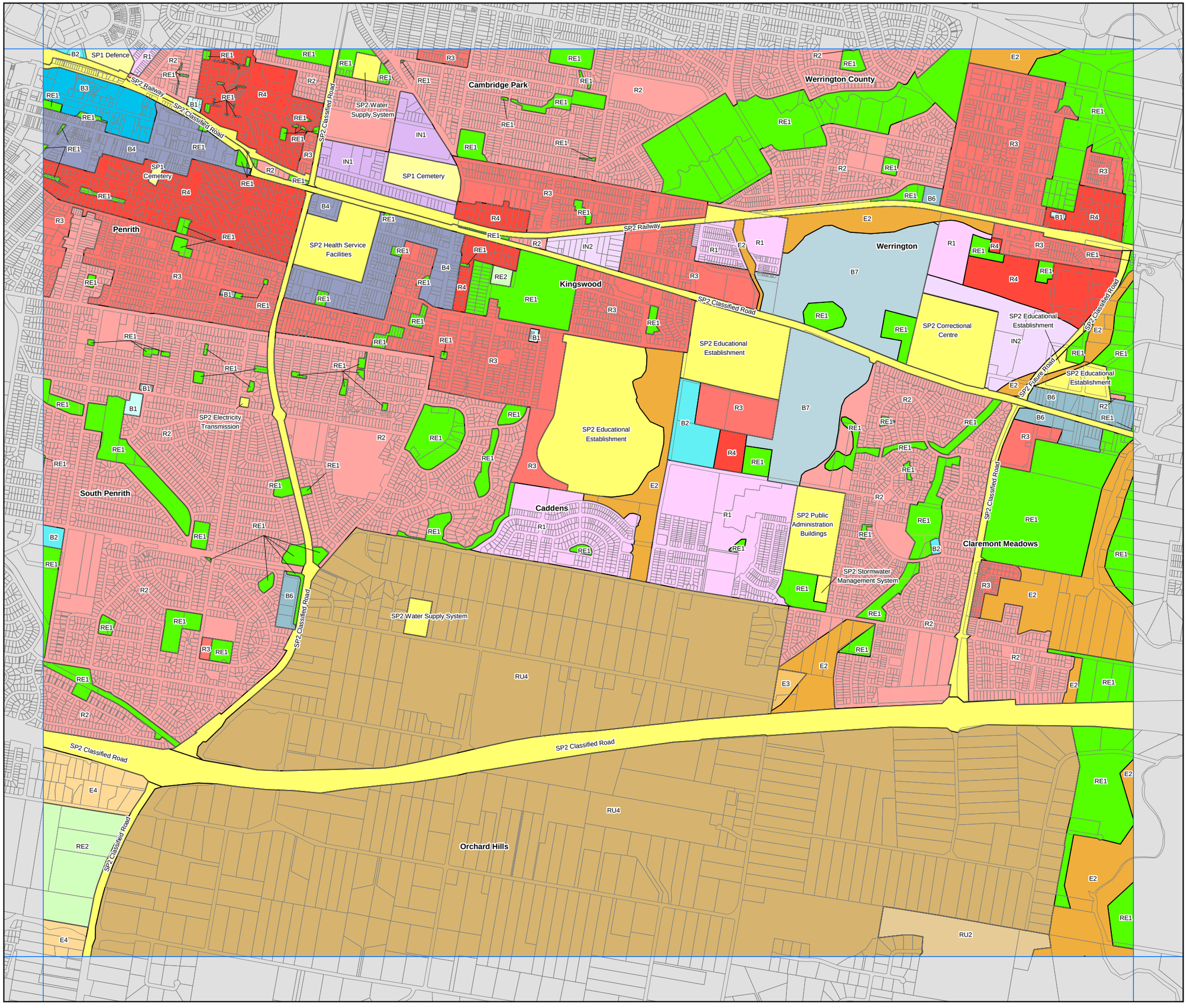
200 0 200 400 600

Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:20,000 @ A3

Map identification number:
6350_COM_LZN_013_020_20180731



Penrith Local Environmental Plan 2010

PENRITH CITY COUNCIL

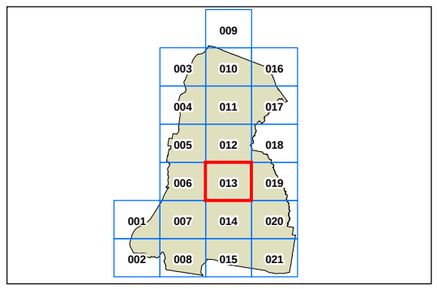
Lot Size Map - Sheet LSZ_013

Minimum Lot Size (sq m)

B	225
F	400
G	450
K1	550
K2	560
M	600
O	650
R	750
S	800
U1	1000
U2	1200
V	2000
W	4000
X	6000
Y1	10000 (1 ha)
Y2	12500 (1.25 ha)
Z	20000 (2 ha)
AB1	100000 (10 ha)
AB2	200000 (20 ha)
AB3	400000 (40 ha)
AI	10000000 (1000 ha+)
	Refer to Clause 7.16, 7.19 & 7.21

Cadastre

Cadastre 26/07/2018 © Penrith City Council



N

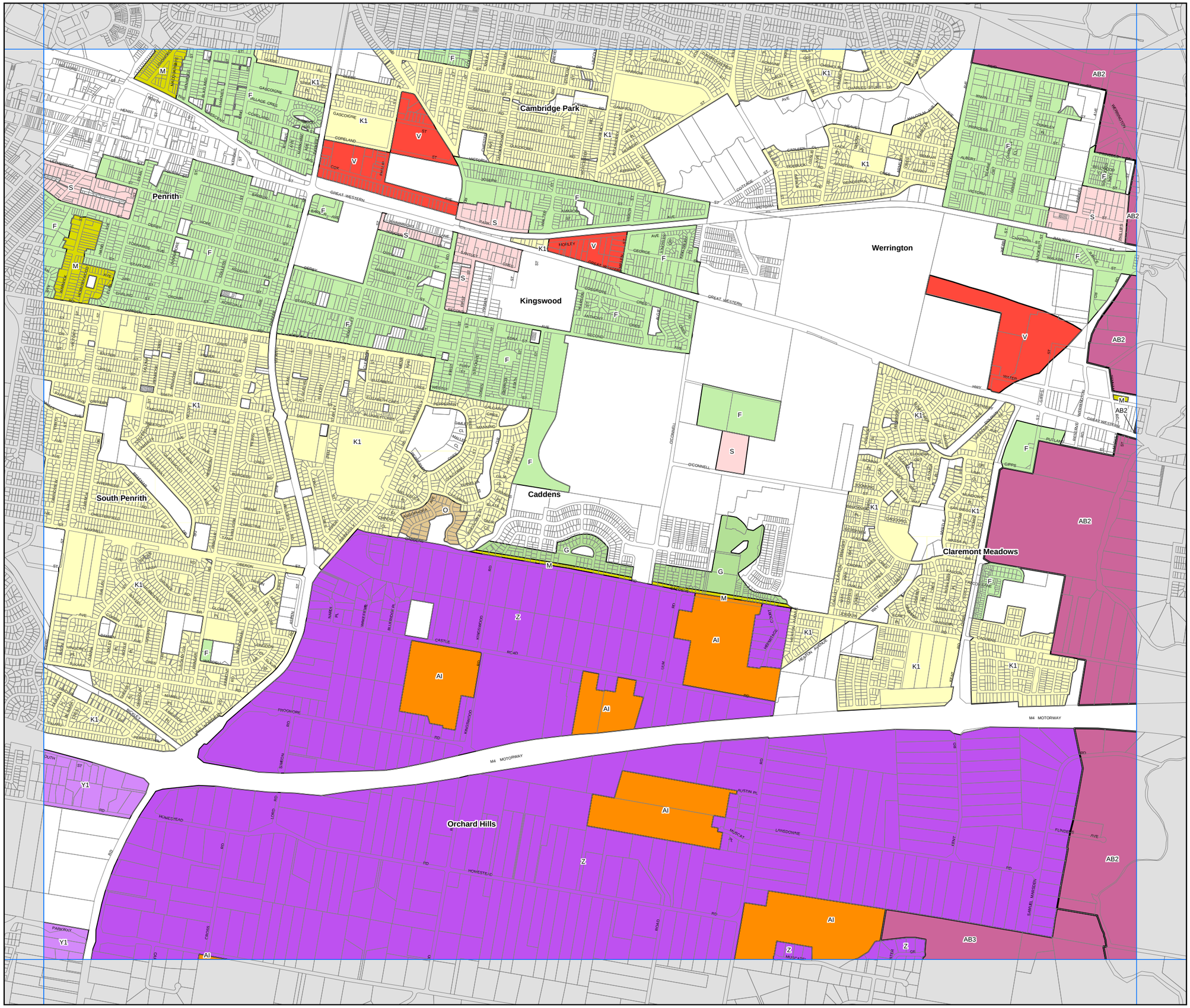
200 0 200 400 600

Metres

Scale: 1:20,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number:
6350_COM_LSZ_013_020_20180731



