

Phase I Preliminary Site Investigation

297-299 Canterbury Road, Revesby NSW

Prepared for: Anthony Vavayis & Associates Architects
Pty Ltd

STC-1017-13362 / PS1
v1 final
19th January 2018



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GROUP

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ABBREVIATIONS

ADE	ADE Consulting Group Pty Ltd
AVA	Anthony Vavayis & Associates Architects Pty Ltd
AST	Above Ground Storage Tank
BGL	Below ground level
BTEX	Benzene, toluene, ethyl-benzene, xylene
COC	Chain of Custody
DEC	Department of Environment and Conservation
DSI	Detailed Site Investigation
DQO	Data Quality Objectives
GILs	Groundwater Investigation Levels
HILs	Health Investigation Levels
HSLs	Health Screening Levels
HGL	Hydrogeological Landscape
LPI	Land Property Information
LTO	Land Titles Office
NATA	National Association of Testing Authorities
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection Measure
NSW EPA	New South Wales Environmental Protection Authority
OEH	Office of Environment and Heritage
OPPs	Organophosphorous Pesticides
OCPs	Organochlorine Pesticides
PAHs	Polycyclic Aromatic Hydrocarbons
PSI	Preliminary Site Investigation
QA/QC	Quality Assurance/Quality Control
RPD	Relative Percent Difference
SCID	Stored Chemical Information Database
SWL	Standing Water Level
TRH	Total Recoverable Hydrocarbons
UST	Underground Storage Tank
VCH	Volatile Chlorinated Hydrocarbons
VOC	Volatile Organic Compound

1 INTRODUCTION

1.1 General Information

ADE Consulting Group Pty Ltd (ADE) was engaged by Anthony Vavayis & Associates Architects Pty Ltd (AVA) to undertake a Phase I Preliminary Site Investigation (PSI) to assess the potential for contamination at 297-299 Canterbury Road, Revesby New South Wales (NSW) (hereafter referred to as the 'Site').

A Site walkover and visual inspection was undertaken by an experienced environmental consultant on the 19th of December 2017.

This report summarises the findings from the Site walkover and discusses the outcomes of the desktop investigation.

1.2 Proposed Development

The proposed development of the Site will include the construction of a multi storey private hospital with a basement carpark. The Site entails Lot 202 of DP 840245 and Lot 9 of DP663160 within the local government area of the City of Canterbury Bankstown Council. The proposed development area is approximately 9,150 m². The Site is currently zoned as IN1 – General Industrial, with no changes to this zoning being proposed under the planned development.

Plans provided to ADE by the client indicate that three levels of underground parking are proposed, with basement excavations extending to approximately 9.6 m below ground level. It is noted that the basement does not extend to the boundaries on the site, with some landscaping areas to be present around the perimeter of the Site. Site Plans provided to ADE can be found in Appendix VII - Site Plans.

1.3 Objectives

The objectives of the investigation were to:

- Identify past and present potentially contaminating activities;
- Identify potential sources of contamination and types of contaminants;
- Discuss the Site condition;
- Provide a preliminary assessment of Site contamination for the suitability of the proposed development; and
- Assess the need for further investigations.

1.4 Scope of Work

The scope of work required to achieve the objectives of the investigation involved the following:

- Completion of a Safety, Health & Environment Work Method Statement;
- Desktop Site review of:
 - Land title records;
 - Section 149 certificates;
 - Safework NSW Stored Chemical Information Database (SCID);
 - Environmental Protection Agency (EPA) contaminated lands register for notations; and
 - Dial Before You Dig service search.
- Review of past and current activities on the Site;

- Review of past and current activities on neighbouring Sites and identification of any potential on-Site/off-Site sources of contamination;
- Review of past aerial photographs of the Site and its surrounds to identify the locations of any previous buildings and/or other infrastructure associated with activities that could be on-Site/off-Site sources of contamination;
- Review of previous investigation reports into the contamination status of the site;
- Review of local geology and hydrogeology (including groundwater bore search);
- Site inspection by an experienced environmental consultant; and
- Preparation of a Phase I PSI report outlining:
 - Detailed information on the results of the desktop review and Site inspection;
 - Conclusions regarding the potential for contamination at the Site;
 - Conclusions regarding the Sites suitability for the proposed development; and
 - Recommendations for a Phase II Detailed Site Investigation (DSI), should it be warranted.

1.5 Legislative Requirements

The legislative framework for the report is based on guidelines that have been issued and/or endorsed by the NSW (EPA) formerly the Office of Environment and Heritage (OEH) under the following Acts/Regulations:

- *Protection of the Environment Operations Act 1997;*
- *Contaminated Land Management Act 1997;*

The relevant guidelines issued under the provisions of the aforementioned Acts/Regulations include:

- *Guidelines for the NSW Site Auditor Scheme, NSW DEC 2006;*
- *Guidelines for Consultants Reporting on Contaminated Sites, NSW OEH 2011;*
- *National Environmental Protection Measure (Assessment of Site Contamination), 1999, as amended 2013 (NEPM 2013);*
- *Australian Standard AS 4482.1 Guide to the sampling and investigation of potentially contaminated soil. Part 1: Non-volatile and semi-volatile compounds, 2005;*
- *Australian Standard AS 4482.2 Guide to the sampling and investigation of potentially contaminated soil. Part 2: Volatile substances, 2005;*
- *Sampling Design Guidelines - NSW EPA, 1995;*
- *Waste Classification Guidelines Part 1: Classifying Waste, EPA, 2014; and*
- *Guidelines for the Assessment and Management of Groundwater Contamination, NSW DEC, 2007.*

The following local government plans have also been taken into consideration for preparation of this PSI:

- *Bankstown Local Environmental Plan (LEP) 2015; and*
- *Bankstown Development Control Plan (DCP) 2015.*

1.6 Whole Report

No one section or part of a section, of this report should be taken as giving an overall idea of this report. Each section must be read in conjunction with the whole of this report, including its appendices and attachments.

2 SITE IDENTIFICATION INTRODUCTION

2.1 Site Location

The Site subject to the current investigation is located at 297-299 Canterbury Road, Revesby NSW as is shown in Figure 1 below.



Figure 1. Aerial photograph of the Site (photograph from Nearmap; accessed on 19.12.2017).

For ease of representing locations, the Site is considered to be off Canterbury Road, with a nominal north-south direction assumed and all reference to points of the compass within the report are based on these approximate bearings.

2.2 Summary of Site Details

Table 1 below provides a summary of details pertaining to the Site.

Table 1. Site Details and Information.

Site Details	
Site Address	297-299 Canterbury Rd, Revesby NSW 2212
Site Area	9,150 m ³
Title Identification	Lot 202 DP 840245 and Lot 9 DP663160
Land Use Zoning	IN1 General Industrial
Proposed Land Use	Construction of a Private Hospital with basement carpark

2.3 Site Inspection and Description

An Environmental Consultant from ADE carried out a Site inspection on the 19th December 2017 in order to make a visual assessment of the Site and provide information on potential Site contamination issues, some of which are as follows:

- Surrounding land uses and potential contamination sources;
- Presence of hazardous or dangerous goods storage;
- Presence of Underground or Aboveground Storage Tanks, Generators or associated fuel transfers systems i.e. fuel lines;
- Condition of current structures, stockpiles, vegetation and soil;
- Proximity to water bodies/courses; and
- Visible and/or olfactory evidence of contamination.

2.3.1 Site Observations

The Site is a rectangular parcel of land with an approximate area of 9,150 m². The Site is currently owned by El Cheikh Pty Ltd. The Site consists of two (2) single storey warehouses hosting a baby furniture store and associated warehouse, and an outdoor yard hosting a boat repair business. Noted areas of potential contamination include:

1. Boat repair business at the north eastern end of the property;
2. Petrol station to the east of the Site; and
3. Sheds (inaccessible at time of inspection).

Photographs from the Site inspection taken on the 19th of December 2017 can be found in *Appendix II – Photographs*.

2.4 Surrounding Land Use

At the time of inspection the primary surrounding land-uses were observed as described in Table 2 below.

Table 2. Surrounding Land Use.

Orientation with Site	Description of use and Sensitive receptors
North	The northern boundary of the site is covered by Mavis Street and the rear driveway to the Site. Beyond this are commercial and light industrial properties.
East	Mavis Street runs along the eastern boundary of the site. Beyond this is a petrol station and commercial properties.
South	Canterbury Road runs along the southern boundary of the Site. Beyond this are low density residential properties.
West	West of the site are commercial properties and two (2) petrol stations.

Observations from the visual Site inspection on the 19th December 2017 are summarised in Figure 2 on the following page.



Figure 2. Aerial photograph of the Site dated 19th December 2017 with Site observation markers (photograph from maps.au.nearmap.com accessed 19.12.2017)

1. Love n Care shopfront - wooden floorboards, retail premises containing baby furniture and accessories;
2. Western warehouse - concrete floor, primarily used for storage of goods;
3. Eastern warehouse - concrete floor, primarily used for storage of goods;
4. Boat repair business - majority concrete hardstand with several boats, mechanic materials, fuel containers and general waste;
5. Northern shed - inaccessible at time of inspection;
6. Eastern shed - inaccessible at time of inspection; and
7. Petrol Station - several fuel bowsers observed and presumed to contain underground storage tanks

3 PHYSICAL SETTING

A desktop study was conducted to review Site's topography, geology, hydrogeology and other relevant information. The information gathered during desktop study is described in Table 3 below.

Table 3. Regional Setting Information.

Attribute	Description
Topography	The Site is linear planar, with no sloping above 5% evident across the site.
Site Drainage	<p>The majority of the surface area of the Site is covered by concrete hard stand and concrete sealed driveways, thus rainwater falling on this area would be distributed directly to the local stormwater drain network. Small areas of bare ground surface are evident in the north eastern portion of the property where the boat repair business is located.</p> <p>Salt Pan Creek is located 2,000 m east of the Site. Groundwater is expected to flow down gradient towards Salt Pan Creek, which forms part of the greater Georges River catchment area.</p>
Local Geology and Soil	<p>The soil in the investigation area is related to the Site geology and is classified in the <i>Soil Landscapes of the Sydney 1:100 000 Sheet</i> (Chapman and Murphy, 1989) as belonging to a Disturbed Terrain Landscape, within the Bankstown Hydrogeological Landscape (HGL).</p> <p>This Disturbed Terrain Soil Landscape is characterised by level plain to hummocky terrain, extensively disturbed by human activity, including complete disturbance, removal or burial of soil. Fill areas are commonly capped with up to 600 mm of natural soil over fill or waste materials.</p> <p>Local geology is typified by artificial fill including dredged estuarine sand and mud, demolition rubble and industrial / household waste.</p> <p>Key land use issues relating to this soil landscape include:</p> <ul style="list-style-type: none"> • Mass movement hazard; • Unconsolidated low wet strength materials; • Impermeable soil; • Poor drainage; • Localised very low fertility; and • Toxic materials. <p>A detailed contamination investigation of the boat yard area within the Site was undertaken by Ground Technologies Pty Ltd prior to this investigation (<i>refer to Ground Technologies Report GTE 341 – dated 19.05.2014</i>) (Ground Technologies 2014). Their investigation found subsurface material at the site consisted of FILL silty CLAY with foreign materials to depths of 400 mm BGL, overlying natural silty CLAYS from depths of 160 mm BGL up to 2,800 mm BGL, and bedrock SHALE extending from minimum depths of 2,500 mm BGL.</p>
Acid Sulfate Soil (ASS) Risk	A review of The Bankstown Council LEP (2015) shows that the Site is not classified as an ASS risk area (<i>refer to Appendix V – Supporting documents</i>).
Depth to Groundwater	Groundwater was not encountered during the Ground Technologies (2014) investigation which reached a maximum depth of 4,500 mm. No other data relating to groundwater within the site was available.

Table 3. Continued...

Attribute	Description
Nearest Surface Water Feature	Salt Pan Creek, 2,000 m east of the Site.
Hydrogeology	<p>The local groundwater is likely to have an eastern flow towards Salt Pan Creek (Located 2,000 m to the east of the Site).</p> <p>A search for registered groundwater wells within a 500 m radius of the Site was undertaken by ADE via the NSW Office of Water (Allwaterdata.water.nsw.gov.au). One groundwater well (GW113186) was found within a 500 m radius of the Site, however no data was recorded for the well.</p> <p>The Bankstown HGL is distinguished from other areas within the Sydney Basin by its flatter topography and high levels of salinity. The presence of these highly sodic materials is thought to be related to past tidal influences from the Parramatta River and the Georges River, and has resulted in multiple small areas of severely affected land with urban and infrastructure damage.</p> <p>Water predominantly moves laterally through shale layers and vertically through inter-bedded sandstone layers and sandstone fractures within the HGL. Water is likely to move relatively slowly through the landscape due to the low gradient and is therefore likely to accumulate high levels of salinity from the soils and bedrock.</p>

4 SITE HISTORY

4.1 Historical Land and Title Search

The Site history has been compiled from information gathered from Trisearch Pty Ltd, an approved information broker with the Land and property Information (LPI), NSW Government.

The Site entails Lot 9, DP663160 and Lot 202, DP 840245 in the Local Government Area of City of Canterbury Bankstown, Parish of Bankstown, County of Cumberland.

Table 4. Summary of LTO Records for Lot 9, DP663160.

Date	Transfer/Lease	From	To	Transfer No.	Certificate reference	Inferred Land Use
05.02.1912	Transfer	Bankstown Farmlets Limited	Herbert Carrington Street	639056	Vol. 2224 Fol. 131	Rural
14.03.1949	Transfer	Herbert Carrington Street	Raymond Usher and Harry Guest	F9523	Vol. 5553 Fol. 186	General Industrial
24.02.1953	Transfer	Raymond Usher and Harry Guest	Usher and Guest Pty Ltd	F811295	Vol. 6016 Fol. 197	General Industrial
05.08.1988	Transfer	Usher and Guest Pty Ltd	Fatle Pty Ltd	X739354	Vol. 6642 Fol. 184	General Industrial
21.06.1995	Lease	Fatle Pty Ltd	Koorlily Pty Ltd	0301042	Vol. 6642 Fol. 184	Trades

Table 4. Continued...

Date	Transfer/ Lease	From	To	Transfer No.	Certificate reference	Inferred Land Use
18.02.2000	Transfer	Fatle Pty Ltd	Fapole Pty Ltd	6576357	Fol. 9 / 663160	General Industrial
31.05.2012	Transfer	Fapole Pty Ltd	El Cheikh Pty Ltd	AH19342	Fol. 9 / 663160	General Industrial
31.05.2012	Lease	El Cheikh Pty Ltd	Love N Care Pty Ltd	AH19343	Fol. 9 / 663160	Furniture retailer
09.05.2016	Lease	El Cheikh Pty Ltd	Love N Care Pty Ltd	AK416540	Fol. 9 / 663160	Furniture retailer

Table 5. Summary of LTO Records for Lot 202, DP 840245.

Date	Transfer / Lease	From	To	Transfer No.	Certificate reference	Inferred Land Use
17.05.1913	Transfer	Bankstown Farmlets Limited	Rachel Simpson	A23499	Vol. 2367 Fol. 48	Rural
21.03.1929	Transfer	Rachel Simpson	Alfred Peel	B818455	Vol. 2367 Fol. 48	Blacksmith
19.08.1949	Transfer	Alfred Peel	William Adams & Company Ltd	F82153	Vol. 2367 Fol. 48	General Industrial
10.05.1950	Transfer	William Adams & Company Ltd	Coventry Gauge & Tool Co	F243697	Vol. 6154 Fol. 183	Toolmaking
18.06.1981	Transfer	Coventry Gauge & Tool Co	State Superannuation Board	Unknown	Vol. 10285 Fol. 216	General Industrial
18.06.1981	Lease	State Superannuation Board	Repco Limited	5511213	Vol. 10285 Fol. 216	Automotive
09.11.1994	Lease	Caripito Pty Ltd, Bankstown Industrial Estate Pty Ltd and Scotston Pty Ltd	Macdermid Overseas Asia Limited	U699495	Fol. 202 / 84025	Chemical manufacturer
23.03.1998	Lease	Caripito Pty Ltd, Bankstown Industrial Estate Pty Ltd and Scotston Pty Ltd	Macdermid Overseas Asia Limited	3870722	Fol. 202 / 84025	Chemical manufacturer
17.11.2006	Transfer	Caripito Pty Ltd, Bankstown Industrial Estate Pty Ltd and Scotston Pty Ltd	Love N Care Pty Ltd	AC747754	Fol. 202 / 84025	General Industrial
31.05.2012	Transfer	Love N Care Pty Ltd	El Cheikh Pty Ltd	AH19341	Fol. 202 / 84025	General Industrial

Table 5. Continued...

Date	Transfer / Lease	From	To	Transfer No.	Certificate reference	Inferred Land Use
31.05.2012	Lease	El Cheikh Pty Ltd	Love N Care Pty Ltd	AH19343	Fol. 202 / 84025	Furniture retailer
09.05.2016	Lease	El Cheikh Pty Ltd	Love N Care Pty Ltd	AK416540	Fol. 202 / 84025	Furniture retailer

The information obtained from Trisearch Pty Ltd indicates the Site has been owned by various companies between 1913 and 2012 prior to being transferred to El Cheikh Pty Ltd. Title searches prior to this were not undertaken as ADE considers that this will suffice for the scope of the investigation.

The Site has primarily been used for commercial/industrial purposes throughout the term of ownership (*refer to Appendix III – LTO Records*). The property at Lot 9, DP663160 (297 Canterbury Road, Revesby NSW) has primarily been used as a warehouse and storage facility for multiple tenants.

The property at Lot 202, DP 840245 (299 Canterbury Road, Revesby NSW) has been used for a range of industrial purposes, including blacksmith, toolmaking, automotive warehousing and chemical manufacturing. From 09.11.1994 – 17.11.2006 the property was leased by Macdermid Overseas Asia Limited, who specialise in the manufacturing of chemicals used in the treatment of metallic surfaces. The storage and treatment of these hazardous chemicals on the Site is a potential source of contamination.

4.2 NSW Office of Environment and Heritage

A search of the NSW Office of Environment and Heritage public register of state heritage inventory items identified no heritage items within 500 m of the site.

4.3 Aerial Photographs Review

A review of aerial photographs was conducted and is summarised in Table 6 below. Aerial photographs from the years of 1943, 1956, 1961, 1971, 1986, 1991, 2007 and 2017 were examined (*refer to Appendix I - Aerial Photographs*).

Table 6. Summary of Aerial Photography.

Date	Type	Subject Site Description	Adjacent Site Description
1943	Black and white	Rural property with small structure evident on the north eastern corner of the western property	Rural and low density residential properties
1955	Black and white	Warehouse structures evident on both properties. Small structure from previous photograph has been demolished.	No significant changes observed to the surrounding land use.
1970	Black and white	New large warehouses evident on both properties. Previous structures either demolished or renovated.	New industrial properties to the north and west of the Site. New low density residential properties to the south of the Site.
1982	Black and white	No significant change to the Site.	Increase in density of industrial complexes to the north of the site. Petrol station constructed to east of the property.

Table 6 Continued...

Date	Type	Subject Site Description	Adjacent Site Description
1994	Colour	Automobile wrecking business evident on eastern property. No significant change to the western property.	No significant changes observed to the surrounding land use.
2009	Colour	Empty yard on eastern property. Structure on north western side of eastern property demolished. No significant change to the western property.	Warehouses to the north of the site demolished / renovated.
2017	Colour	Boat repair business evident on eastern property. No significant change to the western property.	No significant changes observed to the surrounding land use.

4.4 Contaminated Land Register Search

A review of the NSW (OEH) 'Contaminated Land – Record of Notices' listed by the NSW EPA under the *Contaminated Land Management Act 1997* does not identify notices related to the source Site (*refer to Appendix V – Supporting Documents*).

4.5 Previous Investigation Reports

Envirotech Pty Ltd Preliminary Contamination Assessment REP-16309-A Dated 06.04.2010 (Envirotech 2010)

Envirotech Pty Ltd were engaged by Love n Care Pty Ltd to prepare a Preliminary Contamination Assessment of the north-eastern portion of the Site, located at the rear of 297 Canterbury Road, Revesby. The report identifies that the site previously included workshops, sheds and bare earth that may have been used as uncontrolled storage areas in the past. At the time of the investigation, no building structures were evident on the premises due to a fire that recently destroyed all buildings on the Site.

Although the building had concrete slab floors, these floors were either discontinuous or not banded and consequently chemical spillage associated with the past automobile wrecking business is considered a potential source of contamination. The automobile wrecking business is believed to have been functioning since at least the year 2000 according to anecdotal evidence from the client and a review of aerial photographs.

As the client advised Envirotech the Site would be covered with a concrete slab, their report considers further investigation unnecessary due to the removal of pathways of direct contact with the potentially spilled chemicals from the automobile wrecking.

Ground Technologies Pty Ltd Report GTE 341 – dated 19.05.2014 (Ground Technologies 2014)

Ground Technologies Pty Ltd were engaged by Mr Talal El Cheikh to undertake a Detailed Contamination Assessment of the north-eastern portion of the Site, located at the rear of 297 Canterbury Road, Revesby prior to a proposed redevelopment of the site as a new commercial / industrial unit.

The Site was currently used as boat repair work shop and show yard. Ground Technologies noted fuel and oil containers as being loosely stored within the Site as well as stockpiles of general rubbish.

While citing the Envirotech (2010) report, the Ground Technologies report also references a Stage 2 Contamination Assessment prepared by Molino Stewart dated 15.01.2014. The investigation works within the Molino (2014) report included soil sampling of TRH and BTEX from 7 locations within the site. The Molino (2014) report noted elevated concentrations of TPH C10 – C36 fractions above the recommended health limits. It was noted that this group of hydrocarbons usually represents contaminants such as kerosene, diesel and lubricating oils. The Molino (2014) report concluded hydrocarbon contamination is evident at shallow depths (0.0-0.2 m) and further testing needs to be undertaken to determine the extent of contamination and potential for migration pathways.

Subsequently, Ground Technologies undertook a contamination investigation involving the completion of nine (9) boreholes across the site, with samples recovered at 0.2m, 0.5 m, 1.0 m and 2.0 m. The results of the investigation showed the test results to be below the adopted commercial / industrial screening levels. Elevated levels of hydrocarbons below the adopted screening level were detected in the fill profile; however these had not leached into the natural soil profile at depths below 0.5m.

4.6 Data Review

ADE has undertaken a review of the previously obtained data from the above mentioned reports, and is presented in Table 7 and Table 8 below. It is noted that previous reports have compared soil results to commercial/industrial criteria as per the National Environment Protection Measure 1999 (2013 Amendment) (NEPM 2013). With regards to health screening levels (HSL) for petroleum hydrocarbons, NEPM 2013 states that any sensitive land uses will require the application of HSL A (i.e. the most conservative criteria), irrespective of the planning zoning. Taking into account the proposed land use as a hospital, ADE has compared the previous data to the conservative criteria HIL / HSL A.

Due to the proposed landscaping area within the setbacks of the site, ADE has also applied the Ecological Screening Levels (ESL).

Table 7. Data from Molino 2014 report compared to HIL / HSL A NEPM 2013.

Sample ID	Depth (m)	C6-C10	C10-C16	C16-C34	C34-C40	Benzene	Toluene	Ethyl-benzene	Xylene
HIL / HSL A (NEPM 2013)	Vapour Intrusion (0 m to <1 m mg/kg)	45	110	-	-	0.5	160	55	40
ESL A (NEPM 2013)	-	180	120	300	2800	50	85	70	45
E1	0 – 0.2	10	50	3720	1320	0.2	0.5	0.5	0.5
E2	0 – 0.2	10	50	490	260	0.2	0.5	0.5	0.5
E3	0 – 0.2	10	50	1260	550	0.2	0.5	0.5	0.5
E4	0 – 0.2	10	110	610	250	0.2	0.5	0.5	0.5
E5	0 – 0.2	10	50	100	100	0.2	0.5	0.5	0.5
E6	0 – 0.2	10	160	980	340	0.2	0.5	0.5	0.5
E7	0 – 0.2	10	50	100	100	0.2	0.5	0.5	0.5

When comparing the data obtained in the Molino 2014 investigation to the HIL / HSL A limits, one (1) exceedance of the C10-C16 limit was detected (sample E6). Elevated concentrations of C16-C34 and C34-C40 were detected in the investigation, however limits for these petroleum fractions are not required for HSL's at depths less than 1 metre. When comparing the Molino 2014 results to ESL A five (5) exceedances were noted for the C16-C34 petroleum fraction, and one (1) exceedance for the C10-C16 fraction.

Table 8. Data from Ground Technologies 2014 report compared to HIL / HSL A NEPM 2013.

Sample ID	Depth (m)	C6-C10	C10-C16	C16-C34	C34-C40	Benzene	Toluene	Ethyl-benzene	Xylene
HIL / HSL A (NEPM 2013)	Vapour Intrusion (0 m to <1 m mg/kg)	45	110			0.5	160	55	40
ESL A (NEPM 2013)	-	180	120	300	2800	50	85	70	45
BH1	0.2	<10	<50	<100	<100	<0.2	<0.5	<0.5	<0.5
BH1	0.5	<10	<50	<100	<100	<0.2	<0.5	<0.5	<0.5
BH1	1.0	<10	<50	<100	<100	<0.2	<0.5	<0.5	<0.5
BH2	0.2	<10	<50	<100	<100	<0.2	<0.5	<0.5	<0.5
BH2	0.5	<10	<50	<100	<100	<0.2	<0.5	<0.5	<0.5
BH2	1.0	<10	<50	<100	<100	<0.2	<0.5	<0.5	<0.5
BH3	0.2	<10	<50	<100	<100	<0.2	<0.5	<0.5	<0.5
BH3	0.5	<10	<50	<100	<100	<0.2	<0.5	<0.5	<0.5
BH3	1.0	<10	<50	<100	<100	<0.2	<0.5	<0.5	<0.5
BH4	0.2	<10	<50	<100	<100	<0.2	<0.5	<0.5	<0.5
BH4	0.5	<10	<50	<100	<100	<0.2	<0.5	<0.5	<0.5
BH4	1.0	<10	<50	<100	<100	<0.2	<0.5	<0.5	<0.5
BH5	0.2	72	<50	1710	810	<0.2	<0.5	<0.5	<0.5
BH5	0.5	<10	<50	<100	<100	<0.2	<0.5	<0.5	<0.5
BH5	1.0	<10	<50	<100	<100	<0.2	<0.5	<0.5	<0.5
BH6	0.2	26	<50	330	140	<0.2	<0.5	<0.5	<0.5
BH6	0.5	<10	<50	<100	<100	<0.2	<0.5	<0.5	<0.5
BH6	1.0	<10	<50	<100	<100	<0.2	<0.5	<0.5	<0.5
BH7	0.2	<10	<50	<100	<100	<0.2	<0.5	<0.5	<0.5
BH7	0.5	<10	<50	<100	<100	<0.2	<0.5	<0.5	<0.5
BH7	1.0	<10	<50	<100	<100	<0.2	<0.5	<0.5	<0.5
BH8	0.2	<10	<50	130	<100	<0.2	<0.5	<0.5	<0.5
BH8	0.5	<10	<50	<100	<100	<0.2	<0.5	<0.5	<0.5
BH8	1.0	<10	<50	<100	<100	<0.2	<0.5	<0.5	<0.5
BH9	0.2	<10	<50	<100	<100	<0.2	<0.5	<0.5	<0.5
BH9	0.5	<10	<50	<100	<100	<0.2	<0.5	<0.5	<0.5
BH9	1.0	<10	<50	<100	<100	<0.2	<0.5	<0.5	<0.5

When comparing the data obtained in the Ground Technologies 2014 investigation to the HIL / HSL A limits, one exceedance of the C6-C10 limit was detected (BH5 at 0.2 m). Elevated concentrations of C16-C34 and C34-C40 were detected in BH5 and BH6, however limits for these petroleum fractions are not required for HSL's at depths less than 1 metre. When comparing the Ground Technologies 2014 results to ESL A two (2) exceedances were noted for the C16-C34 petroleum fraction.

4.7 Section 149

The Site is currently zoned as IN1 General Industrial under the Bankstown LEP 2015. The Planning Certificate under Section 149 of the *Environmental Planning and Assessment Act 1979* (refer to Appendix VI – Section 149 Certificate) provides the state and local environmental planning instruments which affect the Site.

The Section 149 certificate states that the land is not significantly contaminated land within the meaning of the *Contaminated Land Management Act 1997*.

4.8 Dial Before You Dig

An online search for utilities located within the Site was conducted and is summarised in the following Table 9. Asset owners were notified and provided information on their utilities (refer to Appendix IV – Dial Before You Dig).

Table 9. Summary of Utilities Located on or Adjacent to the Site.

Asset Owner	Utility Type	Utility Location
Ausgrid	Electrical	Ausgrid underground services are identified south of the Site along Canterbury Road, and north of the Site along Mavis Street.
Jemena	Gas	Jemena underground services are identified in the south eastern portion of the Site. Underground services are also identified south of the Site along Canterbury Road, and north of the Site along Mavis Street.
NBN	Telecommunications	NBN underground services are identified west of the site along Milperra Road and The River Road.
Nextgen	Telecommunications	Nextgen underground services are identified south of the Site along Canterbury Road
Optus	Telecommunications	Optus underground services are identified north and east of the Site along Mavis Street
PIPE Networks	Telecommunications	PIPE Networks underground services are identified north and east of the Site along Mavis Street
RMS	Signals	RMS underground services are identified south-west of the Site along Canterbury Road
Sydney Water	Sewer	Sydney water sewer mains and disused sewer mains were located within the southern portion of the Site adjacent Canterbury Road
Telstra	Telecommunications	Telstra underground services are identified within the eastern portion of the site. Underground services also continue along Canterbury Road and Mavis Street
UECOMM	Telecommunications	UECOMM underground services are identified north and east of the Site along Mavis Street.

4.7 Assessment of Historical Information Integrity

The Site history assessment has been obtained from a variety of resources including government records from the NSW land titles office, local council, historical archives, historical aerial photographs, NSW Office of Water and EPA. The veracity of the information from these sources is considered to be moderate to high. The Site history assessment is generally considered to be of high integrity.

4.8 SafeWork NSW

A search in the SafeWork NSW Stored Chemical Information Database (SCID) was undertaken on the 19th December 2017, which identified the Site at 299 Canterbury Road, Revesby NSW as a site which formerly stored a range of hazardous chemicals (*refer to Appendix VII – Stored Chemical Information Database*). From 09.11.1994 – 17.11.2006 the Site at 299 Canterbury Road, Revesby NSW was leased by Macdermids Asia Limited who utilised the Site as a chemical blending facility. A range of hazardous chemicals were recorded as being stored / processed on Site, with the search results summarised in Table 10 on the following page.

Table 10. Contaminants identified in the SafeWork NSW.

Chemical	Class	Location (refer to Appendix VI – Supporting Documents)
Ammonia	8 (Corrosive)	Northern shed, southern side, central – Above Ground Tank
Caustic Alkaline Liquid	8 (Corrosive)	Western warehouse, southern end, eastern side – roofed store
Sodium Hydroxide Solid	8 (Corrosive)	Western warehouse, southern end, eastern side – roofed store
Hydrochloric Acid	8 (Corrosive)	Western warehouse, southern end, eastern side – roofed store
Corrosive Liquid N.O.S.	8 (Corrosive)	Western warehouse, southern end, eastern side – roofed store
Potassium Cyanide	6.1 (Toxic)	Western warehouse, northern end, eastern side – roofed store
Sodium Cyanide	6.1 (Toxic)	Western warehouse, northern end, eastern side – roofed store
Copper Cyanide	6.1 (Toxic)	Western warehouse, northern end, eastern side – roofed store
Cyanide Inorganic N.O.S.	6.1 (Toxic)	Western warehouse, northern end, eastern side – roofed store
Chromium Trioxide	5.1 (Oxidising)	Western warehouse, eastern side, central – roofed store
Potassium Persulphate	5.1 (Oxidising)	Western warehouse, eastern side, central – roofed store
Hydrogen Peroxide	5.1 (Oxidising)	Western warehouse, eastern side, central – roofed store
Ammonium Persulphate	5.1 (Oxidising)	Western warehouse, eastern side, central – roofed store
Ethyl Methyl Ketone	3 (Flammable)	Northern shed area, adjacent north-east of shed – roofed store
Ethyl Glycol M Ether	3 (Flammable)	Northern shed area, adjacent north-east of shed – roofed store
Dibutyl Ether	3 (Flammable)	Northern shed area, adjacent north-east of shed – roofed store
Acetone	3 (Flammable)	Northern shed area, adjacent north-east of shed – roofed store
Sodium Hydroxide Sol.	8 (Corrosive)	Western warehouse, northern end, central – Above Ground Tank
Corrosive Liquid N.O.S.	8 (Corrosive)	Northern shed area, north-east of shed – above ground store

5 POTENTIAL CONTAMINATION TYPES AND RECEPTORS

5.1 Potential Contamination Types

Table 11 below provides details of potential contamination types that were identified during the investigation. These Contaminants of Potential Concern (COPC) were noted for each have the potential to have migrated to or be found on the Site, based on the Site's history.

For the purposes of this PSI, the following qualitative risk assessment has been applied:

- Low Risk – the activities and related COPC are likely to pose no or a low potential human health/environmental impact. Any impact is likely localised to a specific area of the Site;
- Moderate Risk – the activities and related COPC are likely to pose potential for moderate human health/environmental impact. Any impact is likely localised to a specific area of the Site; and
- High Risk – the activities and related COPC could pose a significant environmental impact. There is potential for impacts of the immediate local area of the Site or off-Site migration impacting surrounding human and/or environmental receptors.

Table 11. Potential Sources, Locations and Types of Contaminants.

Potential Source of contamination	Location	Migration pathway	Potential Risk	Contaminants of Potential Concern
Historical Land Use	Across the Site	<ul style="list-style-type: none"> • Downward migration and leaching of contaminants through soil; • Lateral migration via groundwater towards Georges River; and • Dispersion airborne particulates due to wind following demolition of building and removal of concrete slab; 	Moderate - High	<ul style="list-style-type: none"> • Asbestos • Heavy Metals; • PCBs; • PAHs; • TRH; • BTEX; and • OCPs & OPPs
Chemical blending facility	299 Canterbury Road, Revesby NSW Lot 202, DP 840245	<ul style="list-style-type: none"> • Downward migration and leaching of contaminants through soil; • Lateral migration via groundwater towards Georges River; and • Dispersion airborne particulates due to wind following demolition of building and removal of concrete slab; 	Moderate - High	<ul style="list-style-type: none"> • Ammonia; • Nitrate • Acetone; • Heavy Metals; • Cyanide; • Ethyl Methyl Ketone; • Ethyl Glycol M Ether; • Dibutyl Ether; and • pH
Use of imported fill material	Across the Site	<ul style="list-style-type: none"> • Downward migration and leaching of contaminants through soil; • Lateral migration via groundwater towards Georges River; and • Dispersion airborne particulates due to wind following demolition of building and removal of concrete slab. 	Moderate	<ul style="list-style-type: none"> • Asbestos • Heavy Metals; • PCBs; • PAHs; • TRH; • BTEX; and • OCPs & OPPs
Poor demolition and removal practices	Across the Site	<ul style="list-style-type: none"> • Dispersion airborne particulates due to wind following demolition of building and removal of concrete slab. 	Moderate - High	<ul style="list-style-type: none"> • Asbestos; and • Heavy Metals
Surrounding land uses	Petrol stations / Industrial / Unknown activity	<ul style="list-style-type: none"> • Downward migration and leaching of contaminants through soil; • Lateral migration via groundwater towards the Site; and • Intrusion of vapours from soil and groundwater onto the Site. 	Moderate	<ul style="list-style-type: none"> • Heavy Metals; • PCBs; • PAHs; • TRH; • BTEX; and • OCPs & OPPs.

5.2 Potential Transport Mechanism

Primary transport mechanisms for the migration of potential contaminants on to the Site or off the Site include:

- Downward migration and leaching of contaminants into groundwater;
- Lateral migration via groundwater towards Georges River;
- Volatilisation of soil/groundwater contaminants and inhalation; and
- Airborne particulates due to wind or mechanical disturbance.

5.3 Potential Contamination Receptors

The main potential contamination receptors were considered to include:

- Future construction / utility workers involved in the excavation and construction of the future development at the Site;
- Present and future users of the Site;
- Neighbouring residents during excavation and construction of the future development at the Site; and
- Ecological receptors within the Georges River.

6 DISCUSSION

Historical searches conducted from 1912 till present have indicated that the Site was owned by various commercial entities between 1912 and 2012 prior to being purchased by El Cheikh Pty Ltd. The Site usage includes toolmaking, chemical manufacturing and general warehousing. Historical aerial photographs indicate the use of the Site for commercial / industrial activities commenced from approximately 1950.

Historical aerial photographs also revealed the construction and demolition of multiple structures on the Site throughout its history, particularly between the 1940s and 1980s. Due to the nature of these activities and the prevalent use of asbestos materials during this time period, there is a high likelihood of contaminated fill materials being present within the Site.

There is also the potential for contamination via imported fill materials used in the construction of past and present warehouses / building structures on Site. As per the Ground Technologies 2014 report, fill materials were encountered at depths up to 400 mm BGL. Due to the uncontrolled nature of this material, there is the potential for a range of contaminants being present, particularly asbestos and heavy metals.

The historical presence of an automobile wrecking business and current location of a boat repair workshop in the north-eastern portion of the Site indicates the potential for TRH, PAHs, BTEX and Heavy Metal contamination due to chemicals commonly used in automotive processes. The site inspection revealed the presence of fuel containers and automotive oils on open ground, which presents a possible migration pathway for the contaminants into underlying soils. As per Molino 2014 and Ground Technologies 2014, soil testing undertaken within this section of the site has indicated the presence of TRH in shallow soils (<0.5 m) exceeding the conservative HSL-A criteria adopted for the proposed land use as a hospital. Further investigation and possible remediation works are required to address this identified contamination.

The location of petrol stations to the east and south-west of the Site also presents the potential leaching of TRH, PAHs, BTEX and Heavy Metals into subsurface soils / groundwater and subsequent lateral migration towards the Site. VOC's from the potentially contaminated groundwater also present the risk of soil vapours migrating through the subsurface environment into the buildings on the Site. Without knowledge of the direction of groundwater flow, ADE recommends that as part of the Phase II Detailed site investigation, a groundwater assessment is included.

A search of the SafeWork Stored Chemical Information Database (SCID) did not reveal the presence of any Underground Storage Tanks (USTs) within the Site, however several items were listed during a lease by Macdermid's between 09.11.1994 – 17.11.2006, including VOC's, heavy metals, cyanide and various acidic / alkaline substances. At the time of the inspection by ADE on the 19.12.2017, the hardstand within the main warehouse at 299 Canterbury Road, Revesby NSW was observed in good condition, and no remnants of the chemical storage areas could be observed, however further investigation is required to assess the potential contamination as a result of these activities.

