



Preliminary Site Investigation

**140 Bridge Street
Picton NSW 2571**

**Prepared for
Premise Pty Ltd
On behalf of others**

May 2022

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The undersigned, on behalf of Canopy Enterprises Pty Ltd, confirm that this Report and all images, references and attached appendices have been checked and reviewed for errors, omissions and inaccuracies.

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Acknowledgements

The following imagery and documentation are attributed to and gratefully acknowledged:

Location Map: Whereis, MetroMap

Aerial Photography: NSW Department of Land Property Information
Google Earth Pro, Google Maps, MetroMap

All other sources are referenced as footnotes within the document.

1 Executive Summary

Canopy Enterprises Pty Ltd (Canopy) was engaged by Emily Lawson, of Premise Pty Ltd (Client), to undertake a Preliminary Site Investigation (PSI) at the property located 140 Bridge Street, Picton, NSW, 2571 (Site).

Canopy understands that a PSI is required to support and form part of the Planning Proposal (PP) for the proposed rezoning of the Site from RU2 – Rural Landscape to IN2 – Light Industrial in accordance with Wollondilly Shire Council (Council) planning requirements. The Summary of Site Details is contained in Table 1 of Section 3.1. No previous contaminated land related investigations are known to have been undertaken at the Site.

This investigation has been undertaken in consideration of and deference to the relevant guidelines and regulatory documents as presented in Section 9 (among others), with a regard for the project and site-specific circumstances. In particular, the National Environment Protection Measures [NEPM (2013)] the Ministerial Local Planning Directions (LPD), in particular Focus Area 4 Resilience and Hazards (Section 4.4 Remediation of Contaminated Land) and Focus Area 9 (Section 9.1 Rural Zones) and the Resilience and Hazardous SEPP (2021 (SEPP), in particular Section 4.6 (1) (a-c).

Details of the project are provided in the Summary of Site Details as contained in Table 1 in Section 3.1.

The full suite of findings and conclusions and recommendations as reiterated in Section 8 are as follows:

1. The Site is located in a predominantly agricultural area, bordering an industrial precinct to the east. It has a size of approximately 1.052 hectares.
2. The Site's history can reasonably be summarised as a vacant block of land that was possibly used for agricultural purposes until the early 1970s and has remained vacant until around mid to late 2021, where storage of heavy equipment has begun to the south-western section of the Site.
3. The history of the Site and the immediately surrounding land did not identify any obvious activities which are likely to have resulted in significant or widespread contamination of natural soils notwithstanding the AEC outlined in Section 5.
4. It is noted that an appropriate level Detailed Site Investigation (DSI) is recommended to be undertaken as a prerequisite of any future DA submitted post-gazettal of the Planning Proposal

2 Project Introduction

Canopy Enterprises Pty Ltd (Canopy) was engaged by Emily Lawson, of Premise Pty Ltd (Client), to undertake a Preliminary Site Investigation (PSI) at the property located 140 Bridge Street, Picton, NSW, 2571 (Site).

Canopy understands that a PSI is required to support and form part of the Planning Proposal (PP) for the proposed of the Site from RU2 – Rural Landscape to IN2 – Light Industrial in accordance with Wollondilly Shire Council (Council) planning requirements. The Summary of Site Details is contained in Table 1 of Section 3.1. No previous contaminated land related investigations are known to have been undertaken at the Site.

This investigation has been undertaken in consideration of and deference to the relevant guidelines and regulatory documents as presented in Section 9 (among others), with a regard for the project and site-specific circumstances. In particular, the National Environment Protection Measures [NEPM (2013)], the Ministerial Local Planning Directions (LPD), in particular Focus Area 4 Resilience and Hazards (Section 4.4 Remediation of Contaminated Land) and Focus Area 9 (Section 9.1 Rural Zones) and the Resilience and Hazardous SEPP (2021 (SEPP), in particular Section 4.6 (1) (a-c).

2.1 Scope of Work

The scope of works for this assessment includes:

- Review of information relating to the current site condition (soils), including:
 - Geological maps of the area.
 - Groundwater data.
 - Acid Sulfate Soil Risk Map.
- Site history review comprising:
 - Historical aerial photography.
 - Historical Land Title Search.
 - NSW Environmental Protection Authority (EPA) Contaminated Land Searches;
 - Historical contamination assessments (if any).
 - Historical Information available under reasonable endeavour.
- Development of a conceptual site model (CSM).
- Identify potential areas of environmental concern (AECs) and associated contaminants of potential concern (COPCs).
- A cursory inspection of the Site.
- Preparation of this Report.

2.2 Aims and objectives

Details of the project are provided in the Summary of Site Details as contained in Table 1 in Section 3.1.

The PSI has been prepared with deference to the NSW EPA Guidelines for Consultants Reporting on Contaminated Sites (2020) (Reporting Guidelines), (NEPM 2013) and Section 2.9 (Contaminated and Potentially Contaminated Land Management) of Camden Council's General Land Use Controls and the SEPP.

To enable the proposed works to proceed from an environmental investigation perspective, a fundamental objective of the PSI herein is to establish with reasonable certainty based on the available information that contamination is not present at any levels of concern or otherwise significant.

If contamination is however suspected to be present or an investigation gap is identified, the PSI determination will be provided with respect of whether a requirement exists for further assessment or is triggered under the countenance of the SEPP, noting in particular Section 4.6 (1) (a-c) and Section 4.6 (3).

The central aims and objectives of the PSI are as follows:

- to complete all research and field works with deference to the Reporting Guidelines, NEPM (2013), the PP, the SEPP, industry standards and expectations.
- to confirm (or otherwise) that further environmental assessment is required.
- No gross contamination is identifiable.