Appendix 12 – Deposited Plan 14333

Req:R855774 /Doc:DP 0014333 P /Rev:22-Aug-1996 /Sts:OK.OK /Prt:10-Sep-2008 12:07 /Pgs:ALL /Seq:1 of 10
Ref:lg:penr-ndaley /Src:W

D.P. 14333

B428995 5. 11. 26
Subst. Plan 30. 12. 26

MUNICIPALITY OF PENRITH

D.P. 14333

PENRITH

BEING ~~PORTIO~~ Po
AND SUBDIVIS

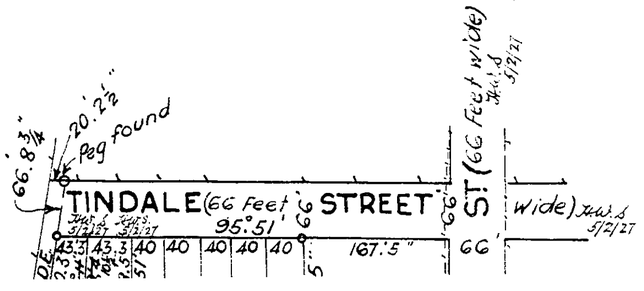
COUNT

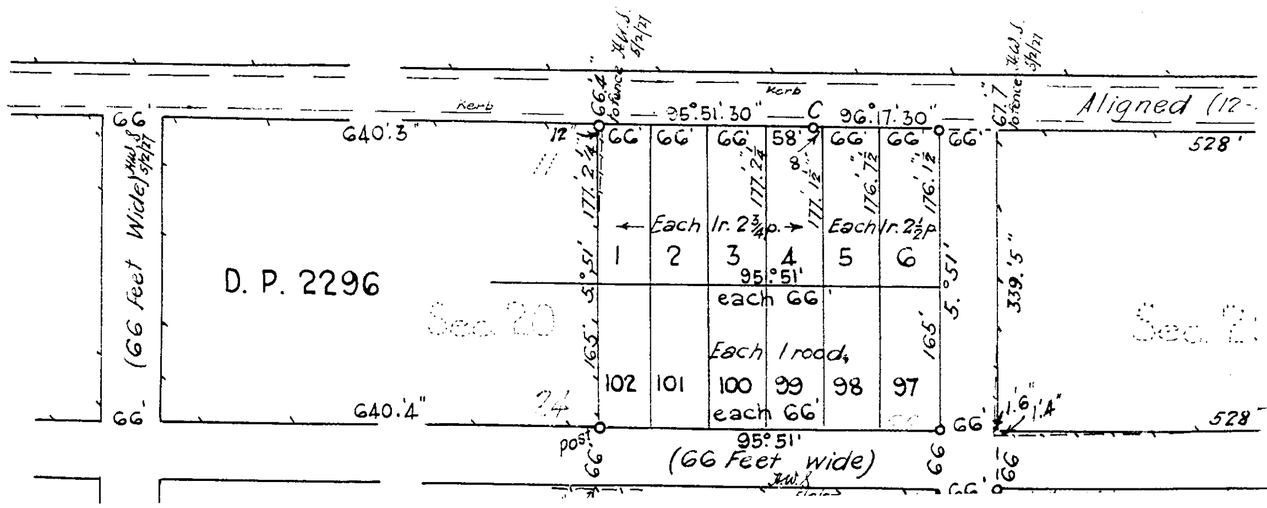
PA

~~CERT~~
Sc

(1) No easements are intended to be created in favour of the purchasers of the lots shewn on this plan
(2) Restrictive covenants (if any) will be shewn on the transfers.

T. Nuckles
Solicitor for the registered proprietor.




Kerb
95°51'30"
C
96°17'30"
640.3"
640.4"
66'
66'
66'
58'
66'
66'
66

D.P. 14333 (2) E

D.P.14

PLAN OF
PENRITH TOWNSHIP ESTATE

BEING ~~PORTION~~ Parts ~~OF~~ ~~LOTS~~ of ~~IN~~ D.Ps. 1582, 1855 & 2296

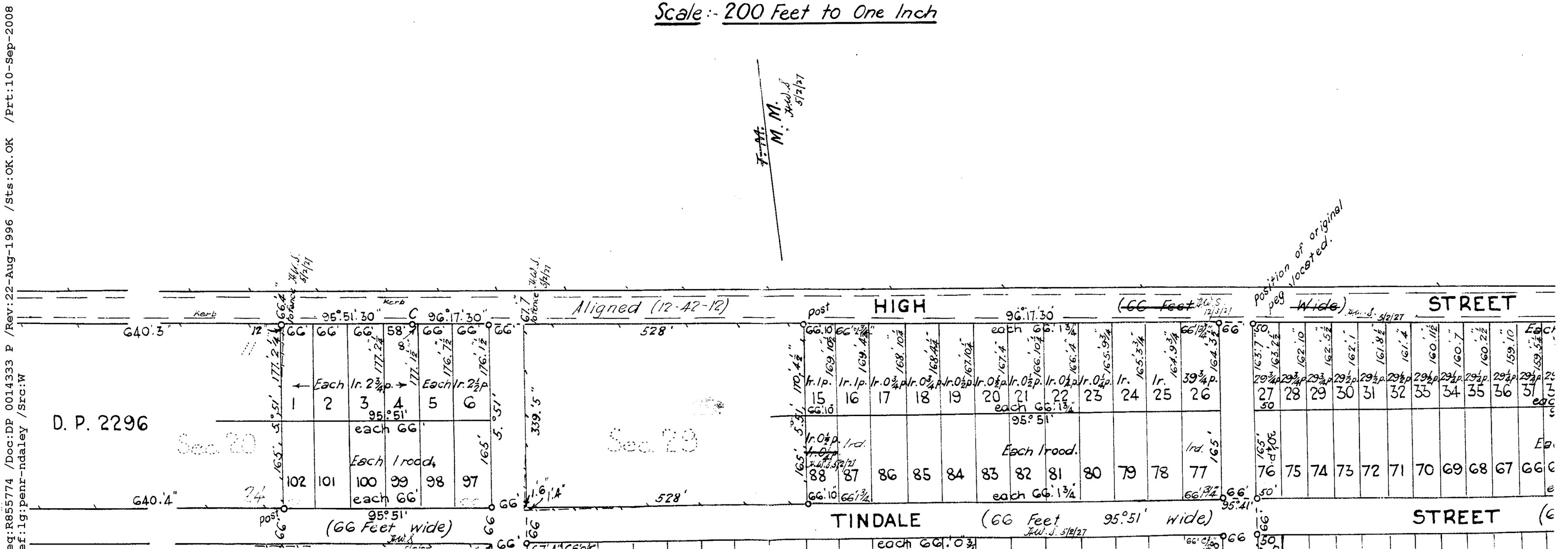
AND SUBDIVISION OF LOTS IN D.P. 1855

COUNTY OF CUMBERLAND

PARISH OF MULGOA

~~CERT. OF TITLE Vol. 3332 Fol. 240~~

Scale :- 200 Feet to One Inch



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Ref:lg:penr-ndaley /Src:W
12:07 /Pgs:ALL /Seq:2 of 10