ADE considers the following as the potential on Site sources of contamination:

- Historical land use throughout the Site at various depths;
- Fill material throughout the Site at various depths;
- Use of the warehouse and shed building at 299 Canterbury Road, Revesby NSW for chemical storage and manufacturing;
- Chemicals (including petroleum products such as oil, greases, fuels etc) used and potentially stored in the automotive businesses in the north east corner of the Site; and
- Leaching and subsequent lateral migration via groundwater of contaminants from the petrol stations east and southwest of the Site.

7 CONCLUSION AND RECOMMENDATIONS

Areas that may be impacted by potential contamination were identified on the basis of the available Site information and during the Site inspection. Based on the data and evidence collected, the potential for contamination to be present within the Site is considered Moderate to High.

The information collected during the historical assessment and Site inspection indicate that the Site is generally suitable for the intended redevelopment as a private hospital subject to the following being addressed:

- A Phase II Detailed Site Investigation (DSI) is required to determine that the Site is suitable for the proposed development. The works should investigate for the following:
 - An intrusive subsurface investigation throughout the Site to target the fill materials / groundwater and determine the lateral and vertical extent (if any) of potential contaminants of concern (i.e. BTEX, Heavy metals, PAHs, TPHs, OCPs & OPPs, PCBs, Cyanide, Ammonia, Nitrate, Acetone, Ethyl Methyl Ketone, Ethyl Glycol M Ether, Dibutyl Ether, pH and Asbestos), identified within as Potential Contamination Types (refer to section 5.1);

8 LIMITATIONS

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only and has been based on information provided by the client. The advice herein relates only to this project and all results, conclusions and recommendations made should be reviewed by a competent and experienced person with experience in environmental investigations, before being used for any other purpose. ADE Consulting Pty Ltd (ADE) accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced or amended in any way without prior approval by the client or ADE and should not be relied upon by any other party, who should make their own independent enquiries.

Furthermore, soils, rock and aquifer conditions are often variable, resulting in non-homogenous contaminant distributions across a Site. Boundaries between zones of variable contamination are often indistinct and have been interpreted based on available information and the application of professional judgement. The accuracy with which the subsurface conditions have been characterised depends on the frequency and methods of sampling and the uniformity of subsurface conditions and is therefore limited by the scope of works undertaken.

This report does not provide a complete assessment of the environmental status of the Site and it is limited to the scope defined herein. Should information become available regarding conditions at the Site including previously unknown sources of contamination, ADE reserves the right to review the report in the context of the additional information.

ADE's professional opinions are based upon its professional judgement, experience, training and results from analytical data. In some cases further testing and analysis may be required, thus producing different results and/or opinions. ADE has limited investigation to the scope agreed upon with its client.

ADE has used a degree of care and skill ordinarily exercised in similar investigations by reputable member of the Environmental Industry within Australia. No other warranty, expressed or implied, is made or intended.

9 REFERENCES

1. Australian Standard AS 4482.1 *Guide to the sampling and investigation of potentially contaminated soil. Part 1: Non-volatile and semi-volatile compounds.*
2. Australian Standard AS 4482.2 *Guide to the sampling and investigation of potentially contaminated soil. Part 2: Volatile substances.*
3. Chapman, G.A. and Murphy, C.L. (1989), *Soil Landscapes of the Sydney 1:100000 sheet.* Soil Conservation Services of NSW, Sydney.
4. *Contaminated Land Management Act 1998.*
5. Cummins Distribution, Distribution Business Unit Environmental Due Diligence and Pollution Prevention Process (*Power Point Presentation*) – Individual Sites, July 2013.
6. DLWC 1995a, *Guidelines for the Use of Acid Sulfate Soils Risk Maps*, by S.D. Naylor, G.A. Chapman, G. Atkinson, C.L. Murphy, M.J. Tulau, T.C. Flewin, H.B. Milford, & D.T. Morand, Soil Conservation Service of NSW, Department of Land and Water Conservation, Sydney .
7. EPA Requirements for Quality Assurance Project Plans (EPA QA/R-5).
8. *Guidelines for Assessing Service Station Sites*, NSW EPA 1994.
9. *Guidelines for the Assessment and Management of Groundwater Contamination*, NSW DEC, 2007.
10. *Guidelines for Consultants Reporting on Contaminated Sites*, NSW EPA, 2000.
11. *Guidelines for the NSW Site Auditor Scheme*, NSW DEC 2006.
12. *Guidance for the Preparation of Standard Operating Procedures for Quality-Related Documents (EPA QA/G-6).*
13. Herbert, C. (ed) (1983), *Geology of the Sydney 1:100000 Sheet 9130*, New South Wales Department of Mineral Resources, Sydney Stone, Y, Ahern CR, and Blunden B (1998).
14. *National Environmental Protection Measure (Assessment of Site Contamination), 1999, asamended2013.*
15. *NSW Code of Practice: How to Manage and Control Asbestos in the Workplace (2011).*
16. *NSW Code of Practice: How to Safely Remove Asbestos (2011).*
17. *Protection of the Environment Operations Act 1997.*
18. *Sampling Design Guidelines - NSW EPA, 1995.*
19. *Soils Manual 1998.* Acid Sulfate Soil Management Advisory Committee, Wollongbar, NSW, Australia.
20. *Waste Classification Guidelines Part 1: Classifying Waste*, EPA, 2014.
21. *WHS Regulation 2011.*
22. *WHS Act 2011.*
23. *WorkCover NSW Working With Asbestos Guide (2008).*

Appendix I – Aerial Photographs



Aerial Photograph 1. Aerial photograph of the Site dated 1943 with approximate Site boundary.



Aerial Photograph 2. Aerial photograph of the Site dated 1955 with approximate Site boundary.



Aerial Photograph 3. Aerial photograph of the Site dated 1970 with approximate Site boundary.



Aerial Photograph 4. Aerial photograph of the Site dated 1982 with approximate Site boundary.



Aerial Photograph 5. Aerial photograph of the Site dated 1994 with approximate Site boundary.



Aerial Photograph 6. Aerial photograph of the Site dated 2009 with approximate Site boundary.



Aerial Photograph 7. Aerial photograph of the Site dated 2017 with approximate Site boundary.

Appendix II – Photographs



Photograph 1 – The Site located at 297-299 Canterbury Road, Revesby NSW, southern boundary facing north west, as observed on 19.12.2017.



Photograph 2 – The Site located at 297-299 Canterbury Road, Revesby NSW, eastern boundary facing south west, as observed on 19.12.2017.



Photograph 3 – The Site located at 297-299 Canterbury Road, Revesby NSW, northern boundary facing south, as observed on 19.12.2017.



Photograph 4 – The Site located at 297-299 Canterbury Road, Revesby NSW, rear driveway facing west, as observed on 19.12.2017.



Photograph 5 – Interior of Love n Care store, as observed on 19.12.2017.



Photograph 6 – Love n Care rear warehouse, as observed on 19.12.2017.



Photograph 7 – Air conditioning unit within rear warehouse, as observed on 19.12.2017



Photograph 8 – Site drainage at southern exterior of the Site, as observed on 19.12.2017



Photograph 9 – Boat repair workshop / show yard including motor oils and fuels, as observed on 19.12.2017.



Photograph 10 – General rubbish stockpiles within the boat repair workshop / show yard, as observed on 19.12.2017.



Photograph 11 – Locked utility shed inaccessible during time of inspection, as observed on 19.12.2017.

Appendix III– LTO Records

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6 / 7 Millennium Court
Silverwater, NSW 2128

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ABN:
14 617 358 808

Tri-Search hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act.

Information contained in this document is provided by Tri-Search an approved NSW Information Broker
NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 9/663160

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
14/12/2017	4:31 PM	3	9/5/2016

LAND

LOT 9 IN DEPOSITED PLAN 663160
LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN
PARISH OF BANKSTOWN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP663160

FIRST SCHEDULE

ELCHEIKH PTY LTD (TZ AH19342)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 6576358 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- 3 AK416540 LEASE TO LOVE N CARE AUSTRALIA PTY LTD OF 297-299
CANTERBURY ROAD, REVESBY. EXPIRES: 31/3/2019.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Tri-Search hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information contained in this document is provided by Tri-Search an approved NSW Information Broker

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

21/12/2017 2:16PM

FOLIO: 9/663160

First Title(s): OLD SYSTEM
Prior Title(s): VOL 6642 FOL 184

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1996		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
18/2/2000	6576355	DISCHARGE OF MORTGAGE	
18/2/2000	6576356	SURRENDER OF LEASE	
18/2/2000	6576357	TRANSFER	
18/2/2000	6576358	MORTGAGE	EDITION 1
31/5/2012	AH19342	TRANSFER WITHOUT MONETARY CONSIDERATION	
31/5/2012	AH19343	LEASE	EDITION 2
9/5/2016	AK416540	LEASE	EDITION 3

*** END OF SEARCH ***

Todd

PRINTED ON 21/12/2017

*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.

Appn. No. 14444
Reference to Last Certificates
Vol. 6016 Fol.s. 197 and 198

New South Wales.

99907 1.52 K 2006-2 A. H. PETTIFER, GOVERNMENT PRINTER.

[CERTIFICATE OF TITLE.]



REGISTER BOOK.
VOL.....6642 Fol.184.....

CANCELLED W
ON ISSUE OF NEW FOLIO 9663160

USHER & GUEST PTY. LIMITED, Transferee under Instrument of Transfer No. F811295 is now the proprietor of an Estate in Fee Simple,
subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in That piece of land situated in the Municipality of Bankstown Parish of Bankstown, and County of Cumberland containing Three roods twenty six and three quarters perches or thereabouts as shown in the plan hereon and therein edged red being part of Lot 9 of Section 1 in Deposited Plan No. 5477 and being also part of 207 acres (Portion 78 of Parish) originally granted to Michael Ryan by Crown Grant dated the 9th day of January 1837.

In witness whereof I have herunto signed my name and affixed my Seal, this Nineteenth day of March, 1953.

Signed in the presence of *R.R. Fitzgerald* }

J. Hells
Registrar-General.



THE LAND WITHIN DESCRIBED IS LOT 9 IN DP663160

No. F811296 MORTGAGE dated February 1953
from the said Usher & Guest Pty. Limited to
Commonwealth Bank of Australia
Produced 24th February 1953 and entered in a April 1953
at 12 o'clock in the noon.
J. Hells
REGISTRAR GENERAL.

No. H311784 MORTGAGE dated 7th August 1959
from the said Usher & Guest Pty. Limited to
Commonwealth Bank of Australia
Entered 8th October 1959.
J. Hells
REGISTRAR GENERAL.

MORTGAGE No. F811296 has been discharged.
Sec. J255197 Entered 13th February 1962.
J. Hells
REGISTRAR GENERAL.

MORTGAGE No. H311784 has been discharged.
Sec. J255198 Entered 13th February 1963.
J. Hells
REGISTRAR GENERAL.

Scale = 150 feet to one inch.
NOTIFICATION REFERRED TO
Amongst the reservations and conditions contained in the Grant above referred to are reservations of all mines of gold and of silver.

J. Hells
Registrar General.

F811296 R

H311784 R

No. J 255199 MORTGAGE dated 23rd January 1963
to The Australian Temperance and General
Mutual Life Assurance Society Limited
Entered 13th February 1963
Jawatson
REGISTRAR GENERAL

No. K 536770 MORTGAGE dated 10th November 1966
to The English Scottish and Australian Bank
Limited
Entered 19th December 1966
Jawatson
REGISTRAR GENERAL

MORTGAGE No. J 255199 has been discharged.
See M 445480 Entered 1st November 1971
Jawatson
REGISTRAR GENERAL

MORTGAGE No. K 536770 has been discharged.
See M 445480 Entered 1st November 1971
Jawatson
REGISTRAR GENERAL

No. M 445482 MORTGAGE dated 4th September 1971
to Max Cornelius of Sydney Company Director and
Stella Cornelius his wife as tenants in common
Entered 1st November 1971
Jawatson
REGISTRAR GENERAL

No. M 445483 MORTGAGE dated 4th September 1971
to David Smyth of Sydney Retired Farmer
Entered 1st November 1971
Jawatson
REGISTRAR GENERAL

MORTGAGE No. M 445483 has been discharged.
See M 793056 Entered 28th August 1972
Jawatson
REGISTRAR GENERAL

MORTGAGE No. M 445482 has been discharged.
See M 793057 Entered 28th August 1972
Jawatson
REGISTRAR GENERAL

No. M 793058 MORTGAGE dated 18th May 1972
to Commonwealth Trading Bank of
Australia
Entered 28th August 1972
Discharged
W 689923
14-11-1987
Jawatson
REGISTRAR GENERAL

REGISTERED PROPRIETOR Fapde Pty Limited by
Transfer - X739354. Registered 5-8-1988.

X739355 Mortgage to Australia and New
Zealand Banking Group Limited.
Registered 5-8-1988.

0301042 Lease by Koorily Pty Limited of
Front Factory Building, 297 Canterbury Road
Revsby Expires 30-9-2000 Registered
21-6-1995

COMPLETED SOLO NO FURTHER
DEALING REQUIRED

M 536770

M 445480

M 445481

M 445482

M 445483

M 793056

J/M 057

M 058

0301042

CT 24/1/66

M 445480 DM

M 445481 DM

M 445482 DM

M 445483 DM

M 793056 DM

X 739354 DM

X 739355 DM

0301042 R

W 689923 DM

X 739354 DM

X 739355 DM

0301042 R

201.

Appn. No. 14444
Reference to Last Certificate
Vol. 5553 Fol. 186

New South Wales

13087-1 0.49

[CERTIFICATE OF TITLE.]

TENANCY IN COMMON



REGISTER BOOK.
Vol. 6016 Fol. 197

CANCELLED *W*

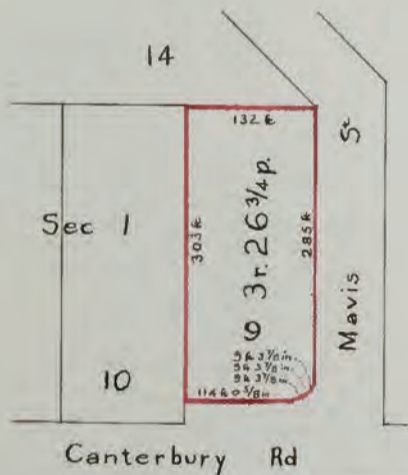
RAYMOND USHER, of Punchbowl, Electrical Fitter, Transferee under Instrument of Transfer No. F9523 is now the proprietor of an Estate in Fee Simple in an undivided one half share, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in That piece of land situated in the Municipality of Bankstown, Parish of Bankstown, and County of Cumberland, containing Three roods twenty six and three quarters perches or thereabouts as shown in the plan hereon and therein edged red being part of Lot 9 of Section 1 in Deposited Plan No. 5477 and being also part of 207 acres (Portion 78 of Parish) originally granted to Michael Ryan by Crown Grant dated the 9th day of January 1837.

In witness whereof I have hereunto signed my name and affixed my Seal, this First day of September, 1949.

Signed in the presence of

L. Bridger

J. Wells
Registrar-General.



Scale - 150 feet to one inch.

NOTIFICATION REFERRED TO

Amongst the reservations and conditions contained in the Grant above referred to are reservations of all mines of gold and of silver.

J. Wells
Registrar General.



No. *F911294* DISCHARGE of within mortgage
No. *F109444* dated *19th February 1953*
Produced and entered *24th February 1953*
at *4.10 PM* o'clock in the *after* noon.
J. Wells
REGISTRAR GENERAL



No. *F811295* TRANSFER dated *21st January 1953*
from the said *Raymond Usher and also Harry*
Guest to Commonwealth Bank of Australia
of the land within described
Produced *24th February 1953* and entered *24th February 1953*
at *4.10 PM* o'clock in the *after* noon.
As to land in this transfer
this certificate and all d
a new certificate issued
6642 Fol. *184*
J. Wells
REGISTRAR GENERAL



F109444 MORTGAGE dated *4th March 1949*
from the said *Raymond Usher and also Harry*
Guest to Commonwealth Bank of Australia
Produced *11th March 1949* and entered *27th January 1950*
at *12* o'clock in the *noon*.
J. Wells
REGISTRAR GENERAL



F109444

F911294



Appn. No. 14444
Reference to Last Certificate
Vol. 2224 Fol. 131

New South Wales.

[CERTIFICATE OF TITLE.]



ORDER NO. 1424476

REGISTER BOOK.
Vol. 5553 Fol. 186

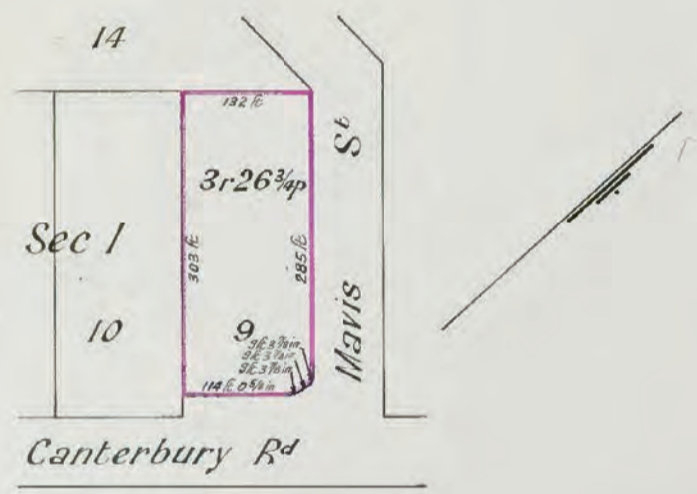
W

HERBERT CARRINGTON STREET, of Balgowlah, Clerk, by virtue of Certificate of Title Volume 2224 Folio 131 now surrendered is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in That piece of land situated in the Municipality of Bankstown Parish of Bankstown, and County of Cumberland containing Three roods twenty six and three quarters perches or thereabouts as shown in the plan hereon and therein edged red being part of Lot 9 of Section 1 in Deposited Plan No. 5477 and being also part of 207 acres (Portion 78 of Parish) originally granted to Michael Ryan by Crown Grant dated the 9th day of January 1837.

In witness whereof I have hereunto signed my name and affixed my Seal, this Twelfth day of February, 1946.

Signed in the presence of S. Lehadwick

J. Wells
Registrar General



D424476

Scale: 150ft to one inch.

NOTIFICATION REFERRED TO


Amongst the reservations and conditions contained in the Grant above referred to are reservations of all mines of gold and of silver.

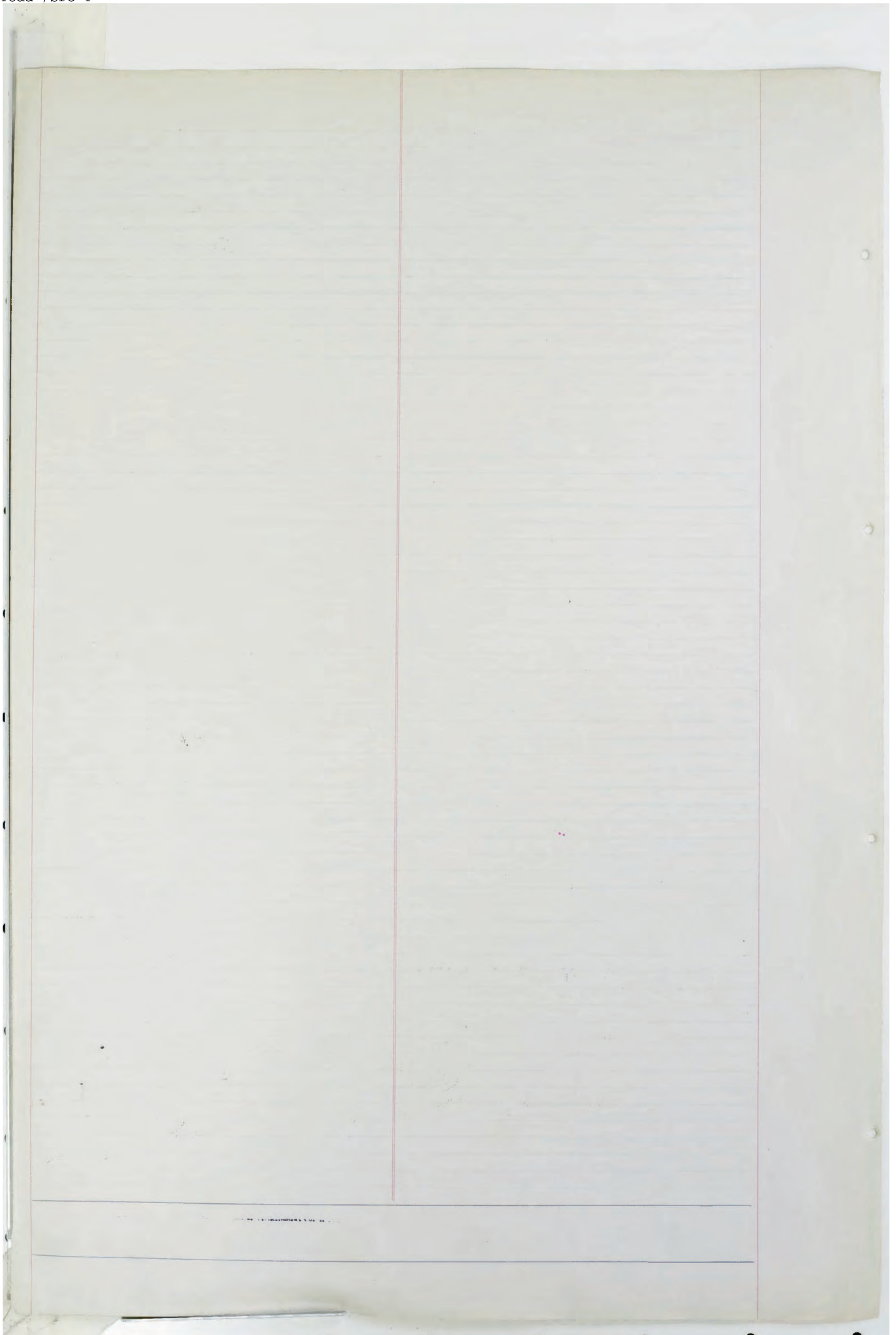
J. Wells
Registrar General



No. 5553 TRANSFER dated 4th March 1949
from the said Herbert Carrington Street to
Raymond Weber and Harry Gust
as tenants in common
of the land within described
Produced 13th May 1949 and entered 13th May 1949
at 11 o'clock in the forenoon.
As to land in this transfer
his Certificates cancelled
and new Certificates issued
Vol. 6016 Fol. 197-8

J. Wells
REGISTRAR GENERAL





CERTIFICATE OF TITLE

7888-2

(C.)

New South Wales.



REGISTER BOOK,

Vol. 2224 Folio 131

CANCELLED

[Appⁿ No. 111111]

[Reference to last certificate]

[Vol. 2078 Folio 120]

Herbert Carrington Street of *Errol* Clerk transfers under instrument of transfer from *The Parktown Farms Limited No 639056* as now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in *that* piece of land situated in the *Municipality of Parktown*, Parish of *Parktown*, and County of *Cumberland* containing *one acre*, or thereabouts, as shown on the Plan hereon, and therein edged red, being *Lot 9 of Section 1* on a Plan deposited in the Land Titles Office, Sydney, No. *5477* and part of *Two hundred and seven acres (Portion 75 of Parish)* delineated in the public map of the said *parish* deposited in the Department of Lands originally granted to *Michael Ryan* by Crown Grant dated the *ninth day of January one thousand eight hundred and thirty seven*.

In witness whereof, I have hereunto signed my name and affixed my Seal, this *Fifth* day of

February one thousand nine hundred and *twelve*

Signed the *5th* day of *February* 191*2*,

in the presence of

J. Wells

J. Wells

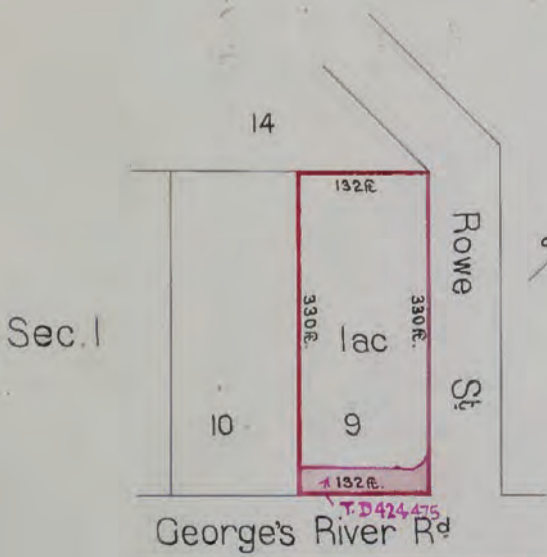
Deputy Registrar General.



NOTIFICATION REFERRED TO

Amongst the reservations and conditions contained in the grant above referred to are the following namely:
Reservations of all mines of gold and of silver.

J. Wells
Deputy Registrar General



No. *D 424475* TRANSFER dated *27th July* 191*5*
from the said *Herbert Carrington Street* to the
Commissioner of *Main Roads* of *part lot 9*
Sec. 1, D.P. 5477 of the land therein described
coloured *pink* on the plan hereon of the land therein described
Produced *23rd October* 1945 and entered *26th November* 1945
at *12* o'clock in the *noon*.
to be paid in full
for *the* amount of
and new Certificate issued
of *£*

J. Wells

20/11/10
22475
20/11/10
22475
20/11/10
22475

This Deed is Cancelled and Certificate of Title issued
Vol. *5553* Fol. *186 for the residue*
J. Wells
REGISTRAR GENERAL.
21/10/1999



Dedicated Public Road
GAZ. 8 10-1999 Fol. 9834

Tri-Search hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act.

Information contained in this document is provided by Tri-Search an approved NSW Information Broker
NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 202/840245

SEARCH DATE	TIME	EDITION NO	DATE
-----	-----	-----	-----
14/12/2017	4:37 PM	9	9/5/2016

LAND

LOT 202 IN DEPOSITED PLAN 840245
AT REVESBY
LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN
PARISH OF BANKSTOWN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP840245

FIRST SCHEDULE

ELCHEIKH PTY LTD (TZ AH19341)

SECOND SCHEDULE (12 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 EASEMENT(S) APPURTENANT TO THE LAND ABOVE DESCRIBED CREATED BY:
DP825549 EASEMENT TO DRAIN WATER 2 WIDE (B)
DP825549 EASEMENT TO DRAIN WATER 2 WIDE (C)
DP825549 EASEMENT TO DRAIN WATER 2 WIDE (D)
- 3 DP840245 RIGHT OF CARRIAGEWAY 7.5 WIDE AFFECTING THE PART(S)
SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 DP840245 EASEMENT TO FOR SEWERAGE PURPOSES OVER EXISTING LINE
OF PIPES APPURTENANT TO THE LAND ABOVE DESCRIBED
- 5 DP840245 RIGHT OF CARRIAGEWAY 2.45 WIDE APPURTENANT TO THE
LAND ABOVE DESCRIBED
- 6 DP840245 RIGHT OF CARRIAGEWAY 1.45 WIDE AFFECTING THE PART(S)
SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 7 DP840245 EASEMENT TO DRAIN WATER 1.5 WIDE AND VARIABLE
AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE
DIAGRAM
- 8 DP840245 EASEMENT TO DRAIN WATER 1.5 WIDE AND VARIABLE
APPURTENANT TO THE LAND ABOVE DESCRIBED
- 9 DP840245 EASEMENT TO DRAIN WATER 1 WIDE APPURTENANT TO THE
LAND ABOVE DESCRIBED
- 10 DP840245 EASEMENT FOR UNDERGROUND MAINS 1 AND 1.5 WIDE
AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE
DIAGRAM
- 11 AC747755 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- 12 AK416540 LEASE TO LOVE N CARE AUSTRALIA PTY LTD OF 297-299
CANTERBURY ROAD, REVESBY. EXPIRES: 31/3/2019.

END OF PAGE 1 - CONTINUED OVER

psi

PRINTED ON 14/12/2017

*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.

← RECENT ACTIVITY

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LRS ONLINE

FOLIO: 202/840245

PAGE 2

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

psi

PRINTED ON 14/12/2017

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

14/12/2017 4:49PM

FOLIO: 202/840245

First Title(s): OLD SYSTEM

Prior Title(s): 102/825549

Recorded	Number	Type of Instrument	C.T. Issue
16/6/1994	DP840245	DEPOSITED PLAN	FOLIO CREATED EDITION 1
6/7/1994	U415213	SURRENDER OF LEASE	EDITION 2
27/7/1994	U479385	DISCHARGE OF MORTGAGE	EDITION 3
27/7/1994	U479386	VARIATION OF MORTGAGE	
9/11/1994	U699495	LEASE	EDITION 4
23/3/1998	3870722	LEASE	EDITION 5
1/3/1999	5637260	DEPARTMENTAL DEALING	
5/4/2001	7526716	TRANSFER OF MORTGAGE	EDITION 6
17/11/2006	AC747753	DISCHARGE OF MORTGAGE	EDITION 7
17/11/2006	AC747754	TRANSFER	
17/11/2006	AC747755	MORTGAGE	
31/5/2012	AH19341	TRANSFER WITHOUT MONETARY CONSIDERATION	
31/5/2012	AH19343	LEASE	EDITION 8
9/5/2016	AK416540	LEASE	EDITION 9

*** END OF SEARCH ***

psi

PRINTED ON 14/12/2017

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

14/12/2017 4:49PM

FOLIO: 202/840245

First Title(s): OLD SYSTEM

Prior Title(s): 102/825549

Recorded	Number	Type of Instrument	C.T. Issue
16/6/1994	DP840245	DEPOSITED PLAN	FOLIO CREATED EDITION 1
6/7/1994	U415213	SURRENDER OF LEASE	EDITION 2
27/7/1994	U479385	DISCHARGE OF MORTGAGE	EDITION 3
27/7/1994	U479386	VARIATION OF MORTGAGE	
9/11/1994	U699495	LEASE	EDITION 4
23/3/1998	3870722	LEASE	EDITION 5
1/3/1999	5637260	DEPARTMENTAL DEALING	
5/4/2001	7526716	TRANSFER OF MORTGAGE	EDITION 6
17/11/2006	AC747753	DISCHARGE OF MORTGAGE	EDITION 7
17/11/2006	AC747754	TRANSFER	
17/11/2006	AC747755	MORTGAGE	
31/5/2012	AH19341	TRANSFER WITHOUT MONETARY CONSIDERATION	
31/5/2012	AH19343	LEASE	EDITION 8
9/5/2016	AK416540	LEASE	EDITION 9

*** END OF SEARCH ***

psi

PRINTED ON 14/12/2017

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

19/12/2017 12:44PM

FOLIO: 102/825549

First Title(s): OLD SYSTEM

Prior Title(s): 1-2/228899

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
10/12/1992	DP825549	DEPOSITED PLAN	FOLIO CREATED EDITION 1
15/6/1993	I410664	VARIATION OF MORTGAGE	
15/6/1993	I410665	VARIATION OF MORTGAGE	EDITION 2
16/6/1994	DP840245	DEPOSITED PLAN	FOLIO CANCELLED
18/8/1999	6106669	DEPARTMENTAL DEALING	
7/8/2014	AI792803	DEPARTMENTAL DEALING	
7/8/2014	AI796544	DEPARTMENTAL DEALING	
27/8/2014	AI846091	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

Todd

PRINTED ON 19/12/2017

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

21/12/2017 11:40AM

FOLIO: 2/228899

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 10285 FOL 216

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
11/4/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
9/5/1988	X487779	CAVEAT	
6/6/1988	X604127	DEPARTMENTAL DEALING	
14/6/1988	X579535	WITHDRAWAL OF CAVEAT	
14/6/1988	X579536	TRANSFER	
14/6/1988	X579538	MORTGAGE	EDITION 1
14/6/1988	X591050	MORTGAGE	
5/4/1989	Y281961	VARIATION OF MORTGAGE	EDITION 2
5/11/1990	Z228012	MORTGAGE	EDITION 3
5/11/1990	Z228013	POSTPONEMENT OF MORTGAGE	
14/5/1991	Z648554	DISCHARGE OF MORTGAGE	EDITION 4
11/7/1991	Z728256	VARIATION OF MORTGAGE	
11/7/1991	Z728257	VARIATION OF MORTGAGE	EDITION 5
7/7/1992	E578221	VARIATION OF MORTGAGE	
7/7/1992	E578222	VARIATION OF MORTGAGE	EDITION 6
1/12/1992	DP825549	DEPOSITED PLAN	FOLIO CANCELLED
10/8/1993		AMENDMENT: LOCAL GOVT AREA	
18/8/1999	6106457	DEPARTMENTAL DEALING	
7/8/2014	AI792803	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

Todd

PRINTED ON 21/12/2017

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CIFICATE OF TITLE
RTY ACT, 1900, as amended.



10285216

NEW SOUTH WALES

Application No.14444

Prior Title Vol.8412 Fol. 92

Vol. 10285 Fol. 216



MA

Edition issued 7-4-1966

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

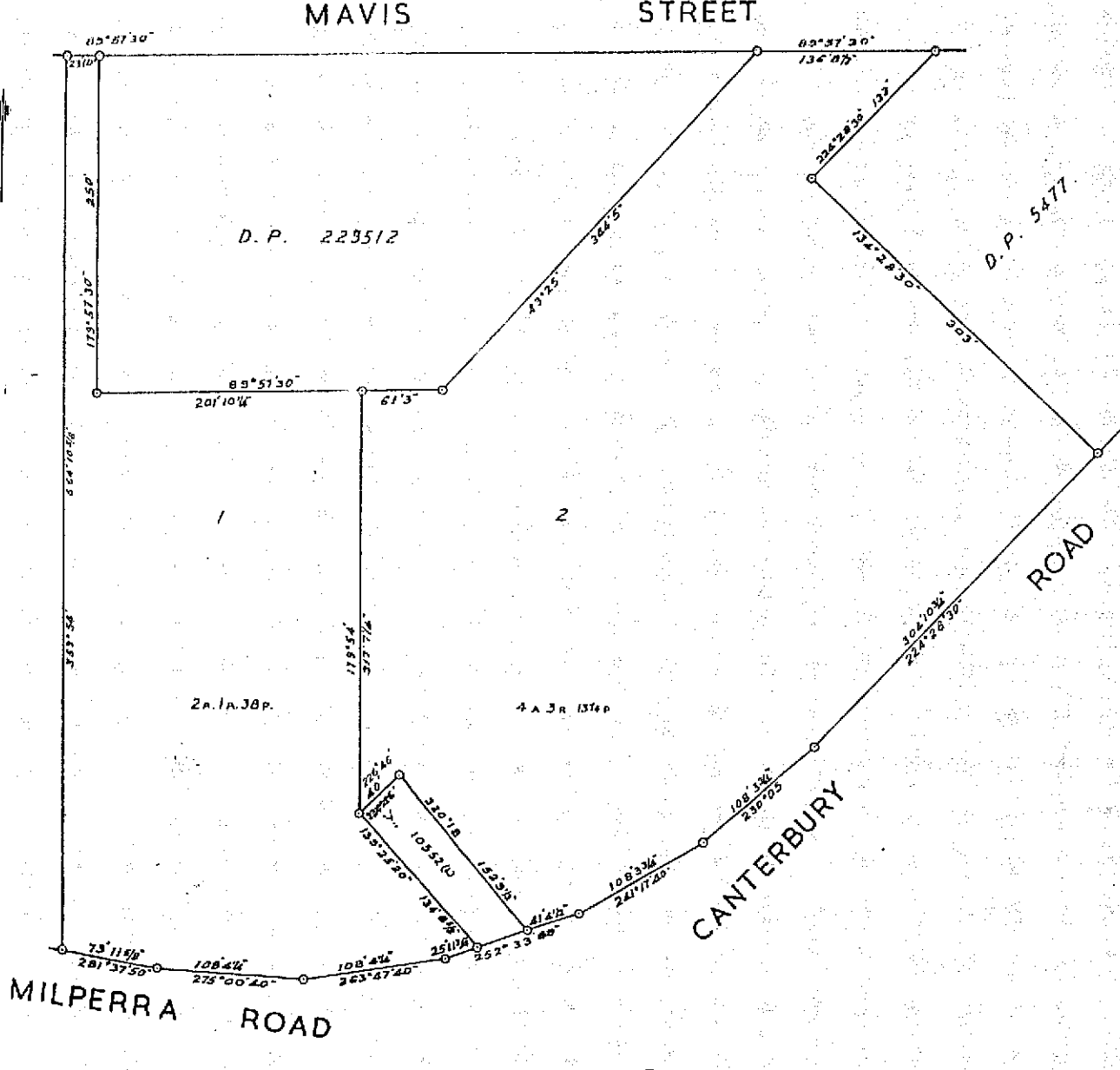
Witness *J. Charles*

CANCELLED
Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 228899 at Revesby in the Municipality of Bankstown Parish of Bankstown and County of Cumberland being part of Portion 78 granted to Michael Ryan on 9-1-1837.

FIRST SCHEDULE (continued overleaf)

~~COVENTRY-GAUGE-&-TOOL CO. (AUST.) PTY. LIMITED.~~

Jawatson
Registrar General.

SECOND SCHEDULE (continued overleaf)

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

Jawatson
Registrar General.

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

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

(Page 1) Vol. 10285 Fol. 216

Vol. 10285 Fol 216 (Page 2 of 2 pages)

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
Recco Limited. State Superannuation Board	Transfer	S315487	18/6/1981	6-2-1981	
CANCELLED					
SEE AUTO FOLIO					

2720-12
 48871
 Gar of 12
 5720
 R
 S315487
 S473159
 S511233
 W113894
 55/11
 6/20
 X126161
 2720
 35/20
 R

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	
	NUMBER	DATE					
Lease S511233	648871	21-6-1973	of part together with rights to the Sydney County Council Lease to Recco Limited with Option of Renewal. Expires 30/4/1991. Registered 18/6/1981.	19-2-1976		Surrendered	W113894
S511233	W113895	28-1-1986	Surrender of Lease as to part being Substation premises No.5992 as shown in plan with W113895. Registered 28-1-1986			Surrendered	X126161
W113896			Lease to The Sydney County Council of Substation premises No.5992 as shown in plan with W113896 together with a right of way and easement for electricity purposes over another part of the land within described, expires 31-12-2009. Registered 28-1-1986				
X126162			Lease to Brambles Holdings Limited of Whole, Excluding Substation premises No.5992, together with and reserving rights Expires 30-4-1992. Option of renewal 5 years Registered 24-11-1987				
X126162	X126163		Sub-Lease to Recco Limited of premises known as existing Building Recco together with rights. Expires 30-6-1988 Registered 24-11-1987				

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

Reg:R893612 /Doc:CT 10285-216 CT /Rev:16-Feb-2011 /Sts:OK, SC /Pgs:ALL /Prt:21-Dec-2017 12:44 /Seq:2 of 2

CERTIFICATE OF TITLE.