3 Site Information and Surroundings

3.1 Site Identification

The Site details are summarised in Table 1 below:

Table 1: Summary of Site Details

Subject	Description
Site description (The Site)	Lot 11/DP1012641 140 Bridge Street Picton NSW 2571
Site Area approximately	Approximately 1.052 hectares
The Client:	Premise Plan Pty Ltd on behalf of Others (Client).
Council and LEP	Wollondilly Shire Council Wollondilly LEP 2011 (Updated 2022)
Present and proposed zoning	RU2 – Rural Landscape
Reason for Assessment	Proposed re-zoning of the Site from RU2 – Rural Landscape to IN2 – Light Industrial.
Approximate AHD	230 - 240 m AHD
Additional Information	This PSI-SS has been undertaken by suitably qualified and experienced personnel. A PSI-SS Report will be provided with reference to relevant guidelines and regulations or part thereof. In particular, the National Environment Protection Measures [NEPM (2013)], the Ministerial Local Planning Directions (LPD), in particular Focus Area 4 Resilience and Hazards (Section 4.4 Remediation of Contaminated Land) and Focus Area 9 (Section 9.1 Rural Zones), the Resilience and Hazardous SEPP [(2021 (SEPP)] in particular Section 4.6 (1) (a-c) and relevant sections of the LEP and the Managing Contaminated Land Guidelines (1998) and the Contaminated Land Planning Guidelines (Draft).

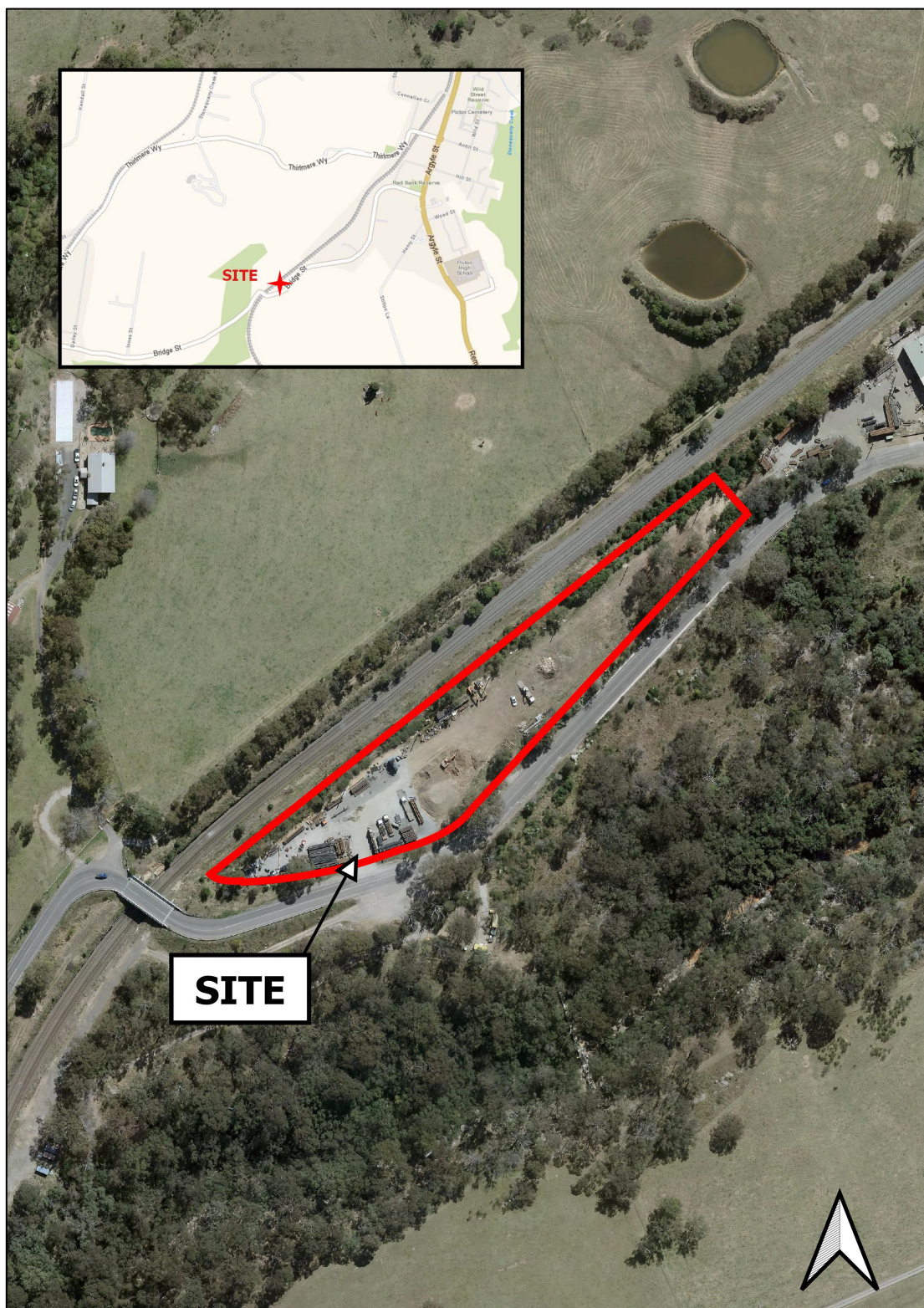


Figure 1 Location Map
140 Bridge Street, Picton, NSW, 2571 (Source: Metromap & Whereis)

3.2 Site Description / Land Use

The Site consists of a polygon shaped parcel of land, situated between Bridge Street to the south and the railway line to the north. The land parcel is currently occupied for storage of heavy machinery and gravel stockpiles, mostly located to the south-eastern end of the block. Surrounding this Site are the railway bridge on Bridge Street to the southwest and an industrial precinct comprising warehouses to the north-east . To the south and south-east is vacant or farming land and a heavily treed nature strip bounding the banks of Redbank Creek .