Req:R855774 /Doc:DP 0014333 P /Rev:22-Aug-1996 /Sts:OK.OK /Prt:10-Sep-2008 12:07 /Pgs:ALL /Seq:3 of 10
Ref:lg:penr-ndaley /Src:W

D.P.14333 (3) (E)

N OF
NSHIP ESTATE

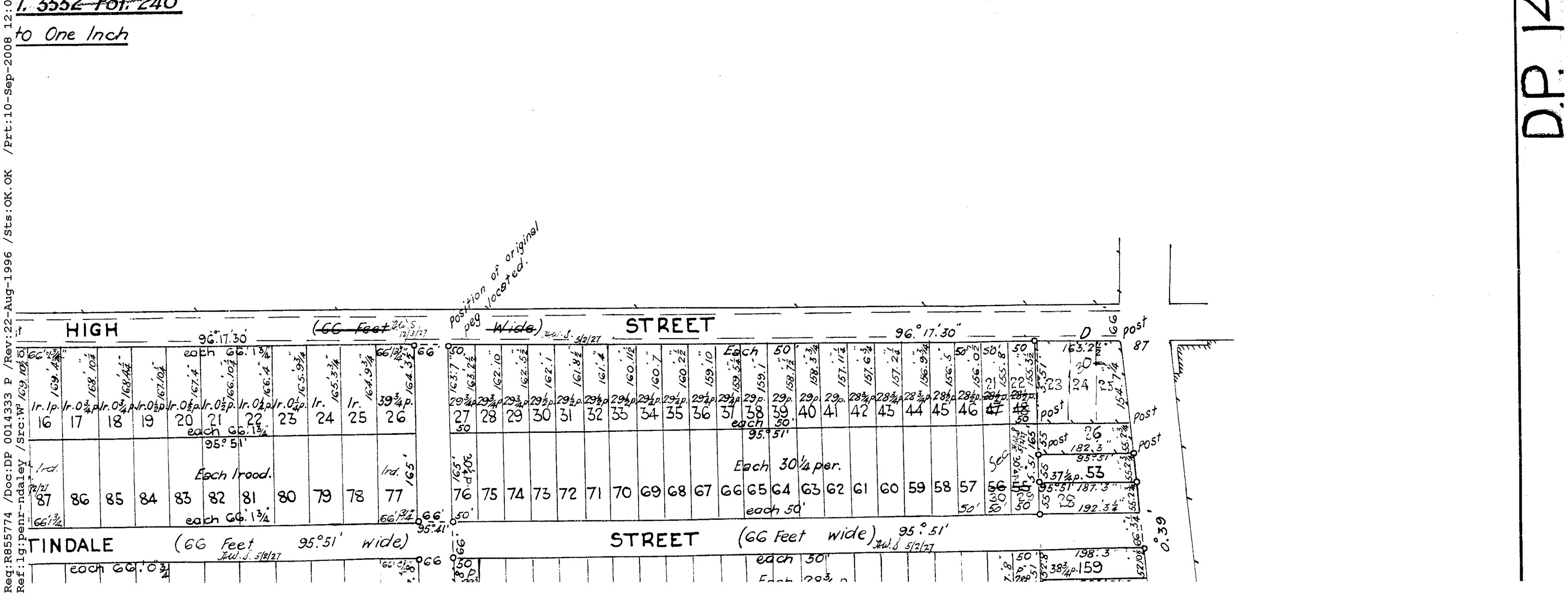
~~IN~~ D.Ps. 1582, 1855 & 2296

TS IN D.P. 1855

1BERLAND
MULGOA

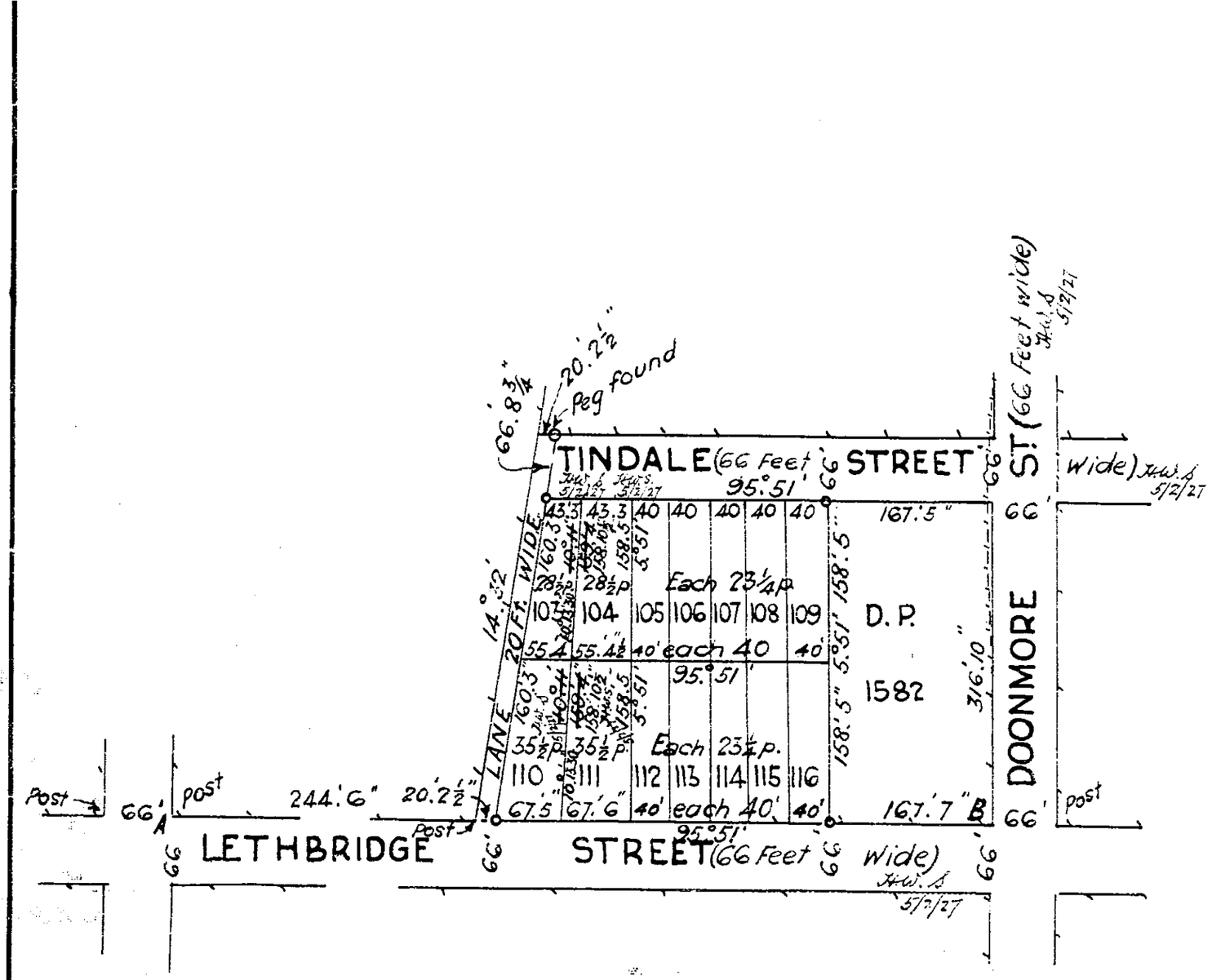
~~I. 3332 Fol. 240~~

to One Inch



D.P. 14333

Req:R855774 /Doc:DP 0014333 P /Rev:22-Aug-1996 /Sts:OK.OK /Prt:10-Sep-2008 12:07 /Pgs:ALL /Seq:4 of 10
Ref:lg:penr-ndaley /Src:W