47123

(C.)

New South Wales.

[Appⁿ No. 111444]
[Reference to Last Certificate]
[Vol. 2078 Folio 120]



REGISTER BOOK,
Vol. 2367 Folio 48

WR

Rachel Simpson

wife of Andrew James Simpson of Dulwich Hill, Tailor, transferee under Instrument of transfer from the Bankstown Councils Hundred N° A 23499 is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in that piece of land situated in the Municipality of Bankstown, Parish of Bankstown, and County of Cumberland containing one acre, or thereabouts, as shown on the Plan hereon, and therein edged red, being Lot 10 of Section 1 on a Plan deposited in the Land Titles Office, Sydney, No. 5477 and part of two hundred and seven acres (Portion 1/8 of Parish) delineated in the Public map of the said Parish deposited in the Department of Lands originally granted to Michael Ryan by Crown Grant dated the ninth day of January one thousand eight hundred and thirty seven

In witness whereof, I have hereunto signed my name and affixed my Seal, this Seventeenth day of May one thousand nine hundred and thirteen

Signed the 17 day of May 1913,
in the presence of *J. P. Kelly*

Dr. Oake
Deputy Registrar General.



NOTIFICATION REFERRED TO

Amongst the reservations and conditions contained in the grant above referred to are the following namely Reservations of all mines of gold and of silver

Dr. Oake
Deputy Registrar General.



No. 818455 TRANSFER dated 21st March 1929
from the said Rachel Simpson to Alfred Paul
of Bankstown Blacksmith, Barker and Dorothy
Paul his wife as joint tenants
of the land within described
Produced 8 May 1929 and entered 28 May 1929
at 10 o'clock in the fore noon.
W. H. Clayton
REGISTRAR GENERAL



No. B 818457 MORTGAGE dated 23rd February 1929
from the said Alfred Peal and Dorothy Peal to John
James of Willoughby Hall
Produced 5th May 1929 and entered 28th May 1929
at 10 o'clock in the fore noon.
McLayton
REGISTRAR GENERAL



No. D146633 DISCHARGE of within mortgage
No. B 818457 dated 1st August 1942
Produced and entered 7th August 1942
at 5.30 o'clock in the after noon.
Ray W. Willis
REGISTRAR GENERAL



No. D370638 MORTGAGE dated 27th February 1945
from the said Alfred Peal and Dorothy Peal (then Dorothy Gladys Peal) to The Commercial Bank of Australia Ltd
Produced and entered 27th April 1945
at 3.45 o'clock in the after noon.
Ray W. Willis
REGISTRAR GENERAL



No. F 62865 TRANSFER dated 11th March 1947
from the said Alfred Peal and Dorothy Gladys Peal (with consent of mortgagee) to The Commissioner for Main Roads of NSW
of the land within described
Produced 19th August 1949 and entered 3rd March 1950
at 12 o'clock in the noon.
J. H. Pells
REGISTRAR GENERAL



No. F 82151 DISCHARGE of within mortgage
D 370638 dated 29th July 1949
as regards the land comprised in this Certificate of Title
Produced 22nd September 1949 and entered 3rd March 1950
at 12 o'clock in the noon.
J. H. Pells
REGISTRAR GENERAL



No. F 9582153 TRANSFER dated 19th August 1949
from the said Alfred Peal and Dorothy Gladys Peal to William Adams & Company Limited
of the residue
of the land within described
Produced 22nd September 1949 and entered 3rd March 1950
at 12 o'clock in the noon.
As to land in this transfer this Certificate is cancelled and new Certificate issued Vol. 6154 Fol. 123
J. H. Pells
REGISTRAR GENERAL



D 146633

M Note name 370638

D 370638

301

In approved plan of 1932
442 of 1932

CT 29/7/49

F 62865 part
F 82151 part
- 153 T 195

F 9582153 n/c

Dedicated Public Road
Gaz. 510 1949 VOL. 9834

201.

Appn. No. 14444

New South Wales

[CERTIFICATE OF TITLE.]

Reference to Last Certificates

Vol. 2125	Fol. 214
" 2234	" 4
" 2367	" 48
" 3254	" 4



REGISTER BOOK.
Vol. 6154 Fol. 183

CANCELLED

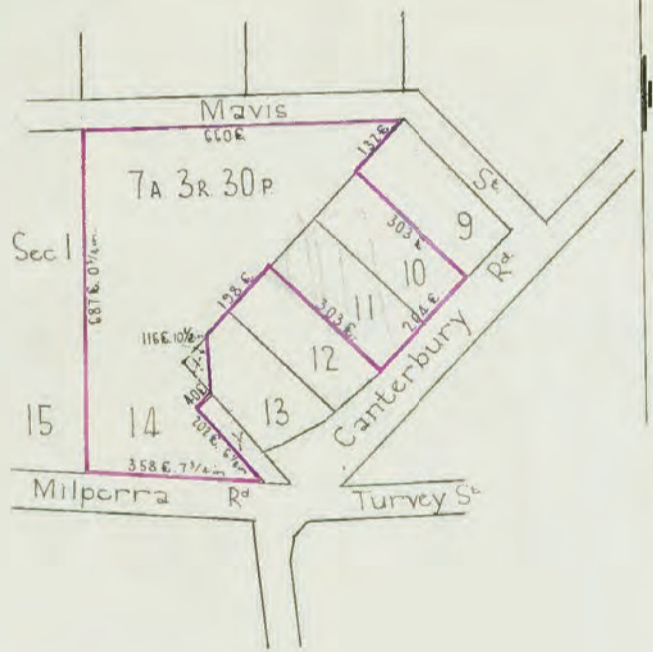
WILLIAM ADAMS & COMPANY LIMITED Transferee under Instruments of Transfer Nos. F64216 and F82153 is now the proprietor of an Estate in Fee Simple _____

subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in That piece of land situated in the Municipality of Bankstown Parish of Bankstown, and County of Cumberland containing Seven acres three roods thirty perches or thereabouts as shown in the plan hereon and therein edged red and also shown as to part as Lot X in plan annexed to the said Instrument of Transfer No. F64216 being part of Lots 10, 11, 13 and 14 of Section 1 in Deposited Plan No. 5477 and being also part of 207 acres (Portion 78 of Parish) originally granted to Michael Ryan by Crown Grant dated the 9th day of January 1837. _____

In witness whereof I have hereunto signed my name and affixed my Seal, this Twenty-sixth day of June, 1950

Signed in the presence of *J. McKern*

J. Hells
Registrar-General.



No. F243696 TRANSFER dated 10th May 1950
 from the said William Adams & Company Limited to Country Gauges & Test Co. (Aust) Pty Limited as regards residue
 of the land within described
 Produced 16th June 1950 and entered 9th Oct 1951
 at 12 o'clock in the _____ noon.
 As to land in this transfer the certificate is cancelled and new certificate issued *J. Hells*
 Vol. _____ Fol. _____ REGISTRAR GENERAL.

Scale - 300 feet to one inch.

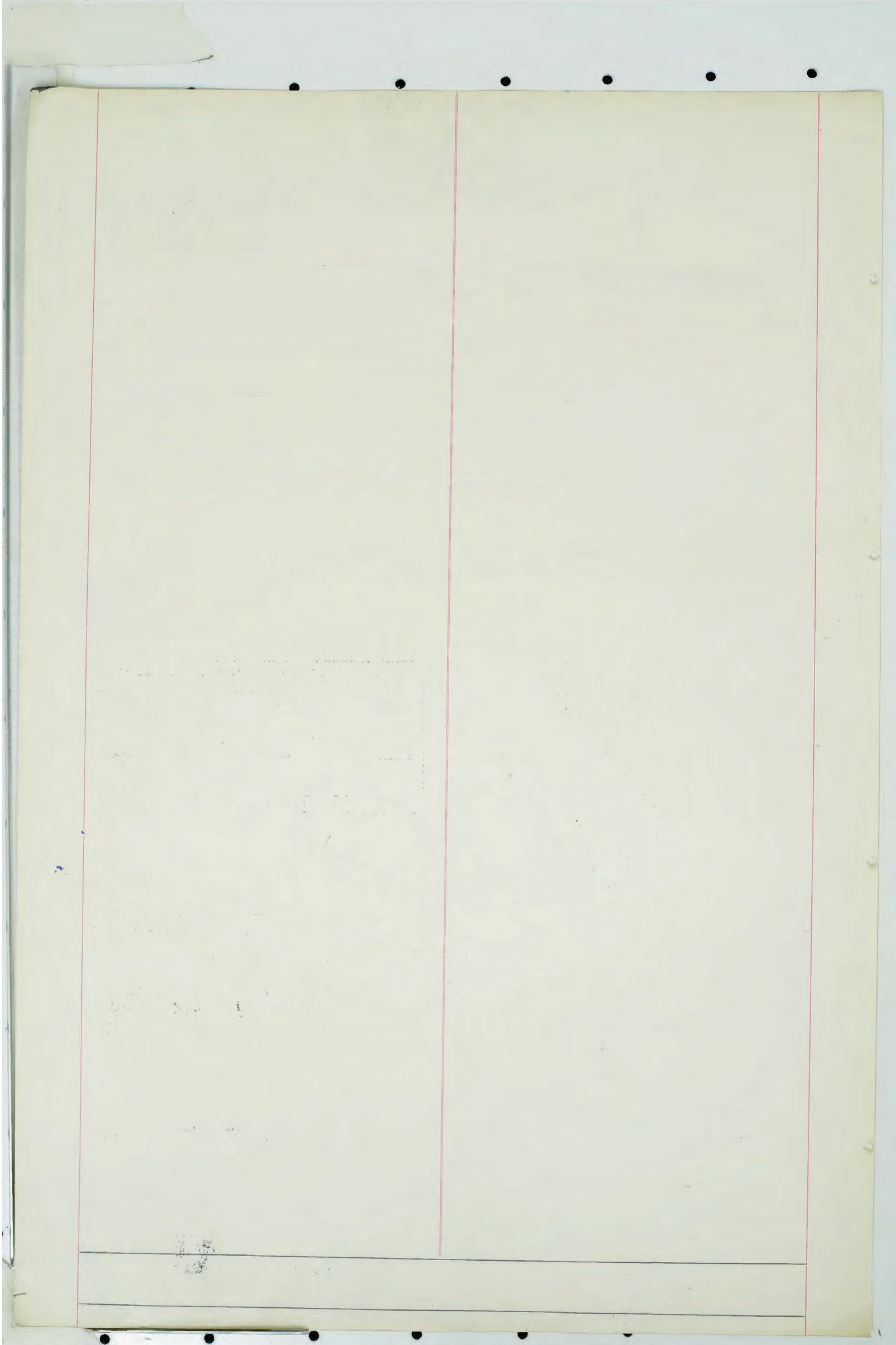
NOTIFICATION REFERRED TO

Amongst the reservations and conditions contained in the Grant above referred to are reservations of all mines of gold and of silver.

J. Hells
Registrar General.

No. F243697 TRANSFER dated 10th May 1950.
 from the said William Adams & Company Limited to Country Gauges & Test Co. (Aust) Pty Limited of part
 of the land within described
 Produced 16th June 1950 and entered 27th October 1950
 at 12 o'clock in the _____ noon.
 As to land in this transfer this certificate is cancelled and new Certificate issued *J. Hells*
 Vol. 6154 Fol. 148 REGISTRAR GENERAL.

F243697 part *F243696 part*



202.

Appn. No. 14444

New South Wales.

50826-2 10.87

[CERTIFICATE OF TITLE.]

Reference to Last Certificates

Vol.	3253	Fol.	167
"	3254	"	4
"	6154	"	183
"	6209	"	148



CANCELLED

REGISTER BOOK.
Vol. 6327 Fol. 151

COVENTRY GAUGE & TOOL CO (AUST) PTY. LIMITED, Transferee as to part under Instruments of Transfer Nos. F243696, F358593 and F358594 and as to the other part by virtue of Certificate of Title Volume 6209 Folio 148 now surrendered is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in That piece of land situated in the Municipality of Bankstown Parish of Bankstown, and County of Cumberland containing Nine acres two roods thirty and one quarter perches or thereabouts as shown in the plan hereon and therein edged red being part of Lots 10 to 14 inclusive of Section 1 in Deposited Plan No. 5477 and being also part of 207 acres (Portion 78 of Parish) originally granted to Michael Ryan by Crown Grant dated the 9th day of January 1837.

In witness whereof I have hereunto signed my name and affixed my Seal, this thirtieth day of May, 1951.

Signed in the presence of J. H. Kern

J. H. Pells
Registrar General



Scale: 300 Feet to one inch.

F243696
F358593/4

NOTIFICATION REFERRED TO

Amongst the reservations and conditions contained in the Grant above referred to are reservations of all mines of gold and of silver.

J. H. Pells
Registrar General



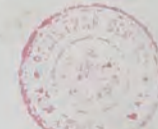
No. F 598 335 MORTGAGE dated 17th December 1951
 from the said Coventry Gauge & Tool Co. (Aust.) Pty.
limited to Australia Mutual Provident
Society
 Produced and entered 9th January 1952
 at 11 o'clock in the fore noon.
J. H. Pells
 REGISTRAR GENERAL.



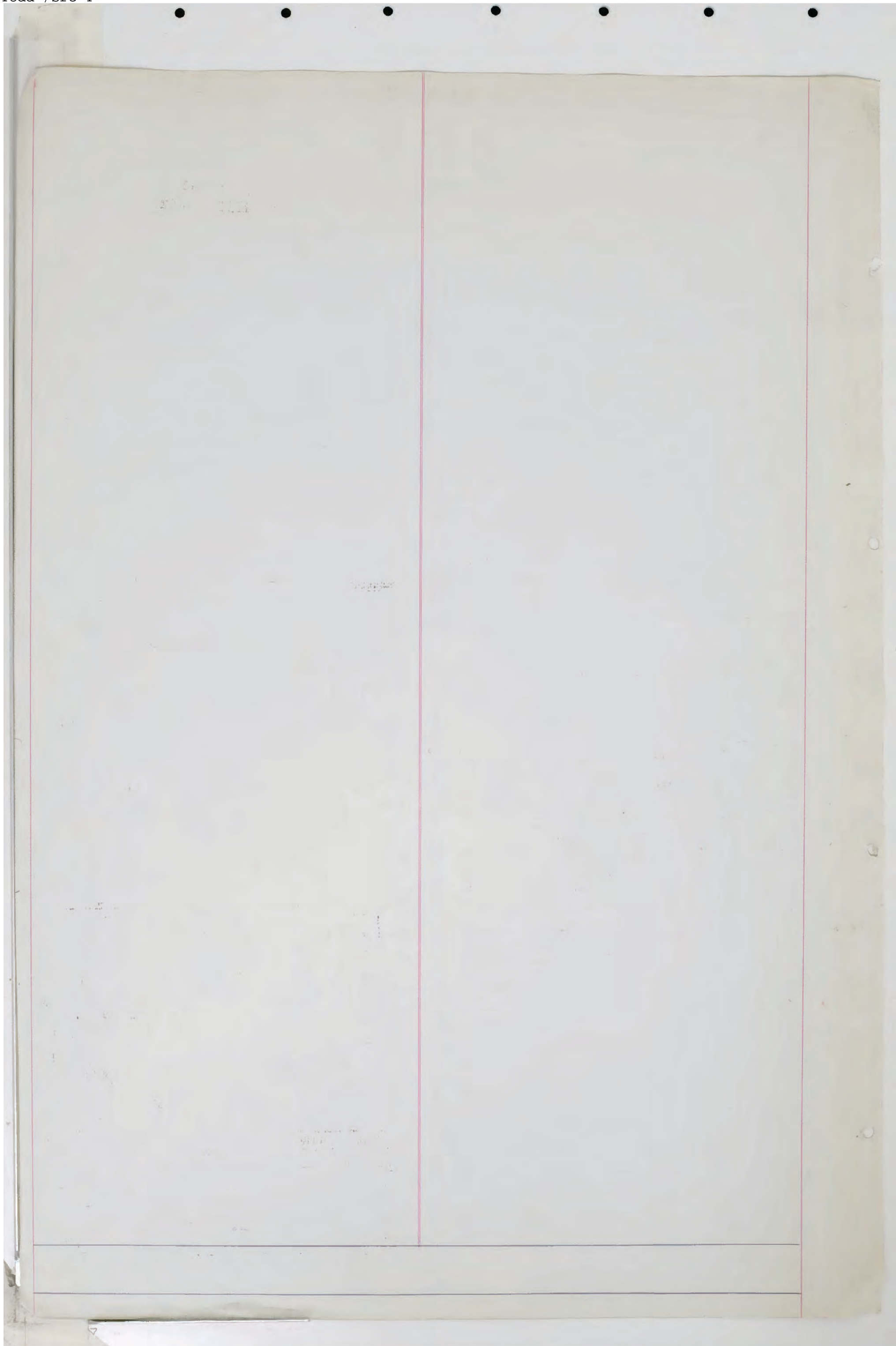
p/d
 No. F 765 031 DISCHARGE of within mortgage
 No. F 598 335 dated 5th November 1952
 as regards part of the land in this Certificate of Title
 Produced 19th November 1952 and entered 27 March 1953
 at 12 o'clock in the noon.
J. H. Pells
 REGISTRAR GENERAL



This Deed is Cancelled and Certificate of Title issued
 Vol. 6639 Fol. 566 & 67
J. H. Pells
 REGISTRAR GENERAL
OF 765032



10 F 765031 (Part) R
F 771154 A. Mc (Part)
596



Appn. No. 14444
Reference to Last Certificate
Vol. 6327 Fol. 151

New South Wales.

99907 152 K 2008-2 A. H. PETTIFER, GOVERNMENT PRINTER.

[CERTIFICATE OF TITLE.]



ORDER NO. F765032.

REGISTER BOOK.
VOL. 6639 Fol. 67

CANCELLED

COVENTRY GAUGE & TOOL CO. (AUST.) PTY. LIMITED, by virtue of Certificate of Title Volume 6327 Folio 151 now surrendered is now the proprietor of an Estate in Fee Simple,
subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in that piece of land situated
in the Municipality of Bankstown Parish of Bankstown, and County of Cumberland
containing Nine acres one rood three and three quarters perches or thereabouts as shown in the plan hereon and therein edged red being part of Lots 10 to 14 inclusive of Section 1 in Deposited Plan No. 5477 and being also part of 207 acres (Portion 78 of Parish) originally granted to Michael Ryan by Crown Grant dated the 9th day of January 1837.

In witness whereof I have hereunto signed my name and affixed my Seal, this 11th day of March, 1953

Signed in the presence of J. H. Groves }

J. H. Pells
Registrar General



Scale: - 300 feet to one inch

No. 644766 TRANSFER dated 13th December 1953
from the said Coventry Gauge & Tool Co. (Aust.) Pty. Limited (with consent of mortgage) to Downy Equipment (Australia) Proprietary Limited of part of the land within described
Produced 8th February 1956 and entered 7th May 1956
at 12 o'clock in the noon.
As to land in this transfer this certificate is cancelled and new Certificate issued
Vol. 7165 Fol. 219
J. H. Pells
REGISTRAR GENERAL

This Deed is Cancelled and Certificate of Title Issued
Vol. 7165 Fol. 220, for residue.
J. H. Pells
REGISTRAR GENERAL

NOTIFICATION REFERRED TO.
Amongst the reservations and conditions contained in the Grant above referred to are reservations of all mines of gold and of silver.

J. H. Pells
Registrar General.

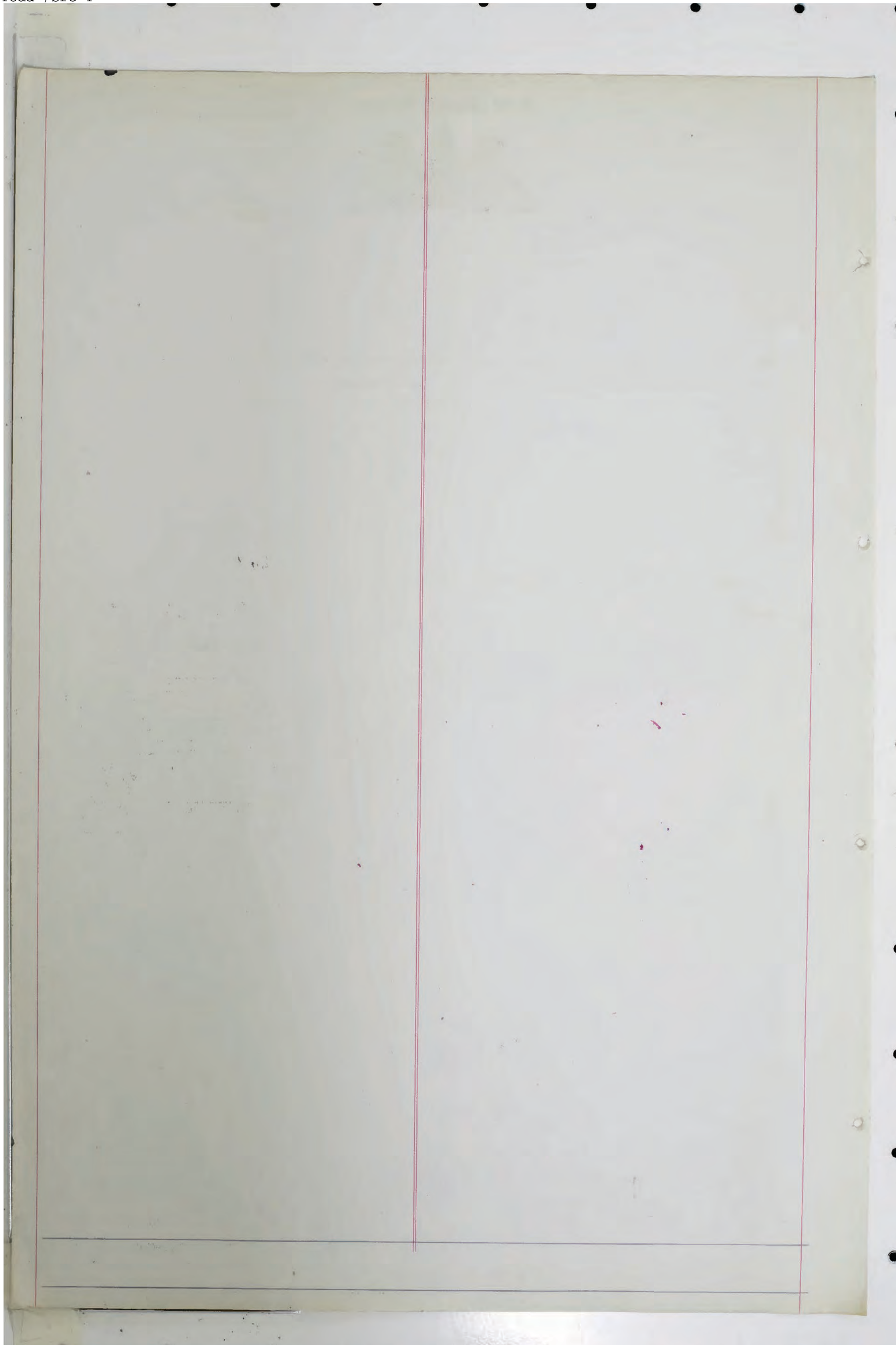


No. F59835 Mortgage dated the 17th day of December 1951. from Coventry Gauge & Tool Co. (Aust.) Pty Limited to Australian Mutual Provident Society. Produced and entered the 9th day of January 1952 at 2 minutes past 11 o'clock in the forenoon.

J. H. Pells
Registrar General.



6447660 to 21 B O
M. 9/2/56



202

Primary Appn. No. 14444

Reference to Last Title

Vol. 6639 Fol. 67

New South Wales.

[CERTIFICATE OF TITLE.]



CANCELLED

REGISTER BOOK.

7165 Fol. 220

MA Issued on Order No. G447662

COVENTRY GAUGE & TOOL CO. (AUST.) PTY. LIMITED, is now the proprietor of an Estate in Fee Simple,
subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances,
liens, and interests as are notified hereon, in that piece of land
in the Municipality of Bankstown Parish of Bankstown, and County of Cumberland
shown in the plan hereon and therein edged red being part of Lots 10 to 14 inclusive of Section 1 in Deposited Plan No. 5477
and being also part of Portion 78 granted to Michael Ryan on 9th January 1837.

In witness whereof I have hereunto signed my name and affixed my Seal, this Twentieth day of August, 19 56.

Signed in the presence of

G. W. Moss

J. H. Pells

Registrar-General



No. *H 47* NOTICE OF RESUMPTION
The Commissioners for Main Roads
is the proprietor of that part of the land
shown by pink colour in the plan
as produced by Section 141 of the Public Works Act 1912) freed from
all other interests
Entered: 9th January 1960.
Jawatson
Registrar General.

MORTGAGE No. *F598335* has been discharged.
See *J26745* Entered 4th September 1962.
Jawatson
REGISTRAR GENERAL.

No. *H28290* TRANSFER dated 27th January 1959
to *Wickela Industries Limited of that plan*
annexed to *H28290*
of the land within described.
Entered 4th September 1962.
As to land in this transfer
this deed is cancelled
and the same is deemed
void from the date of
Jawatson
REGISTRAR GENERAL.

The land designated "P" is coloured Pink
Area: 8ac 2rd. 10per
Scale: 300 feet to one inch.

NOTIFICATION REFERRED TO

No. F598335 Mortgage dated 17th December 1951 from Coventry Gauge & Tool Co. (Aust.) Pty. Limited to Australian Mutual Provident Society. Produced and entered 9th January 1952 at 2 minutes past 11 o'clock in the forenoon.

J. H. Pells
Registrar General.



447662

Persons are cautioned against altering or adding to this Certificate or any notification thereon.

NR H47 to 60 (plan) K.
44-15-1402-1411 (plan) H. H. H.
H119735 B/0
CT 21-4-60
H772554 Mortgage
H504370 d/m H.
J26745 8/11/56

As to the residue
this Deed is cancelled and new Certificate of Title issued
Vol 8412 Fol. 92
Vide O H169735
Jawatson
Registrar General.



The residue of land in this certificate of title
comprises FEE OF ROAD
Entered: 5-7-1971
Jawatson
REGISTRAR GENERAL.



CT. PRODUCED 21/4/1960
BY Stephan Jacques & Stephan

New South Wales

[CERTIFICATE OF TITLE]

Primary Appn No. 14444
Reference to Last Title
Vol. 7165 Fol. 220
Deposited Plan No. 5477



REGISTER BOOK
Vol. 8412 Fol. 92
EH Issued on Order No. HL69735

CANCELLED

GOVERNRY GAUGE & TOOL CO. (AUST) PTY. LIMITED, is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances liens, and interests as are notified hereon, in That piece of land at Revesby in the Municipality of Bankstown Parish of Bankstown and County of Cumberland shown in the plan hereon being Lot 2 in plan lodged with Transfer No. BE28290 and being part of Portion 78 granted to Michael Ryan on 9th January 1837.

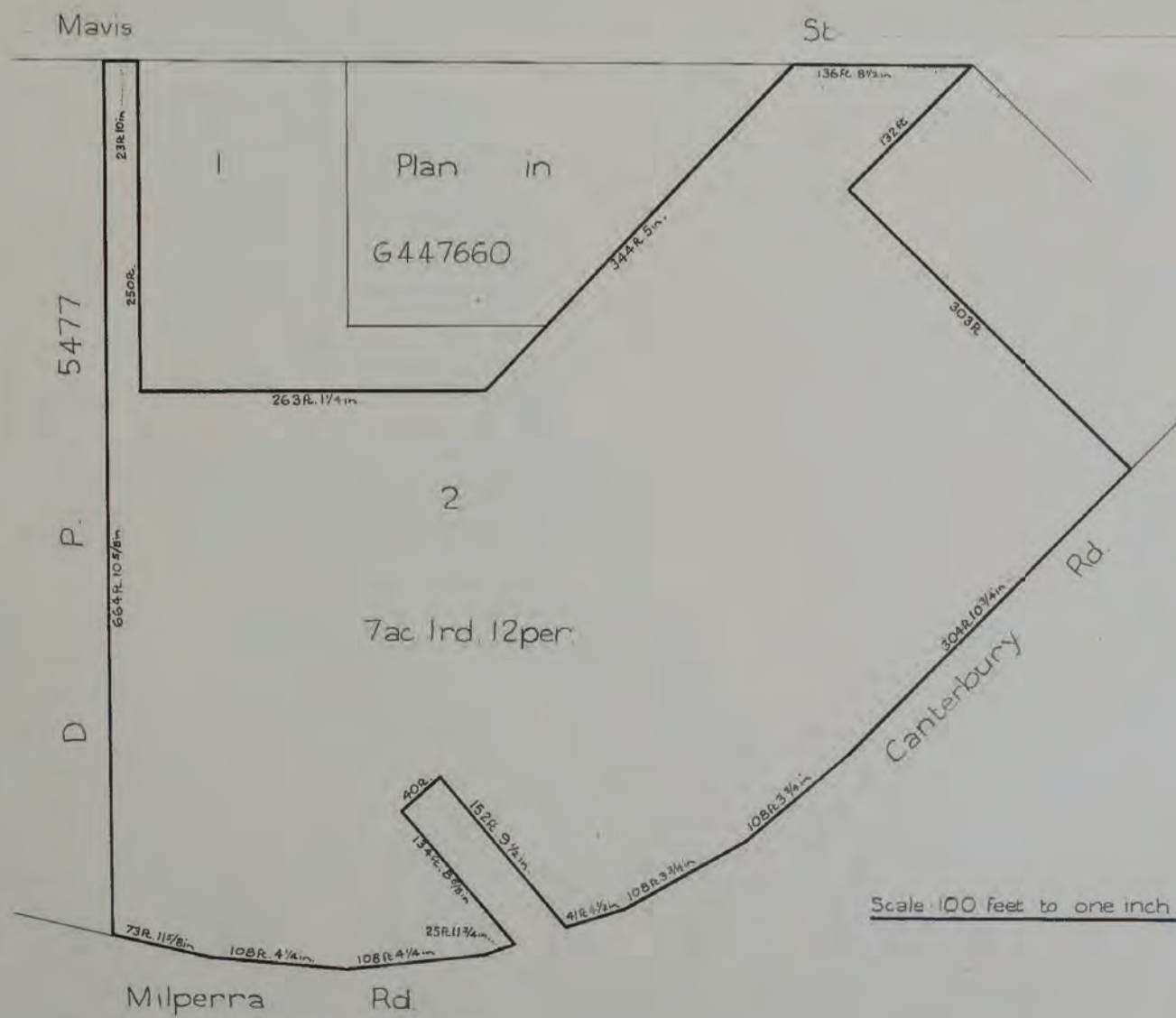
In witness whereof I have hereunto signed my name and affixed my Seal, this 17th day of November, 1962.

Signed in the presence of *J. Davinport*

J. Watson
Registrar-General.



Persons are cautioned against altering or adding to this Certificate or any notification thereon.



H169735

26021160



one

REGISTRATION REFERRED TO
No. J209947 MORTGAGE dated 12th April 1961
to The National Bank of Australasia Limited
Entered 28th November 1962
Jawatson
REGISTRAR GENERAL



MORTGAGE No. J209947 has been discharged
Sec. H 804370 Entered 28th November 1962
Jawatson
REGISTRAR GENERAL



This deed is cancelled as to the whole
New Certificates of Title have issued for lots in
Deeded Plan No. 228899 as follows:-
Lots 1 & 2 Vol. 10285 Fol. 215 & 216 respectively

Jawatson
REGISTRAR GENERAL



H772554M
H804370DN
02220099
13031-3-66

Program prepared
on 2/10/228899
being whole



CIFICATE OF TITLE
RTY ACT, 1900, as amended.



10285216

NEW SOUTH WALES

Application No.14444

Prior Title Vol.8412 Fol. 92

Vol. 10285 Fol. 216



MA

Edition issued 7-4-1966

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

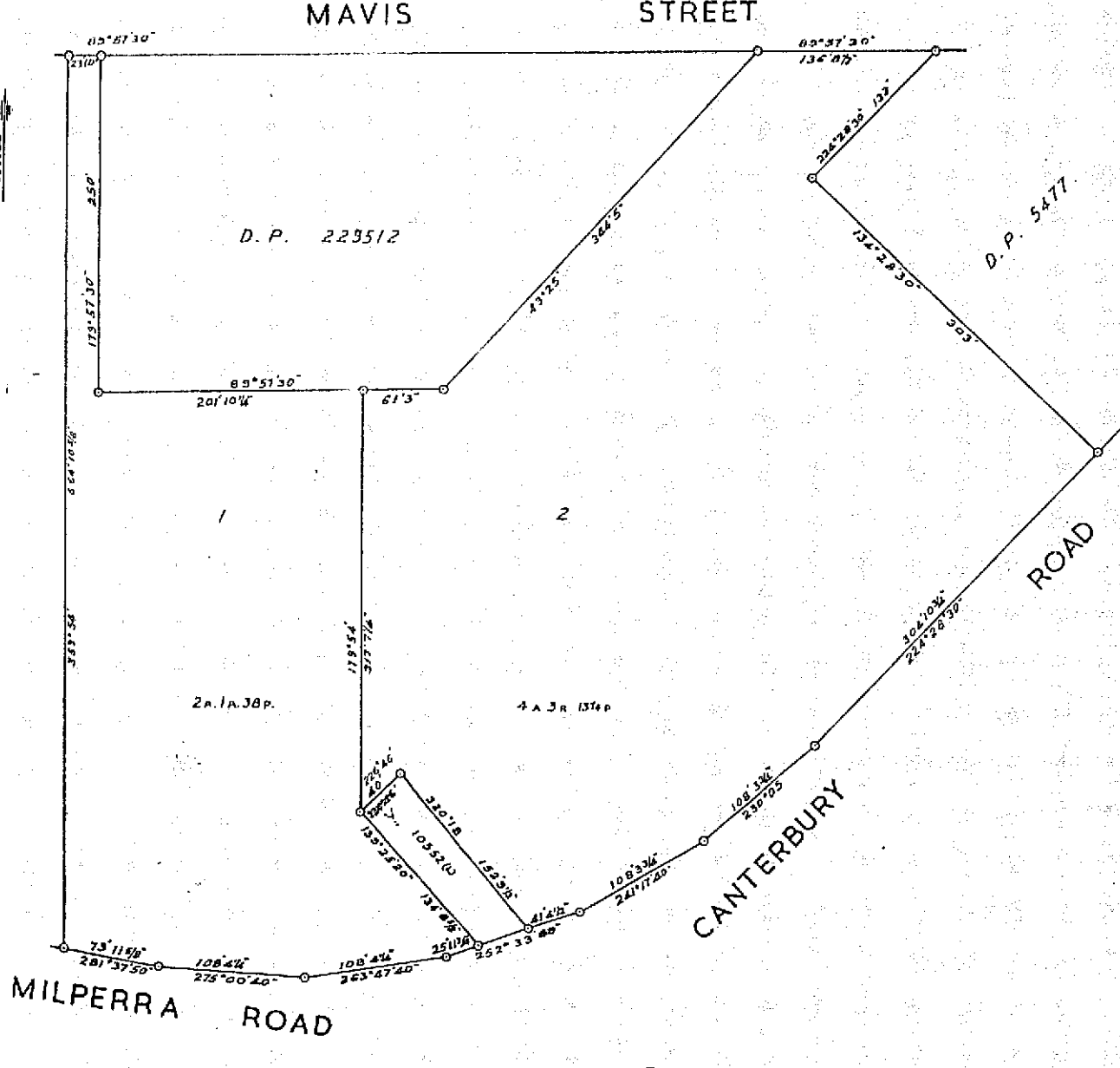
Witness *J. Charles*

CANCELLED
Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 228899 at Revesby in the Municipality of Bankstown Parish of Bankstown and County of Cumberland being part of Portion 78 granted to Michael Ryan on 9-1-1837.

FIRST SCHEDULE (continued overleaf)

~~COVENTRY-GAUGE-&-TOOL CO. (AUST.) PTY. LIMITED.~~

Jawatson
Registrar General.

SECOND SCHEDULE (continued overleaf)

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

Jawatson
Registrar General.