The Site forms part of a rural precinct, which continues to the north, south and west, to the east of the Site is an industrial precinct. Light residential housing is situated to further to the south and west of the rural surrounds and adjacent to the eastern industrial zone.

Site photographs are provided in Appendix A.

3.3 Topography

Review of the regional topographic maps from SIX Maps¹ and Free Map Tools² indicated that the Site is located at approximately 227 - 239 m AHD.

The general area surrounding the Site slightly slopes towards the north-east at a rate of approximately 4%. The Site itself is mostly flat and does not show any distinct incline.

3.4 Hydrology and Hydrogeology

There was no stormwater collection system visible on the Site. Surface water is believed to discharge into on-site soils.

A preliminary search of the NSW Office of Water Online Database³ was conducted to identify groundwater bores within the vicinity of the Site. The search indicates that there are no boreholes within a 500 m radius of the Site.

The closest surface water body to the Site is Redbank Creek, a sidearm of Stonequarry Creek which leads into the Nepean River. Redbank Creek is at its closest point approximately 133 m south of the Site. Considering stormwater run-off will likely lead to the creek, it can be considered a potential receptor.

The direction of groundwater flow cannot reliably be estimated from the data provided in the above table, but groundwater flow direction in general follows the surface gradient towards the nearest water body. As such it is discerned that groundwater would most likely flow towards the south-east.

Sources and supporting information are provided in Appendix B.

¹ <http://maps.six.nsw.gov.au/>

² <https://www.freemaptools.com/elevation-finder.htm>

³ <https://realtime.water.nsw.gov.au/water.stm>

3.5 Geology and Soils

The Site is located on fine to medium-grained quartz-lithic sandstone (Rwl, Wollongong 1:250 000 Geological Map⁴).

Based on information obtained from the NSW Department Environment and Heritage⁵ the landscape at the Site is described as follows:

The local landscape includes hillslopes and benches within hills on Wianamatta Group Ashfield Shale (shale) in the Picton Hills, Blue Mountains Plateau, Cumberland Plain, Moss Vale Tablelands and Woronora Plateau. Local relief 40-200 m; altitude 65-813 m; slopes 20-40%; rock outcrop <2%. Extensively cleared open forest.

Soils- Red Dermosols, Red Kurosols (Red Podzolic Soils), Yellow Kandosols (Yellow Earths) and Yellow Chromosols (Yellow and Brown Podzolic Soils).

Vegetation - Mittagong Sandstone Woodland (Fisher et al. 1995). Extensively cleared tall open forest. Common species include *Eucalyptus saligna* (Sydney blue gum), *E. punctata* (grey gum) and *E. radiata* (narrow-leaved peppermint), with *Melaleuca styphelioides* (prickly-leaved tea-tree) on lower slopes.

Land use - Cleared areas are used largely for grazing and hobby farming, with some residential development around Picton, Mittagong-Bowral and Mt Gibraltar near Bowral. Olive groves are increasing in number.

Limitation of the group - Slumps may occur particularly on steep slopes

3.6 Acid Sulfate Soil Risk

A review of the Wollondilly LEP 2011 indicates that the Site is not located within any Acid Sulfate Soil (ASS) Class (1-5). Given the Site's topography (230 -240 m AHD) it is considered that there is no discernible potential for ASS to be present at the Site, hence an Acid Sulfate Soil Assessment is not considered necessary.

⁴ Wollongong 1:250 000 Geological Map, NSW Department of Mineral Resources, Map Sheet SI 56-9, 2nd Edition (1966)

⁵ <http://www.environment.nsw.gov.au/eSpade2Webapp#>

4 History

4.1 General History

The suburb we now know to be Picton, was inhabited by the Tharawal people, however according to records, due to conflicts between European settlers and the Tharawal the Gundangarra people arrived and also settled in the area. The Europeans first explored the area in 1798, but the area remained unsettled until 1821, following settlement of the Goulbourn area, with Henry Colden Antill establishing a 2,000 acre property in 1822.

The first land grant was a 100 acre property at Stonequarry Creek called ‘Stargard’ gifted to Christian Carl Ludwig Rumker, who was an astronomer to Governor Brisbane.

Originally established as Stonequarry in 1841 (per the name of the creek currently running through Picton) the suburb was renamed Picton in 1845, understood to be named after Sir Thomas Picton, who was a general of the Duke of Wellington during the battle of Waterloo

The district developed around the time a new line of the Great South Road was cut through from Camden, the suburb was largely agricultural, with many Historical landmarks being established in the late 1800’s with the Picton Post office opening in 1862, and the suburb developing further following the arrival of the railway in 1863.

The Site itself is located adjacent to the railway line and Redbank Creek (a feeder creek off Stonequarry Creek) and has seen little change itself until recently. The surrounds have developed industrially, rurally and commercially over the past few decades, nonetheless farming still remains the predominant surrounding land use.

Sources and supporting information are provided in Appendix E.

4.2 Heritage Registers

The Site or any of its structures were not listed (at the time of preparation of this Report) as a heritage item under Australian and NSW Heritage registers or under Schedule 5 of the Wollondilly Council’s LEP (2011).

The search did not identify the presence of any items of national or state significance within the immediate vicinity of the Site. As a result, no further searches were deemed necessary.