D.P. 14333 (D) (E)

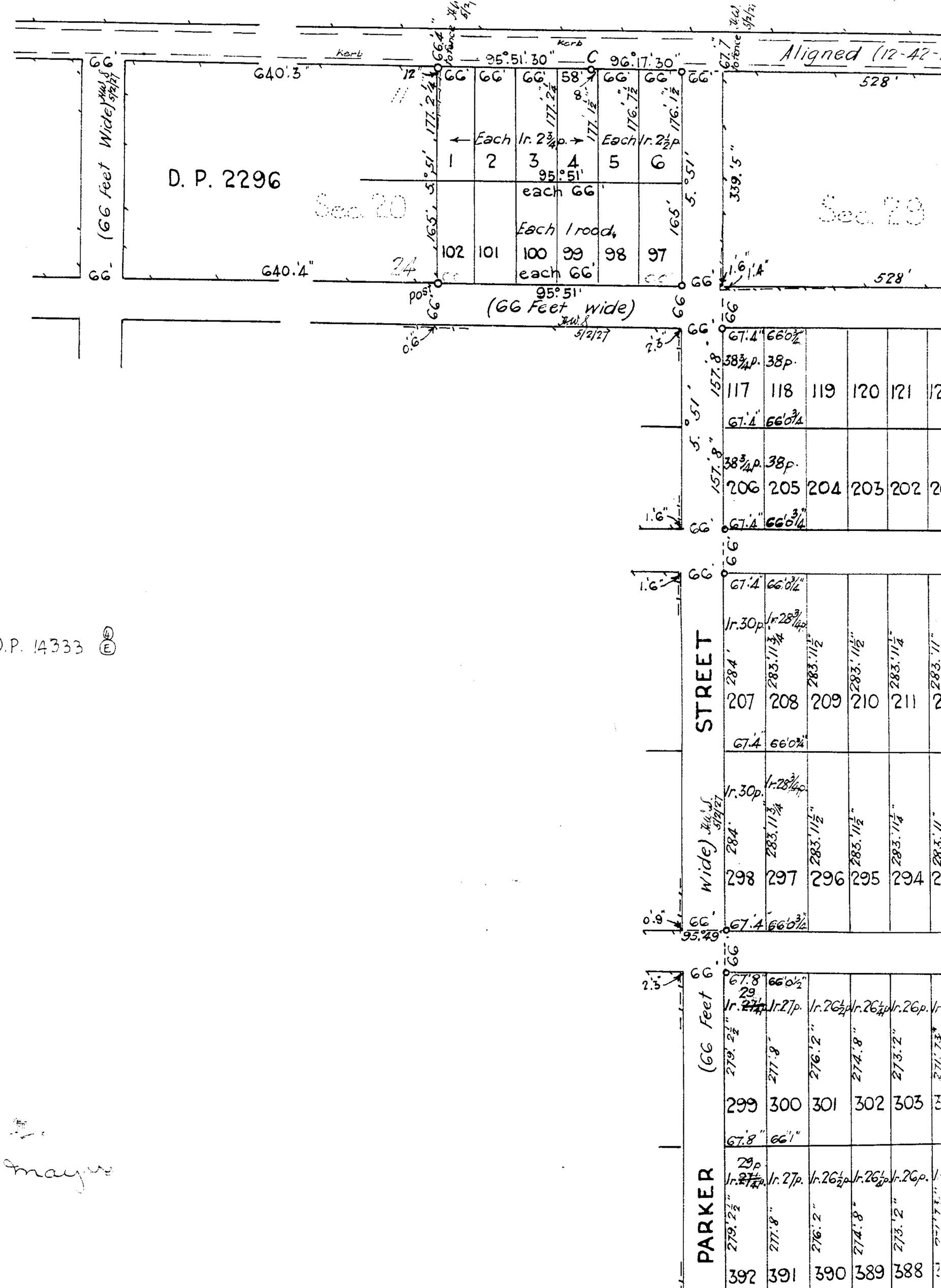
Azimuth taken from Line A-B

This is to certify that this Subdivision has been approved in pursuance of a resolution of the Council of the Municipality of Fenwick dated February 9th 1926. Covered by Council Clerk's Certificate no 21 Dated February 15th 1926

Signed ..... Mayor

Signed ..... Town clerk

Fen. K. Jones.



Req:R855774 /Doc:DP 0014333 P /Rev:22-Aug-1996 /Sts:OK.OK /Prt:10-Sep-2008 12:07 /Pgs:ALL /Seq:5 of 10
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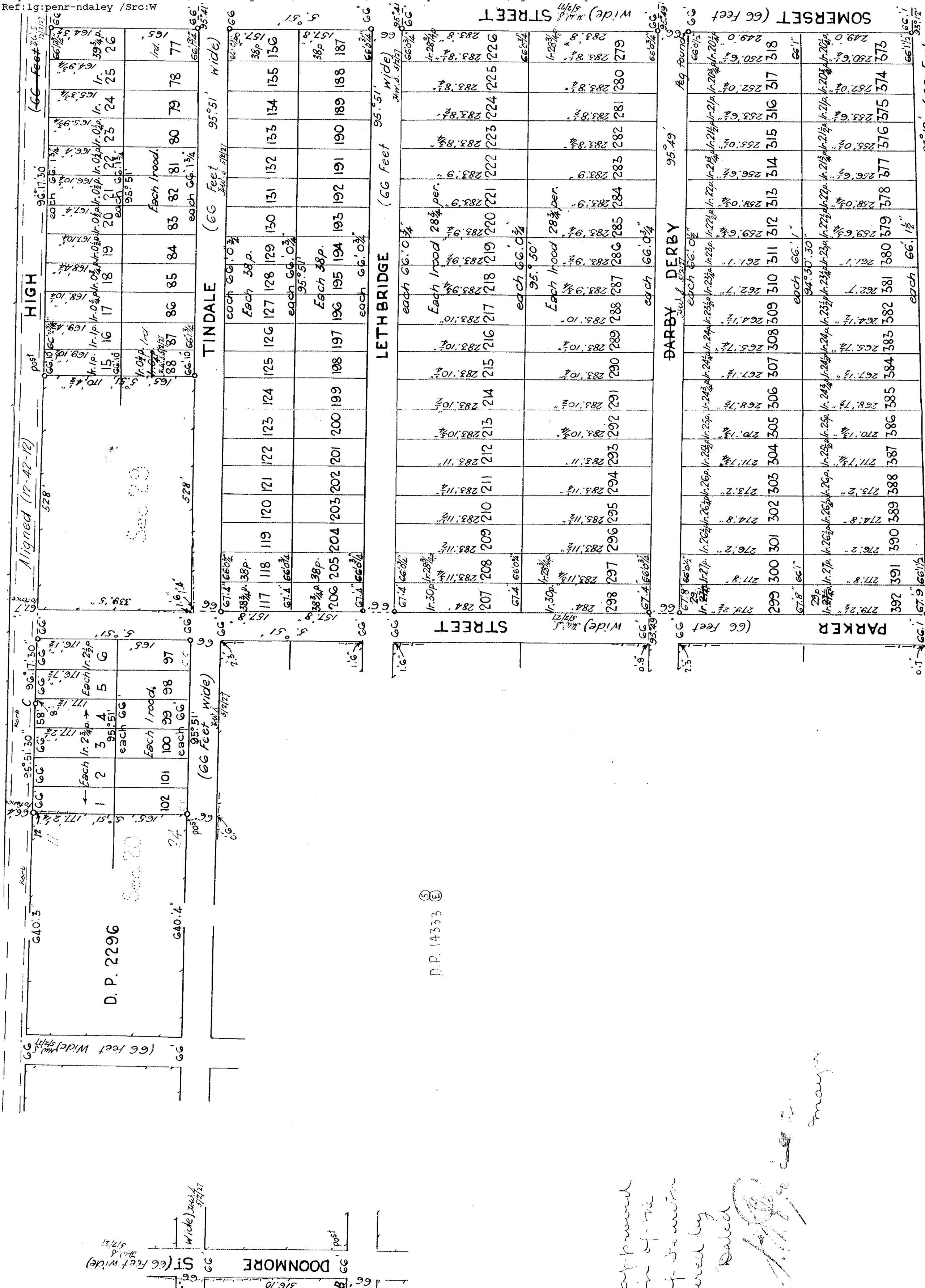