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

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

(Page 1) Vol. 10285 Fol. 216

Vol. 10285 Fol 216 (Page 2 of 2 pages)

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

~~Recco Limited.~~
State Superannuation Board by Transfer S473159. Registered

NATURE	INSTRUMENT		ENTERED	Signature of Registrar-General
	NUMBER	DATE		
Transfer	S315487	18/6/1981	6-2-1981	
CANCELLED				
SEE AUTO FOLIO				

2720-12
S315487
S473159
S511233
W113894
X126161
2720
38/20

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	
	NUMBER	DATE					
Lease	S511233	21-6-1973	of part together with rights to the Sydney County Council	19-2-1976		Surrendered	W113894
			Lease to Recco Limited with Option of Renewal. Expires 30/4/1991. Registered 18/6/1981.				
S511233	W113895	28-1-1986	Surrender of Lease as to part being Substation premises No.5992 as shown in plan with W113895. Registered 28-1-1986			Surrendered	X126161
			W113896 Lease to The Sydney County Council of Substation premises No.5992 as shown in plan with W113896 together with a right of way and easement for electricity purposes over another part of the land within described, expires 31-12-2009. Registered 28-1-1986				
			X126162 Lease to Brambles Holdings Limited of Whole, Excluding Substation premises No.5992, together with and reserving rights Expires 30-4-1992. Option of renewal 5 years Registered 24-11-1987				
			X126162 Lease X126163 Sub-Lease to Recco Limited of premises known as existing Building Recco together with rights. Expires 30-6-1988 Registered 24-11-1987				

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

Ref: R893612 / Doc: CT 10285-216 CT / Rev: 16-Feb-2011 / Srs: OK, SC / Pgs: ALL / Prt: 21-Dec-2017 12:44 / Seq: 2 of 2

Appendix IV – Dial Before You Dig (DBYD)

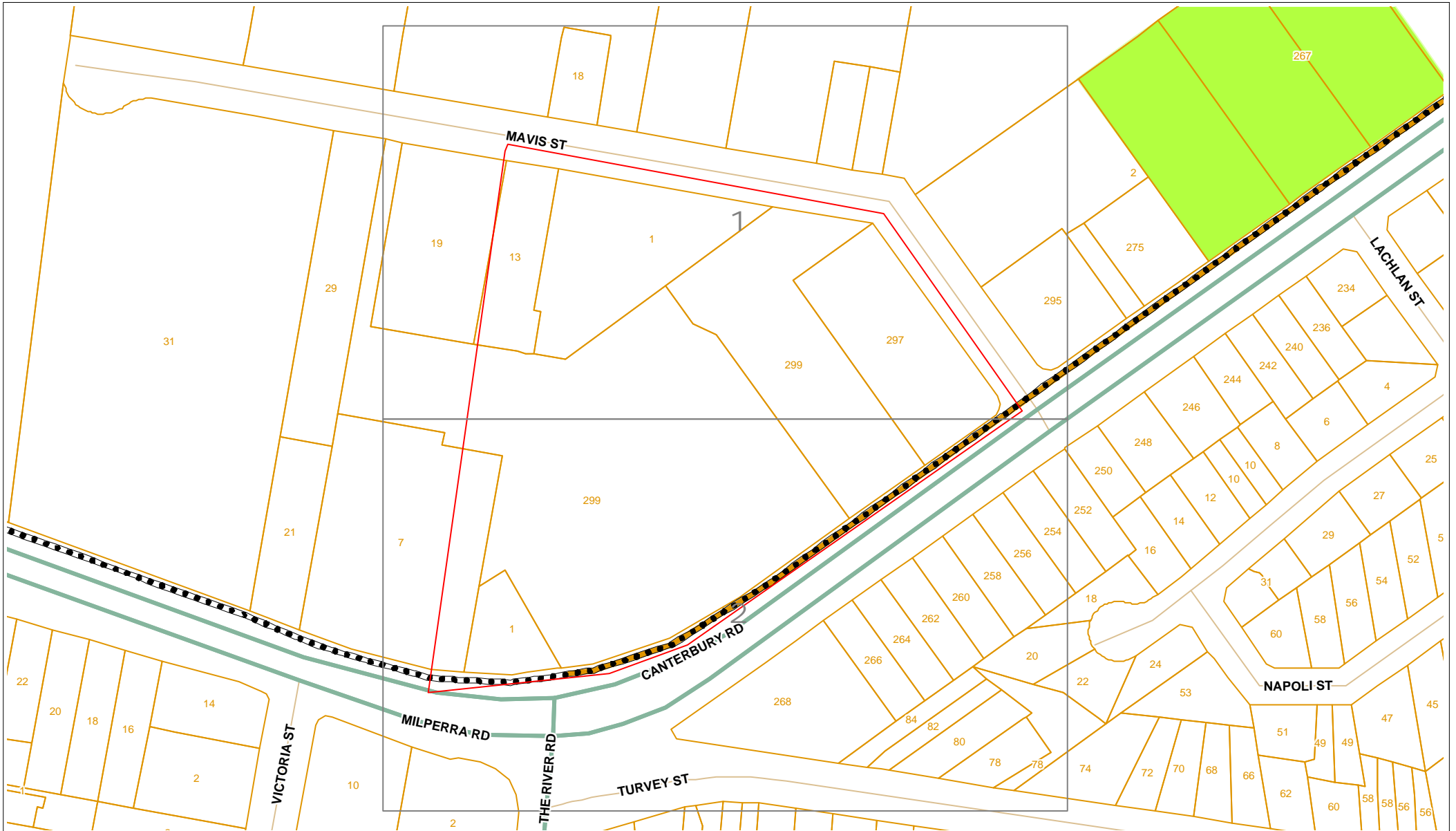
New South Wales Office:
ADE Consulting Group Pty Ltd
6 / 7 Millennium Court
Silverwater, NSW 2128

Victoria Office:
ADE Consulting Group Pty Ltd
Unit 4 / 95 Salmon Street
Port Melbourne, VIC 3207

Telephone:
NSW: (02) 8541 7214
VIC: 1300 796 922

Internet:
site: www.adenvirotech.com.au
e-mail: info@adenvirotech.com.au

ABN:
14 617 358 808



Sequence Number: 67096341

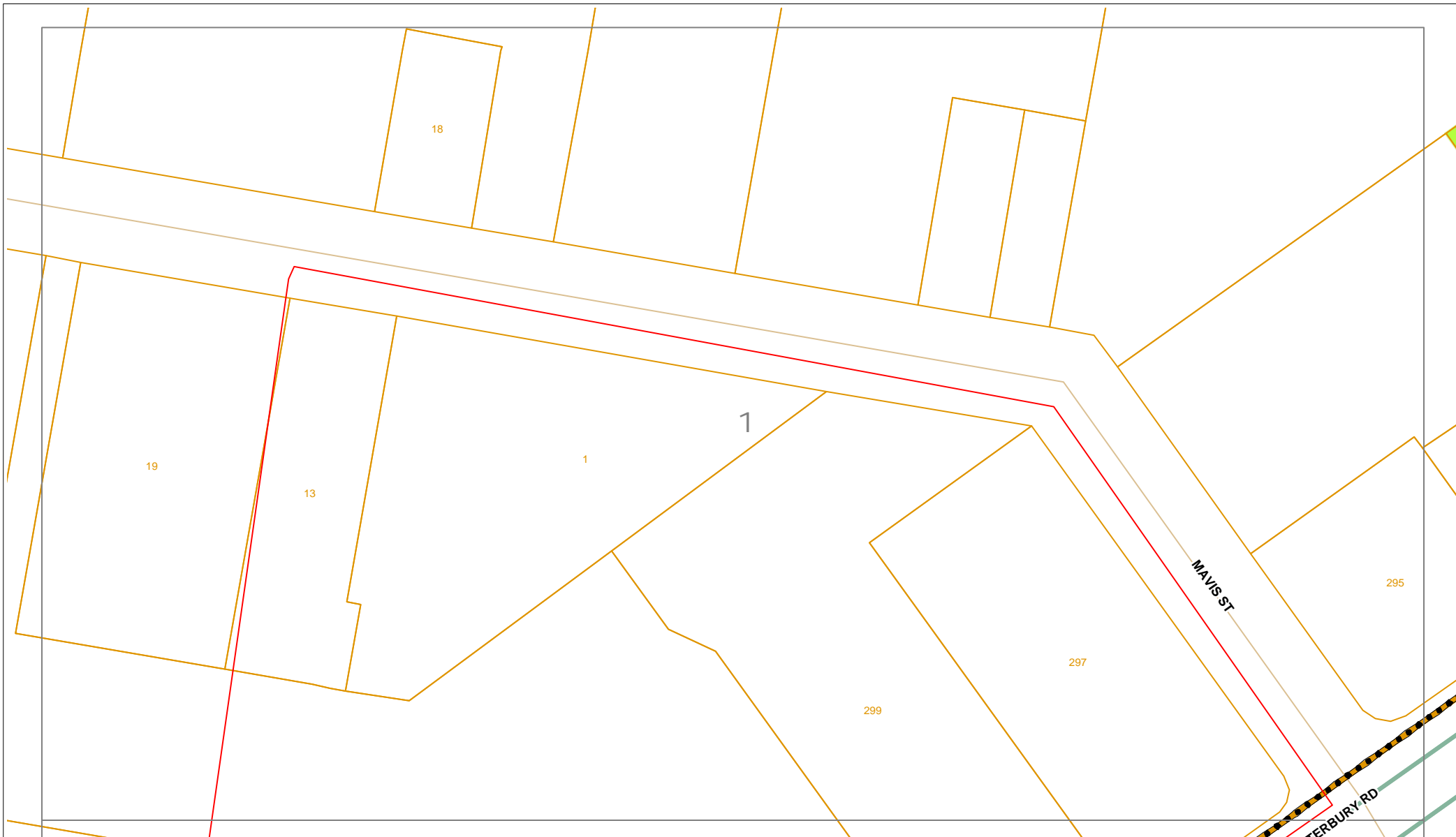
Date: 14/12/2017

DISCLAIMER: THIS DRAWING SHOULD NOT BE SCALED TO LOCATE CABLES. NO WARRANTY IS GIVEN THAT THE INFORMATION IS ACCURATE OR COMPLETE. IF YOU REQUIRE INFORMATION REGARDING LOCATING THE CABLE PLEASE CALL NEXTGEN. THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR DIAL BEFORE YOU DIG USE. THIS PLAN CONTAINS COMMERCIALY SENSITIVE INFORMATION AND IS TO BE TREATED ACCORDINGLY. NO SUCH INFORMATION IS TO BE PASSED ONTO OTHER PARTIES WITHOUT WRITTEN CONSENT FROM NEXTGEN PTY LTD.



LEGEND

Digsite		Assets	
	Point		Cable
	Line		3rd Party Duct
	Area		Marker Post









Sequence Number: 67096341

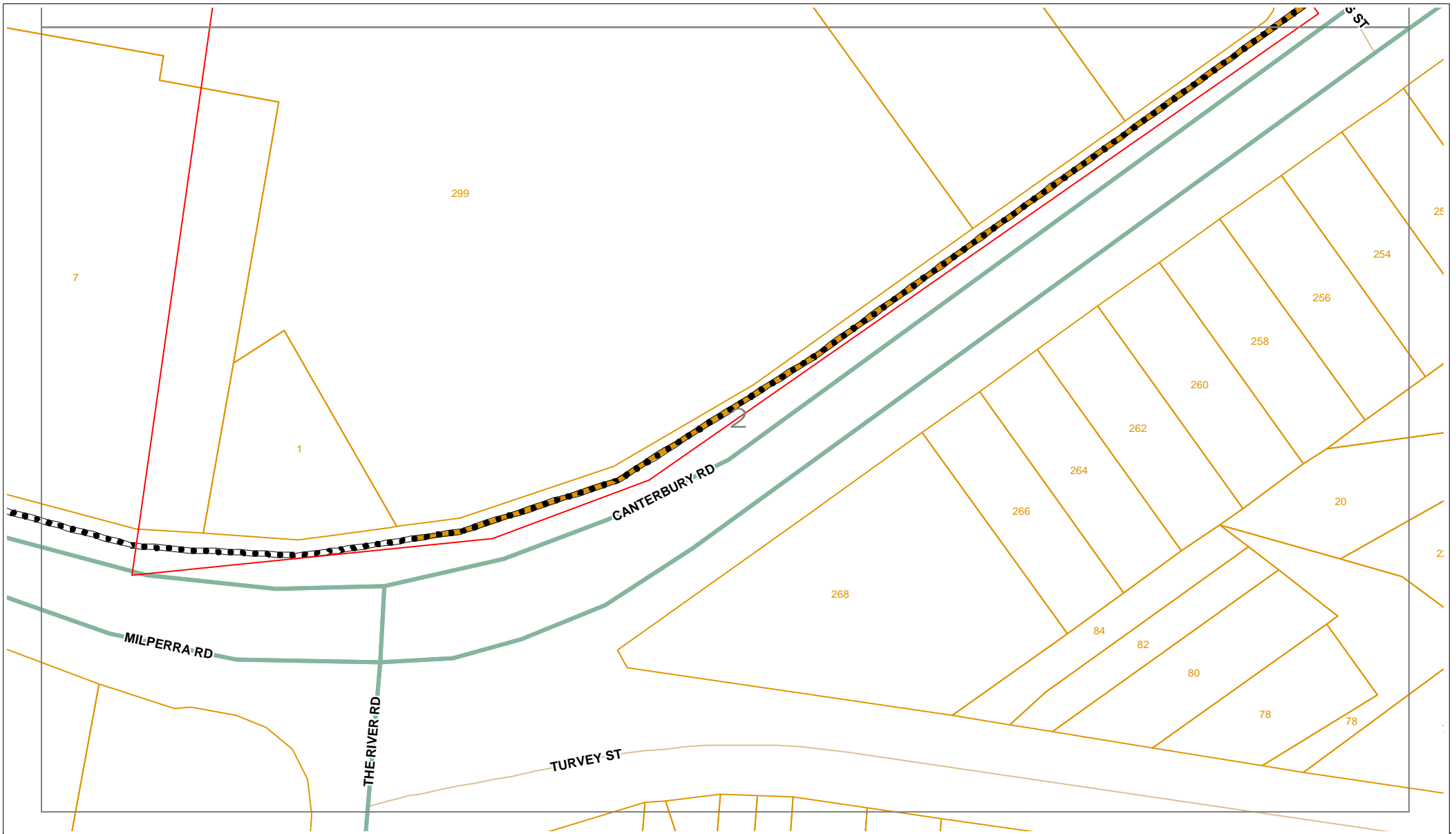
Date: 14/12/2017

DISCLAIMER: THIS DRAWING SHOULD NOT BE SCALED TO LOCATE CABLES. NO WARRANTY IS GIVEN THAT THE INFORMATION IS ACCURATE OR COMPLETE. IF YOU REQUIRE INFORMATION REGARDING LOCATING THE CABLE PLEASE CALL NEXTGEN. THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR DIAL BEFORE YOU DIG USE. THIS PLAN CONTAINS COMMERCIAL SENSITIVE INFORMATION AND IS TO BE TREATED ACCORDINGLY. NO SUCH INFORMATION IS TO BE PASSED ONTO OTHER PARTIES WITHOUT WRITTEN CONSENT FROM NEXTGEN PTY LTD.



LEGEND

Digsite		Assets	
	Point		Cable
	Line		3rd Party Duct
	Area		Marker Post









Sequence Number: 67096341

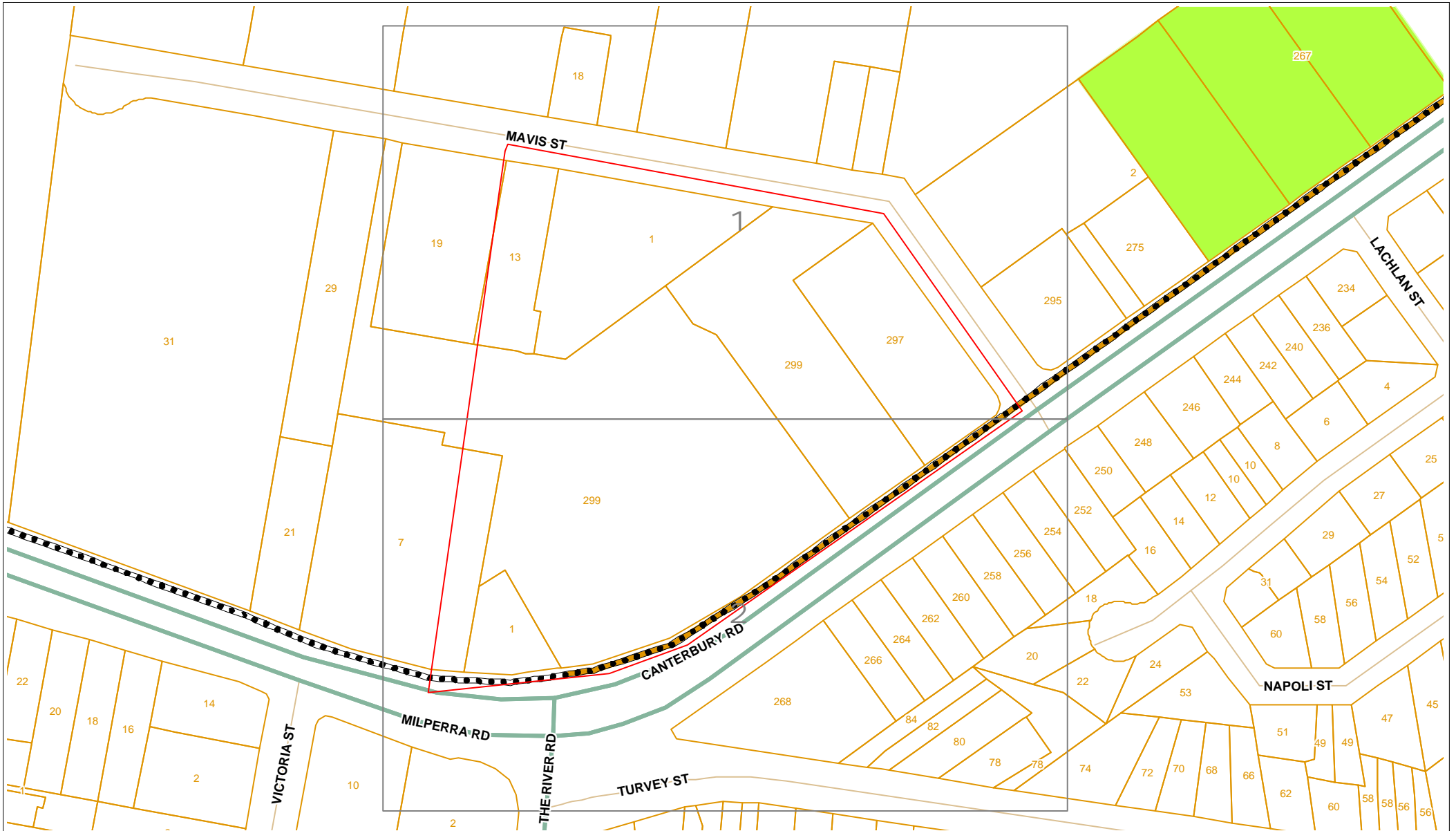
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LEGEND

Digsite		Assets	
	Point		Cable
	Line		3rd Party Duct
	Area		Marker Post



Sequence Number: 67096341

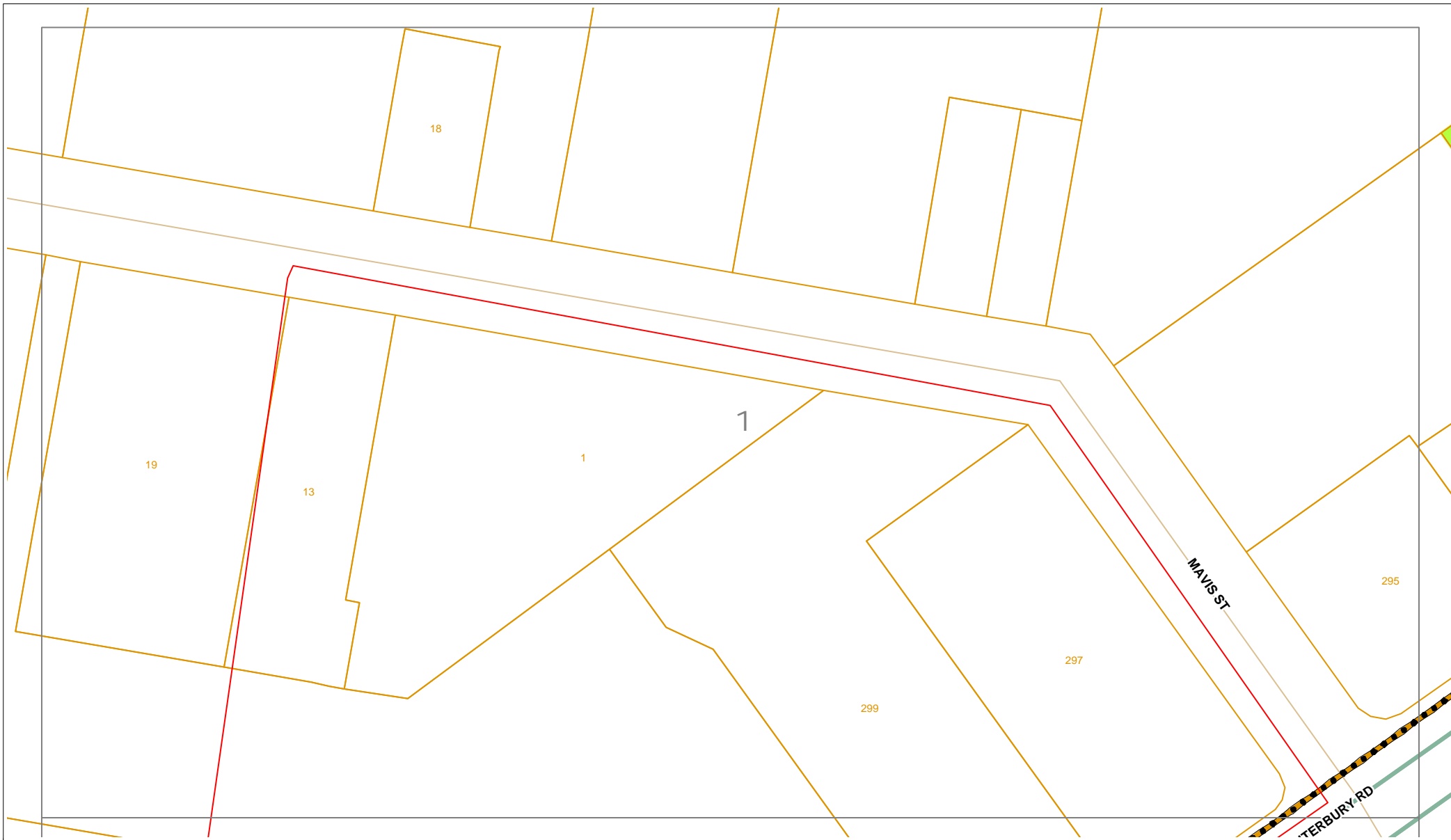
Date: 14/12/2017

DISCLAIMER: THIS DRAWING SHOULD NOT BE SCALED TO LOCATE CABLES. NO WARRANTY IS GIVEN THAT THE INFORMATION IS ACCURATE OR COMPLETE. IF YOU REQUIRE INFORMATION REGARDING LOCATING THE CABLE PLEASE CALL NEXTGEN. THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR DIAL BEFORE YOU DIG USE. THIS PLAN CONTAINS COMMERCIAL SENSITIVE INFORMATION AND IS TO BE TREATED ACCORDINGLY. NO SUCH INFORMATION IS TO BE PASSED ONTO OTHER PARTIES WITHOUT WRITTEN CONSENT FROM NEXTGEN PTY LTD.



LEGEND

- | Digsite | | Assets | |
|---------|-------|--------|----------------|
| | Point | | Cable |
| | Line | | 3rd Party Duct |
| | Area | | Marker Post |









Sequence Number: 67096341

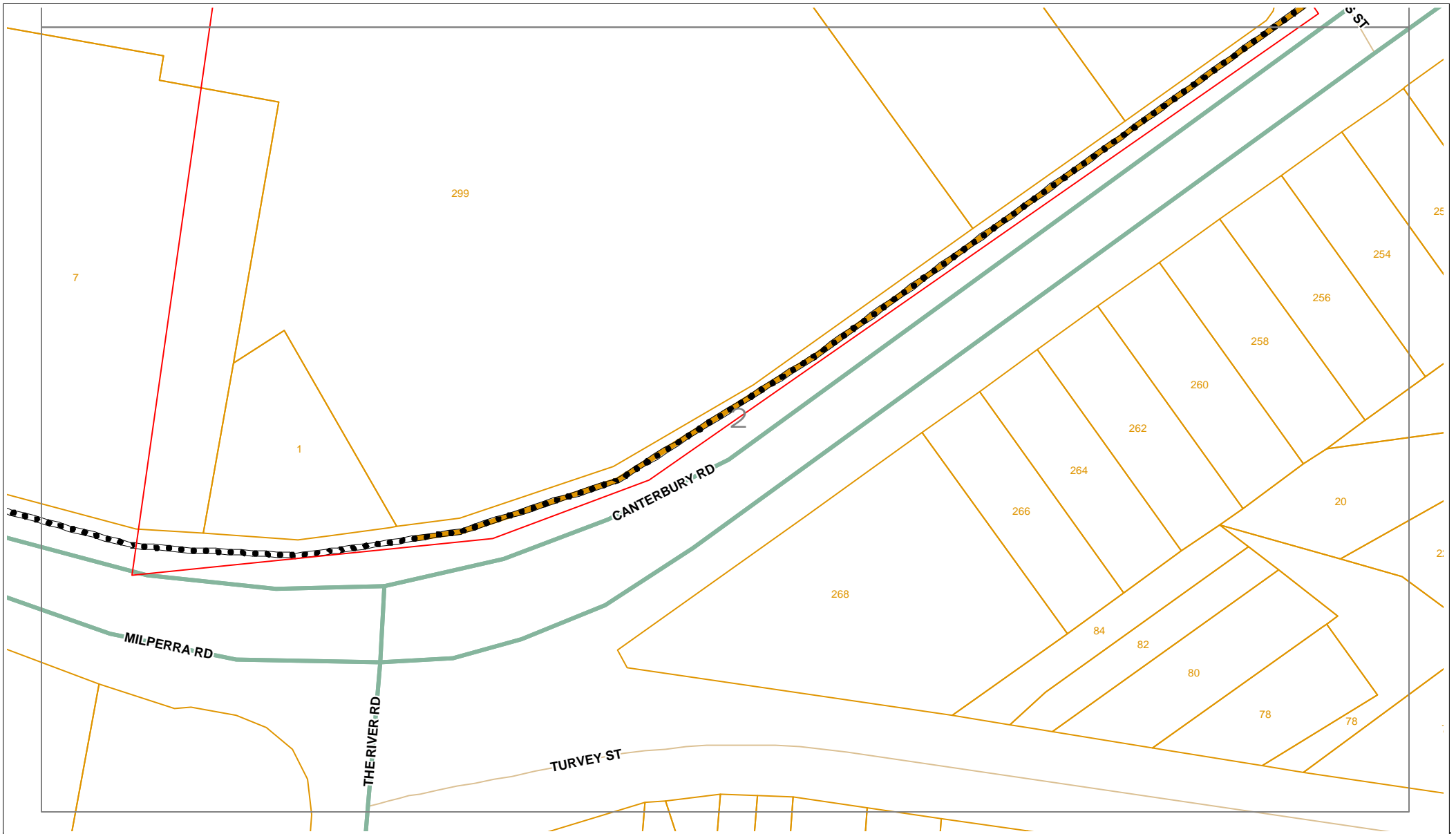
Date: 14/12/2017

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LEGEND

Digsite		Assets	
	Point		Cable
	Line		3rd Party Duct
	Area		Marker Post









Sequence Number: 67096341

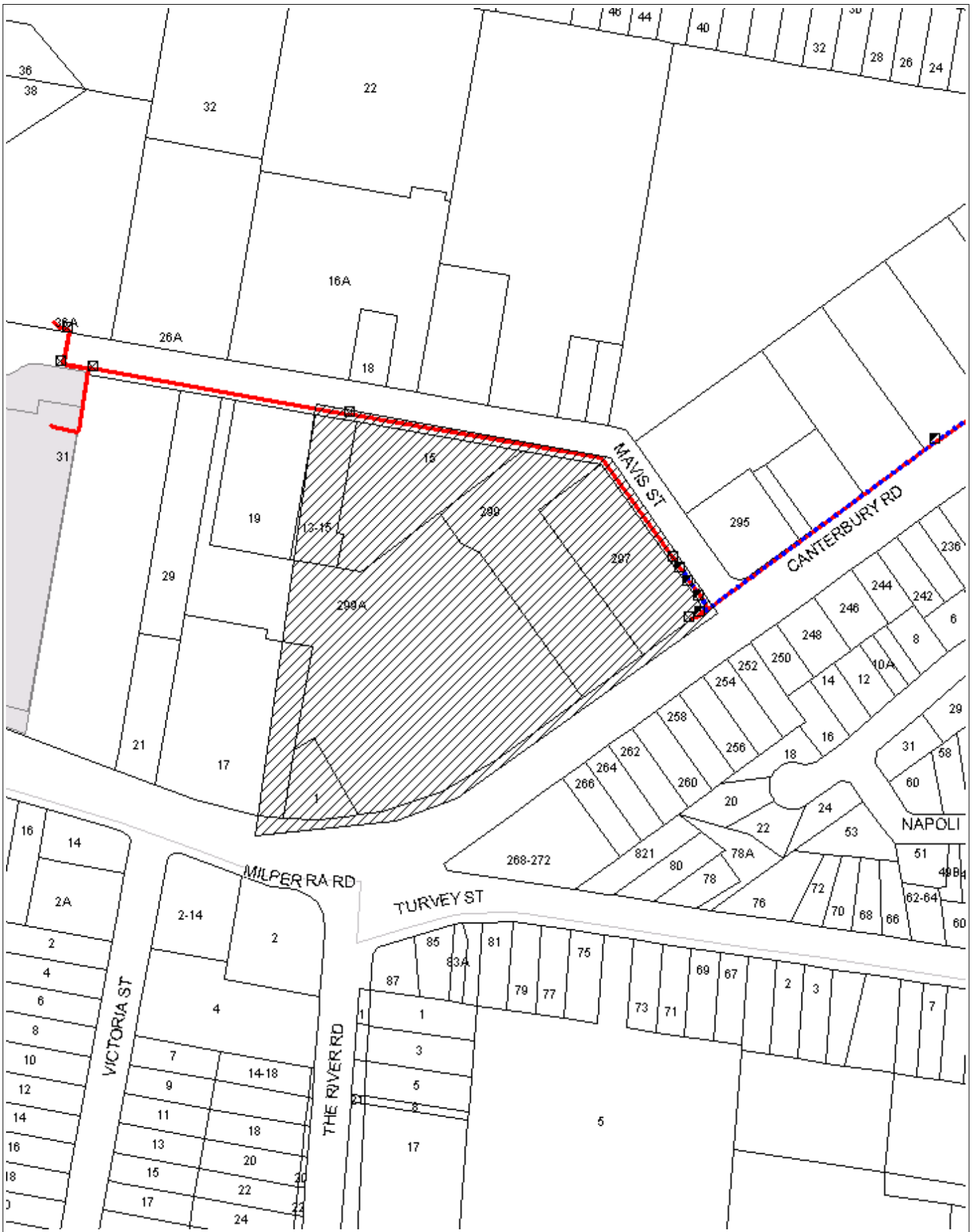
Date: 14/12/2017

DISCLAIMER: THIS DRAWING SHOULD NOT BE SCALED TO LOCATE CABLES. NO WARRANTY IS GIVEN THAT THE INFORMATION IS ACCURATE OR COMPLETE. IF YOU REQUIRE INFORMATION REGARDING LOCATING THE CABLE PLEASE CALL NEXTGEN. THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR DIAL BEFORE YOU DIG USE. THIS PLAN CONTAINS COMMERCIALY SENSITIVE INFORMATION AND IS TO BE TREATED ACCORDINGLY. NO SUCH INFORMATION IS TO BE PASSED ONTO OTHER PARTIES WITHOUT WRITTEN CONSENT FROM NEXTGEN PTY LTD.



LEGEND

Digsite		Assets	
	Point		Cable
	Line		3rd Party Duct
	Area		Marker Post



WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission. Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed please raise a new enquiry.

Sequence Number: 67096345

Date Generated: 14/12/2017



For all Optus DBYD plan enquiries –
 Email: Fibre.Locations@optus.net.au
 For urgent onsite assistance contact 1800 505 777
 Optus Limited ACN 052 833 208





Uecomm
Cable Uecomm Underground

Scale: #INSERT MAP SCALE#

Printed On: 14/12/2017



Job Location

- Line
- Point
- Area

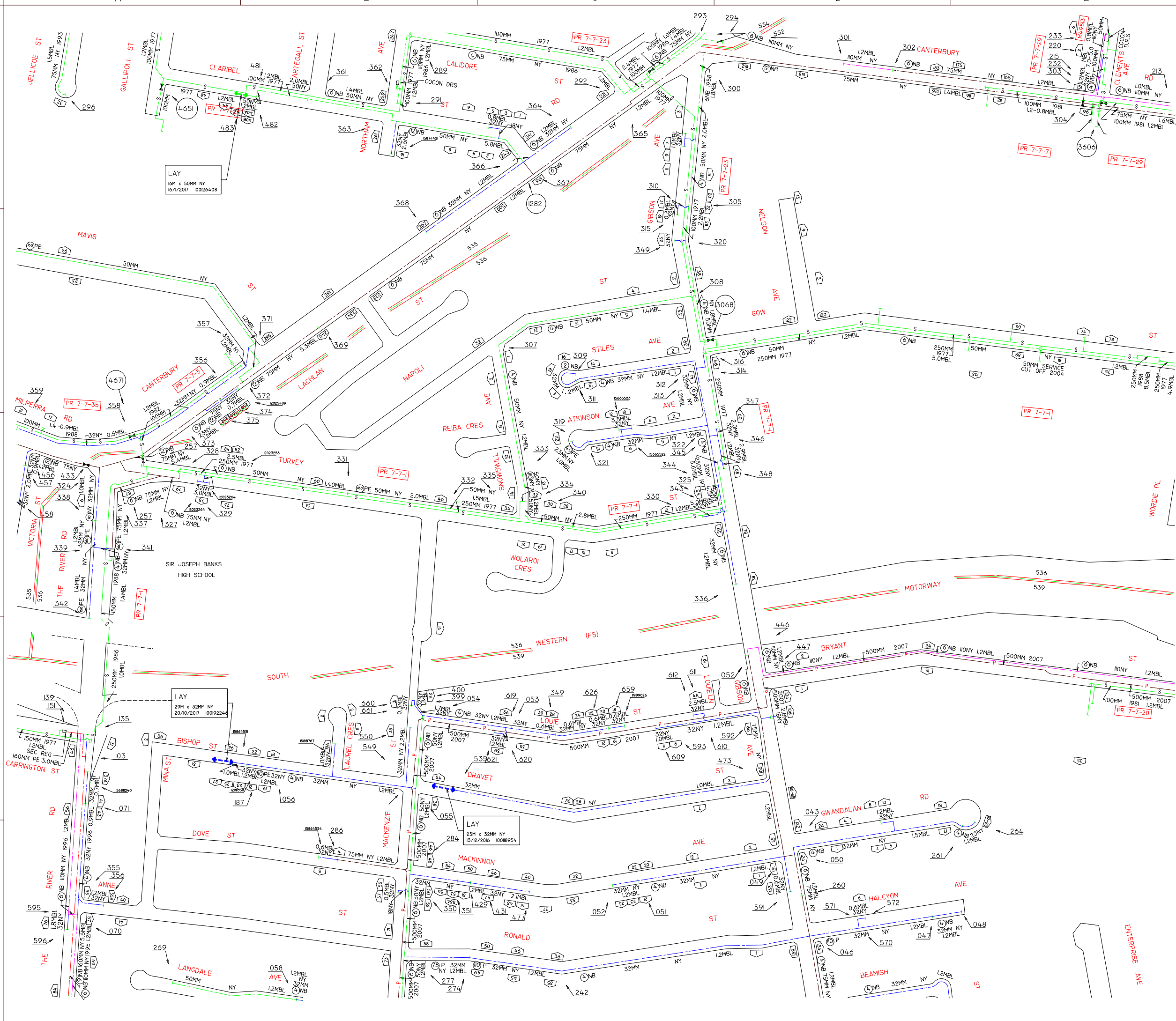
Underground Asset

- Uecomm

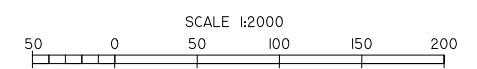
This document is confidential and may also be privileged, and neither confidentiality nor privilege is waived lost or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission.



Sequence Number: 67096345
 Location: 297 Canterbury Road



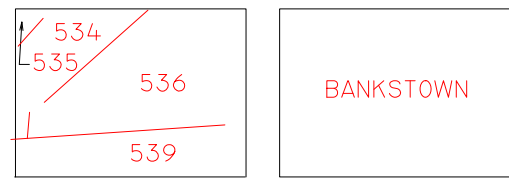
PEAKHURST ID



THIS MAP UPDATED ON 20/10/2017
 THIS PLAN IS DIAGRAMATIC ONLY. DISTANCES
 SCALED FROM THIS PLAN MAY NOT BE ACCURATE.
 DATE ALTERED:..... BY:.....

PHIA	PHIB	PH2A
PHIC	PHID	PH2C
PH4A	PH4B	PH5A

ADJOINING MAPS



NETWORK AREA MUNICIPALITY AREA

Jemena

KEY

- | | |
|----------------------------------|--|
| MAX ALLOWABLE OPERATING PRESSURE | |
| — T — | TRUNK PIPELINE 7000 kPa |
| — P — | PRIMARY MAIN 3500 kPa |
| — S — | SECONDARY MAIN 1050 kPa |
| — 400 — | NETWORK MAIN 400 kPa |
| — 300 — | NETWORK MAIN 300 kPa |
| — 210 — | NETWORK MAIN 210 kPa |
| — 100 — | NETWORK MAIN 100 kPa |
| — 30 — | NETWORK MAIN 30 kPa |
| — 7 — | NETWORK MAIN 7 kPa |
| — 2 — | NETWORK MAIN 2 kPa |
| — | NETWORK MAIN WITH MAIN STUBS |
| — | PROPOSED MAINS |
| PR II-2-3 | STEEL MAIN PROJECT NUMBER |
| △ | PRESSURE MONITORING STATION |
| ▽ | VALVE |
| □ | SYSTEM PRESSURE REGULATOR |
| • | SIPHON |
| 123 | NETWORK NODE |
| 123S | NETWORK VALVE NODE |
| 6NB | 6 INCH CAST IRON MAIN |
| 150MM | 150MM STEEL MAIN |
| 110MM PE/NY | 110MM POLYETHYLENE/NYLON MAIN |
| 50MM NY | 50MM NYLON INSERTED INTO 6NB MAIN CAST IRON MAIN |
| 1.2MBL | DISTANCE IN METRES OF MAIN FROM BOUNDARY LINE |
| 1957 | YEAR LAID |
| +++ | MUNICIPALITY BOUNDARY |
| --- | NETWORK BOUNDARY |
| 123 | HOUSE NUMBER |

PEAKHURST ID



Response Cover Letter

Date: 14/12/2017

PIPE Networks
Level 17, 127 Creek St
Brisbane QLD 4000
Phone: +61 732339895
Fax: +61 732339880

To:

Mr Todd O'Brien - Customer ID: 1780182
ADE Consulting Group - Mr Todd O'Brien
7 6 millenium court
Silverwater
NSW
2128

Email: t.obrien@adenvirotech.com.au
Phone: 0414246825
Fax: Not Supplied
Mobile: 0414246825

Dear Mr Todd O'Brien

The following is our response to your Dial Before You Dig enquiry.

Assets Affected: PIPE Networks, Telstra

Sequence Number: 67096342

Location: 297 Canterbury Road
Revesby
NSW
2212

Commencement Date: 16/12/2017

Please read over the attached documents for more information about your enquiry.

DISCLAIMER: No responsibility/liability is taken by PIPE Networks for any inaccuracy, error, omission or action based on the information supplied in this correspondence.

Note: If the works fall in an area that adjacent to PIPE Networks infrastructure, a pre-inspection is required prior to commencement of works. Contact PIPE Networks to arrange an inspection time. **NO WORKS TO COMMENCE PRIOR TO INSPECTION.**

Attention: Mr Todd O'Brien
Fax: Not Supplied
DBYD Enquiry Number: 67096342

Date: 14/12/2017

Location: 297 Canterbury Road
Revesby
NSW
2212

DBYD ENQUIRY RETURN:

PIPE Networks **DOES** own or operate telecommunications network infrastructure within the area detailed above.

The affected network **is contained in the PIPE Networks duct network** and can be found on **PIPE Networks** own network plans.