4.3 EPA Records

Search of the NSW EPA’s public register under the Protection of the Environment Operations Act 1997 (POEO Act), Public Contaminated Land Register and Delicensed Premises still regulated by the NSW EPA was undertaken.

A search of the registers was undertaken within approximately 500 metres of the Site which revealed the following records:

Table 2: Summary of EPA Search Results

Search of POEO Public Register Address	Registered Activity	Distance and Direction from the Site
Hanson Construction Materials 85 Bridge Street, Picton	POEO Licence - no longer in force - 05 Nov 1999. A s.58 Licence Variation was issued on 16 Jun 2021	Approx. 418 m east
Search of Notified Sites Register Address	Contamination Activity Type & Regulation Class	Distance and Direction from the Site
No records	N/A	N/A
Search of Delicensed Premises Address	Fee based Activities and Scale	Distance and Direction from the Site
No records	N/A	N/A

All NSW EPA search results can be found in Appendix C

4.4 Per and Poly-Fluoroalkyl Substances (PFAS)

PFAS have been globally identified as chemicals of high concern to human health and the environment due to their persistence and bioaccumulation. PFAS in Australia, are mainly used as mist suppressants in the metal plating industry, hydraulic fluid in aircraft, surfactants in the photographic industry, and in some types of fire-fighting foams (Aqueous Film-Foaming Foams (AFFF). Appendix B of the PFAS National Environmental Management Plan⁶ documents a range of activities and sources of PFAS.

Information published by NSW Health⁷ provides the following information:

NSW Environment Protection Authority (EPA) has established a PFAS Investigation Program and is prioritising sites around NSW where PFASs were used in significant quantities. The investigation is focussing on airports, firefighting training facilities and some industrial sites, particularly those sites where it is determined that there are exposure pathways to these chemicals through bore water usage, surface water usage or fishing.

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⁶ PFAS National Environmental Management Plan Version 2.0,' Heads of EPA Australia and New Zealand 2020

⁷ <http://www.health.nsw.gov.au/environment/factsheets/Pages/pfos.aspx>

⁸ PFAS National Environmental Management Plan Version 2.0,' Heads of EPA Australia and New Zealand 2020

Information published by NSW Health⁹ provides the following information:

NSW Environment Protection Authority (EPA) has established a PFAS Investigation Program and is prioritising sites around NSW where PFASs were used in significant quantities. The investigation is focussing on airports, firefighting training facilities and some industrial sites, particularly those sites where it is determined that there are exposure pathways to these chemicals through bore water usage, surface water usage or fishing.

The EPA PFAS investigation program¹⁰ was used to identify any potential PFAS sites in the vicinity of the Site, however no records exist within the dataset buffer.

The detailed historical research program described in Section 4 did not indicate that the Site would be a candidate for PFAS impact due to any of the activities listed above. Based on this information, PFAS impact on the Site is unlikely.

4.5 SafeWork NSW Records

Based on the information obtained as part of Canopy's Site History Research procedure, a search of records of WorkCover NSW was not considered to be necessary for this Site.

4.6 Historical Land Title Search

Canopy undertook a search of current and past Land Titles for the Site. Results are summarised in Table 3 below¹¹:

⁹ <http://www.health.nsw.gov.au/environment/factsheets/Pages/pfos.aspx>

¹⁰ <https://www.epa.nsw.gov.au/your-environment/contaminated-land/pfas-investigation-program>

¹¹ Reasonable effort has been made to ensure titling accuracy to the extent practicable of the landowner/ ID, approximate date of land transfer and previous land sizes and format. However, the sole purpose and intent of the searches is to establish either general or any specific activities on the subject Site which may have a reflection on the potential for contaminated land. Therefore, information herein should not be relied upon for titling or any other purposes whatsoever.

Table 3: Summary of Historical Land Titles Information

Land Title Certificate Approximate Transfer Date To:	Purchaser/Leasers /Activity
Conversion Action Ref CA58163 25 August 1993	Prior title information not available ¹²
Deposited Plan Ref R846161 08 June 2000	10 June 1999 to present subdivision size of approximately 1.052 hectares in Volume 1012641 Folio 11 (as examined by Canopy) Plan of subdivision of Lot 1 DP 775019 and Lot 1 DP 831659, registered DP10212641 , file no. D1179/98, consent of Wollondilly Shire Council, endorsement 09 July 1999 presumed transfer to Tahmoor Coal Pty Ltd (registered company)
Transfer 25 May 2020 Dealing No. AQ129853	Estate transfer from Tahmoor Coal Pty Ltd (registered company) to Kent Bridge Investments Pty Ltd (Sole Proprietor).

The limited title certificates revealed that the Site has been owned by various individual entities in recent decades. There are no indicators that the Site has been used for any purposes other than as vacant land and machinery storage in recent decades.

The searches were commensurate with other historic searches and aerial photographs.

Copies of the selected historical land title certificates reviewed by Canopy are included in Appendix D.

4.7 Aerial Photographs

Historical aerial photographs were sourced from Google Earth Pro, MetroMap and NSW Department of Land Property Information (LPI). All historic photographs are shown in Appendix E, a summary of the findings is provided below.