Req:R855774 /Doc:DP 0014333 P /Rev:22-Aug-1996 /Sts:OK.OK /Prt:10-Sep-2008 12:07 /Pgs:ALL /Seq:6 of 10
Ref:lg:penr-ndaley /Src:W

105' HIGH STREET (66 Feet wide) N.W.S. 5/12/27

TINDALE (66 Feet wide) N.W.S. 5/12/27

LETHBRIDGE (66 Feet wide) N.W.S. 5/12/27

DARBY (66 Feet wide) N.W.S. 5/12/27

SOMERSET (66 Feet wide) N.W.S. 5/12/27

BRINGELLY (Variable width) N.W.S. 5/12/27

Trench found.

D.P. 143733

This is to certify that this Subdivision Plan has been approved in pursuance of a resolution of the Council of the Municipality of Gerrie dated February 9th 1926. Entered by Council Clerk's Certificate no 21 Dated February 15th 1926

Signed [illegible] Mayor.

[illegible] Town Clerk.

Fred. L. Jones.

I, Harry Wilson Sando, of Gerrie, Licensed Surveyor, specially Licensed under the Real Property Act, 1900, do hereby solemnly and sincerely declare (a) that all boundaries and measurements shown on this plan are correct (b) that all survey marks found and relevant physical objects on or adjacent to the boundaries are correctly represented (c) that all physical objects indicated actually exist in the positions shown, (d) that the whole of the material facts in relation to the land are correctly represented (e) that the survey has been made by me, and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Oaths Act, 1900

H.W. Sando.
Licensed Surveyor 13/12/26

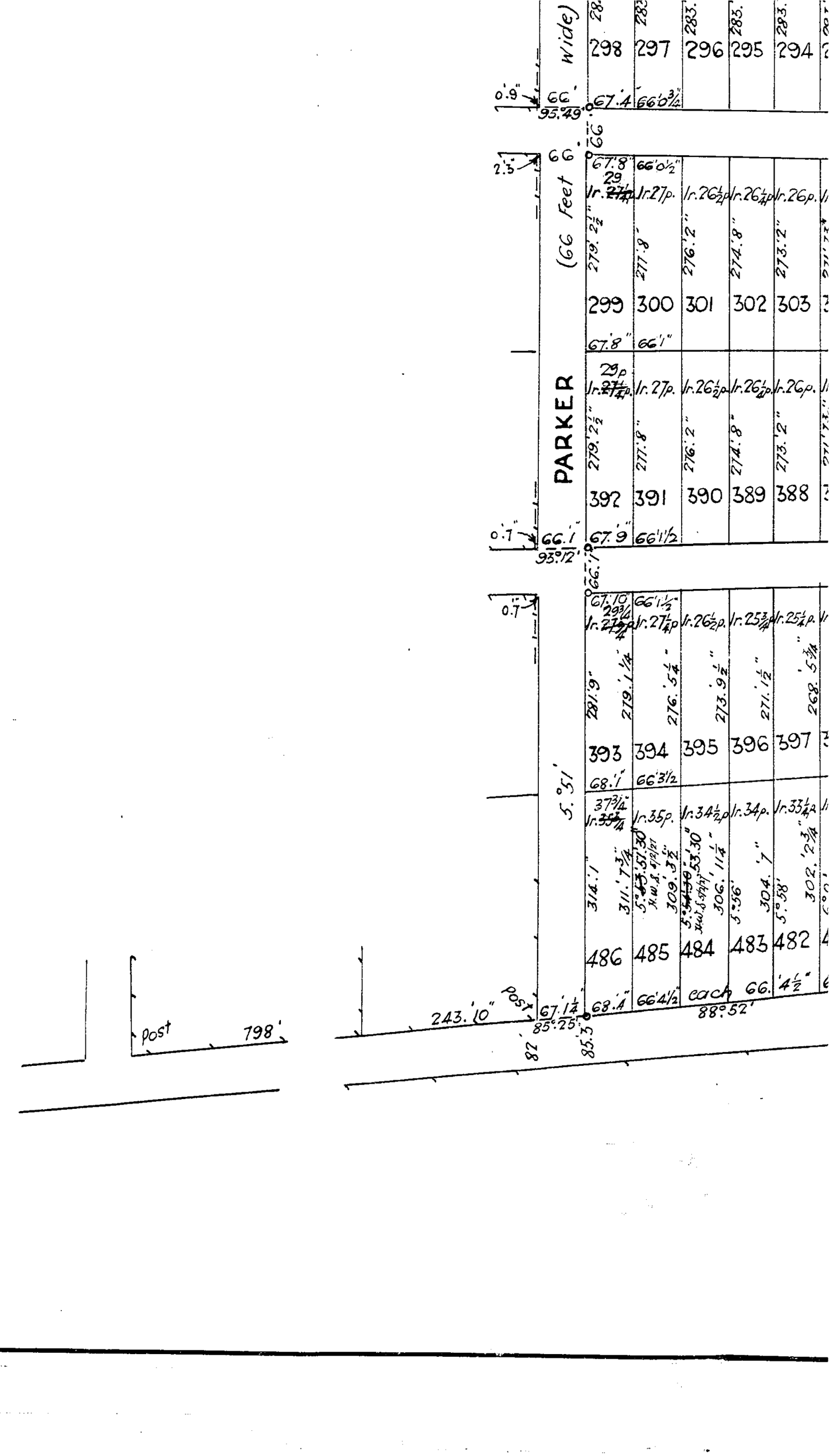
Subscribed and declared before me at Gerrie, this 13th. day of December, 1926.

K. A. Miller J.P.

Date of Survey. 16/10/26

All bearings refer to the ~~Trig. Meridian.~~ Magnetic Meridian.

H.W.S 5/2/27.


PARKER
(66 feet wide)
66.
66.1
66.1
66.1

Req:R855774 /Doc:DP 0014333 P /Rev:22-Aug-1996 /Sts:OK.OK /Prt:10-Sep-2008 12:07 /Pgs:ALL /Seq:8 of 10
Ref:lg:penr-ndaley /Src:W

DARBY ~~DERBY~~ (66 Feet wide) STREET

PARKER (66 Feet wide)

SOMERSET (66 Feet wide) STREET

STAFFORD (66 Feet wide) STREET

JAMISON (Variable width)

Line of Post Holes

Azimuth taken from Line C-D

D.P. 14333 ®

Req:R855774 /Doc:DP 0014333 P /Rev:22-Aug-1996 /Sts:OK.OK /Prt:10-Sep-2008 12:07 /Pgs:ALL /Seq:9 of 10
Ref:lg:penr-ndaley /Src:W

DARBY ~~DERBY~~ STREET (66 Feet wide) J.W.S. 5/2/27

SOMERSET STREET (66 Feet wide) J.W.S. 5/2/27

BRINGELLY STREET (66 Feet wide) J.W.S. 5/2/27

STAFFORD STREET (66 Feet wide) J.W.S. 5/2/27

JAMISON STREET (Variable width) J.W.S. 5/2/27

Line of Post Holes

Post

Azimuth taken from Line C-D

D.P. 14333

Req:R855774 /Doc:DP 0014333 P /Rev:22-Aug-1996 /Sts:OK.OK /Prt:10-Sep-2008 12:07 /Pgs:ALL /Seq:10 of 10
Ref:lg:penr-ndaley /Src:W