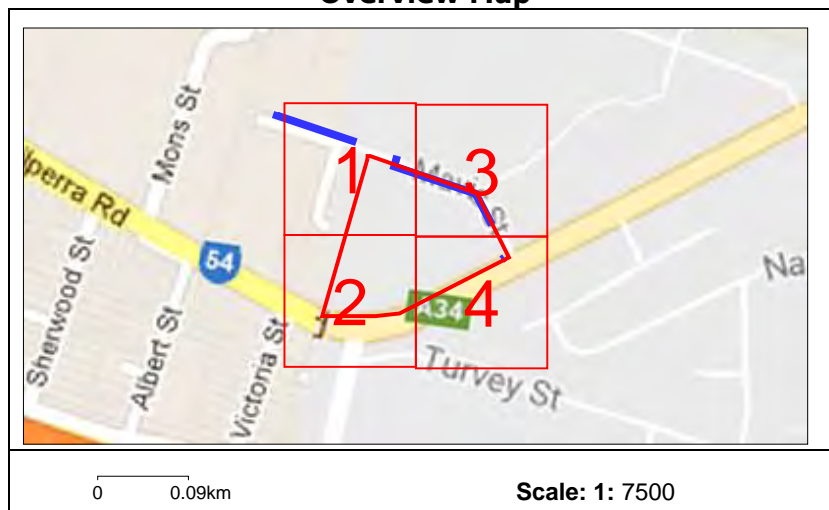
This network is vital to our operations and as such, it is critical that no works commence within the area until a PIPE Networks representative has contacted you.

A PIPE Networks representative will contact you within 24 hours to further discuss your intended works. If you do not hear from PIPE networks within 24hours please call us for assistance.

Due to continued network expansion, this network information can only be considered valid and accurate for 28 days from issue.

PIPE Networks will seek compensation for any damage to its network through negligence or ignorance of your duty of care.

Overview Map



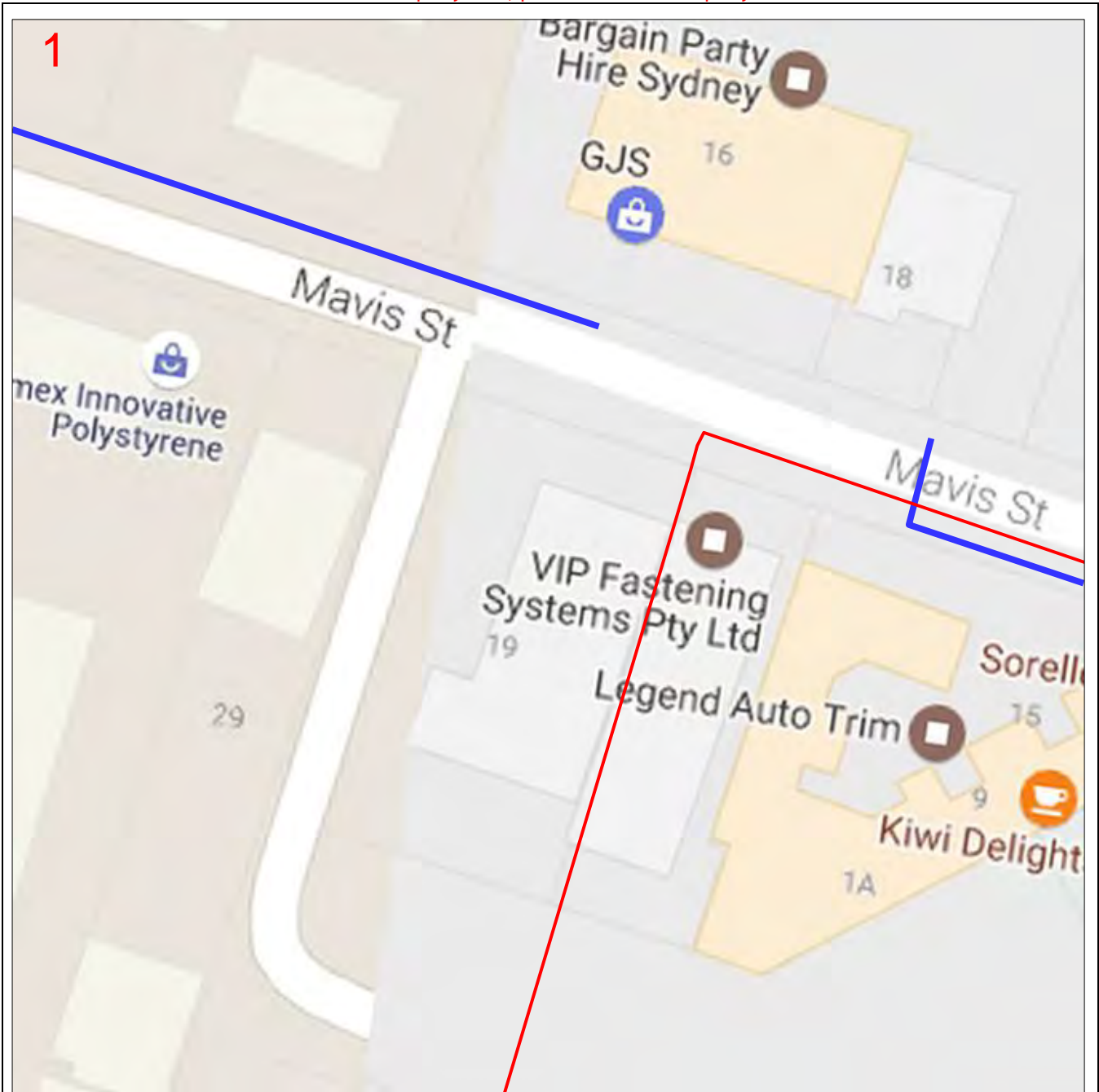
PIPE Networks (for information specific to this job only)
Ph (07) 3233 9895
Email: dbyd@pipenetworks.com

DISCLAIMER: No responsibility/liability is taken by PIPE Networks for any inaccuracy, error, omission or action based on the information supplied in this correspondence.

Note: If the works fall in an area that adjacent to PIPE Networks infrastructure, a pre-inspection is required prior to commencement of works. Contact PIPE Networks to arrange an inspection time. **NO WORKS TO COMMENCE PRIOR TO INSPECTION.**

Only PIPE Networks' duct displayed.

For location of PIPE Networks cable in third-party duct, please contact third-party named on attached cover letter.



Enquiry Number: 67096342

Map Sheet: 1

Scale: 1:750

0 0.008km

LEGEND

DBYD Request Area Asset

Line

Area

Manhole

Duct

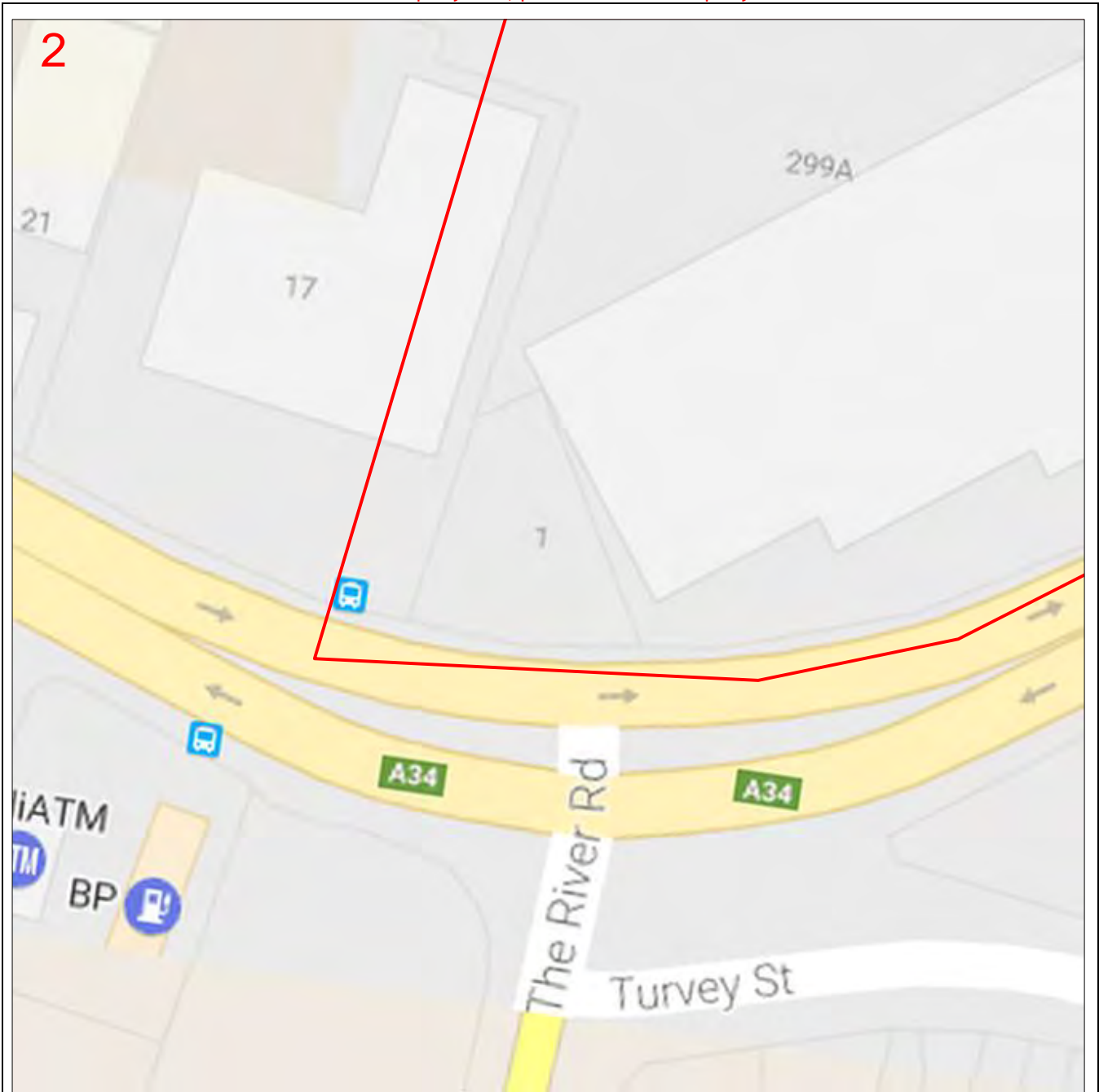


DISCLAIMER: No responsibility/liability is taken by PIPE Networks for any inaccuracy, error, omission or action based on the information supplied in this correspondence. © 2013 PIPE Networks Ltd.

Note: If the works fall in an area that is adjacent to PIPE Networks infrastructure, a pre-inspection is required prior to commencement of works. Contact PIPE Networks to arrange an inspection time. **NO WORKS TO COMMENCE PRIOR TO INSPECTION.**

Only PIPE Networks' duct displayed.

For location of PIPE Networks cable in third-party duct, please contact third-party named on attached cover letter.







Enquiry Number: 67096342

Map Sheet: 2

Scale: 1:750

0 0.008km

LEGEND

DBYD Request Area		Asset	
	Line		Manhole
	Area		Duct

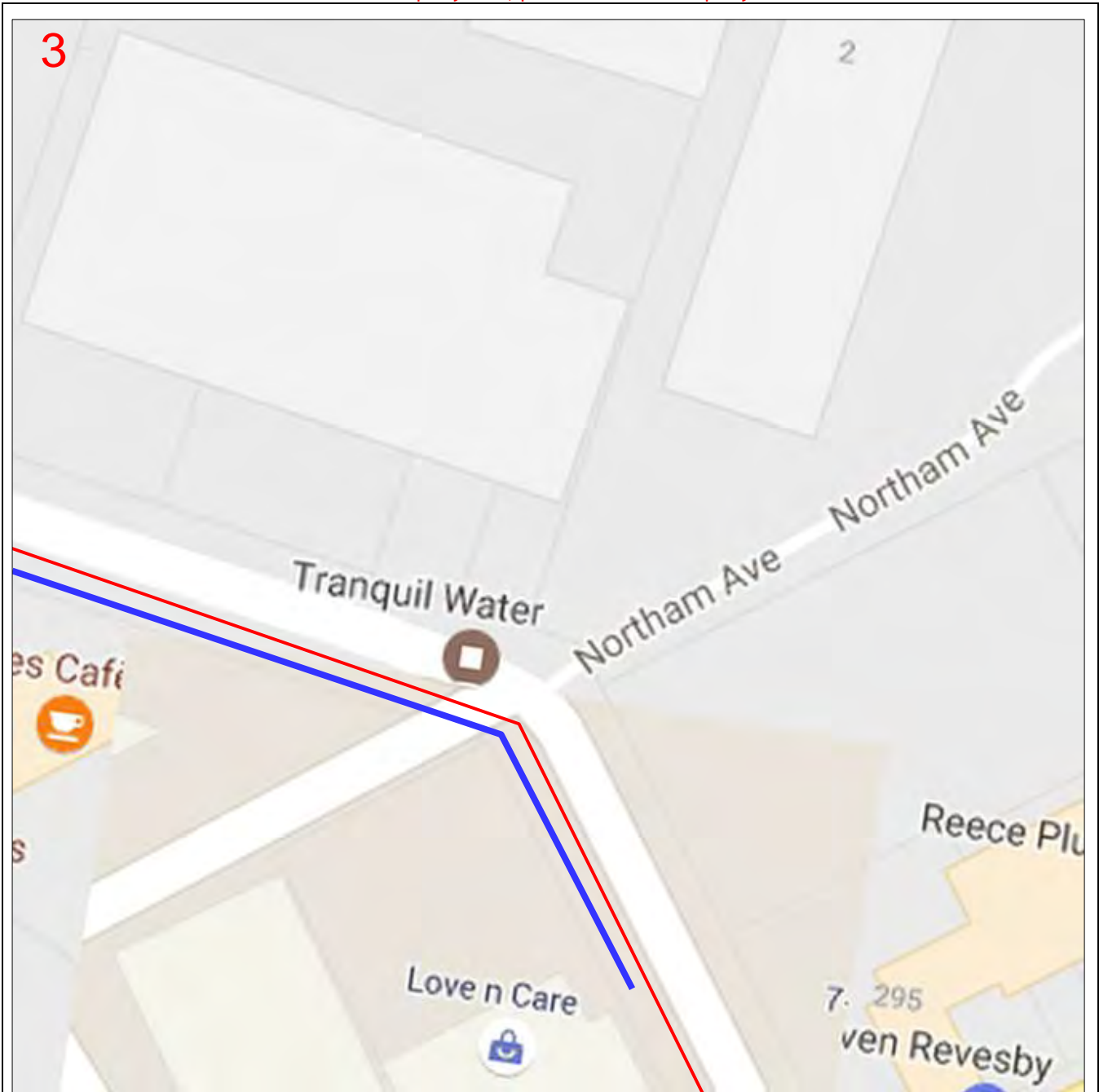


DISCLAIMER: No responsibility/liability is taken by PIPE Networks for any inaccuracy, error, omission or action based on the information supplied in this correspondence. © 2013 PIPE Networks Ltd.

Note: If the works fall in an area that is adjacent to PIPE Networks infrastructure, a pre-inspection is required prior to commencement of works. Contact PIPE Networks to arrange an inspection time. **NO WORKS TO COMMENCE PRIOR TO INSPECTION.**

Only PIPE Networks' duct displayed.

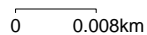
For location of PIPE Networks cable in third-party duct, please contact third-party named on attached cover letter.



Enquiry Number: 67096342

Map Sheet: 3

Scale: 1:750




LEGEND

DBYD Request Area Asset

 Line

 Manhole

 Area

 Duct

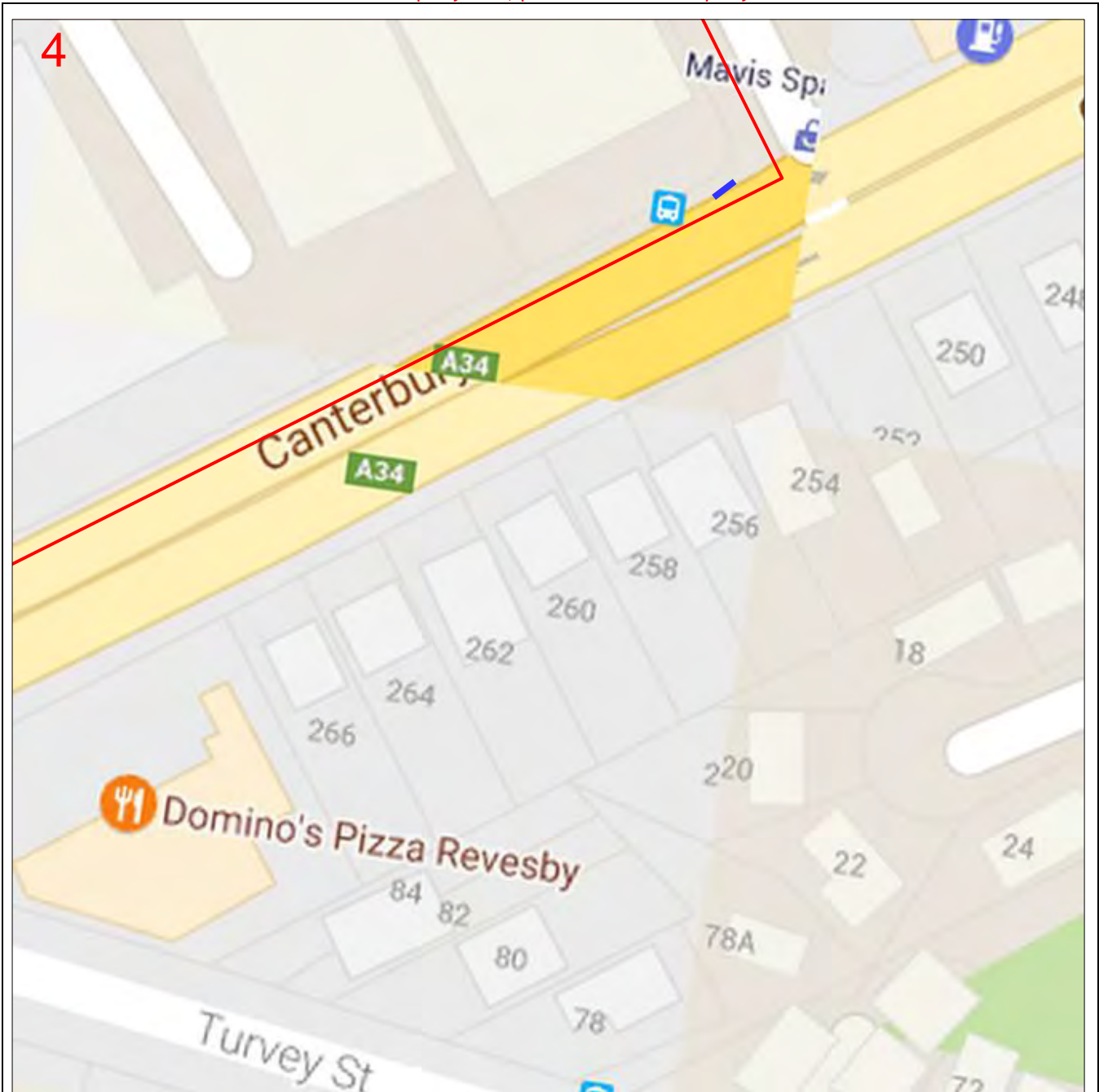


DISCLAIMER: No responsibility/liability is taken by PIPE Networks for any inaccuracy, error, omission or action based on the information supplied in this correspondence. © 2013 PIPE Networks Ltd.

Note: If the works fall in an area that is adjacent to PIPE Networks infrastructure, a pre-inspection is required prior to commencement of works. Contact PIPE Networks to arrange an inspection time. **NO WORKS TO COMMENCE PRIOR TO INSPECTION.**

Only PIPE Networks' duct displayed.

For location of PIPE Networks cable in third-party duct, please contact third-party named on attached cover letter.



Enquiry Number: 67096342

Map Sheet: 4

Scale: 1:750

0 0.008km


LEGEND

DBYD Request Area Asset

 Line

 Area

 Manhole

 Duct




DISCLAIMER: No responsibility/liability is taken by PIPE Networks for any inaccuracy, error, omission or action based on the information supplied in this correspondence. © 2013 PIPE Networks Ltd.






Note: If the works fall in an area that is adjacent to PIPE Networks infrastructure, a pre-inspection is required prior to commencement of works. Contact PIPE Networks to arrange an inspection time. **NO WORKS TO COMMENCE PRIOR TO INSPECTION.**

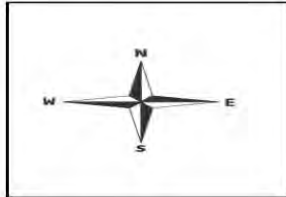
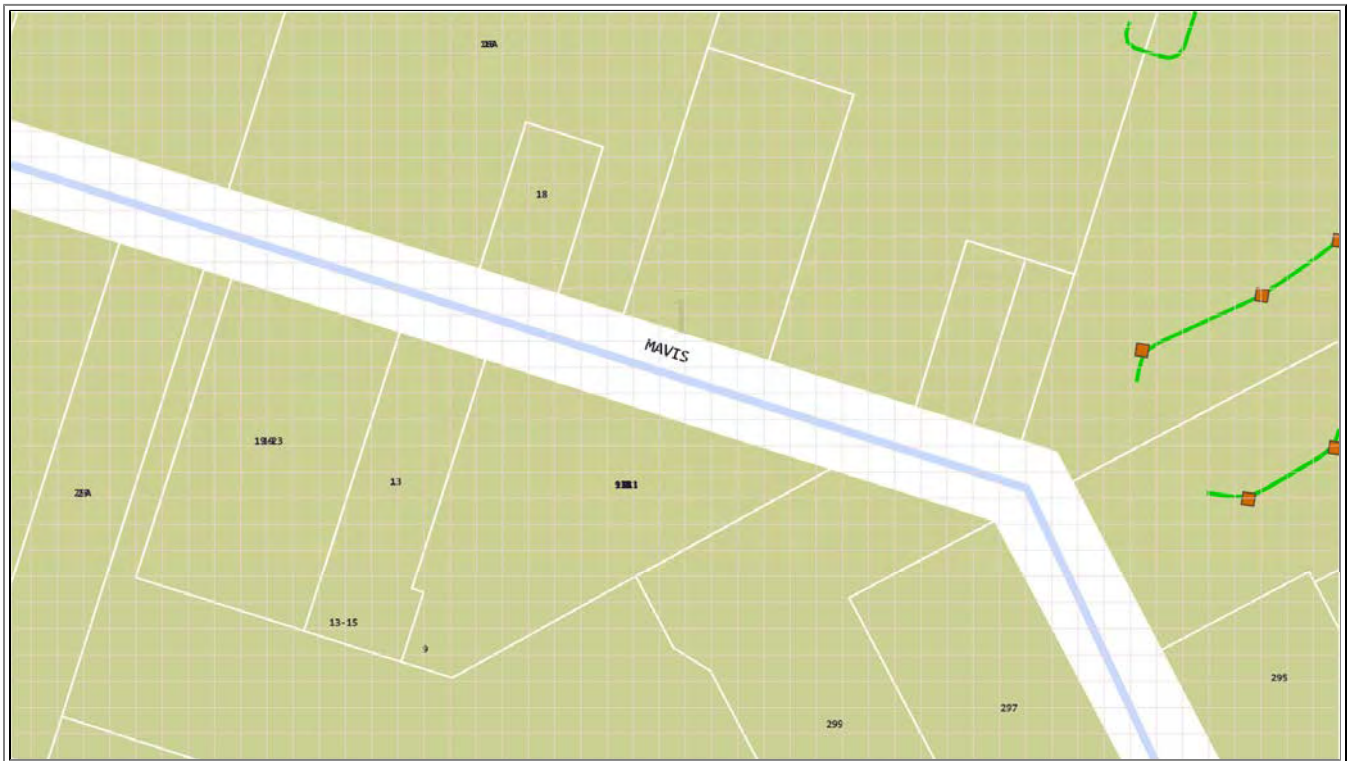


Indicative Plans

Issue Date:	14/12/2017	
Location:	297 Canterbury Road,Revesby,NSW-2212	




	LEGEND	
	Type: Telco Technology: Copper/Fibre	Scale 0 20 40 60 Meters 1:2000 1 cm equals 20 m
Assets	 IN-SERVICE: Cable/ Duct/ Trench	 Pit/Manhole
 DESIGNED/CONSTRUCTED: Cable/ Duct/ Trench		



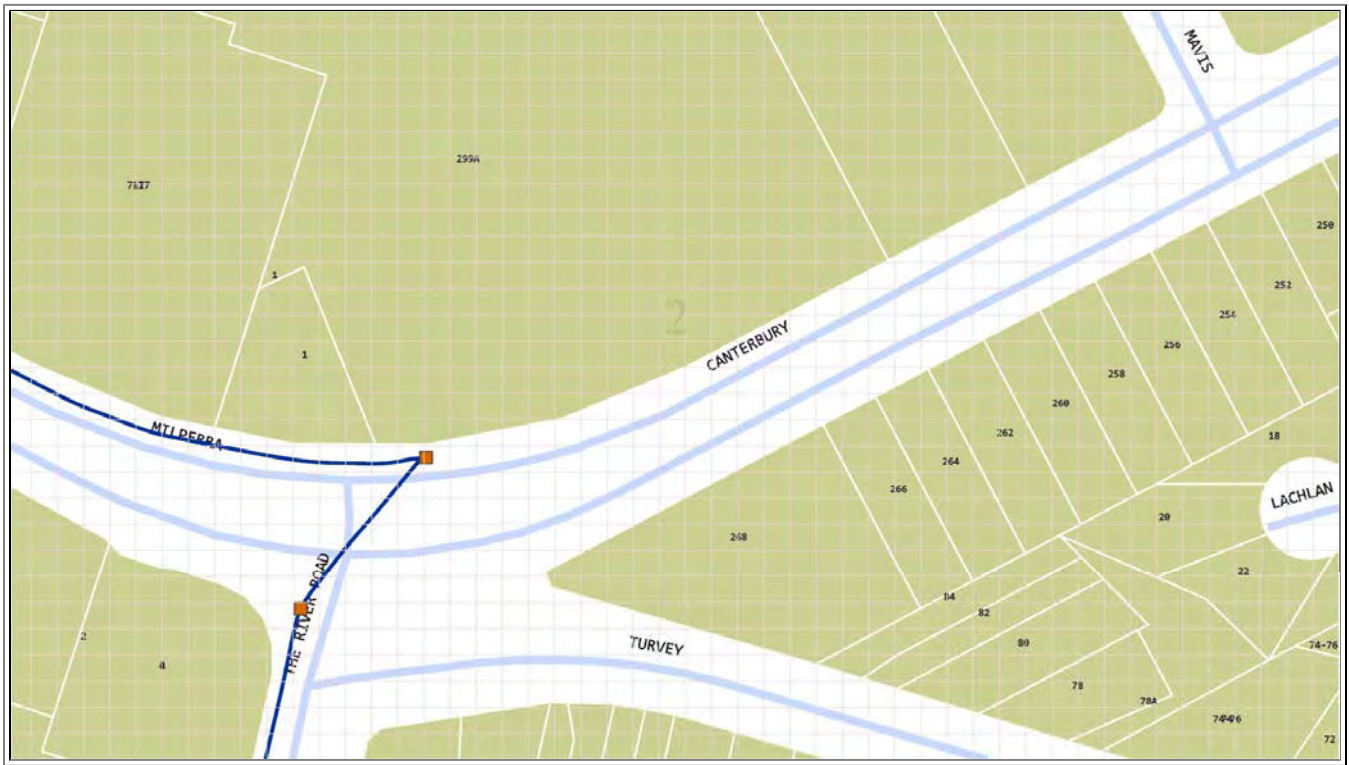
Type: Telco
Technology: Copper/Fibre
Assets

-  IN-SERVICE: Cable/ Duct/ Trench
-  DESIGNED/CONSTRUCTED: Cable/ Duct/ Trench

 Pit/Manhole

LEGEND

Scale
0 20 40 60 Meters 1:2000
1 cm equals 20 m

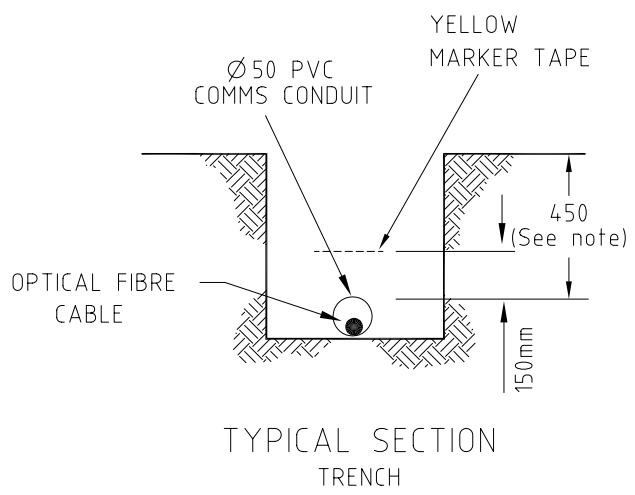


Emergency Contacts

You must immediately report any damage to **nbn**TM network that you are/become aware of. Notification may be by telephone - 1800 626 329.

LEGEND

- ELECTRICITY POLE
- O/H FIBRE OPTIC CABLE
- CABLE CONDUIT (TRENCHING)
- CABLE CONDUIT (BORE TUNNELLING)
- UE P2 PIT
- UE P5 PIT
- UE P6 PIT
- UE P8 PIT
- UE P9 PIT
- BL - BUILDING LINE
- BOK - BACK OF KERB
- CL - CENTRELINE OF CONDUIT
- TP - TURNING POINT OF CONDUIT
- FENCE LINE, FL
- TELSTRA MANHOLE
- TELSTRA PIT
- OPTICAL FIBRE JOINT
- JOINT LOOP (m) - POLE / UNDERGROUND
- CABLE HEAD POLE
- CABLE DEPTH



- Note:**
1. Conduit depths quoted are approximate only and may change due to unforeseen circumstances.
 2. In all instances it is recommended that the position of conduits & cables should be proved on site by hand, prior to commencement of works.

DRAWING NOT TO SCALE

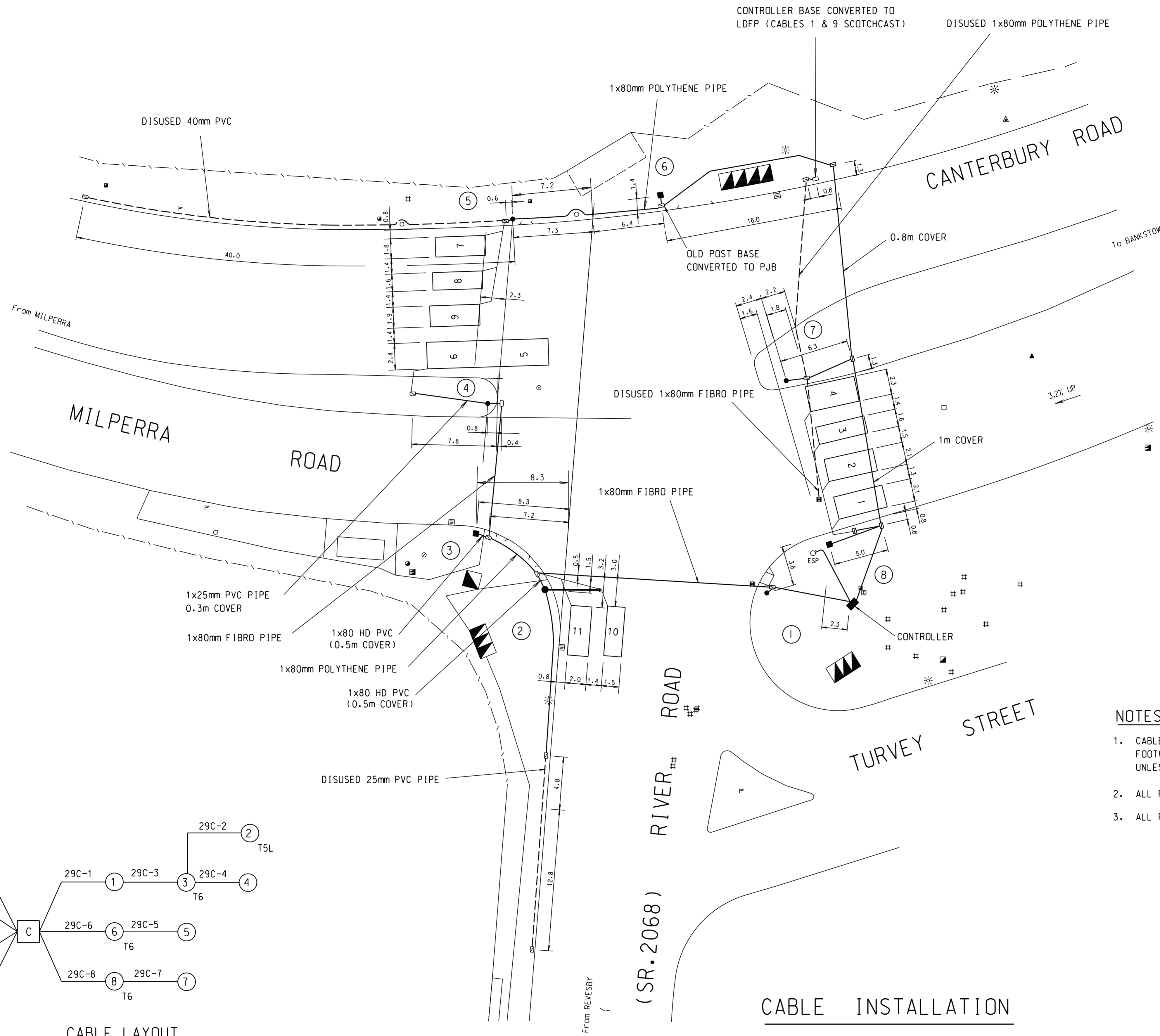
REVISION	DATE	REV.	REVISION DESCRIPTION	CHECKED	APP'D.

CONTACT OFFICER	PH:
PROJECT NUMBER	UNTPS-119
PLAN No.	
SYDWAY / UBD REF / STREET SMART 313- D9	

DRAWN 26/07/07 DN DESIGN CHECKED SG 26/07/07 APPROVED	G:\System\Ucom\Ucom-Brand_COLOUR.jpg
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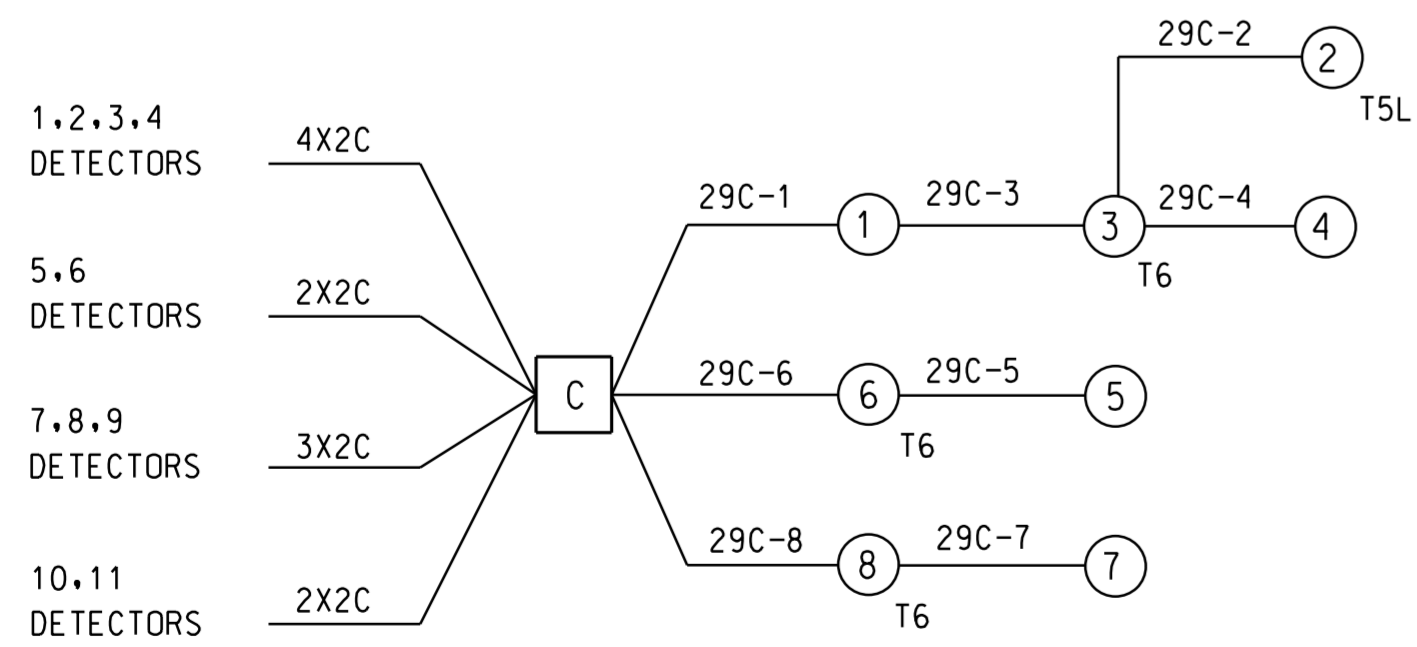
DRG No. OFN5/MEL/2697-1	U/G OPTIC FIBRE CABLE RUN 31 MAVIS STREET TO 297 CANTERBURY ROAD REVESBY NSW 2212
-------------------------	--

0167.026.VV.0552



NOTES

1. CABLE COVER IN ROADWAYS IS 0.6m ABOVE PIPE, AND IN FOOTWAY AND MEDIAN ISLANDS 0.45m ABOVE ELECTRIC BRICKS UNLESS OTHERWISE STATED.
2. ALL FOOTWAY CONDUITS ARE 1x80 HD PVC UNLESS OTHERWISE STATED.
3. ALL ROADWAY CONDUITS ARE 1x80 HD PVC UNLESS OTHERWISE STATED.