Table 4: Summary of Historical Aerial Photograph Information

Year	Site Description and Surrounding Area
1969	The Site itself looks to be vacant land with a roadway running along the south-eastern boundary and the railway coursing through the geography to the north of the Site. The general neighbourhood is primarily of an agricultural and forestry nature, with a small rural precinct to the east.
1972	The Site remains unchanged, industrial development has commenced to the east, with the remainder of the neighbourhood seeing little other change.
1990	The Site appears to be unchanged, further industrial development has been established to the east has had subtle changed to existing structures, an access road has been forged to the farmland to the south beyond the tree lined creek, with the remainder of the neighbourhood seeing little other change

¹² Prior title information regarding ownership of land is currently unavailable due to the conversion of Old System land to Torrens titles by means of Conversion Action. Reasonable endeavour has been made to locate land titles prior to Conversion Action, but due to exhausted resources the search was unsuccessful. Application to the Land Information Unit (Titles Office) directly would need to be pursued at cost and delay however due to the historical aerial coverage no further title searches are considered necessary

Year	Site Description and Surrounding Area
2002	The Site is unchanged; expansion of the industrial precinct to the east, with the remainder of the neighbourhood seeing little other change
circa early 2020	The Site continues to remain unchanged but for vegetation growth to the eastern boundaries; the industrial precinct continues to evolve to the east, with the remainder of the neighbourhood seeing little other change
Circa mid to late 2021	The Site has an entrance barrier and possible storage sheds (relocatable) erected along with storage of heavy machinery to the south-western corner of the Site, the remainder of the neighbourhood remains unchanged

Note: Additional aerial photos are available on request

4.8 Summary or Historical Research

The information obtained from the historical sources reviewed has been found to be in general agreement with other sources. The Site's history can reasonably be summarised as a vacant block of land that was possibly used for agricultural purposes until the early 1970s and has remained vacant until around mid to late 2021, where storage of heavy equipment has begun to the south-western section of the Site.

Given the industrial and railway context of the immediately neighbouring precinct and the natures of the activities and the distances of these facilities from the Site, the potential for contamination originating from any of those sites to have impacted the Site in the past is considered to be unlikely yet cannot be discounted (See section 5).

5 Conceptual Site Model

A Conceptual Site Model (CSM) is a representation of site related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. Based on the information presented above, the following Conceptual Site Model is presented.

5.1 Potential Contamination Sources, Areas and Contaminants of Concern

Based on the Site history review and the observations made during the site visit, potential Areas of Environmental Concern (AECs) associated with Contaminants of Potential Concern (CoPCs) that have been identified to potentially be present on-site are summarised in the below table:

Table 5: Summary of AEC

Potential AECs / Activity	Contaminants of Potential Concern
Possible fill layer present across the Site and/or underneath the building footprint	Polycyclic Aromatic Hydrocarbons (PAH), Total Recoverable Hydrocarbons (TRH), Benzene, Toluene, Ethylbenzene and Xylene (BTEX), Asbestos, Organochlorine Pesticides (OC), Organophosphorus Pesticides (OP), heavy metals, and Polychlorinated BiPhenols (PCB), Asbestos.
Ongoing use as a work depot	Heavy metals, BTEX/TRH, PAH
History of agricultural use or grazing.	Heavy metals, OC/OPs
Site adjoins mainline ARTC railway corridor	Heavy metals (mainly As), OC/OP
Stockpiles of unknown general refuse	Asbestos (in addition to the above contaminant suites)

5.2 Mechanism for Contamination, Affected Media, Receptors and Exposure Pathways

The following table summarises the mechanisms for contamination, affected media, receptors and exposure pathways relevant to the potential contamination sources/AEC as presented above.

Table 6: Conceptual Site Model Summary

Item	Description
Potential mechanism for contamination	<p>Fill material/stockpiles: importation of impacted material, ‘top-down’ impacts (e.g. placement of fill, leaching from surficial material etc), or sub-surface release (e.g. impacts from buried material)</p> <p>Ongoing work depot activities: ‘top down’ impact from day to day operations. ‘Bottom up’ impact from possible underground storage tanks (based on site history considered unlikely)</p> <p>Agricultural use: ‘top-down’ and spills (e.g. during normal use, application and/or improper storage).</p> <p>Vicinity to rail corridor: ‘top-down’ impact from corridor maintenance (spraying of arsenic) and windblown contaminants.</p>

Item	Description
Affected Media	Soil, soil vapour, surface water and groundwater have been identified as potentially affected media.
Receptor identification	Human receptors include on-site workers and maintenance workers. Off-site human receptors include adjacent land users. Ecological receptors include terrestrial organisms and plants within disturbed surface areas. Aquatic organisms in the nearby creek.
Potential exposure pathways	Potential exposure pathways relevant to the human receptors include ingestion, dermal absorption and inhalation of dust (all contaminants) and vapours (volatile TRH, BTEX). The potential for exposure would typically be associated with the use of the Site. Potential exposure pathways for ecological receptors include primary contact and ingestion. Exposure during future site use could occur via direct contact with soil in unpaved areas, inhalation of airborne contaminants during soil disturbance including vehicle movement, or inhalation of vapours.
Presence of preferential pathways for contaminant movement	Utility lines and the associated trench backfill is a potential preferential pathway for contaminant migrations. This could occur via groundwater/seepage if present, or via soil/vapour migration through the sewer and/or trench backfill.

6 Site Inspection

A cursory site inspection was undertaken by Dr Richard Carney, Canopy's Environmental Scientist, on the 15th March 2022. Physical access to conduct a thorough walk-over of the Site was not possible at the time of attendance, hence aerial imagery was used in addition to the cursory inspection in this instance. Findings and observations are discussed below.

The Site is currently being utilised as a storage depot, consisting of vertical racks of various sized black pvc and metal piping and possibly metal drill parts at the southern end. An entry access from Bridge Street is located south-western side of the Site in close proximity to the stored piping. (See Photos 1 and 2 Appendix A)

The Site surface looks to be covered by gravel and sand at the gated entrance and to the areas of the south, south-western corner of the Site where piping and drill parts are stored. Towards the middle of the Site, a grassed gravel mound and further vegetation is evident. To the north of this mound, there is a refuse stockpile and refuse littered along the boundaries closest to this section of the Site (see Photo 4 of Appendix A) Towards the north-eastern section of the Site, there is a greater density of vegetation, particularly trees and bush shrubs (See Photo 5 Appendix A).