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 14333

FEET	INCHES	METRES
-	6	0.15
-	7	0.18
-	9	0.23
1	4	0.405
1	6	0.455
2	3	0.685
2	10 1/2	0.875
3	9 1/4	1.15
5	-	1.83
6	6 1/4	1.985
8	11 1/2	2.12
12	-	3.66
20	-	6.095
20	2 1/2	6.16
21	7 3/4	6.6
23	11	7.29
24	10 3/4	7.59
40	-	12.19
42	-	12.6
43	6	13.185
50	-	15.24
50	0 1/2	15.255
50	0 3/4	15.26
50	1	15.265
50	2 1/4	15.295
50	3 3/4	15.335
52	0 3/4	15.87
52	6	16
52	8	16.055
52	8 1/4	16.06
52	10	16.105
52	10 1/4	16.11
52	10 1/2	16.115
55	-	16.765
55	2 3/4	16.835
55	4	16.865
55	4 1/2	16.88
55	9 1/4	17
56	7 1/2	17.26
57	1 1/4	17.405
58	-	17.68
58	0 3/4	17.695
59	2	18.035
66	-	20.115
66	0 1/2	20.13
66	0 3/4	20.135
66	1	20.14
66	1 1/2	20.155
66	1 3/4	20.16
66	2 3/4	20.185
66	3 1/4	20.2
66	3 1/2	20.205
66	3 3/4	20.21
66	4	20.22
66	4 1/2	20.23
66	4 3/4	20.235
66	5 1/4	20.275
66	7	20.295
66	7 1/2	20.305
66	8 3/4	20.34
66	10	20.37
66	11 1/2	20.41
67	0 3/4	20.44
67	1 1/4	20.455
67	4	20.525
67	5	20.55
67	6	20.575
67	7	20.6
67	8	20.625
67	9	20.65
67	10	20.675
68	0 3/4	20.745
68	4	20.83
70	11 1/4	21.62
71	2 3/4	21.71
73	-	22.25
73	1	22.275

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 14333 CONTINUED

FEET	INCHES	METRES
73	3 1/2	22.34
74	-	22.555
74	1	22.58
74	3 1/2	22.645
77	-	23.47
79	-	24.08
79	8	24.28
82	-	24.995
85	3	25.985
87	-	26.52
90	0 1/2	27.445
91	8	27.94
99	8 3/4	30.395
100	9	30.71
103	4	31.495
154	7 1/4	47.125
155	3 1/2	47.335
155	8	47.445
156	-	47.55
156	0 1/2	47.56
156	5	47.675
156	9 3/4	47.795
157	-	47.855
157	2 1/4	47.91
157	6 3/4	48.025
157	8	48.055
157	11 1/4	48.14
157	11 1/2	48.145
158	3 3/4	48.255
158	5	48.285
158	5 1/4	48.29
158	7 1/2	48.35
158	10 1/2	48.425
159	1	48.49
159	5 1/4	48.595
159	10	48.715
160	2 1/2	48.83
160	3	48.845
160	5	48.895
160	7	48.945
160	11 1/8	49.05
160	11 1/2	49.06
161	4	49.175
161	8 1/2	49.29
162	1	49.405
162	5 1/2	49.515
162	10	49.63
163	2 1/2	49.745
163	7	49.86
164	3 1/2	50.08
164	9 3/4	50.23
165	-	50.29
165	3 3/4	50.39
165	9 3/4	50.54
166	4	50.7
166	10 1/4	50.86
167	4	51
167	5	51.03
167	7	51.08
167	10 1/4	51.16
168	4 1/4	51.31
168	10 1/4	51.47
169	4	51.61
169	4 1/4	51.62
169	10 1/2	51.78
170	4 1/2	51.93
176	1 1/2	53.68
176	7 1/2	53.84
177	1 1/2	53.99
177	2 1/4	54.01
177	6	54.1
178	6 1/4	54.41
179	6 1/4	54.72
181	6 1/2	55.33
182	3	55.55
183	6 3/4	55.95
183	9	56.01

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 14333 CONTINUED

FEET	INCHES	METRES
183	9 1/4	56.01
185	7	56.57
187	3	57.07
187	7 1/4	57.18
189	7 1/2	57.8
190	6	58.06
191	7 3/4	58.41
192	3 1/4	58.6
193	8	59.03
195	8 1/4	59.65
197	3 1/4	60.15
197	8 1/2	60.26
198	3	60.43
199	8 3/4	60.88
201	9	61.49
203	0 1/4	61.88
203	9 1/4	62.11
203	11 1/4	62.16
205	9 1/2	62.73
207	9 3/4	63.34
209	10	63.96
210	3	64.08
211	10 1/4	64.57
212	7	64.8
213	10 1/4	65.18
213	10 1/2	65.19
215	10 3/4	65.8
216	7 3/4	66.03
217	4 1/2	66.26
217	11	66.42
219	11 1/4	67.04
220	-	67.06
221	1 3/4	67.41
221	11 1/2	67.65
222	2	67.72
222	3 1/2	67.75
223	3 3/4	68.07
223	5 1/4	68.1
223	5 3/4	68.12
223	11 3/4	68.27
224	7	68.45
225	8 3/4	68.8
226	-	68.88
226	10 1/2	69.15
226	11	69.16
228	0 1/4	69.5
228	7 3/4	69.69
229	2	69.85
230	0 1/2	70.12
230	3 3/4	70.2
231	3 1/2	70.5
231	5 1/2	70.55
231	11 1/2	70.7
232	7 1/4	70.9
232	11	70.99
233	9	71.25
233	11 1/2	71.31
234	10 3/4	71.6
235	0 1/2	71.95
236	7 1/4	72.12
237	2 1/4	72.29
238	4	72.64
239	-	72.85
239	3	72.92
239	3 1/2	72.94
239	5 1/2	72.99
239	5 3/4	72.99
240	3	73.23
240	7 1/2	73.34
241	3 1/4	73.54
241	5 3/4	73.6
241	9 1/4	73.69
241	11	73.74
242	8 3/4	73.98
242	11	74.04
243	10	74.32
243	11 1/2	74.36

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 14333 CONTINUED

FEET	INCHES	METRES
244	1	74.4
244	6	74.52
244	7	74.55
245	2 1/2	74.74
245	8 1/4	74.89
246	4 1/4	75.09
246	5 1/4	75.11
246	6 1/2	75.15
247	3	75.36
247	6	75.44
247	8 1/4	75.5
248	11	75.87
249	-	75.9
249	10 3/4	76.17
250	2	76.25
250	6 1/4	76.36
251	1 3/4	76.55
251	4 3/4	76.63
251	10 3/4	76.78
252	0 1/4	76.82
252	0 3/4	76.83
252	6 1/2	76.97
253	6 1/4	77.27
253	8 1/4	77.32
254	10	77.67
255	0 1/2	77.74
255	2 1/2	77.79
255	11 1/2	78.02
256	6 1/2	78.19
257	1 1/4	78.37
257	10 1/4	78.59
258	0 3/4	78.66
258	3	78.71
258	5 1/4	78.77
259	1 1/2	78.98
259	4 1/2	79.06
259	6 3/4	79.11
260	6 1/4	79.41
260	6 1/2	79.41
261	0 5/8	79.57
261	1	79.58
261	8	79.76
262	7	80.04
262	9 1/2	80.1
263	2	80.21
263	11 1/4	80.45
264	1 1/2	80.51
264	9 3/4	80.71
265	1	80.8
265	7 1/4	80.96
265	10	81.03
266	2 1/2	81.14
266	4 1/4	81.18
267	1 1/2	81.42
267	4	81.48
268	5 3/4	81.83
268	7 1/2	81.88
268	8 3/4	81.91
270	1 3/4	82.34
271	1 1/2	82.64
271	2 1/2	82.66
271	6 3/4	82.77
271	7 3/4	82.8
272	11 3/4	83.2
273	2	83.26
273	7 1/2	83.4
273	9 1/2	83.45
274	4 3/4	83.64
274	8	83.72
275	9 1/2	84.06
276	2	84.18
276	5 1/4	84.26
277	2 1/2	84.49
277	7	84.61
277	8	84.63
278	7 1/2	84.92
279	1 1/4	85.07