CABLE LAYOUT

CABLE INSTALLATION

A ORIGINAL ISSUE
 FOR 'A' ISSUE J.1. SWR 2477
 RECONSTRUCTION TO SUIT ROAD-
 WORKS.
 REDRAWN TO 16 WAE
 TUPA 01/96
 'C' ISSUE - WAE
 S-E CORNER OF INTERSECTION
 ALTERED. SITE RECONSTRUCTED
 TO SUIT ROADWORKS.
 G.B. L.C. 05-06-03
 'D' ISSUE - WAE
 CABLE LAYOUT ALTERED. POST 6
 NOW DIRECT TO CONTROLLER.
 G.B. L.C. 13-06-14

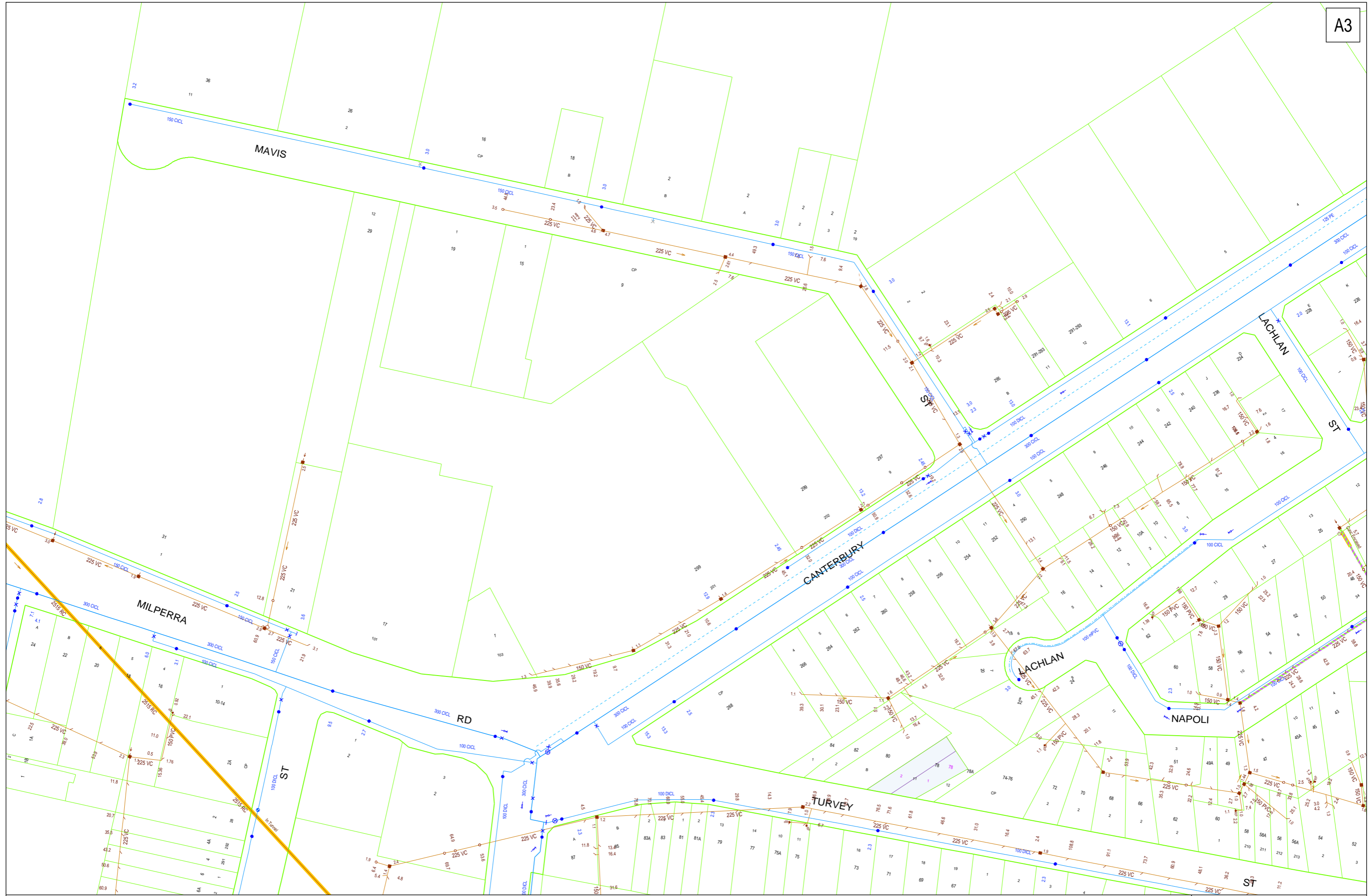
PUBLIC UTILITY LEGEND		REFERENCE PLANS	
HYDRANT	□	SYMBOLS/ABBRS.	VD003-6
STOP VALVE	▲	STD POSIT	VD001-5
GAS VALVE	⊕	DET SCHED EXP	VD018-10
SEWER MANHOLE	⊕	PRES. DETECT	ZC005-9
TELECOM PIT	⊕	DESIGN LAYOUT	SHT 12
ELECT LIGHT POLE	⊕	CABLE CHART	SHT 11
POWER POLE	⊕		
STAY POLE	⊕		
TELEPHONE BOX	⊕	SURVEYOR : V.CANUCCIO	
TELECOM PILLAR	⊕	DATE : 6/91	

U.B.D. Ref. 90 H.5 I.S.G. E: 301620 CO-ORDS N: 1243206	DESIGNED J.BATES CHECKED L.CLAY J.BATES SITE CHECKED RECOMMENDED
--	--

APPROVED
 SIGNED
 J. GABRIELIAN
 NAME
 A/E/LEC. DESIGN MANAGER
 POSITION
 FOR DIV. ENG. PARRAMATTA
 JUNE 1992
 DATE

ROADS AND MARITIME SERVICES
 CITY OF BANKSTOWN
 MILPERRA & CANTERBURY ROADS (MR.167)
 RIVER RD (SR.2068) AND TURVEY ST
 AT REVESBY
 CABLE INSTALLATION
 TCS No 0552

TRAFFIC ENGINEERING TECHNOLOGY: -SYDNEY OPERATIONS	
CADD DRAWING FILE: VV0552-100-INS.dgn	LOGIN:
SCALE 5 0 (1:200) 5 10	ISSUE
FILE 26TS259	SUPERSEDES SHEET 8B
REGN. 0167.026.VV.0552	SHEET 10

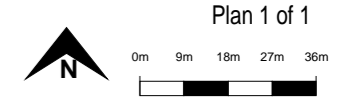


DBYD Address:
297 Canterbury Road
Revesby NSW 2212

DBYD Job No: 13425049
DBYD Sequence No: 67096347

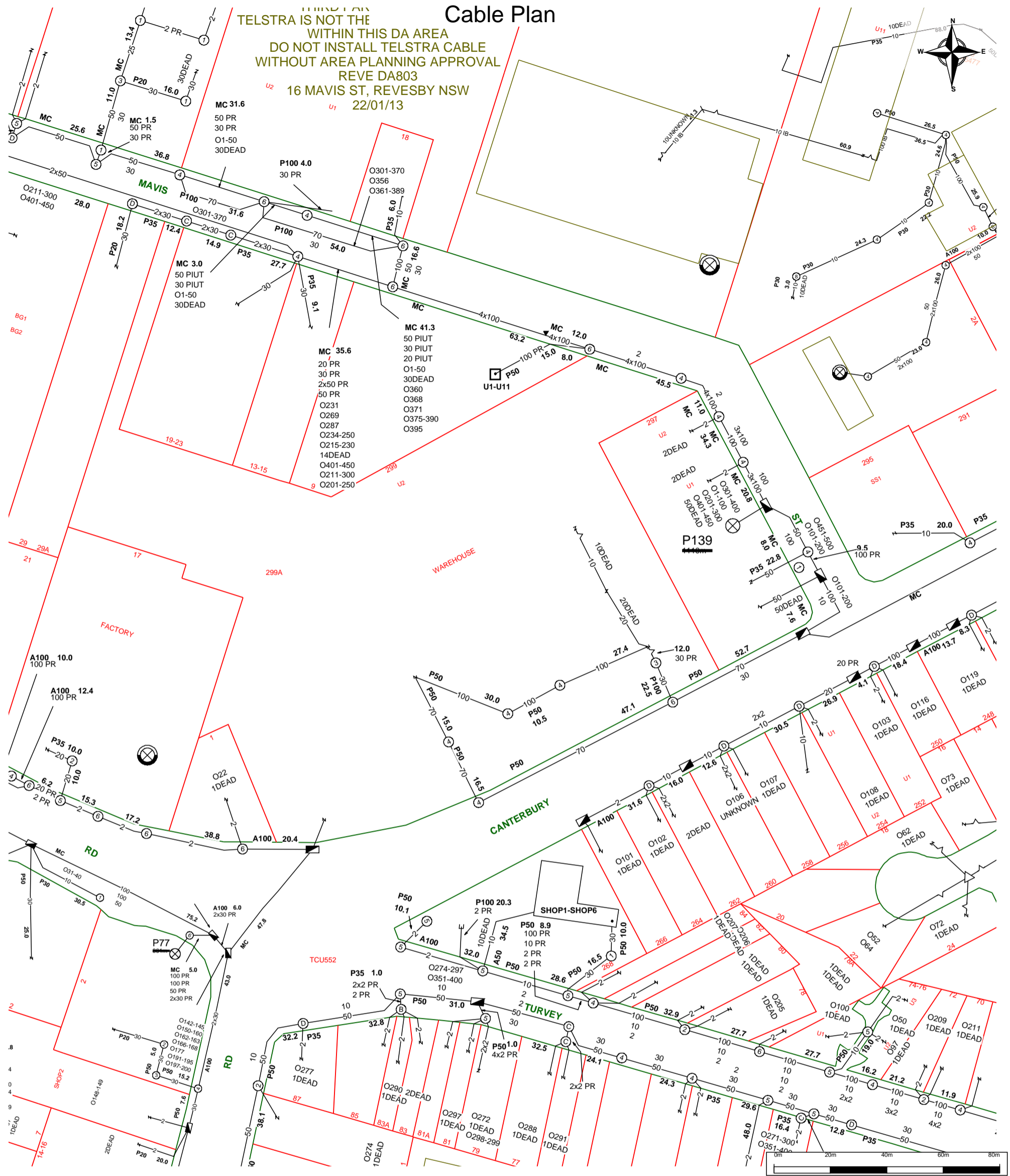
Copyright Reserved Sydney Water 2017
No warranty is given that the information shown is complete or accurate.
SYDNEY WATER CORPORATION

Scale: 1:1500
Date of Production: 14/12/2017



Cable Plan

TELSTRA IS NOT THE
 WITHIN THIS DA AREA
 DO NOT INSTALL TELSTRA CABLE
 WITHOUT AREA PLANNING APPROVAL
 REVE DA803
 16 MAVIS ST, REVESBY NSW
 22/01/13



For all Telstra DBYD plan enquiries -
 email - Telstra.Plans@team.telstra.com
 For urgent onsite contact only - ph 1800 653 935 (bus hrs)

Sequence Number: 67096344

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

TELSTRA CORPORATION LIMITED A.C.N. 051 775 556

Generated On 14/12/2017 14:19:38

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

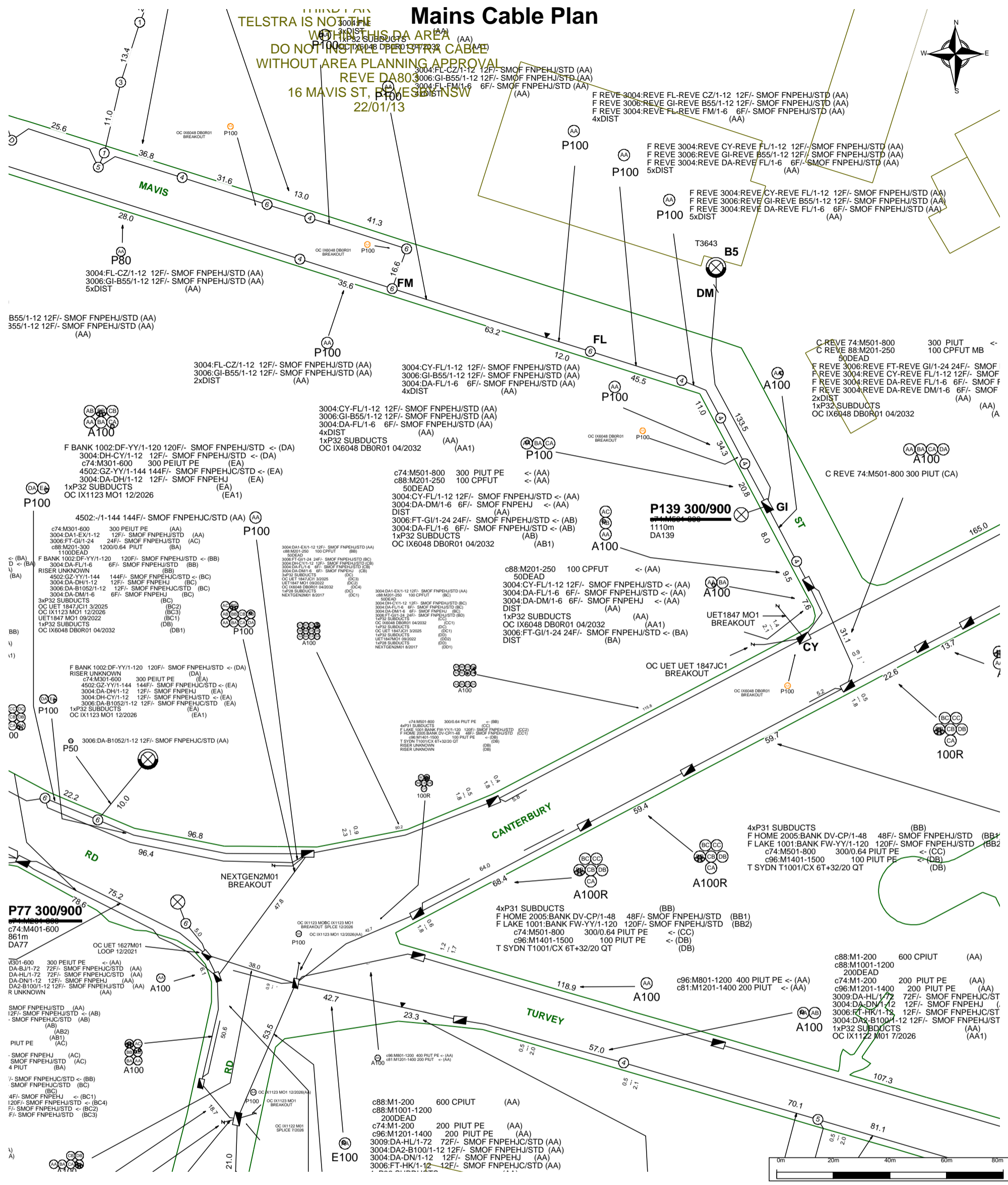
It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.

Mains Cable Plan

**TELSTRA IS NOT THE
OWNER OF THIS AREA
DO NOT INSTALL TELSTRA CABLE
WITHOUT AREA PLANNING APPROVAL
REVE DA803
16 MAVIS ST, P100
22/01/13**



For all Telstra DBYD plan enquiries -
email - Telstra.Plans@team.telstra.com
For urgent onsite contact only - ph 1800 653 935 (bus hrs)

Sequence Number: 67096344
CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

TELSTRA CORPORATION LIMITED A.C.N. 051 775 556

Generated On 14/12/2017 14:19:41

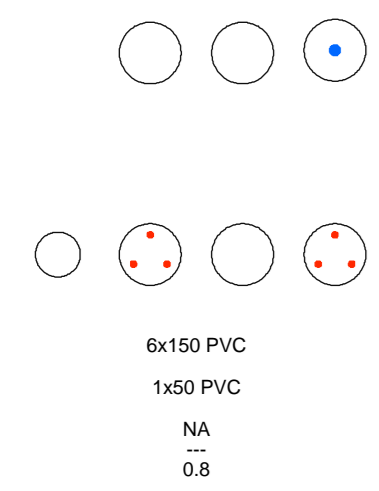
WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

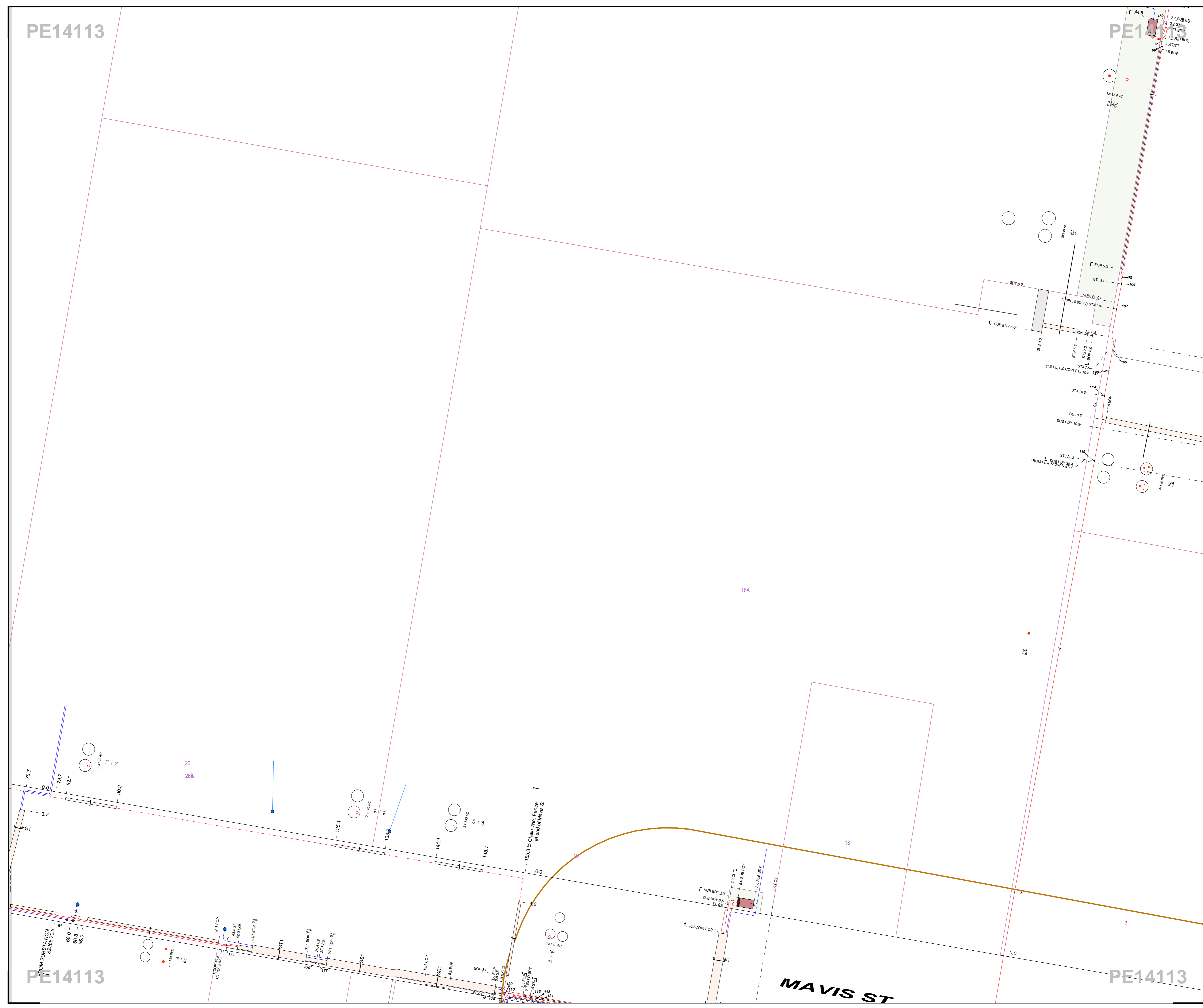
Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.

PE141 - II1



Ref: G7



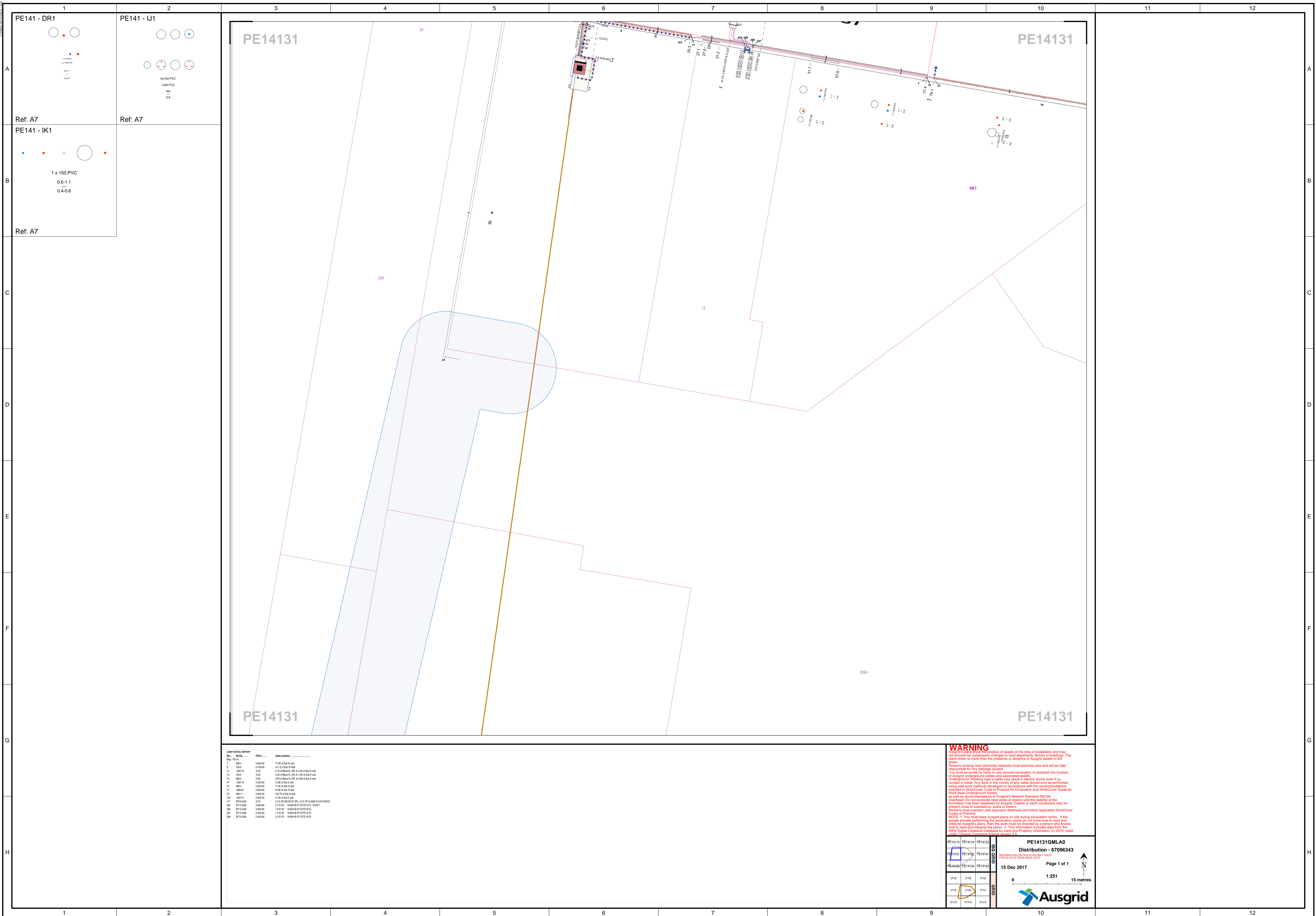
JOINT DETAIL REPORT

No.	Ref.	Desc.	Joint Location
1	PE141	1.1E of fence	
2	128-11	0.79x7.5	1.2M @ 6.6 V' wall
3	128-27	0.79x6.5	1.05 @ 6.6 V' wall

WARNING
 Ausgrid's plans show the position of assets at the time of installation and may not account for subsequent changes to road alignments, fences or buildings. The plans show no more than the presence or absence of Ausgrid assets in the Street.
 Persons working near electricity networks must exercise care and will be held responsible for any damage caused.
 You must excavate by hand or use vacuum excavation to establish the location of Ausgrid underground cables and associated assets.
 Underground Working near a cable may result in electric shock even if no contact is made. Any work in the vicinity of any cable should only be performed using safe work methods developed in accordance with the recommendations included in WorkCover Code of Practice for Excavation and WorkCover Guide for Work Near Underground Assets.
 as well as recommendations of Ausgrid's Network Standard NS156.
 Overhead: Do not excavate near poles or towers until the stability of the foundation has been assessed by Ausgrid. Cables or earth conductors may be present close to foundations, poles or towers.
 Trenches must maintain safe approach distances and follow applicable WorkCover Codes of Practice.
 NOTE: 1. You must always Ausgrid plans on site during excavation works. If the people actually performing the excavation works do not know how to read and interpret Ausgrid's plans, then the work must be directed by a person who knows how to read and interpret the plans. 2. This information includes data from the NSW Digital Customer Database for Land and Property Information (D) 2016, used under Creative Commons license version 4.0.

PE14113	PE14114	PE14123
PE14121	PE14122	PE14141
PE14133	PE14134	PE14143

PE14113GMLA0
 Distribution - 67096343
 INFORMATION ON THIS PLAN ONLY VALID FOR SCALES FROM ISSUE DATE
 15 Dec 2017 Page 1 of 1
 1:251
 0 15 metres
 Ausgrid



PE141 - DR1

Ref: A7

PE141 - IJ1

Ref: A7

PE141 - IK1

Ref: A7

JOINT DETAIL REPORT

No.	Ref.	Desc.	Joint Location
1	884	0.00/0.0	77.3E of 56.0 W end
2	435	0.75/0.0	101.1 E of 56.0 W end
3	12841	0.50	21.5W of 56.0 W end
4	435	0.40	4.6E of 56.0 W end
5	884	0.00	4.0E of 56.0 W end
6	12841	0.30/0.0	73.8E of 56.0 W end
7	884	0.00/0.0	77.4E of 56.0 W end
8	18842	0.00/0.0	24.8E of 56.0 W end
9	884	0.00/0.0	102.0E of 56.0 W end
10	12841	0.00/0.0	21.5E of 56.0 W end
11	8712020	0.10	33.0E of 56.0 W end
12	8712020	0.00/0.0	37.0E of 56.0 W end
13	8712020	0.00/0.0	1.8W of 56.0 W end
14	8712020	0.00/0.0	1.7W of 56.0 W end
15	8712020	0.00/0.0	32.0E of 56.0 W end

WARNING

Ausgrid's plans show the position of assets at the time of installation and may not account for subsequent changes to road alignments, fences or buildings. The plans show no more than the presence or absence of Ausgrid assets in the Street.

Persons working near electricity networks must exercise care and will be held responsible for any damage caused.

You must exercise care to use vacuum excavation to establish the location of Ausgrid underground cables and associated assets.

Underground Working near a cable may result in electric shock even if no contact is made. Any work in the vicinity of any cable should only be performed using safe work methods developed in accordance with the recommendations included in WorkCover Code of Practice for Excavation and WorkCover Guide for Work Near Underground Assets.

as well as recommendations of Ausgrid's Network Standard NS156.

Overhead: Do not excavate near poles or towers until the stability of the foundation has been assessed by Ausgrid. Cables or earth conductors may be present close to substations, poles or towers.

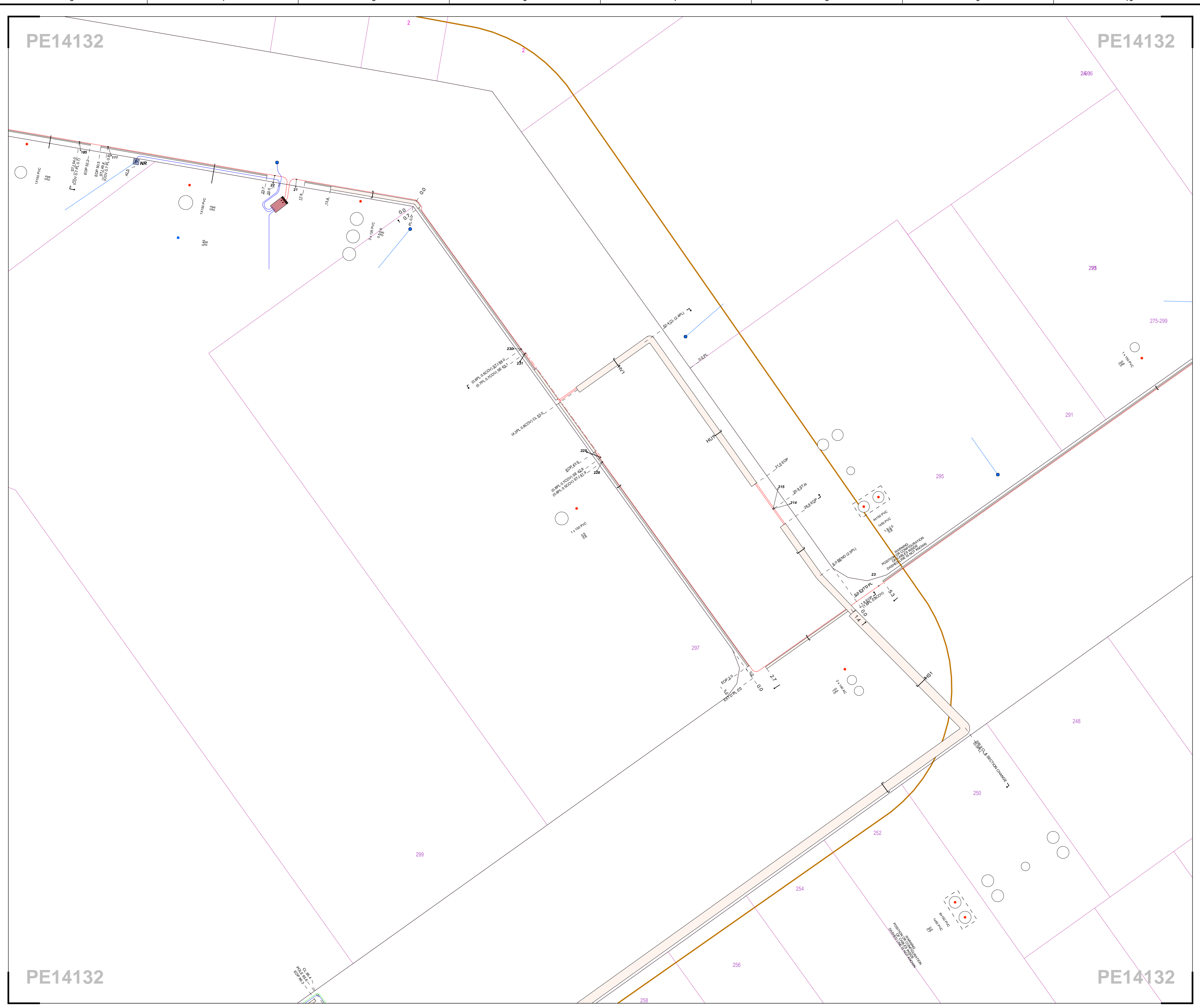
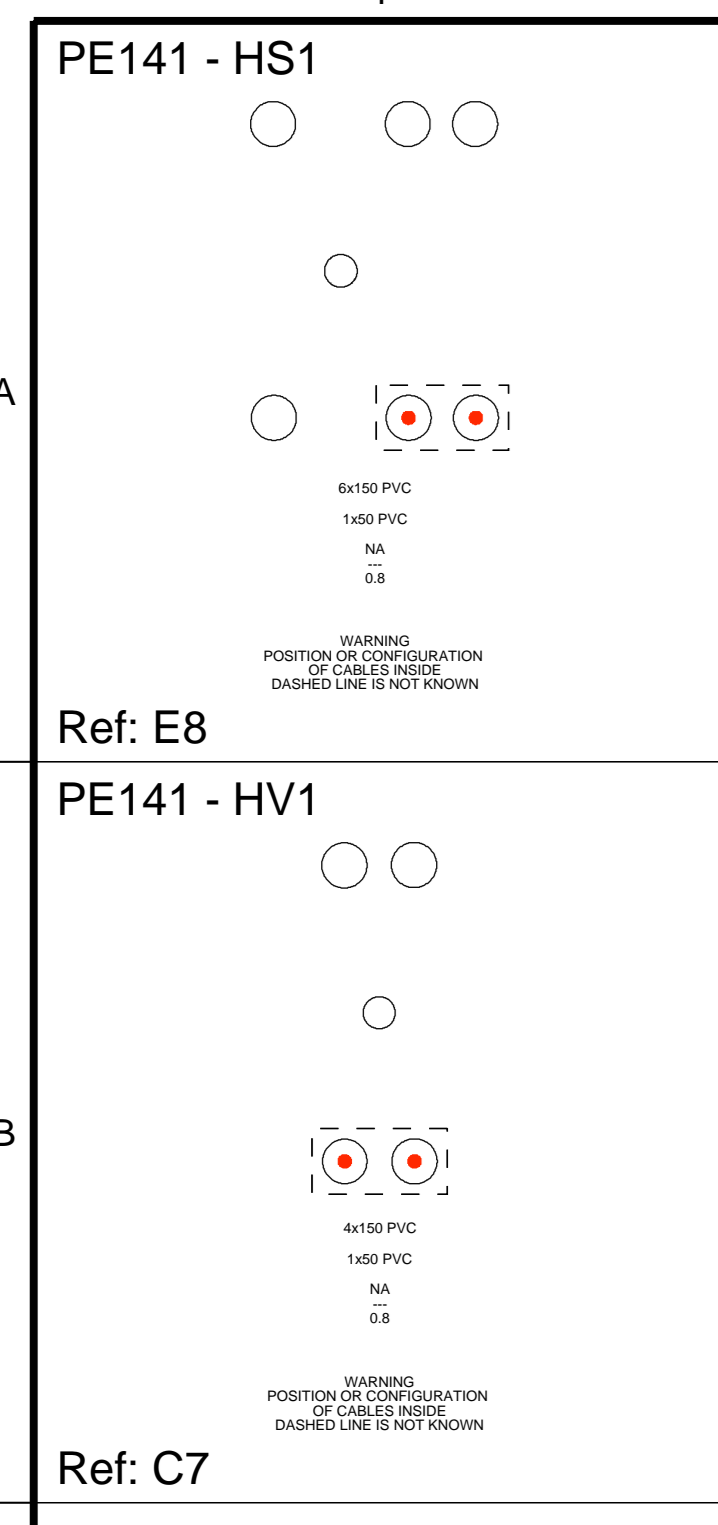
Workers must maintain safe approach distances and follow applicable WorkCover Codes of Practice.

NOTE: 1. You must keep Ausgrid plans on site during excavation works. If the people actually performing the excavation works do not know how to read and interpret Ausgrid's plans, then the work must be directed by a person who knows how to read and interpret the plans. 2. This information includes data from the NSW Digital Cadastral Database for Land and Property Information (3) 2016, used under Creative Commons license version 4.0.

PE14131GMLA0
Distribution - 67096343

Page 1 of 1
15 Dec 2017

1:251
0 15 metres



JOINT DETAIL REPORT

No.	Ref. Pt.	Depth	Joint Location
101	188.41	0.80m	10.50m of road in Main St. SPL
102	188.40	0.80m	22.50m of road in Main St. SPL
103	122.71	0.70m	4.50m from St. SPL
111	122.71	0.80m	4.50m of COLOUR BOND FENCE
116	870.47	0.70m	24.00m of COLOUR BOND FENCE
124	870.54	2.30m	25.15m of 3.0m WAVE ST BE PL
125	870.54	2.30m	25.15m of 3.0m WAVE ST BE PL
128	871.90	0.80m	41.10m of CANTERBURY RD W/L
129	871.90	0.80m	42.10m of CANTERBURY RD W/L
130	871.90	0.80m	44.10m of CANTERBURY RD W/L
131	871.90	0.70m	45.10m of CANTERBURY RD W/L

WARNING

Ausgrid's plans show the position of assets at the time of installation and may not account for subsequent changes to road alignments, fences or buildings. The plans show no more than the presence or absence of Ausgrid assets in the Street.

Persons working near electricity networks must exercise care and will be held responsible for any damage caused.

You must exercise care to avoid excavation to establish the location of Ausgrid underground cables and associated assets.

Underground Working near a cable may result in electric shock even if no contact is made. Any work in the vicinity of any cable should only be performed using safe work methods developed in accordance with the recommendations included in WorkCover Code of Practice for Excavation and WorkCover Guide for Work Near Underground Assets.

as well as recommendations of Ausgrid's Network Standard NS156.

Overhead: Do not excavate near poles or towers until the stability of the foundation has been assessed by Ausgrid. Cables or earth conductors may be present close to substations, poles or towers.

Workers must maintain safe approach distances and follow applicable WorkCover Codes of Practice.

NOTE: 1. You must keep Ausgrid plans on site during excavation works. If the people actually performing the excavation works do not know how to read and interpret Ausgrid's plans, then the work must be directed by a person who knows how to read and interpret the plans. 2. This information includes data from the NSW Digital Cadastral Database by Land and Property Information (LPI) 2016, used under Creative Commons license version 4.0.

PE14131 PE14132 PE14133
 PE14134 PE14135 PE14136
 PE14137 PE14138 PE14139

PE14132GMLA0
Distribution - 67096343

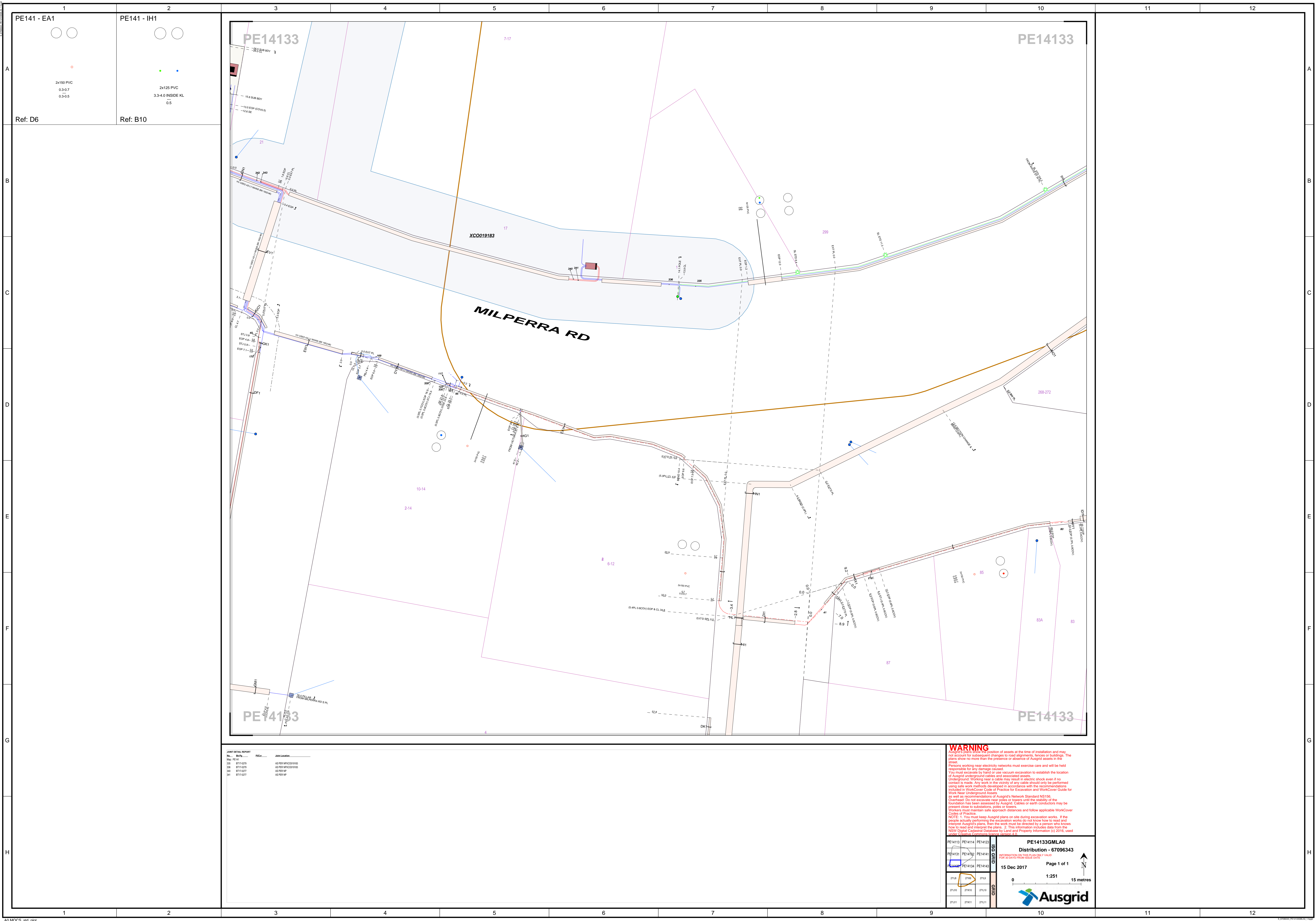
INFORMATION ON THIS PLAN ONLY VALID FOR 30 DAYS FROM ISSUE DATE

Page 1 of 1

15 Dec 2017

1:251

0 15 metres



PE141 - EA1 2x150 PVC 0.3-0.7 0.5-0.5	PE141 - IH1 2x125 PVC 3.3-4.0 INSIDE KL 0.5
Ref: D6	Ref: B10

JOINT DETAIL REPORT

No.	Ref.	Desc.	Job Location
1	PE141	AS PER MPOC0019183	
2	811-2279	AS PER MPOC0019183	
3	811-2279	AS PER MPOC0019183	
4	811-2277	AS PER MPOC0019183	
5	811-2277	AS PER MPOC0019183	

WARNING

Ausgrid's plans show the position of assets at the time of installation and may not account for subsequent changes to road alignments, fences or buildings. The plans show no more than the presence or absence of Ausgrid assets in the Street.