Due to the lack of access to the Site, a detailed inspection of the Site surface was not undertaken, hence the presence or absence of bonded Asbestos Containing Material (ACM) fragments could not be ascertained. Some surface staining is noticed in one of the aerial photographs in the south-western portion of the Site.

The boundary along the north, north-western side of the Site has vegetation growing along the boundary, beyond this boundary and adjacent to the entirety of the north, north-western boundary is the neighbouring railway line. The Site perimeters are all bounded by trees, shrubs and vegetation, no high security fencing other than the entrance gates appear to be on-site although an entry barrier towards the rail corridor would be expected to be present.

There are no built structures on the Site, however from the most recent aerial imagery available to view (September 2021), heavy vehicles are parked within the Site near the pipe storage areas along with several diggers on-site. From the aerial, it is also apparent that further storage of piping and grates have been kept along the north, north-western boundary (from the corner of the Site to approximately the middle of the length of the Site (see Photos 3 and 4 Appendix A)

Aerial imagery from September 2021 reveals that a sand and/or gravel stockpile was previously on-site in the area that now looks to be a grass covered mound from cursory inspection (see Photo 4 Appendix A). Identification of the extent of stockpile materials was not conducted due to Site access hence it is impossible to determine the source of the imported material and in many instances such material has been found to be impacted with various contaminants. As such, the presence of the stockpile in itself is not an indication for contaminants to actually be present at a site, it is nevertheless a trigger for further investigation.

Site photographs are provided in Appendix A.

7 Discussion

Based on the information provided in this Report, potential Areas of Environmental Concern (AECs) associated with Contaminants of Potential Concern (CoPC) have been identified.

During the investigation, no information has become available that would indicate that excessive contamination is currently present at the Site. Nevertheless, AEC as outlined in Section 5 have been identified and will require further assessment as outlined within Section 8 below.

8 Findings and Conclusions

Based on the results of the investigation and subject to the limitations in Section 11 (noting the investigation is concerned with soils only) the following conclusions are made:

1. The Site is located in a predominantly agricultural area, bordering an industrial precinct to the east. It has a size of approximately 1.052 hectares.
2. The Site's history can reasonably be summarised as a vacant block of land that was possibly used for agricultural purposes until the early 1970s and has remained vacant until around mid to late 2021, where storage of heavy equipment has begun to the south-western section of the Site.
3. The history of the Site and the immediately surrounding land did not identify any obvious activities which are likely to have resulted in significant or widespread contamination of natural soils notwithstanding the AEC outlined in Section 5.
4. It is noted that an appropriate level Detailed Site Investigation (DSI) is recommended to be undertaken as a prerequisite of any future DA submitted post-gazettal of the Planning Proposal

9 List of Key Guidelines and Regulations

- National Environment Protection Council (NEPC), (2013). National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No 1).
- NSW EPA Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (April 2020).
- Ministerial Local Planning Directions Focus Area 4 Resilience and Hazards (Section 4.4 Remediation of Contaminated Land) and Focus Area 9 (Section 9.1 Rural Zones).
- Resilience and Hazardous SEPP (2021).
- EPA Waste Guidelines Part 1: Classifying Waste (2014).
- Olszowy, H, Torr, P, Imray, P 1995, Trace element concentrations in soils from rural and urban areas of Australia, Contaminated sites monograph no. 4, South Australian Health Commission.

10 List of Abbreviations

A list of the common abbreviations that may be used throughout this Report is provided below.

ACM	Asbestos Containing Material
AEC	Area of Environmental Concern
AHD	Australian Height Datum
B(a)P	Benzo(a)pyrene
bgl	Below Ground Level
BTEX	Benzene, toluene, ethylbenzene and xylenes
CEMP	Construction Environmental Management Plan
CoPCs	Contaminants of Potential Concern
CoC	Chain of Custody
CRC CARE	Cooperative Research Centre for Contaminant Assessment and Remediation of the Environment
CSM	Conceptual Site Model
DP	Deposited Plan
DQOs	Data Quality Objectives
DSI	Detailed Site Investigation
EMP	Environmental Management Plan
EPA	NSW Environment Protection Authority
ha	Hectare
HIL	Health based investigation level
HSL	Health screening levels
LOR	Limit of Reporting
NEPM	National Environment Protection Measures
NHMRC	National Health and Medical Research Council
OC	Organochlorine Pesticides
PAHs	Polycyclic Aromatic Hydrocarbons
PFAS	Per- and Poly-Fluoroalkyl Substances
PCB	Polychlorinated Biphenyl
PP	Planning Proposal
PQL	Practical Quantification Limit
RAP	Remedial Action Plan
RPD	Relative Percentage Difference
PSI	Preliminary Site Investigation
SAP	Sampling Analysis Plan
SEPP	Resilience and Hazardous SEPP (Guideline)
TCLP	Toxic Characteristic Leaching Potential
VOC	Volatile Organic Compounds
TRH	Total Recoverable Hydrocarbons

11 Limitations

The findings of this PSI Report are based on the Scope of Work as defined herein noting the investigation is limited to the site soils (notwithstanding limited observations of structures if relevant due to the potential for the presence of ACMs). Canopy Enterprises Pty Ltd (Canopy) performed services in a manner consistent with industry standards for the undertaking similar works. The assessment was undertaken with regard to the proposed development and land use.