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 14333 CONTINUED

FEET	INCHES	METRES
279	2 1/2	85.1
280	0 1/2	85.36
281	9	85.88
282	6 3/4	86.12
283	8	86.46
283	6 1/4	86.47
283	6 1/2	86.47
283	8 3/4	86.48
283	9	86.49
283	9 1/4	86.49
283	9 1/2	86.5
283	9 3/4	86.51
283	10	86.51
283	10 1/4	86.52
283	10 1/2	86.53
283	10 3/4	86.53
283	11	86.54
283	11 1/4	86.54
283	11 1/2	86.55
283	11 3/4	86.56
284	-	86.56
285	0 3/4	86.89
285	11	87.15
288	1 1/4	87.81
291	1 3/4	88.74
295	6	90.07
299	10 1/4	91.4
302	2 3/4	92.12
304	7	92.84
306	11 1/4	93.55
309	3 1/2	94.27
311	7 3/4	94.99
314	1	95.73
316	10	96.57
339	5	103.45
528	-	160.93
640	3	195.15
640	4	195.17
673	4	205.23
798	-	243.23

AC	RD	P	SQ M
-	-	6.76	171
-	-	20 3/4	524.8
-	-	21 1/4	537.5
-	-	23 1/4	588.1
-	-	25 1/4	638.6
-	-	28 1/2	720.8
-	-	28 3/4	727.2
-	-	29	733.5
-	-	29 1/4	739.8
-	-	29 1/2	746.1
-	-	29 3/4	752.5
-	-	30 1/4	765.1
-	-	32.72	827.6
-	-	32 3/4	828.3
-	-	33	834.7
-	-	33 1/2	847.3
-	-	33 3/4	853.6
-	-	34	860
-	-	34 1/2	872.6
-	-	34 3/4	878.9
-	-	35 1/4	891.6
-	-	35 1/2	897.9
-	-	36	910.5
-	-	36 1/4	916.9
-	-	36 3/4	929.5
-	-	37	935.8
-	-	37 1/4	942.2
-	-	37 1/2	948.5
-	-	37 3/4	954.8
-	-	38	961.1
-	-	38.2	966.2
-	-	38 1/4	967.5
-	-	38 1/2	973.8
-	-	38 3/4	980.1

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 14333 CONTINUED

AC	RD	P	SQ M
-	-	39	986.4
-	-	39 1/4	992.7
-	-	39 1/2	999.1
-	-	39 3/4	1005
-	1	-	1012
-	1	.2	1017
-	1	1/4	1018
-	1	.45	1023
-	1	1/2	1024
-	1	3/4	1031
-	1	1	1037
-	1	1 1/4	1043
-	1	1 1/2	1050
-	1	1 3/4	1056
-	1	2	1062
-	1	2 1/4	1069
-	1	2 1/2	1075
-	1	2 3/4	1081
-	1	3	1088
-	1	3 1/4	1094
-	1	3.45	1099
-	1	3 3/4	1107
-	1	4	1113
-	1	4 1/4	1119
-	1	4 1/2	1126
-	1	4 3/4	1132
-	1	5	1138
-	1	5 1/4	1144
-	1	5 1/2	1151
-	1	5 3/4	1157
-	1	6	1163
-	1	6 1/4	1170
-	1	6 1/2	1176
-	1	6 3/4	1162
-	1	7	1189
-	1	7 1/4	1195
-	1	7 1/2	1201
-	1	7 3/4	1208
-	1	8	1214
-	1	8 1/4	1220
-	1	8 1/2	1227
-	1	8 3/4	1233
-	1	10 1/4	1271
-	1	11 1/4	1296
-	1	11 1/2	1303
-	1	12	1315
-	1	12 1/2	1328
-	1	13 1/2	1353
-	1	15 1/4	1397
-	1	15 1/2	1404
-	1	16 1/4	1423
-	1	16 3/4	1435
-	1	17	1442
-	1	17 1/2	1454
-	1	18 1/4	1473
-	1	18 3/4	1486
-	1	19 1/2	1505
-	1	20	1518
-	1	20 1/4	1524
-	1	20 3/4	1537
-	1	21	1543
-	1	21 1/4	1549
-	1	21 1/2	1556
-	1	21 3/4	1562
-	1	22	1568
-	1	22 1/2	1581
-	1	22 3/4	1587
-	1	23	1593
-	1	23 1/4	1600
-	1	23 1/2	1606
-	1	24	1619
-	1	24 1/4	1625
-	1	24 1/2	1631
-	1	24 3/4	1638
-	1	25	1644
-	1	25 1/4	1650
-	1	25 1/2	1657

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 14333 CONTINUED

AC	RD	P	SQ M
-	1	25 3/4	1663
-	1	26	1669
-	1	26 1/4	1676
-	1	26 1/2	1682
-	1	26 3/4	1688
-	1	27	1695
-	1	27 1/4	1701
-	1	27 1/2	1707
-	1	28	1720
-	1	28 1/2	1733
-	1	28 3/4	1739
-	1	29	1745
-	1	29 1/4	1752
-	1	29 1/2	1758
-	1	29 3/4	1764
-	1	30	1770
-	1	31	1796
-	1	32	1821
-	1	32 1/4	1827
-	1	32 3/4	1840
-	1	33 1/4	1853
-	1	33 3/4	1865
-	1	34	1872
-	1	34 1/2	1884
-	1	34 3/4	1891
-	1	35	1897
-	1	35 1/4	1903
-	1	37 1/2	1960
-	1	37 3/4	1967
-	2	1/4	2030

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INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS AS TO USER INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919.

Lengths are in metres. Sheet 1 of 1 Sheet.

PART 1.

PLAN: D.P. 828337 — Plan of easement within lots 349 & 350 D.P.14333

Full Name and Address of Proprietor of Land. — The Council of the City of Penrith. 114 Henry Street, Penrith. 2751

1. Identity of easement or restriction FIRSTLY referred to in abovementioned plan: — Easement to drain water 2 wide.

SCHEDULE OF LOTS, etc. AFFECTED.

LOTS BURDENED	LOTS, NAME OF ROAD, or AUTHORITY, BENEFITED.
349 & 350 D.P.14333	lot 346 ~~D.P.14333~~

PART 2.

William G McG
.....
Mayor

The COMMON SEAL of the COUNCIL OF THE CITY OF PENRITH was hereunto affixed on the 1.12.1992

in pursuance of a resolution of the Council passed on the 7.9.1992

.....
Town Clerk/General Mgr

THE COMMON SEAL of MINION HOLDINGS PTY. LIMITED ACN 053 280 863 was hereunto affixed by order of the Board of Directors in the presence of

Secretary

MINION HOLDINGS PTY. LTD. A.C.N. 053 280 863 Common Seal

Director

THE COMMON SEAL of CABIN AGENCIES PTY. LTD. A.C.N. 000 809 674 was hereunto affixed by order of the Board of Directors in the presence of:

Secretary

CABIN AGENCIES PTY. LTD. A.C.N. 000 809 674 Common Seal

Director

Approved by the Council of the City of Penrith.

This is Sheet 1 of a 1 Sheet Instrument.

REGISTERED 27-4-1993

PLAN FORM 2 — Plan Drawing only to appear in this space — *OFFICE USE ONLY

SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads or to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

THE COMMON SEAL OF THE COUNCIL OF THE CITY OF PENRITH WAS HEREUNTO AFFIXED ON 1·12·1992 IN PURSUANCE OF A RESOLUTION PASSED ON 7·9·1992

William Gayler
MAYOR

TOWN CLERK / GENERAL MANAGER

THE Common SEAL of MINION HOLDINGS Pty LIMITED ACN 053 280 863 was hereunto affixed by order of the Board of directors in the presence of:

Secretary

THE Common SEAL of CABIN PEGENCIES PTY LIMITED ACN 000 809 676 was hereunto affixed by order of the Board of directors in the presence of:

Secretary

Crown Lands Office Approval

PLAN APPROVED ..... Authorised Officer

Land District .....