Persons working near electricity networks must exercise care and will be held responsible for any damage caused.

You must exercise care to use vacuum excavation to establish the location of Ausgrid underground cables and associated assets.

Underground Working near a cable may result in electric shock even if no contact is made. Any work in the vicinity of any cable should only be performed using safe work methods developed in accordance with the recommendations included in WorkCover Code of Practice for Excavation and WorkCover Guide for Work Near Underground Assets.

Overhead: Do not excavate near poles or towers until the stability of the foundation has been assessed by Ausgrid. Cables or earth conductors may be present close to substations, poles or towers.

Workers must maintain safe approach distances and follow applicable WorkCover Codes of Practice.

NOTE: 1. You must keep Ausgrid signs on site during excavation works. If the people actually performing the excavation works do not know how to read and interpret Ausgrid's plans, then the work must be directed by a person who knows how to read and interpret the plans. 2. This information includes data from the NSW Digital Cadastral Database for Land and Property Information (3) 2016, used under Creative Commons license version 4.0.

PE1413	PE1414	PE14123
PE14101	PE14102	PE14140
PE14103	PE14134	PE14141

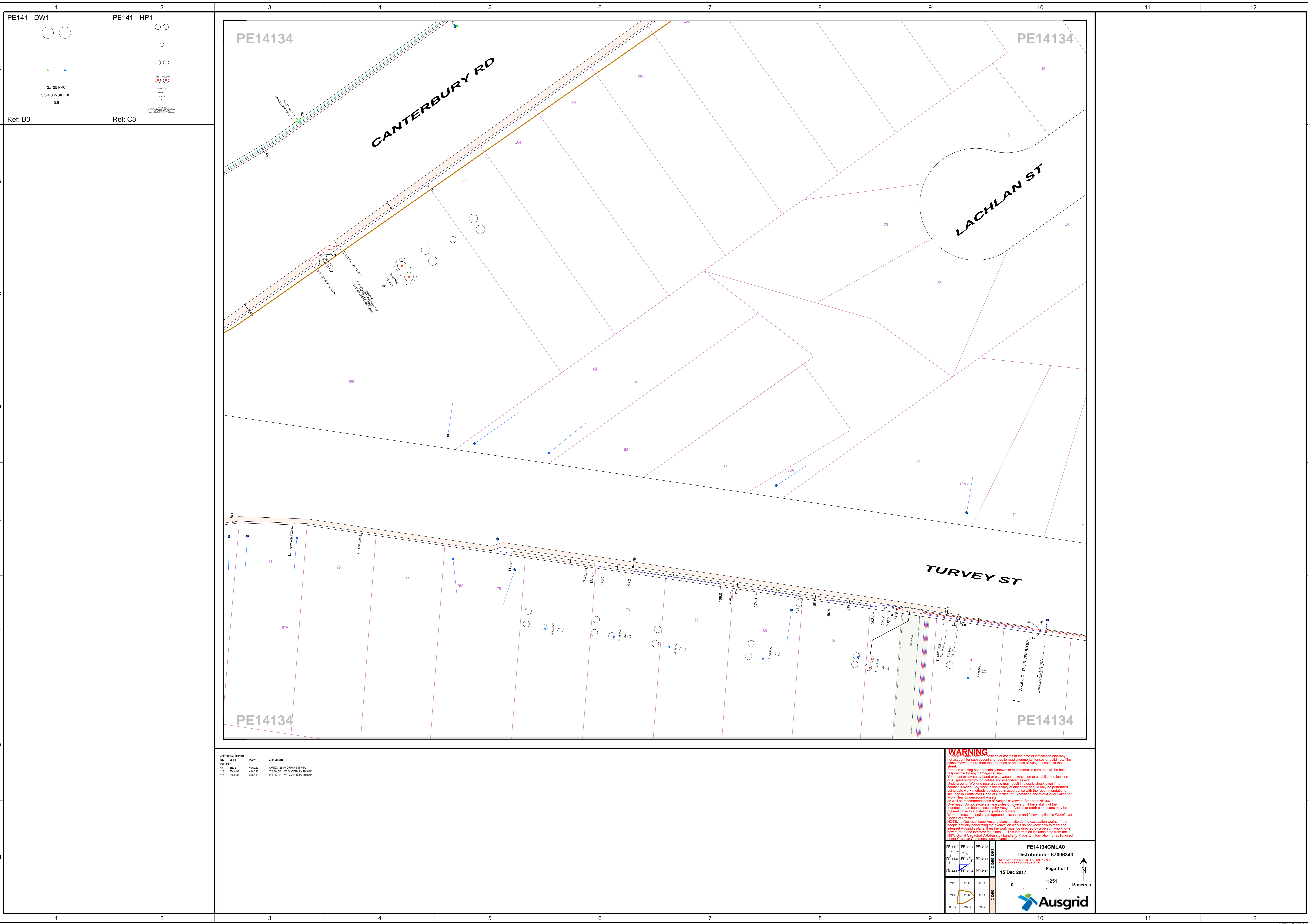
PE14133GMLA0
Distribution - 67096343

Page 1 of 1

15 Dec 2017

1:251

15 metres



PE141 - DW1

2x125 PVC
3.3-4.0 INSIDE KL
0.5

PE141 - HP1

Ref: B3

Ref: C3

JOINT DETAIL REPORT

No.	Ref.	Scale	Area Location
1	PE141	1:250	APPROX COS 4.0 OF WAVERLEY ST W/P
2	PE142	0.60/0.70	27.4 SR OF 206 CANTERBURY RD SR/P
3	PE143	0.50/0.60	27.4 SR OF 206 CANTERBURY RD SR/P

WARNING

Designated persons should know the position of assets at the time of installation and may not account for subsequent changes to road alignments, fences or buildings. The plans show no more than the presence or absence of Ausgrid assets in this Street.

Persons working near electricity networks must exercise care and will be held responsible for any damage caused.

You must excavate to hand or use vacuum excavation to establish the location of Ausgrid underground cables and associated assets.

Underground working near a cable may result in electric shock even if no contact is made. Any work in the vicinity of any cable should only be performed using safe work methods developed in accordance with the recommendations included in WorkCover Code of Practice for Excavation and WorkCover Guide for Work Near Underground Assets.

as well as recommendations of Ausgrid's Network Standard NS156.

Overhead: Do not excavate near poles or towers until the stability of the foundation has been assessed by Ausgrid. Cables or earth conductors may be present close to substations, poles or towers.

Workers must maintain safe approach distances and follow applicable WorkCover Codes of Practice.

NOTE: 1. You must always Ausgrid plans on site during excavation works. If the people actually performing the excavation works do not know how to read and interpret Ausgrid's plans, then the work must be directed by a person who knows how to read and interpret the plans. 2. This information includes data from the NSW Digital Cadastral Database for Land and Property Information (LPI) 2016, used under Creative Commons license version 4.0.

PE1413 PE1414 PE14123
PE14121 PE14132 PE14141
PE14133 PE14134 PE14143

PE14134GMLA0
Distribution - 67096343

Page 1 of 1

15 Dec 2017

1:251

15 metres

Ausgrid

Appendix V – Supporting Documents

New South Wales Office:
ADE Consulting Group Pty Ltd
6 / 7 Millennium Court
Silverwater, NSW 2128

Victoria Office:
ADE Consulting Group Pty Ltd
Unit 4 / 95 Salmon Street
Port Melbourne, VIC 3207

Telephone:
NSW: (02) 8541 7214
VIC: 1300 796 922

Internet:
site: www.adenvirotech.com.au
e-mail: info@adenvirotech.com.au

ABN:
14 617 358 808



Figure 3 - The Site is determined to be no risk in regards to acid sulfate soil risk according to the Bankstown Local Environmental Plan 2015 (Screen shot adapted from <http://gispublicviewer.bankstown.nsw.gov.au/bccgis/RestPublicApplication.aspx> accessed on 21.12.2017)

Search results

Your search for: Suburb: REVESBY

Suburb	Address	Site Name	Notices related to this site
REVESBY	33-35 Violet STREET	Bituminous Products	2 current and 1 former
REVESBY	21 Marigold STREET	Mirotone Pty Ltd	2 current

Page 1 of 1

Figure 4 - Screen shot of the NSW Office of Environment and Heritage (OEH) 'Contaminated Land – Record of Notices' listed by the NSW EPA under the *Contaminated Land Management Act 1997* which does not identify notices related to the source Site (Screen shot adapted from <http://www.epa.nsw.gov.au/prclmapp/searchregister.aspx> accessed on 21.12.2017)

Appendix VI – Section 149

New South Wales Office:
ADE Consulting Group Pty Ltd
6 / 7 Millennium Court
Silverwater, NSW 2128

Victoria Office:
ADE Consulting Group Pty Ltd
Unit 4 / 95 Salmon Street
Port Melbourne, VIC 3207

Telephone:
NSW: (02) 8541 7214
VIC: 1300 796 922

Internet:
site: www.adenvirotech.com.au
e-mail: info@adenvirotech.com.au

ABN:
14 617 358 808

PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

**Todd O'Brien
TO BE COLLECTED**

CERTIFICATE DETAILS

NUMBER	20180085	DATE	17-Jan-2018
---------------	----------	-------------	-------------

RECEIPT AND REFERENCE DETAILS

FEE	\$53.00		
RECEIPT NUMBER	3800598	RECEIPT DATE	15-Jan-2018
REFERENCE	0414 246 825		

PROPERTY DESCRIPTION

PROPERTY	299 Canterbury Road, REVESBY NSW 2212		
TITLE	Lot 202 DP 840245		
PARISH	Bankstown	COUNTY	CUMBERLAND

PLANNING INSTRUMENTS

In accordance with Section 149(2) and at the date of this certificate the following Environmental Planning Instruments apply to the land.

Bankstown Local Environmental Plan 2015 Gazetted on 05-Mar-2015

LAND ZONING

IN1 General Industrial

PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

SECTION 149(2) DETAILS

In accordance with section 149(2) of the Environmental Planning and Assessment Act 1979 (as amended) and at the date of this certificate, the following prescribed matters relate to the land.

1. NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPs

Affected by Bankstown Local Environmental Plan 2015 Amendments and Planning Proposals in respect of general information as detailed in Appendix 1.

Affected by State Environmental Planning Policies (SEPP's), Proposed State Environmental Planning Policies and Deemed State Environmental Planning Policies as detailed in Appendix 2.

Affected by Bankstown Development Control Plan 2015 (refer to Appendix 3 which lists the contents chapters within the DCP).

2. ZONING AND LAND USE UNDER RELEVANT LEPs

Unless specified otherwise in this section of the certificate, the land does not include or comprise critical habitat, is not in a conservation area and has no environmental heritage item on the land.

The purposes for which the plan or instrument provides that development may be carried out within the zone without the need for development consent are specified in clause 3.1 of the LEP 2015 plan and the land use table as detailed in Appendix 4. Reference should be made to the LEP 2015 plan as a whole for details.

The purposes for which the plan or instrument provides that development may not be carried out within the zone except with development consent are specified in Part 2 and clause 3.2 of the LEP 2015 plan and detailed in Appendix 4. Reference should be made to the LEP 2015 plan as a whole for details.

The purposes for which the plan or instrument provides that development is prohibited within the zone are specified in Part 2 and clauses 4.1A-2(c), 4.1B-2(4), 6.6 and 6.8 of the LEP 2015 plan and detailed in Appendix 4. Reference should be made to the LEP 2015 plan as a whole for details.

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

Unless specified otherwise in this section of the certificate, the land is not within any zone or land use under a Precinct Plan, a proposed Precinct Plan or Part 3 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

3. COMPLYING DEVELOPMENT

Housing Code

Complying development under the Housing Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may not** be carried out on the land.

The land is non complying because the land has been identified by an environmental planning instrument as being either one of the following zones:-

- B5 Business Development, B6 Enterprise Corridor, B7 Business Park
- IN1 General Industrial, IN2 Light Industrial
- SP1 Special Activities, SP2 Infrastructure
- RE1 Public Recreation, RE2 Private Recreation
- E1 National Park and Nature Reserves
- Land unzoned under LEP 2015.....refer to the Land Zoning of this certificate on page 1.

OR

The land is affected by one or more of the following 4 exemptions:-

- A Heritage item refer to clause 2 of this certificate,
- Land in the 25 or higher ANEF contour refer to clause 7 of this certificate,
(Unless the development is only for the erection of ancillary development, the alteration of or an addition to ancillary development or the alteration of a dwelling house)
- Acid sulfate soils class 1 or 2 refer to clause 7 of this certificate,
- Land in a vegetated buffer area refer to clause 7 of this certificate.

Note: If the land has been rendered non complying due to an exemption listed above, you are advised to check with Council for the extent of the exemption. The Code may render the land complying for any land which is outside the extent of the exemption. Reference should be made to the "Planning Maps" on Council's website www.bankstown.nsw.gov.au which identifies the land exemptions.

Housing Alterations Code

Complying development under the Housing Alterations Code within the provisions of "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may not** be carried out on the land.

The land is non complying because the land has been identified by an environmental planning instrument as being either one of the following zones:-

- B5 Business Development, B6 Enterprise Corridor, B7 Business Park
- IN1 General Industrial, IN2 Light Industrial
- SP1 Special Activities, SP2 Infrastructure
- RE1 Public Recreation, RE2 Private Recreation
- E1 National Park and Nature Reserves
- Land unzoned under LEP 2015.....refer to the Land Zoning of this certificate on page 1.

OR

The land is affected by the following exemption:-

- A Heritage itemrefer to clause 2 of this certificate.

Note: If the land has been rendered non complying due to an exemption listed above, you are advised to check with Council for the extent of the exemption. The Code may render the land complying for any land which is outside the extent of the exemption. Reference should be made to the "Planning Maps" on Council's website www.bankstown.nsw.gov.au which identifies the land exemptions.

Subdivisions Code (strata subdivision)

Complying development under the Subdivisions Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may** be carried out on the land.

Rural Housing Code

Complying development under the Rural Housing Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may not** be carried out on the land.

The land is non complying because the land has been identified by an environmental planning instrument as being either one of the following zones:-

- R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential
- B1 Neighbourhood Centre, B2 Local Centre, B4 Mixed Use, B5 Business Development, B6 Enterprise Corridor, B7 Business Park
- IN1 General Industrial, IN2 Light Industrial
- SP1 Special Activities, SP2 Infrastructure
- RE1 Public Recreation, RE2 Private Recreation
- E1 National Park and Nature Reserves

PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

- Land unzoned under LEP 2015.....refer to the Land Zoning of this certificate on page 1.

OR

The land is affected by one or more of the following 4 exemptions:-

- A Heritage item refer to clause 2 of this certificate,
- Land in the 25 or higher ANEF contour..... refer to clause 7 of this certificate,
(Unless the development is only for the erection of ancillary development, the alteration of or an addition to ancillary development or the alteration of a dwelling house)
- Acid sulfate soils class 1 or 2 refer to clause 7 of this certificate,
- Land in a vegetated buffer area refer to clause 7 of this certificate,

Note: If the land has been rendered non complying due to an exemption listed above, you are advised to check with Council for the extent of the exemption. The Code may render the land complying for any land which is outside the extent of the exemption. Reference should be made to the "Planning Maps" on Council's website www.bankstown.nsw.gov.au which identifies the land exemptions.

General Development Code

Complying development under the General Development Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may** be carried out on the land.

Demolition Code

Complying development under the Demolition Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may** be carried out on the land.

Fire Safety Code

Complying development under the Fire Safety Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may** be carried out on the land.

Commercial and Industrial Alterations Code

Complying development under the Commercial and Industrial Alterations Code within the provisions of "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may not** be carried out on the land.

The land is non complying because the land has been identified by an environmental planning instrument as being either one of the following zones:-

- RU4 Primary Production Small Lots
- R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential
- SP1 Special Activities, SP2 Infrastructure
- RE1 Public Recreation, RE2 Private Recreation
- E1 National Park and Nature Reserves
- Land unzoned under LEP 2015.....refer to the Land Zoning of this certificate on page 1.

OR

The land is affected by one of the following exemptions:-

- A Heritage item refer to clause 2 of this certificate.
- A Flood Control Lotrefer to clause 7A of this certificate.

Note: If the land has been rendered non complying due to an exemption listed above, you are advised to check with Council for the extent of the exemption. The Code may render the land complying for any land which is outside the extent of the exemption. Reference should be made to the "Planning Maps" on Council's website www.bankstown.nsw.gov.au which identifies the land exemptions.

Further: Although the land is non complying for Subdivisions 9 & 10, the Code may render the land complying for Subdivisions 1-8 and 11-12. Reference should be made to "Part 5 – Commercial and Industrial Alterations Code" of the SEPP for details.

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Buildings and Additions) Code within the provisions of "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may** be carried out on the land.

PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

4. COASTAL PROTECTION

Unless specified otherwise in this section of the certificate, the land is not affected by the operation of Section 38 or 39 of the Coastal Protection Act 1979.

4A. CERTAIN INFORMATION RELATING TO BEACHES AND COASTS

Unless specified otherwise in this section of the certificate, the land is not subject to an order under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (or on public land adjacent to the land) and, Council has not been notified under Section 55X of the Coastal Protection Act 1979 that temporary coastal protection works have been placed on the land (or on public land adjacent to the land).

4B. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

Unless specified otherwise in this section of the certificate, the owner (or any previous owner) has not consented in writing that the land is subject to annual charges under Section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works.

5. MINE SUBSIDENCE

Not affected by Section 15 of the Mine Subsidence Compensation Act 1961, proclaiming land to be a mine subsidence district.

6. ROAD WIDENING AND REALIGNMENT

Not affected by any road widening or road realignment under (1) Division 2 of Part 3 of the Roads Act 1993; or (2) any Environmental Planning Instrument; or (3) any resolution of Council. However, the property fronts an existing or proposed arterial/main road. Please check with the Roads and Maritime Services for possible effects.

PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

Unless specified otherwise in this section of the certificate, the land is not affected by policies adopted by Council or by any other authority (that has notified Council of its adoption) that restricts development of the land. For bush fire prone land refer to section 11. For flood prone land refer to section 7A.

ANEF (Australian Noise Exposure Forecast).

Affected by aircraft noise between the 20 and 25 Australian Noise Exposure Forecast levels determined by the Department of the Commonwealth responsible for airports. Please refer to Clause 6.6 of the Bankstown Local Environmental Plan 2015 for further information.

Affected by a resolution of Council adopting a policy concerning the management of contaminated land. That policy applies to all land in the City of Canterbury-Bankstown and will restrict development of the land if the circumstances set out in the policy prevail. A copy of the policy is available on Council's website at www.bankstown.nsw.gov.au or from the Customer Service Area.

Note: Additional information regarding contaminated land matters for this property may also be provided on part 5 of this section 149 planning certificate. For further information contact Council on 9707 9000.

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

Unless specified otherwise in this section of the certificate, the land is not affected by flood related development controls.

A Flood control lot.

The property is affected by a policy known as Bankstown Development Control Plan 2015, Part B12 - Flood Risk Management and clause 6.3 – Flood planning of the LEP 2015, by reference to the Fairford Road Catchment Flood Study, February 2010 (a copy of which is available for inspection at Council's Offices), which categorises land affected by the 100 year flood into two flood risk precincts:

- High flood risk precinct – Land below the 100 year flood that is either subject to a high hydraulic hazard or where there are significant evacuation difficulties; and
- Medium flood risk precinct - Land below the 100 year flood that is not subject to a high hydraulic hazard and where there are no evacuation difficulties.

Bankstown Development Control Plan 2015 includes flood related development controls for properties based on the relevant flood risk precinct. Contact Council for information about the flood risk precinct applying to this property.

8. LAND RESERVED FOR ACQUISITION

Not affected by either an Environmental Planning Instrument or proposed Environmental Planning Instrument referred to in clause 5.1 providing for the acquisition of the land or part of the land by a public authority, as referred to in Section 27 of the Environmental Planning & Assessment Act. Reference should be made to the LEP 2015 plan as a whole for details.

9. CONTRIBUTION PLANS

Affected by Bankstown City Council Section 94A Development Contributions Plan 2009 which allows Council to impose a levy on development within the City of Canterbury-Bankstown in accordance with Directions issued by the Minister for Planning. The levy will be spent on the provision of public works and infrastructure. Date of commencement 8th June 2009. For further details on the plan contact Council on 9707 9000 or visit Council's website – www.bankstown.nsw.gov.au



PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

9A. BIODIVERSITY CERTIFIED LAND

Unless specified otherwise in this section of the certificate, the land is not biodiversity certified land within the meaning of Part 7AA of the Threatened Species Conservation Act 1995.

10. BIOBANKING AGREEMENTS

Unless specified otherwise in this section of the certificate, the land is not subject to a Biobanking Agreement under Part 7A of the Threatened Species Conservation Act 1995, made by the Department of Environment, Climate Change and Water that has notified Council of the existence of the agreement.

11. BUSHFIRE PRONE LAND

Unless specified otherwise in this section of the certificate, the land is not bushfire prone.

12. PROPERTY VEGETATION PLANS

Unless specified otherwise in this section of the certificate, the land is not subject to a Property Vegetation Plan under the Native Vegetation Act 2003, as approved by any other authority that has notified Council of the existence of the plan.

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

Unless specified otherwise in this section of the certificate, the land is not subject to a Tree Order under the Trees (Disputes Between Neighbours) Act 2006, made by an authority that has notified Council of the existence of the order.

14. DIRECTIONS UNDER PART 3A

Unless specified otherwise in this section of the certificate, the land is not subject to a Direction by the Minister under section 75P (2) (c1) of the Act that a provision of an EPI does not have an effect.

15. CONDITIONS AFFECTING SENIORS HOUSING

Unless specified otherwise in this section of the certificate, the land is not subject to a development application granted after 12.10.2007 under SEPP (Housing for Seniors or People with a Disability) 2004 setting out the terms of any conditions imposed under clause 18(2) or a current site compatibility certificate issued under clause 25 of the SEPP.

PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

Unless specified otherwise in this section of the certificate, the land is not subject to a development application under clause 19 of SEPP (Infrastructure) 2007 where a valid site compatibility certificate has been issued.

17. SITE COMPATIBILITY CERTIFICATES & CONDITIONS FOR AFFORDABLE RENTAL HOUSING

Unless specified otherwise in this section of the certificate, the land is not subject to a development application under SEPP (Affordable Rental Housing) 2009 where a valid site compatibility certificate and conditions have been issued.

18. PAPER SUBDIVISION INFORMATION

Unless specified otherwise in this section of the certificate, the land is not subject to a paper subdivision or subdivision order.

19. SITE VERIFICATION CERTIFICATES

Unless specified otherwise in this section of the certificate, the land is not subject to a current site verification certificate of which the Council is aware in respect to Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

20. LOOSE-FILL ASBESTOS INSULATION

A residential dwelling erected on this land has not been identified in the Loose-Fill Asbestos Insulation Register as containing loose-fill ceiling insulation. Contact NSW Fair Trading for more information.

MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT, 1997

Unless specified otherwise in this section of the certificate, there are no matters arising under Section 59(2) of the Contaminated Land Management Act 1997.

MATTERS ARISING UNDER THE NATION BUILDING AND JOBS PLAN (STATE INFRASTRUCTURE DELIVERY) ACT, 2009

Unless specified otherwise in this section of the certificate, there are no matters arising under Section 26 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009.

This completes the prescribed matters for the certificate under section 149(2) of the Environmental Planning and Assessment Act 1979, as amended. While this certificate indicates the zoning of the land, it is suggested that the relevant Planning Instrument be inspected on Council's website under Development – Planning Maps or at Council's Customer Service Centre to provide an overall view of the area and the site's surrounding zonings.

PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Please contact Council's general enquiries number listed at the bottom of this sheet for further information about any matter referred to in this certificate.



Melissa Ratkun
Manager Information Management

PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Appendix 1

Bankstown Local Environmental Plan 2015 Amendments & Planning Proposals.

(relating to general information only which may affect part or the whole of the City)

Note: As of 1 July 2009, Draft LEP's have been replaced with "Planning Proposals". A planning proposal is a document that explains the intended effect of, and justification for, a proposed LEP.

Nil

PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Appendix 2

State Environmental Planning Policies (SEPP's), Proposed SEPP's and Deemed SEPP's

Note: The names of the relevant instrument's plus their gazettal dates are listed below. For further details please refer to the Department of Planning website www.planning.nsw.gov.au under the heading "Planning System – Legislation and Planning Instruments".

SEPP No.19 – Bushland in Urban Areas, gazetted 24.10.1986
SEPP No.21 – Caravan Parks, gazetted 24.4.1992
SEPP No.30 – Intensive Agriculture, gazetted 8.12.1989
SEPP No.32 – Urban Consolidation (Redevelopment of Urban Land), gazetted 15.11.1991
SEPP No.33 – Hazardous and Offensive Development, gazetted 13.3.1992
SEPP No.50 – Canal Estate Development, gazetted 10.11.1997
SEPP No.55 – Remediation of Land, gazetted 28.8.1998
SEPP No.62 – Sustainable Aquaculture, gazetted 25.8.2000
SEPP No.64 – Advertising and Signage, gazetted 16.3.2001
SEPP No.65 – Design Quality of Residential Flat Development, gazetted 26.7.2002
SEPP – (Housing for Seniors or People with a Disability) 2004, gazetted 31.3.2004
SEPP – (Building Sustainability Index: BASIX) 2004, gazetted 25.6.2004
SEPP – (Major Development) 2005, gazetted 1.8.2005
SEPP – (Mining, Petroleum Production and Extractive Industries) 2007, gazetted 16.2.2007
SEPP – (Miscellaneous Consent Provisions) 2007, gazetted 26.10.2007
SEPP – (Infrastructure) 2007, gazetted 21.12.2007
SEPP – (Exempt and Complying Development Codes) 2008, gazetted 12.12.2008
SEPP – (Affordable Rental Housing) 2009, gazetted 31.7.2009
SEPP – (Sydney Drinking Water Catchment) 2011, gazetted 21.1.2011

PROPOSED SEPP - Competition SEPP, 27.7.2010

Note: As of 1 July 2009, regional environmental plans (REPs) are no longer part of the hierarchy of environmental planning instruments in NSW. The removal of the REP layer is intended to simplify the State's planning system. All existing REPs (listed below) are now deemed State environmental planning policies (SEPPs).

Deemed SEPP – Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment, gazetted 5.2.1999

PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Appendix 3

Bankstown Development Control Plan 2015

DATE OF COMMENCEMENT – 13th May 2015

The following is a list of the contents within Bankstown Development Control Plan 2015. If further information is required please contact Council on 9707 9000.

INTRODUCTION	
PART A	PRECINCT CONTROLS
A1	Centres
A2	Corridors
A3	Key infill development sites
PART B	GENERAL CONTROLS
B1	Residential development
B2	Commercial centres
B3	Industrial precincts
B4	Sustainable development
B5	Parking
B6	Child care centres
B7	Educational establishments
B8	Places of public worship
B9	Sex services premises
B10	Telecommunications facilities
B11	Tree preservation order
B12	Flood risk management

Please note: Council may from time to time exhibit draft changes to the development control plan that may affect your land. To find out more, please contact Council on 9707 9000 or view Council's website and refer to the Development Control Plan - www.bankstown.nsw.gov.au

PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Appendix 4

Land Use Table

Note. A type of development referred to in the Land Use Table is a reference to that type of development only to the extent it is not regulated by an applicable State environmental planning policy. The following State environmental planning policies in particular may be relevant to development on land to which this Plan applies:

- State Environmental Planning Policy (Affordable Rental Housing) 2009* (including provision for secondary dwellings)
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*
- State Environmental Planning Policy (Infrastructure) 2007* (relating to public facilities such as those for air transport, correction, education, electricity generation, health services, ports, railways, roads, waste management and water supply systems)
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*
- State Environmental Planning Policy (Rural Lands) 2008*
- State Environmental Planning Policy No 33—Hazardous and Offensive Development*
- State Environmental Planning Policy No 50—Canal Estate Development*
- State Environmental Planning Policy No 62—Sustainable Aquaculture*
- State Environmental Planning Policy No 64—Advertising and Signage*

Zone RU4 Primary Production Small Lots
Permitted without consent Home occupations
Permitted with consent Agriculture; Animal boarding or training establishments; Building identification signs; Business identification signs; Dwelling houses; Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings; Flood mitigation works; Intensive plant agriculture; Kiosks; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Roads; Roadside stalls; Water supply systems
Prohibited Any development not specified in item 2 or 3
Zone R2 Low Density Residential
Permitted without consent Home occupations
Permitted with consent Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Car parks; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Hospitals; Information and education facilities; Jetties; Multi dwelling housing; Places of public worship; Public administration buildings; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Water recreation structures; Water supply systems
Prohibited Any development not specified in item 2 or 3
Zone R3 Medium Density Residential
Permitted without consent Nil
Permitted with consent Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Car parks; Child care centres; Community facilities; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Group homes; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Seniors housing; Water supply systems
Prohibited Any development not specified in item 2 or 3

PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Zone R4 High Density Residential
Permitted without consent Nil
Permitted with consent Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Car parks; Child care centres; Community facilities; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Seniors housing; Serviced apartments; Shop top housing; Water supply systems
Prohibited Any development not specified in item 2 or 3

Zone B1 Neighbourhood Centre
Permitted without consent Nil
Permitted with consent Boarding houses; Building identification signs; Bulky goods premises; Business identification signs; Business premises; Car parks; Child care centres; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Garden centres; Hardware and building supplies; Health services facilities; Information and education facilities; Kiosks; Landscaping material supplies; Markets; Medical centres; Neighbourhood shops; Office premises; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Research stations; Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Seniors housing; Service stations; Shop top housing; Shops; Take away food and drink premises; Timber yards; Tourist and visitor accommodation; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Water supply systems
Prohibited Any development not specified in item 2 or 3

Zone B2 Local Centre
Permitted without consent Nil
Permitted with consent Boarding houses; Building identification signs; Business identification signs; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Service stations; Shop top housing; Tourist and visitor accommodation; Any other development not specified in item 2 or 4
Prohibited Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Residential accommodation; Rural industries; Sewage treatment plants; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies

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Zone B4 Mixed Use
Permitted without consent Nil
Permitted with consent Boarding houses; Building identification signs; Business identification signs; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Any other development not specified in item 2 or 4
Prohibited Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse and distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies

Zone B5 Business Development
Permitted without consent Nil
Permitted with consent Building identification signs; Bulky goods premises; Business identification signs; Business premises; Child care centres; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Markets; Neighbourhood shops; Office premises; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Serviced apartments; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4
Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies

Zone B6 Enterprise Corridor
Permitted without consent Nil
Permitted with consent Building identification signs; Bulky goods premises; Business identification signs; Business premises; Community facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Markets; Multi dwelling housing; Neighbourhood shops; Office premises; Passenger transport facilities; Plant nurseries; Residential flat buildings; Roads; Seniors housing; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4
Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewage treatment plants; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies

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Zone B7 Business Park
Permitted without consent
Nil
Permitted with consent
Building identification signs; Business identification signs; Child care centres; Light industries; Neighbourhood shops; Office premises; Passenger transport facilities; Respite day care centres; Roads; Warehouse or distribution centres; Any other development not specified in item 2 or 4
Prohibited
Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Places of public worship; Port facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies
Zone IN1 General Industrial
Permitted without consent
Nil
Permitted with consent
Agricultural produce industries; Building identification signs; Business identification signs; Depots; Food and drink premises; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Hospitals; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Markets; Medical centres; Neighbourhood shops; Plant nurseries; Roads; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4
Prohibited
Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Commercial premises; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Schools; Sewage treatment plants; Signage; Tourist and visitor accommodation; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies
Zone IN2 Light Industrial
Permitted without consent
Nil
Permitted with consent
Agricultural produce industries; Building identification signs; Business identification signs; Depots; Food and drink premises; Garden centres; Hardware and building supplies; Hospitals; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Markets; Medical centres; Neighbourhood shops; Plant nurseries; Roads; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4
Prohibited
Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Residential accommodation; Resource recovery facilities; Respite day care centres; Restricted premises; Rural industries; Schools; Sewage treatment plants; Signage; Tourist and visitor accommodation; Transport depots; Truck depots; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies

PLANNING CERTIFICATE

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Zone SP1 Special Activities
Permitted without consent Nil
Permitted with consent The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose
Prohibited Any development not specified in item 2 or 3
Zone SP2 Infrastructure
Permitted without consent Nil
Permitted with consent Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose
Prohibited Any development not specified in item 2 or 3
Zone RE1 Public Recreation
Permitted without consent Nil
Permitted with consent Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Car parks; Caravan parks; Charter and tourism boating facilities; Child care centres; Community facilities; Eco-tourist facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Extensive agriculture; Flood mitigation works; Food and drink premises; Function centres; Information and education facilities; Intensive plant agriculture; Jetties; Kiosks; Marinas; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Roads; Water recreation structures; Water supply systems; Wharf or boating facilities
Prohibited Any development not specified in item 2 or 3
Zone RE2 Private Recreation
Permitted without consent Nil
Permitted with consent Building identification signs; Business identification signs; Car parks; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Helipads; Kiosks; Marinas; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Roads; Water supply systems
Prohibited Any development not specified in item 2 or 3
Zone E1 National Parks and Nature Reserves
Permitted without consent Uses authorised under the National Parks and Wildlife Act 1974
Permitted with consent Nil
Prohibited Any development not specified in item 2 or 3
Zone W1 Natural Waterways
Permitted without consent Nil
Permitted with consent Boat launching ramps; Boat sheds; Charter and tourism boating facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Jetties; Marinas; Mooring pens; Moorings; Water recreation structures; Wharf or boating facilities
Prohibited Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

**Todd O'Brien
TO BE COLLECTED****CERTIFICATE DETAILS**

NUMBER	20180084	DATE	17-Jan-2018
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RECEIPT AND REFERENCE DETAILS

FEE	\$53.00		
RECEIPT NUMBER	3800598	RECEIPT DATE	15-Jan-2018
REFERENCE	0414 246 825		

PROPERTY DESCRIPTION

PROPERTY	297 Canterbury Road, REVESBY NSW 2212		
TITLE	Lot 9 DP 663160		
PARISH	Bankstown	COUNTY	CUMBERLAND

PLANNING INSTRUMENTS

In accordance with Section 149(2) and at the date of this certificate the following Environmental Planning Instruments apply to the land.

Bankstown Local Environmental Plan 2015 Gazetted on 05-Mar-2015

LAND ZONING

IN1 General Industrial

PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

SECTION 149(2) DETAILS

In accordance with section 149(2) of the Environmental Planning and Assessment Act 1979 (as amended) and at the date of this certificate, the following prescribed matters relate to the land.

1. NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPs

Affected by Bankstown Local Environmental Plan 2015 Amendments and Planning Proposals in respect of general information as detailed in Appendix 1.

Affected by State Environmental Planning Policies (SEPP's), Proposed State Environmental Planning Policies and Deemed State Environmental Planning Policies as detailed in Appendix 2.

Affected by Bankstown Development Control Plan 2015 (refer to Appendix 3 which lists the contents chapters within the DCP).

2. ZONING AND LAND USE UNDER RELEVANT LEPS

Unless specified otherwise in this section of the certificate, the land does not include or comprise critical habitat, is not in a conservation area and has no environmental heritage item on the land.

The purposes for which the plan or instrument provides that development may be carried out within the zone without the need for development consent are specified in clause 3.1 of the LEP 2015 plan and the land use table as detailed in Appendix 4. Reference should be made to the LEP 2015 plan as a whole for details.

The purposes for which the plan or instrument provides that development may not be carried out within the zone except with development consent are specified in Part 2 and clause 3.2 of the LEP 2015 plan and detailed in Appendix 4. Reference should be made to the LEP 2015 plan as a whole for details.

The purposes for which the plan or instrument provides that development is prohibited within the zone are specified in Part 2 and clauses 4.1A-2(c), 4.1B-2(4), 6.6 and 6.8 of the LEP 2015 plan and detailed in Appendix 4. Reference should be made to the LEP 2015 plan as a whole for details.

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

Unless specified otherwise in this section of the certificate, the land is not within any zone or land use under a Precinct Plan, a proposed Precinct Plan or Part 3 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

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3. COMPLYING DEVELOPMENT

Housing Code

Complying development under the Housing Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may not** be carried out on the land.

The land is non complying because the land has been identified by an environmental planning instrument as being either one of the following zones:-

- B5 Business Development, B6 Enterprise Corridor, B7 Business Park
- IN1 General Industrial, IN2 Light Industrial
- SP1 Special Activities, SP2 Infrastructure
- RE1 Public Recreation, RE2 Private Recreation
- E1 National Park and Nature Reserves
- Land unzoned under LEP 2015.....refer to the Land Zoning of this certificate on page 1.

OR

The land is affected by one or more of the following 4 exemptions:-

- A Heritage item refer to clause 2 of this certificate,
- Land in the 25 or higher ANEF contour refer to clause 7 of this certificate,
(Unless the development is only for the erection of ancillary development, the alteration of or an addition to ancillary development or the alteration of a dwelling house)
- Acid sulfate soils class 1 or 2 refer to clause 7 of this certificate,
- Land in a vegetated buffer area refer to clause 7 of this certificate.

Note: If the land has been rendered non complying due to an exemption listed above, you are advised to check with Council for the extent of the exemption. The Code may render the land complying for any land which is outside the extent of the exemption. Reference should be made to the "Planning Maps" on Council's website www.bankstown.nsw.gov.au which identifies the land exemptions.