It should be noted that the PSI was limited to visual observation and should not be interpreted as a guarantee that there are no Areas of Environmental Concern (AEC) or CoPC at the Site other than as reported upon.

Canopy accepts no liability for use by any person or entity other than the Client, its representatives and directly relevant stakeholders, noting a requirement for applicability as per the Scope and reasonableness in interpreting the Report and the limitations herein. Any other third party may not use or rely on any of the content of the Report. In the unlikely event that Canopy were proven to be in error, given the nature, scale and cost of the assessment in comparison to the costs of the underlying works, Canopy's liability for consequential damage is limited to the value of Canopy's engagement or otherwise to a reasonable amount based on review in the first instance by an independent and suitably qualified person selected in mutual agreement and who are required to take into account the present context in which the Report is issued and the full set of circumstances

All conclusions and considerations regarding this property represent the professional opinions of Canopy's personnel involved with the project and should not be considered a strictly legal interpretation of existing environmental guidelines or regulations.

Canopy assumes no responsibility or liability for errors in the public data utilised, statements from sources outside of Canopy or any consequential developments arising outside of the scope of this project.

This Report may only be used for the specific purposes for which it was commissioned and in accordance with the terms of engagement. Canopy retains unfettered ownership of the Report, and its contents, to the extent the law permits, until all payment obligations have been fulfilled. In the unlikely event that any outstanding debts are referred to a third- party debt collector all additional costs associated with the collection of the debt will be borne by the Client, including any commission payable by Canopy or any unawarded legal expenses.

The Report should not be reproduced in part or full without joint authorisation from the Client and Canopy unless related to its intended purposes, in which case all relevant acknowledgements should be included.

APPENDIX A SITE MAP & SITE PHOTOGRAPHS



Site Map

Note: Red line is the approximate boundary of Site Source: MetroMap 12/09/2021



Photo 1:
 View of the entrance to the Site from Bridge Street



Photo 2
 Looking along Bridge Street towards the Site
 Note the grass covered mound to the north of the stored piping.



Photo 3

Aerial view of the south-western section of the Site



Photo 4

Mid-section of the Site, where sand/gravel stockpile and refuse stockpile are evident



Photo 5

Northerly section of the Site, noted as relatively untouched in comparison to the southern section of the site

APPENDIX B

GROUNDWATER BOREHOLE SEARCH RESULTS

Rivers and Streams

favourites search download sites

find a site

Real Time Data - Rivers And Streams

Daily River Reports

Daily River Reports

Dams

favourites search download sites

find a site

Real Time Data - Major Dams

Groundwater (Telemetered data)

favourites search download sites

find a site

Real Time Data - Bores

All Groundwater Site details

search download sites find a site

search by licence

All Groundwater Map

Meteorology

favourites search download sites

find a site

Real Time Data - Weather Stations

Hunter Integrated Telemetry System

Hunter Integrated Telemetry System

[glossary and metadata](#)

[contact WaterNSW](#)