Paper No. .....

Field Book ..... pages .....

Council Clerk's Certificate 150/92

I hereby certify that –

(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and

*(b) the requirements of Part 3 Division 2 of the †Water Board Act 1987 and †~~Water Supply Authorities Act 1987~~

have been complied with by the applicant in relation to the proposed Drainage Easement (insert "new road", "subdivision" or "consolidated lot") set out herein

Subdivision No. S.6604

Date 26.11.92.

(Signature) ..... Council Clerk

Council File No. S.6604

*This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the areas of operations of the Metropolitan Water Sewerage and Drainage Board and the Hunter District Water Board.

† Delete if inapplicable.

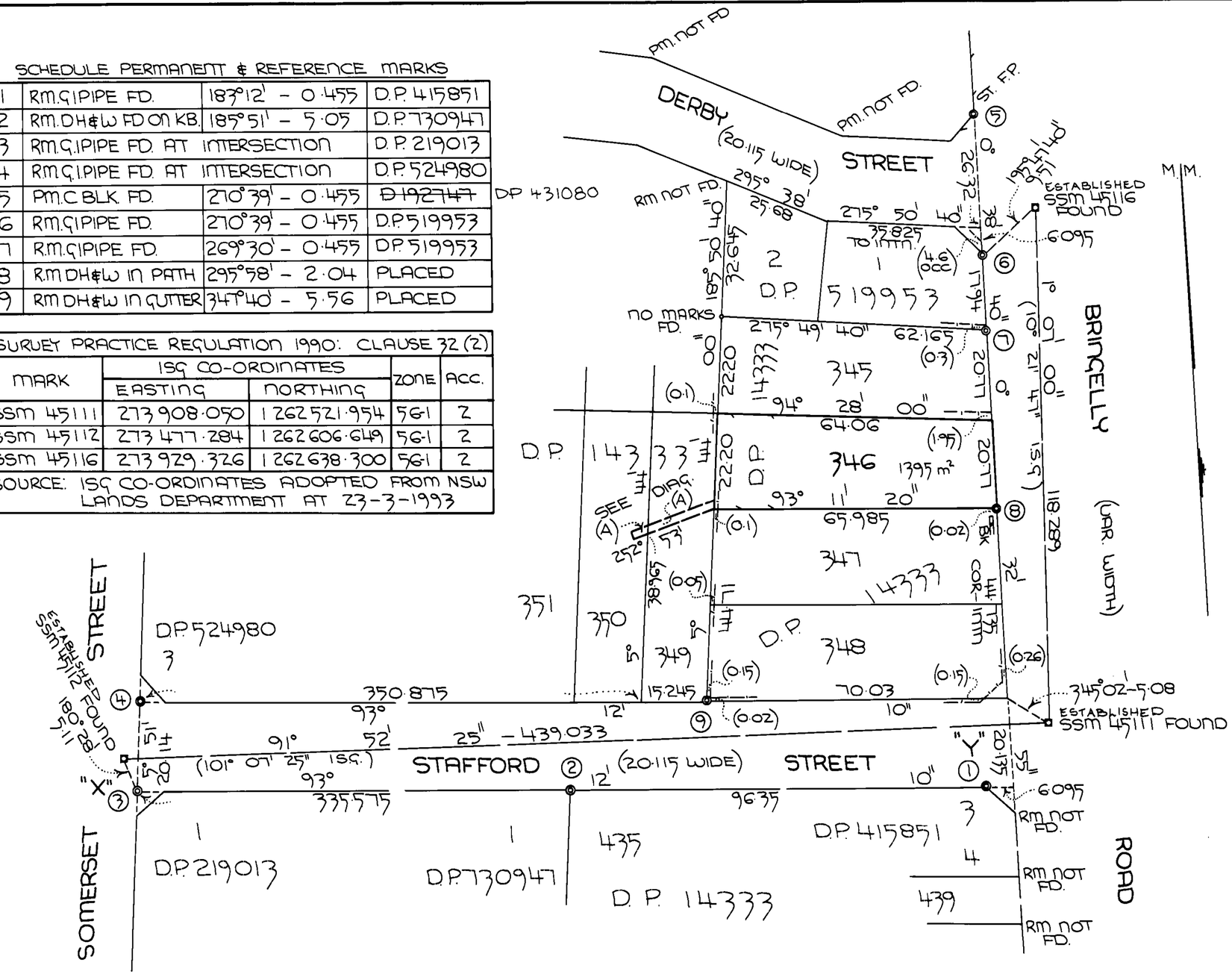
SCHEDULE PERMANENT & REFERENCE MARKS

1	RM.G.IPIPE FD.	187°12' – 0·455	D.P. 415851
2	RM.DH&W FD ON KB.	185°51' – 5·05	D.P. 730947
3	RM.G.IPIPE FD. AT INTERSECTION		D.P. 219013
4	RM.G.IPIPE FD. AT INTERSECTION		D.P. 524980
5	PM.C BLK. FD.	270°39' – 0·455	~~D 192747~~ DP 431080
6	RM.G.IPIPE FD.	270°39' – 0·455	D.P. 519953
7	R.M.G.IPIPE FD.	269°30' – 0·455	D.P. 519953
8	R.M DH&W IN PATH	295°58' – 2·04	PLACED
9	RM DH&W IN GUTTER	347°40' – 5·56	PLACED

SURVEY PRACTICE REGULATION 1990: CLAUSE 32 (2)

MARK	ISG CO-ORDINATES		ZONE	ACC.
	EASTING	NORTHING		
SSM 45111	273 908·050	1 262 521·954	56·1	2
SSM 45112	273 477·284	1 262 606·649	56·1	2
SSM 45116	273 929·326	1 262 638·300	56·1	2

SOURCE: ISG CO-ORDINATES ADOPTED FROM NSW LANDS DEPARTMENT AT 23-3-1993



(A) EASEMENT TO DRAIN WATER 2 WIDE.

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	Table of mm	210	220	230	240	250	260	270	280	290	300	310	320	330	340	350	360	370	380	390

SURVEYOR'S REFERENCE: 5832 A CHECKLIST — EXEMPTION N° E93/069 – CLAUSE 33(1)(C) **WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION**

DP 828337

Registered: 7.4.1993

C.A: N°S.6604 OF 26.11.1992

Title System: TORRENS

Purpose: EASEMENT & REDEFINITION

Ref. Map: U7360-43#

Last Plan: D.P. 14333

PLAN OF EASEMENT TO DRAIN WATER WITHIN LOTS 349 & 350 D.P. 14333 AND REDEFINITION OF LOT 346 D.P. 14333.

Lengths are in metres. Reduction Ratio 1: 750

~~Mun./Shire~~ City: PENRITH

Locality: KINGSWOOD

Parish: MULGOA

County: CUMBERLAND

~~This is sheet 1 of my plan in sheets.~~ (Delete if inapplicable)

I, ROBERT ALFRED FLESS of 38 BRODIE ST. BAULKHAM HILLS 2153

a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan is accurate and has been made in accordance with the Survey Practice Regulation 1990, and any special requirements of the Department of Lands, and was completed on # 4TH NOVEMBER 1992

Signature R.A. Fless

Surveyor registered under Surveyors Act, 1929, as amended. Datum Line of Azimuth. "X"–"Y"

#Insert date of survey.

Plans used in preparation of survey/compilation.
D.P. 14333
D.P. 415851
D.P. 519953
D.P. 524980
D.P. 730947

PANEL FOR USE ONLY for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, AS AMENDED, IT IS INTENDED TO CREATE:-

1. EASEMENT TO DRAIN WATER 2 WIDE

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Appendix 13 – Proposed Reclassification Map

Proposed Reclassification Map