Housing Alterations Code

Complying development under the Housing Alterations Code within the provisions of "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may not** be carried out on the land.

The land is non complying because the land has been identified by an environmental planning instrument as being either one of the following zones:-

- B5 Business Development, B6 Enterprise Corridor, B7 Business Park
- IN1 General Industrial, IN2 Light Industrial
- SP1 Special Activities, SP2 Infrastructure
- RE1 Public Recreation, RE2 Private Recreation
- E1 National Park and Nature Reserves
- Land unzoned under LEP 2015.....refer to the Land Zoning of this certificate on page 1.

OR

The land is affected by the following exemption:-

- A Heritage itemrefer to clause 2 of this certificate.

Note: If the land has been rendered non complying due to an exemption listed above, you are advised to check with Council for the extent of the exemption. The Code may render the land complying for any land which is outside the extent of the exemption. Reference should be made to the "Planning Maps" on Council's website www.bankstown.nsw.gov.au which identifies the land exemptions.

Subdivisions Code (strata subdivision)

Complying development under the Subdivisions Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may** be carried out on the land.

Rural Housing Code

Complying development under the Rural Housing Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may not** be carried out on the land.

The land is non complying because the land has been identified by an environmental planning instrument as being either one of the following zones:-

- R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential
- B1 Neighbourhood Centre, B2 Local Centre, B4 Mixed Use, B5 Business Development, B6 Enterprise Corridor, B7 Business Park
- IN1 General Industrial, IN2 Light Industrial
- SP1 Special Activities, SP2 Infrastructure
- RE1 Public Recreation, RE2 Private Recreation
- E1 National Park and Nature Reserves

PLANNING CERTIFICATE

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- Land unzoned under LEP 2015.....refer to the Land Zoning of this certificate on page 1.

OR

The land is affected by one or more of the following 4 exemptions:-

- A Heritage item refer to clause 2 of this certificate,
- Land in the 25 or higher ANEF contour..... refer to clause 7 of this certificate,
(Unless the development is only for the erection of ancillary development, the alteration of or an addition to ancillary development or the alteration of a dwelling house)
- Acid sulfate soils class 1 or 2 refer to clause 7 of this certificate,
- Land in a vegetated buffer area refer to clause 7 of this certificate,

Note: If the land has been rendered non complying due to an exemption listed above, you are advised to check with Council for the extent of the exemption. The Code may render the land complying for any land which is outside the extent of the exemption. Reference should be made to the "Planning Maps" on Council's website www.bankstown.nsw.gov.au which identifies the land exemptions.

General Development Code

Complying development under the General Development Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may** be carried out on the land.

Demolition Code

Complying development under the Demolition Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may** be carried out on the land.

Fire Safety Code

Complying development under the Fire Safety Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may** be carried out on the land.

Commercial and Industrial Alterations Code

Complying development under the Commercial and Industrial Alterations Code within the provisions of "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may** be carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Buildings and Additions) Code within the provisions of "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may** be carried out on the land.

4. COASTAL PROTECTION

Unless specified otherwise in this section of the certificate, the land is not affected by the operation of Section 38 or 39 of the Coastal Protection Act 1979.

4A. CERTAIN INFORMATION RELATING TO BEACHES AND COASTS

Unless specified otherwise in this section of the certificate, the land is not subject to an order under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (or on public land adjacent to the land) and, Council has not been notified under Section 55X of the Coastal Protection Act 1979 that temporary coastal protection works have been placed on the land (or on public land adjacent to the land).

PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

4B. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

Unless specified otherwise in this section of the certificate, the owner (or any previous owner) has not consented in writing that the land is subject to annual charges under Section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works.

5. MINE SUBSIDENCE

Not affected by Section 15 of the Mine Subsidence Compensation Act 1961, proclaiming land to be a mine subsidence district.

6. ROAD WIDENING AND REALIGNMENT

Not affected by any road widening or road realignment under (1) Division 2 of Part 3 of the Roads Act 1993; or (2) any Environmental Planning Instrument; or (3) any resolution of Council. However, the property fronts an existing or proposed arterial/main road. Please check with the Roads and Maritime Services for possible effects.

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

Unless specified otherwise in this section of the certificate, the land is not affected by policies adopted by Council or by any other authority (that has notified Council of its adoption) that restricts development of the land. For bush fire prone land refer to section 11. For flood prone land refer to section 7A.

ANEF (Australian Noise Exposure Forecast).

Affected by aircraft noise between the 20 and 25 Australian Noise Exposure Forecast levels determined by the Department of the Commonwealth responsible for airports. Please refer to Clause 6.6 of the Bankstown Local Environmental Plan 2015 for further information.

Affected by a resolution of Council adopting a policy concerning the management of contaminated land. That policy applies to all land in the City of Canterbury-Bankstown and will restrict development of the land if the circumstances set out in the policy prevail. A copy of the policy is available on Council's website at www.bankstown.nsw.gov.au or from the Customer Service Area.

Note: Additional information regarding contaminated land matters for this property may also be provided on part 5 of this section 149 planning certificate. For further information contact Council on 9707 9000.

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

Unless specified otherwise in this section of the certificate, the land is not affected by flood related development controls.

PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

8. LAND RESERVED FOR ACQUISITION

Not affected by either an Environmental Planning Instrument or proposed Environmental Planning Instrument referred to in clause 5.1 providing for the acquisition of the land or part of the land by a public authority, as referred to in Section 27 of the Environmental Planning & Assessment Act. Reference should be made to the LEP 2015 plan as a whole for details.

9. CONTRIBUTION PLANS

Affected by Bankstown City Council Section 94A Development Contributions Plan 2009 which allows Council to impose a levy on development within the City of Canterbury-Bankstown in accordance with Directions issued by the Minister for Planning. The levy will be spent on the provision of public works and infrastructure. Date of commencement 8th June 2009. For further details on the plan contact Council on 9707 9000 or visit Council's website – www.bankstown.nsw.gov.au

9A. BIODIVERSITY CERTIFIED LAND

Unless specified otherwise in this section of the certificate, the land is not biodiversity certified land within the meaning of Part 7AA of the Threatened Species Conservation Act 1995.

10. BIOBANKING AGREEMENTS

Unless specified otherwise in this section of the certificate, the land is not subject to a Biobanking Agreement under Part 7A of the Threatened Species Conservation Act 1995, made by the Department of Environment, Climate Change and Water that has notified Council of the existence of the agreement.

11. BUSHFIRE PRONE LAND

Unless specified otherwise in this section of the certificate, the land is not bushfire prone.

12. PROPERTY VEGETATION PLANS

Unless specified otherwise in this section of the certificate, the land is not subject to a Property Vegetation Plan under the Native Vegetation Act 2003, as approved by any other authority that has notified Council of the existence of the plan.

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

Unless specified otherwise in this section of the certificate, the land is not subject to a Tree Order under the Trees (Disputes Between Neighbours) Act 2006, made by an authority that has notified Council of the existence of the order.

PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

14. DIRECTIONS UNDER PART 3A

Unless specified otherwise in this section of the certificate, the land is not subject to a Direction by the Minister under section 75P (2) (c1) of the Act that a provision of an EPI does not have an effect.

15. CONDITIONS AFFECTING SENIORS HOUSING

Unless specified otherwise in this section of the certificate, the land is not subject to a development application granted after 12.10.2007 under SEPP (Housing for Seniors or People with a Disability) 2004 setting out the terms of any conditions imposed under clause 18(2) or a current site compatibility certificate issued under clause 25 of the SEPP.

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

Unless specified otherwise in this section of the certificate, the land is not subject to a development application under clause 19 of SEPP (Infrastructure) 2007 where a valid site compatibility certificate has been issued.

17. SITE COMPATIBILITY CERTIFICATES & CONDITIONS FOR AFFORDABLE RENTAL HOUSING

Unless specified otherwise in this section of the certificate, the land is not subject to a development application under SEPP (Affordable Rental Housing) 2009 where a valid site compatibility certificate and conditions have been issued.

18. PAPER SUBDIVISION INFORMATION

Unless specified otherwise in this section of the certificate, the land is not subject to a paper subdivision or subdivision order.

19. SITE VERIFICATION CERTIFICATES

Unless specified otherwise in this section of the certificate, the land is not subject to a current site verification certificate of which the Council is aware in respect to Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

20. LOOSE-FILL ASBESTOS INSULATION

A residential dwelling erected on this land has not been identified in the Loose-Fill Asbestos Insulation Register as containing loose-fill ceiling insulation. Contact NSW Fair Trading for more information.

PLANNING CERTIFICATE

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MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT, 1997

Unless specified otherwise in this section of the certificate, there are no matters arising under Section 59(2) of the Contaminated Land Management Act 1997.

MATTERS ARISING UNDER THE NATION BUILDING AND JOBS PLAN (STATE INFRASTRUCTURE DELIVERY) ACT, 2009

Unless specified otherwise in this section of the certificate, there are no matters arising under Section 26 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009.

This completes the prescribed matters for the certificate under section 149(2) of the Environmental Planning and Assessment Act 1979, as amended. While this certificate indicates the zoning of the land, it is suggested that the relevant Planning Instrument be inspected on Council's website under Development – Planning Maps or at Council's Customer Service Centre to provide an overall view of the area and the site's surrounding zonings.

Please contact Council's general enquiries number listed at the bottom of this sheet for further information about any matter referred to in this certificate.



Melissa Ratkun
Manager Information Management

PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Appendix 1

Bankstown Local Environmental Plan 2015 Amendments & Planning Proposals.

(relating to general information only which may affect part or the whole of the City)

Note: As of 1 July 2009, Draft LEP's have been replaced with "Planning Proposals". A planning proposal is a document that explains the intended effect of, and justification for, a proposed LEP.

Nil

PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Appendix 2

State Environmental Planning Policies (SEPP's), Proposed SEPP's and Deemed SEPP's

Note: The names of the relevant instrument's plus their gazettal dates are listed below. For further details please refer to the Department of Planning website www.planning.nsw.gov.au under the heading "Planning System – Legislation and Planning Instruments".

SEPP No.19 – Bushland in Urban Areas, gazetted 24.10.1986
SEPP No.21 – Caravan Parks, gazetted 24.4.1992
SEPP No.30 – Intensive Agriculture, gazetted 8.12.1989
SEPP No.32 – Urban Consolidation (Redevelopment of Urban Land), gazetted 15.11.1991
SEPP No.33 – Hazardous and Offensive Development, gazetted 13.3.1992
SEPP No.50 – Canal Estate Development, gazetted 10.11.1997
SEPP No.55 – Remediation of Land, gazetted 28.8.1998
SEPP No.62 – Sustainable Aquaculture, gazetted 25.8.2000
SEPP No.64 – Advertising and Signage, gazetted 16.3.2001
SEPP No.65 – Design Quality of Residential Flat Development, gazetted 26.7.2002
SEPP – (Housing for Seniors or People with a Disability) 2004, gazetted 31.3.2004
SEPP – (Building Sustainability Index: BASIX) 2004, gazetted 25.6.2004
SEPP – (Major Development) 2005, gazetted 1.8.2005
SEPP – (Mining, Petroleum Production and Extractive Industries) 2007, gazetted 16.2.2007
SEPP – (Miscellaneous Consent Provisions) 2007, gazetted 26.10.2007
SEPP – (Infrastructure) 2007, gazetted 21.12.2007
SEPP – (Exempt and Complying Development Codes) 2008, gazetted 12.12.2008
SEPP – (Affordable Rental Housing) 2009, gazetted 31.7.2009
SEPP – (Sydney Drinking Water Catchment) 2011, gazetted 21.1.2011

PROPOSED SEPP - Competition SEPP, 27.7.2010

Note: As of 1 July 2009, regional environmental plans (REPs) are no longer part of the hierarchy of environmental planning instruments in NSW. The removal of the REP layer is intended to simplify the State's planning system. All existing REPs (listed below) are now deemed State environmental planning policies (SEPPs).

Deemed SEPP – Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment, gazetted 5.2.1999

PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Appendix 3

Bankstown Development Control Plan 2015

DATE OF COMMENCEMENT – 13th May 2015

The following is a list of the contents within Bankstown Development Control Plan 2015. If further information is required please contact Council on 9707 9000.

INTRODUCTION	
PART A	PRECINCT CONTROLS
A1	Centres
A2	Corridors
A3	Key infill development sites
PART B	GENERAL CONTROLS
B1	Residential development
B2	Commercial centres
B3	Industrial precincts
B4	Sustainable development
B5	Parking
B6	Child care centres
B7	Educational establishments
B8	Places of public worship
B9	Sex services premises
B10	Telecommunications facilities
B11	Tree preservation order
B12	Flood risk management

Please note: Council may from time to time exhibit draft changes to the development control plan that may affect your land. To find out more, please contact Council on 9707 9000 or view Council's website and refer to the Development Control Plan - www.bankstown.nsw.gov.au

PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Appendix 4

Land Use Table

Note. A type of development referred to in the Land Use Table is a reference to that type of development only to the extent it is not regulated by an applicable State environmental planning policy. The following State environmental planning policies in particular may be relevant to development on land to which this Plan applies:

State Environmental Planning Policy (Affordable Rental Housing) 2009 (including provision for secondary dwellings)

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

State Environmental Planning Policy (Infrastructure) 2007 (relating to public facilities such as those for air transport, correction, education, electricity generation, health services, ports, railways, roads, waste management and water supply systems)

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

State Environmental Planning Policy (Rural Lands) 2008

State Environmental Planning Policy No 33—Hazardous and Offensive Development

State Environmental Planning Policy No 50—Canal Estate Development

State Environmental Planning Policy No 62—Sustainable Aquaculture

State Environmental Planning Policy No 64—Advertising and Signage

Zone RU4 Primary Production Small Lots
Permitted without consent Home occupations
Permitted with consent Agriculture; Animal boarding or training establishments; Building identification signs; Business identification signs; Dwelling houses; Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings; Flood mitigation works; Intensive plant agriculture; Kiosks; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Roads; Roadside stalls; Water supply systems
Prohibited Any development not specified in item 2 or 3
Zone R2 Low Density Residential
Permitted without consent Home occupations
Permitted with consent Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Car parks; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Hospitals; Information and education facilities; Jetties; Multi dwelling housing; Places of public worship; Public administration buildings; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Water recreation structures; Water supply systems
Prohibited Any development not specified in item 2 or 3
Zone R3 Medium Density Residential
Permitted without consent Nil
Permitted with consent Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Car parks; Child care centres; Community facilities; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Group homes; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Seniors housing; Water supply systems
Prohibited Any development not specified in item 2 or 3

PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Zone R4 High Density Residential
Permitted without consent Nil
Permitted with consent Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Car parks; Child care centres; Community facilities; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Seniors housing; Serviced apartments; Shop top housing; Water supply systems
Prohibited Any development not specified in item 2 or 3
Zone B1 Neighbourhood Centre
Permitted without consent Nil
Permitted with consent Boarding houses; Building identification signs; Bulky goods premises; Business identification signs; Business premises; Car parks; Child care centres; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Garden centres; Hardware and building supplies; Health services facilities; Information and education facilities; Kiosks; Landscaping material supplies; Markets; Medical centres; Neighbourhood shops; Office premises; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Research stations; Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Seniors housing; Service stations; Shop top housing; Shops; Take away food and drink premises; Timber yards; Tourist and visitor accommodation; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Water supply systems
Prohibited Any development not specified in item 2 or 3
Zone B2 Local Centre
Permitted without consent Nil
Permitted with consent Boarding houses; Building identification signs; Business identification signs; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Service stations; Shop top housing; Tourist and visitor accommodation; Any other development not specified in item 2 or 4
Prohibited Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Residential accommodation; Rural industries; Sewage treatment plants; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies

PLANNING CERTIFICATE

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Zone B4 Mixed Use
Permitted without consent Nil
Permitted with consent Boarding houses; Building identification signs; Business identification signs; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Any other development not specified in item 2 or 4
Prohibited Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse and distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies
Zone B5 Business Development
Permitted without consent Nil
Permitted with consent Building identification signs; Bulky goods premises; Business identification signs; Business premises; Child care centres; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Markets; Neighbourhood shops; Office premises; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Serviced apartments; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4
Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies
Zone B6 Enterprise Corridor
Permitted without consent Nil
Permitted with consent Building identification signs; Bulky goods premises; Business identification signs; Business premises; Community facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Markets; Multi dwelling housing; Neighbourhood shops; Office premises; Passenger transport facilities; Plant nurseries; Residential flat buildings; Roads; Seniors housing; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4
Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewage treatment plants; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies

PLANNING CERTIFICATE

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Zone B7 Business Park
Permitted without consent Nil
Permitted with consent Building identification signs; Business identification signs; Child care centres; Light industries; Neighbourhood shops; Office premises; Passenger transport facilities; Respite day care centres; Roads; Warehouse or distribution centres; Any other development not specified in item 2 or 4
Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Places of public worship; Port facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies
Zone IN1 General Industrial
Permitted without consent Nil
Permitted with consent Agricultural produce industries; Building identification signs; Business identification signs; Depots; Food and drink premises; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Hospitals; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Markets; Medical centres; Neighbourhood shops; Plant nurseries; Roads; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4
Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Commercial premises; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Schools; Sewage treatment plants; Signage; Tourist and visitor accommodation; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies
Zone IN2 Light Industrial
Permitted without consent Nil
Permitted with consent Agricultural produce industries; Building identification signs; Business identification signs; Depots; Food and drink premises; Garden centres; Hardware and building supplies; Hospitals; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Markets; Medical centres; Neighbourhood shops; Plant nurseries; Roads; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4
Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Residential accommodation; Resource recovery facilities; Respite day care centres; Restricted premises; Rural industries; Schools; Sewage treatment plants; Signage; Tourist and visitor accommodation; Transport depots; Truck depots; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies

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Zone SP1 Special Activities
Permitted without consent Nil
Permitted with consent The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose
Prohibited Any development not specified in item 2 or 3
Zone SP2 Infrastructure
Permitted without consent Nil
Permitted with consent Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose
Prohibited Any development not specified in item 2 or 3
Zone RE1 Public Recreation
Permitted without consent Nil
Permitted with consent Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Car parks; Caravan parks; Charter and tourism boating facilities; Child care centres; Community facilities; Eco-tourist facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Extensive agriculture; Flood mitigation works; Food and drink premises; Function centres; Information and education facilities; Intensive plant agriculture; Jetties; Kiosks; Marinas; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Roads; Water recreation structures; Water supply systems; Wharf or boating facilities
Prohibited Any development not specified in item 2 or 3
Zone RE2 Private Recreation
Permitted without consent Nil
Permitted with consent Building identification signs; Business identification signs; Car parks; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Helipads; Kiosks; Marinas; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Roads; Water supply systems
Prohibited Any development not specified in item 2 or 3
Zone E1 National Parks and Nature Reserves
Permitted without consent Uses authorised under the National Parks and Wildlife Act 1974
Permitted with consent Nil
Prohibited Any development not specified in item 2 or 3
Zone W1 Natural Waterways
Permitted without consent Nil
Permitted with consent Boat launching ramps; Boat sheds; Charter and tourism boating facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Jetties; Marinas; Mooring pens; Moorings; Water recreation structures; Wharf or boating facilities
Prohibited Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Appendix VII – Stored Chemical Information Database

New South Wales Office:
ADE Consulting Group Pty Ltd
6 / 7 Millennium Court
Silverwater, NSW 2128

Victoria Office:
ADE Consulting Group Pty Ltd
Unit 4 / 95 Salmon Street
Port Melbourne, VIC 3207

Telephone:
NSW: (02) 8541 7214
VIC: 1300 796 922

Internet:
site: www.adenvirotech.com.au
e-mail: info@adenvirotech.com.au

ABN:
14 617 358 808

CONTACT FOR NOTIFICATION INQUIRIES

Title: (M) Miss / Ms / Mrs / Other (please specify) _____ Family name WEBSTER
 Given name JEFFREY Other names PHILLIP
 Gender (M) Female (please circle) Date of birth 20 / 02 / 62 Place of birth AUSTRALIA
 Postal address P.O. Box 4124
 Suburb MILPERRA DC 1891 State NSW Postcode -
 Business phone (02) 9792 1555 Business fax number (02) 9792 1969
 Business email address jwebster@macdermid.com

Previous Licence Number or Acknowledgement Number (if known)

35/0329952 35/032927 2/5/06

Previous Occupier (if known)

UNKNOWN

Site on which dangerous goods are to be kept

Number 299 Street CANTERBURY ROAD, REVESBY, NSW; 2212

Nearest cross Street

RIVER ROAD + MILPERRA ROAD

Lot and DP if no street number

N/A

Is the site staffed? If yes state number of employees 14

Site staffing: Hours per day 10 Days per week 5 1/2

100.00
4-5-06
452635

Site Emergency Contact

Phone number (02) 9771 1946 Name MR JEFF WEBSTER

Nature of site (eg petrol station, warehouse etc)

CHEMICAL BLENDING + WAREHOUSE.

Nature of your primary business activity

CHEMICAL BLENDING.

ABN Number (if any)

89 002 681 227

Website details (if any)

N/A

What is the ANSZIC code most applicable to you business? (see guide for list of codes and further information)

Code 253 Description BASIC CHEMICAL MANUFACTURING.

Attach a site sketch(s) of the premises. Refer to the Guide for information on the requirements for the site sketch.

Attach a photocopy page from a local Street Directory or other map showing the locality of the premises. Mark the location of the premises with an X

List the dangerous goods that will be stored and/or processed on these premises. Copy this page and attach additional sheets if there is insufficient space.

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M ³)
1	ABOVE GROUND TANK	8	9,700 L

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M ³
2672	AMMONIA SOLUTION	8	III	AMMONIA	2R	7200	L

P2 ✓

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M ³)
2	ROOFED STORE	8	200,000 L/kg.

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M ³
1719	CAUSTIC ALK. LIQ.	8	II+III	VARIOUS	2X	20000	L
1823	SOD. HYDR. SOLID	8	II+III	VARIOUS	2X	9,000	kg
1789	HYDROCHLORIC ACID	8	II+III	VARIOUS	2R	5,000	L
1760	EXPLOSIVE LIQ NOS	8	II+III	VARIOUS	2X	20,000	L

✓

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M ³)
3	ROOFED STORE	6.1	16,000 kg

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M ³
1680	POTASSIUM CYANIDE	6.1	I	POTASSIUM CYANIDE	2X	1500	kg
1689	SODIUM CYANIDE	6.1	I	SODIUM CYANIDE	2X	1000	kg
1587	COPPER CYANIDE	6.1	I	COPPER CYANIDE	2X	1800	kg
1588	CYANIDE INORG. N.O.S.	6.1	II+III	VARIOUS	2X	2000	kg

✓

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M ³)
4	ROOFED STORE	5.1	22,000 kg

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M ³
1463	CHROMIUM TRIOXIDE	5.1	II	CHROME SALTS	2W	6000	kg
1492	POT. PERSULPHATE	5.1	III	MICROETCH	2W	1000	kg
2014	HYDROGEN PEROXIDE	5.1	II	PEROXIDE	2P	3000	kg
1444	AMM. PERSULPHATE	5.1	III	MICROETCH	2W	1500	kg

✓

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M ³)
5	ROOFED STORE	3	7,200 L

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M ³
1193	ETHYL METHYL KETONE	3	II	M.E.K.	2[Y]E	400	L
1171	ETHYL GLYCOL M. ETHER	3	III	E.G.M.E.	2Y	400	L
1149	DIBUTYL ETHER	3	III	DIBUTYL ETHER	3[Y]	800	L
1090	ACETONE	3	II	ACETONE	2[Y]E	400	L

✓

List the dangerous goods that will be stored and/or processed on these premises. Copy this page and attach additional sheets if there is insufficient space.

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M ³)
6	ABOVE GROUND TANK	8	5,200 kg

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M ³
1824	Sodium Hydroxide Solution	8	II	CAUSTIC	2R	3000	kg

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M ³)
8	ABOVE GROUND STORE	8	11,000 L

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M ³
1760	Explosive Liquid N.O.S.	8	III	HAZARDOUS WASTE	2X	7000	L

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M ³)

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M ³

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M ³)

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M ³

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M ³)

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M ³

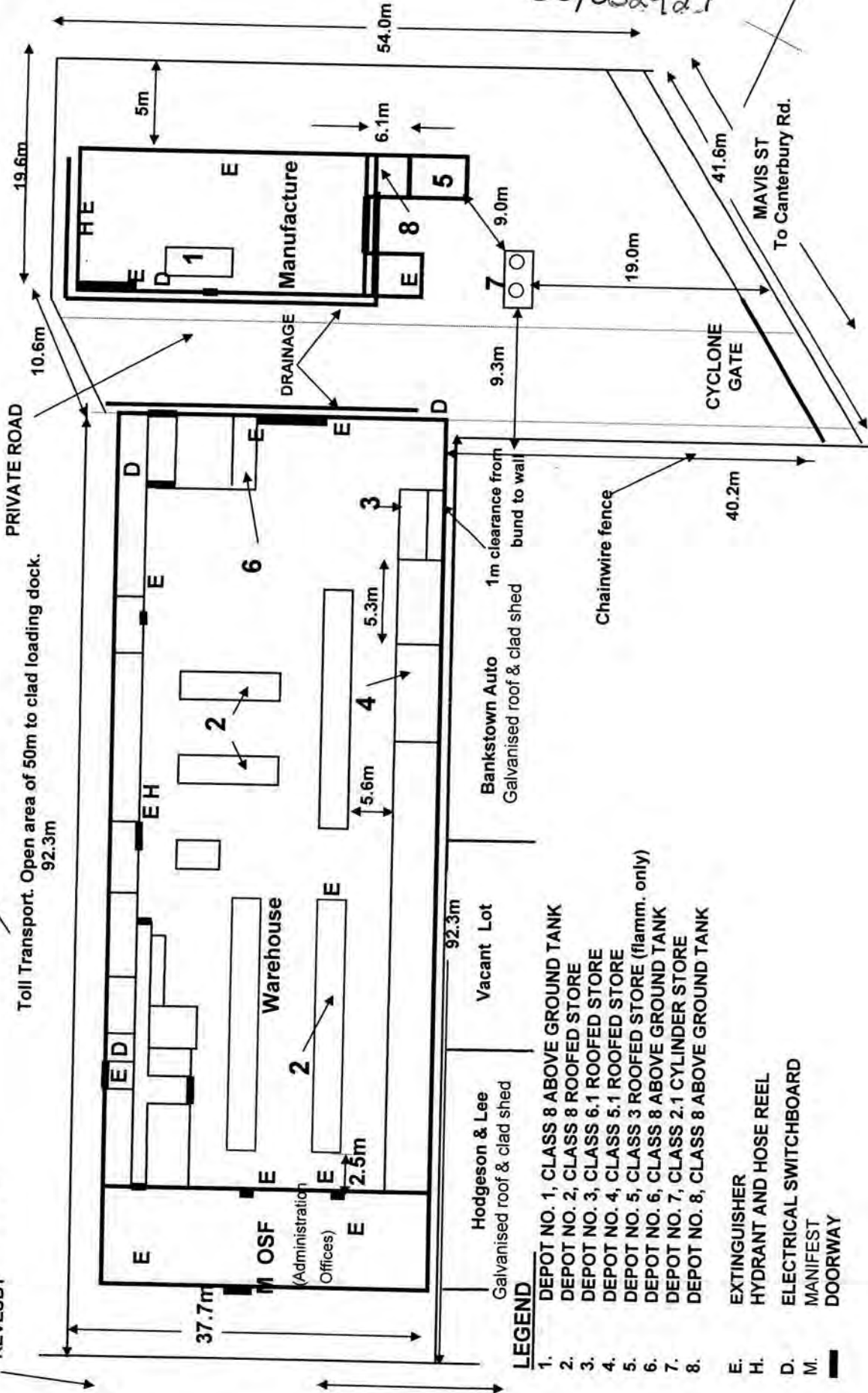
299 CANTERBURY RD
REVESBY

Toll Transport. Open area of 50m to clad loading dock.
92.3m

PRIVATE ROAD

35/032927

N



LEGEND

- 1. DEPOT NO. 1, CLASS 8 ABOVE GROUND TANK
- 2. DEPOT NO. 2, CLASS 8 ROOFED STORE
- 3. DEPOT NO. 3, CLASS 6.1 ROOFED STORE
- 4. DEPOT NO. 4, CLASS 5.1 ROOFED STORE
- 5. DEPOT NO. 5, CLASS 3 ROOFED STORE (flamm. only)
- 6. DEPOT NO. 6, CLASS 8 ABOVE GROUND TANK
- 7. DEPOT NO. 7, CLASS 2.1 CYLINDER STORE
- 8. DEPOT NO. 8, CLASS 8 ABOVE GROUND TANK
- E. EXTINGUISHER
- H. HYDRANT AND HOSE REEL
- D. ELECTRICAL SWITCHBOARD
- M. MANIFEST
- DOORWAY

MacDermid Australia

299 CANTERBURY ROAD, REVESBY, NSW 2212



202/032389

Level 2



WorkCover New South Wales, 400 Kent Street, Sydney 2000. Telephone 9370 5000 ALL MAIL TO G.P.O. BOX 5364 SYDNEY 2001
Licence No. 35/032927

APPLICATION FOR RENEWAL OF LICENCE TO KEEP DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

DECLARATION: Please renew licence number 35/032927 to 3/05/2000 . I confirm that all the licence details shown below are correct (amend if necessary).


(Signature)
for: MACDERMID OVERSEAS ASIA LTD

Jeff WEBSTER
(Please print name)

18/3/99
(Date signed)
Enquiries: 66 (02) 9370 5187
fax (02) 9370 6105

THIS SIGNED DECLARATION SHOULD BE RETURNED TO:

WorkCover New South Wales
Dangerous Goods Licensing Section
GPO BOX 5364
SYDNEY 2001

RECEIVED
MAIL ROOM
19 MAR 1999
WORKCOVER
NEW SOUTH WALES

Details of licence on 13 March 1999

Licence Number 35/032927 Expiry Date 4/05/1999
Licensee MACDERMID OVERSEAS ASIA LTD ACN 002 681 227
MACDERMID AUSTRALIA

Postal Address: MACDERMID AUSTRALIA BOX 4124 P O MILPERRA NSW 2214

* Licensee Contact JOSEPH DE-SOUZA Ph. 9792 1555 Fax. 9792 1969

Premises Licensed to Keep Dangerous Goods
MACDERMID OVERSEAS ASIA LTD MACDERMID AUSTRALIA
299 CANTERBURY RD REVESBY 2212

Nature of Site CHEMICAL PRODUCT MANUFACTURING N.E.C.

Major Supplier of Dangerous Goods ORICA

Emergency Contact for this Site TIM ELLEY Ph. 9774 2662

Site staffing 10 HRS 6 DAYS

Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	ABOVE-GROUND TANK	Class 8	9700 L
	UN 2672 AMMONIA SOLUTION		7200 L

DATA
18/3/99
ENCL

* Please change licensee contact to: J. Webster
Product Manager
Addressed As Above,
Form DG10

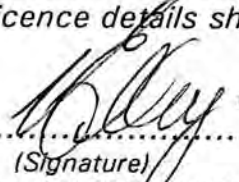


Reference

APPLICATION FOR RENEWAL OF LICENCE TO KEEP DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

DECLARATION: Please renew licence number 35/032927 to 1999. I confirm that all the licence details shown below are correct (amend if necessary).



 (Signature)

T. ELLEY

 (Please print name)

26.3.98

 (Date signed)

for: MACDERMID QUERSEAS ASIA LTD

THIS SIGNED DECLARATION SHOULD BE RETURNED TO:

WorkCover New South Wales
Dangerous Goods Licensing Section (Level 3)
Locked Bag 10
P O CLARENCE STREET 2000



Details of licence on 19 March 1998

Licence Number 35/032927 Expiry Date 04/05/98

Licensee MACDERMID OVERSEAS ASIA LTD ACN 002 681 227
MACDERMID AUSTRALIA

Postal Address BOX 4124 P O, MILPERRA 2214

Licensee Contact Joseph De Souza Ph. 9792 1555 Fax. 9792 1969

Premises Licensed to Keep Dangerous Goods
299 CANTERBURY RD
REVESBY 2212



Nature of Site CHEMICAL PRODUCTS NEC - mfg Major Supplier of Dangerous Goods ORICA

Emergency Contact for this Site Michael Rose ph. 9525 4014 TIM ELLEY 9774 2662

Site staffing 10 hrs 6 days

Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	ABOVE-GROUND TANK	Class 8 UN 2672 AMMONIA SOLUTIONS, rel	9700 L 7200 L



Application for Licence to Keep Dangerous Goods



Application for new licence amendment transfer renewal of expired licence

Exp date 4/5/98

PART A - Applicant and site information

1 Name of applicant ACN
 *MAC DERMID OVERSEAS ASIA LTD. ARBN 002681227

2 Postal address of applicant Suburb/Town Postcode
 *P.O. BOX 4124 MILPERRA 1891

3 Trading name or site occupier's name
 *MACDERMID AUSTRALIA.

4 Contact for licence inquiries
 Phone Fax Name
 *97921555 97921969 MICHAEL ROSE / JOSEPH DE SOUZA.

5 Previous licence number (if known) 35/ ~~025890?~~ 35-032927

6 Previous occupier (if known) CENTURY BATTERIES.

7 Site to be licensed
 No Street
299 CANTERBURY RD.
 Suburb / Town Postcode
REVESBY 2214 2212

8 Main business of site BLENDING CHEMICALS 2768?

9 Site staffing: Hours per day Days per week
6

10 Emergency contact
 Phone Name
 *95254014 MICHAEL ROSE.

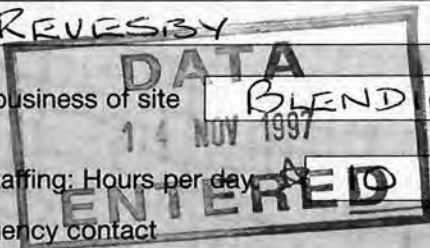
11 Major supplier of dangerous goods ICI AUSTRALIA.

12 If a new site or for amendments to depots
 Plan stamped by: Name of Accredited Consultant Date stamped
W.V.P. HUNT. 25 Feb 97

I certify that the details in this application (including any accompanying computer disk) are correct and cover all licensable quantities of dangerous goods kept on the premises.

13 Signature of applicant Date
M. V. Rose. 8 May 1997.

Please send your application, marked **CONFIDENTIAL**, to:
Dangerous Goods Licensing, Level 3, Locked Bag 10, Clarence Street, SYDNEY NSW 2000



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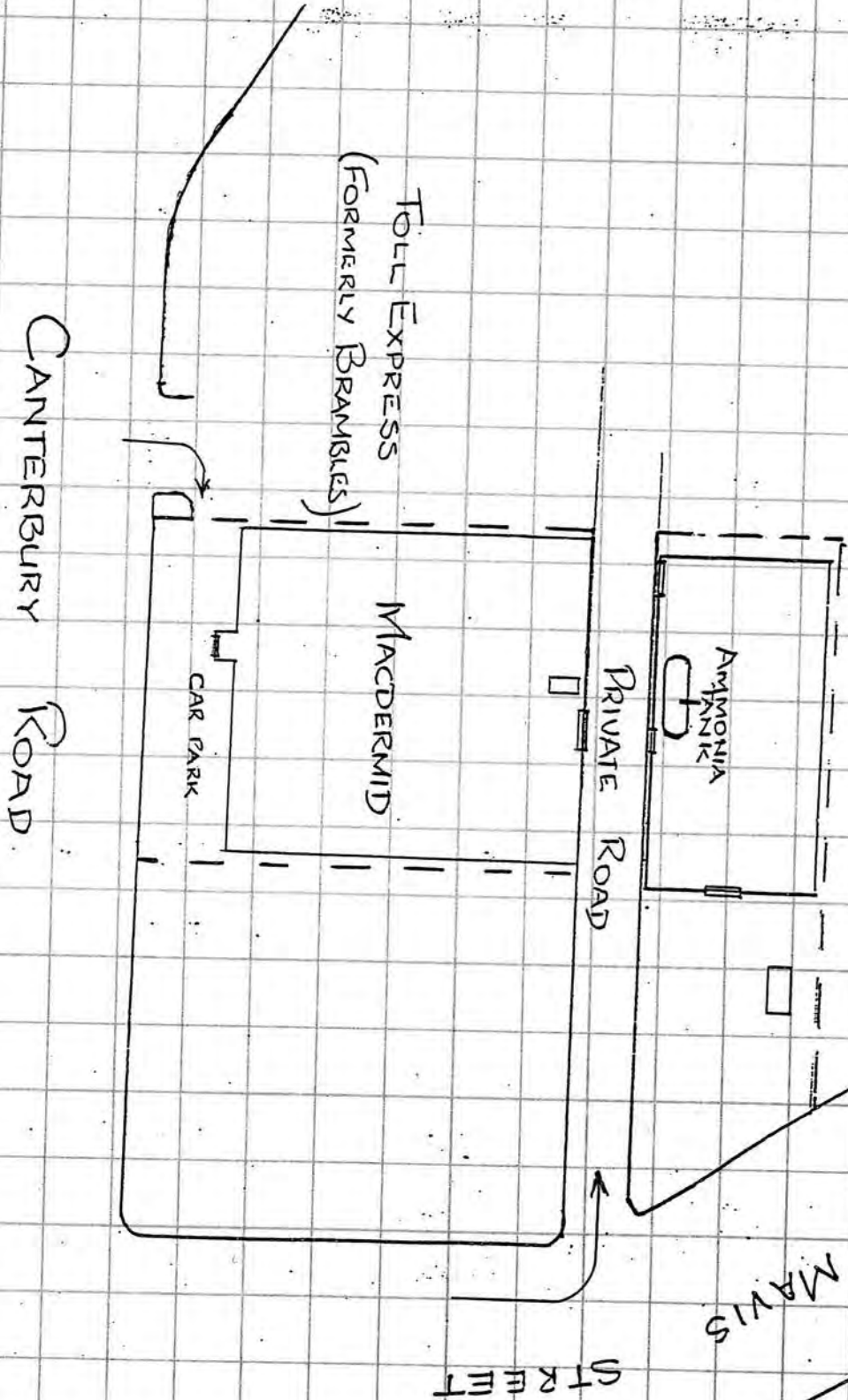
PART B

SITE PLAN:

299 CANTERBURY ROAD, REVESBY, NSW 2212

MacDermid

AUSTRALIA



Site Sketch Please carefully read the instructions on page 3 of the guide before sketching the site.

MacDermid

AUSTRALIA

299 CANTERBURY ROAD, REVESBY, NSW 2212

MAVIS STREET

STREET



This plan conforms with the
Dangerous Goods Act 1975 and
Australian Standards AS
Signed for CDD Cold Australia Pty. Ltd.
(Lic. 681 222 287)
Date: 25/10/87
W. J. W. J.

BRAMBLES

CANTERBURY ROAD