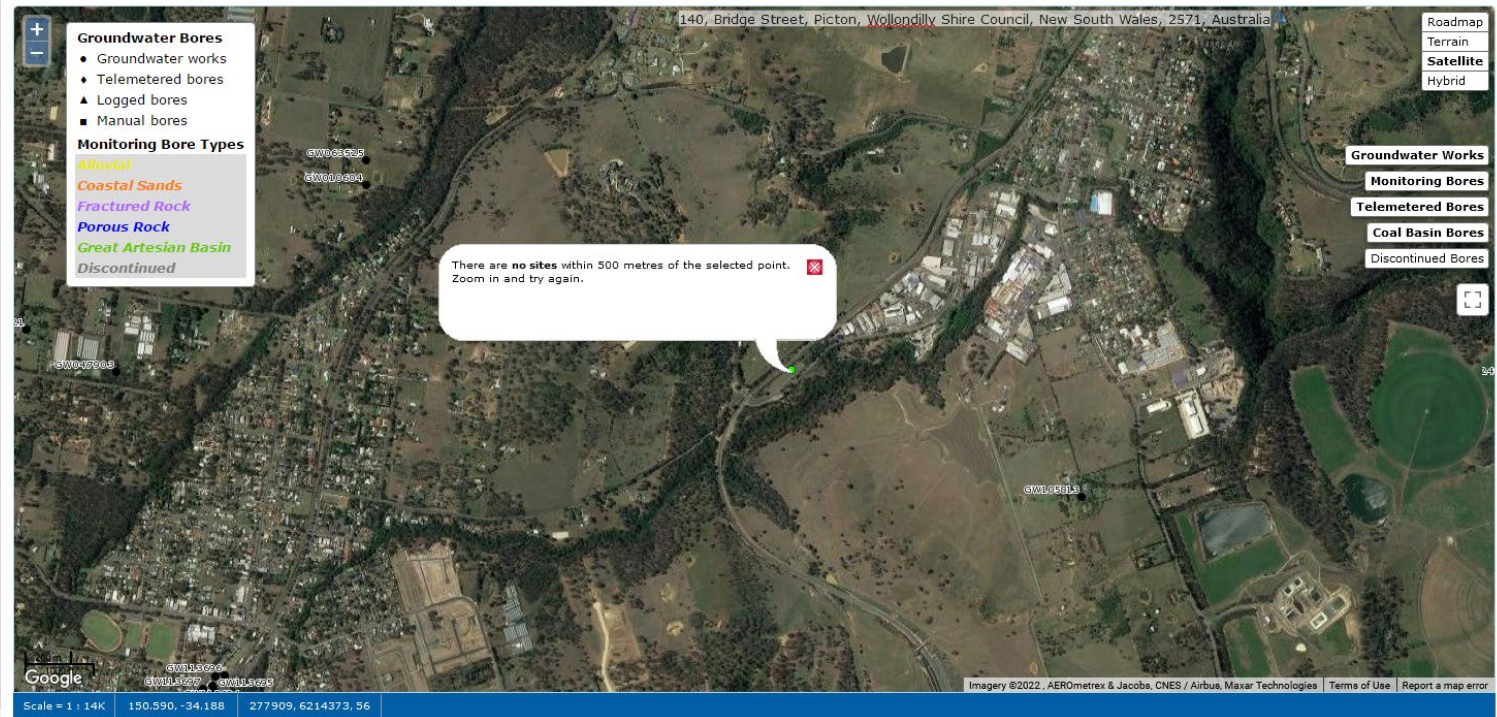
All Groundwater Site Details

ALL GROUNDWATER MAP

All data times are Eastern Standard Time

Map Info

[bookmark this page](#)



APPENDIX C EPA REGISTER SEARCH RESULTS

[Home](#) [Public registers](#) [Contaminated land record of notices](#)

Search results

Your search for: Suburb: PICTON
Date from: 01 Jan 1960

did not find any records in our database.

If a site does not appear on the record it may still be affected by contamination. For example:

- Contamination may be present but the site has not been regulated by the EPA under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985.
- The EPA may be regulating contamination at the site through a licence or notice under the Protection of the Environment Operations Act 1997 (POEO Act).
- Contamination at the site may be being managed under the [planning process](#).

More information about particular sites may be available from:

- The [POEO public register](#)
- The appropriate planning authority: for example, on a planning certificate issued by the local council under [section 149 of the Environmental Planning and Assessment Act](#).

See [What's in the record and What's not in the record](#).

If you want to know whether a specific site has been the subject of notices issued by the EPA under the CLM Act, we suggest that you search by Local Government Area only and carefully review the sites that are listed.

This public record provides information about sites regulated by the EPA under the Contaminated Land Management Act 1997, including sites currently and previously regulated under the Environmentally Hazardous Chemicals Act 1985. Your inquiry using the above search criteria has not matched any record of current or former regulation. You should consider searching again using different criteria. The fact that a site does not appear on the record does not necessarily mean that it is not affected by contamination. The site may have been notified to the EPA but not yet assessed, or contamination may be present but the site is not yet being regulated by the EPA. Further information about particular sites may be available from the appropriate planning authority, for example, on a planning certificate issued by the local council under section 149 of the Environmental Planning and Assessment Act. In addition the EPA may be regulating contamination at the site through a licence under the Protection of the Environment Operations Act 1997. You may wish to search the POEO public register.[POEO public register](#)

17 May 2022

[Home](#) [Public registers](#) [POEO Public Register](#) [Licences, applications and notices search](#)

Search results

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

Suburb - Picton

returned 76 results

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[Search Again](#)

Number	Name	Location	Type	Status	Issued date
1508970	Concept Connecting Pty Ltd	15 Fairleys Rd and 20 Abbotsford Rd, PICTON, NSW 2571	s.91 Clean Up Notice	Issued	15 Oct 2012
7588	CONCRITE PTY LTD	LOT 11 REDBANK PLACE, PICTON, NSW 2571	POEO licence	No longer in force	24 May 2000
1512739	EARTH CIVIL (NSW) PTY LTD	15 Fairleys Rd and 20 Abbotsford Rd, PICTON, NSW 2571	s.91 Clean Up Notice	Issued	18 Mar 2013
3085772003	EARTH CIVIL (NSW) PTY LTD	15 Fairleys Rd and 20 Abbotsford Rd, PICTON, NSW 2571	Penalty Notice	Issued	30 Jul 2013
1519292	EARTH CIVIL (NSW) PTY LTD	15 Fairleys Rd and 20 Abbotsford Rd, PICTON, NSW 2571	s.91 Clean Up Notice	Issued	03 Jun 2014
3085774607	EARTH CIVIL (NSW) PTY LTD	15 Fairleys Rd and 20 Abbotsford Rd, PICTON, NSW 2571	Penalty Notice	Issued	28 Jul 2014
3085775642	EARTH CIVIL (NSW) PTY LTD	15 Fairleys Rd and 20 Abbotsford Rd, PICTON, NSW 2571	Penalty Notice	Issued	25 Nov 2014
1527926	EARTH CIVIL (NSW) PTY LTD	15 Fairleys Rd and 20 Abbotsford Rd, PICTON, NSW 2571	s.91 Clean Up Notice	Issued	10 Jul 2015
3085777485	EARTH CIVIL (NSW) PTY LTD	15 Fairleys Rd and 20 Abbotsford Rd, PICTON, NSW 2571	Penalty Notice	Issued	26 Aug 2015
3085777741	EARTH CIVIL (NSW) PTY LTD	15 Fairleys Rd and 20 Abbotsford Rd, PICTON, NSW 2571	Penalty Notice	Issued	20 Oct 2015
42	HANSON CONSTRUCTION MATERIALS PTY LTD	85 BRIDGE STREET, PICTON, NSW 2571	POEO licence	No longer in force	05 Nov 1999
1006839	HANSON CONSTRUCTION MATERIALS PTY LTD	85 BRIDGE STREET, PICTON, NSW 2571	s.58 Licence Variation	Issued	16 Jun 2001
422	PHBCP PTY LTD	48 KOORANA ROAD, PICTON, NSW 2571	POEO licence	Issued	22 Jun 2000
1603617	PHBCP PTY LTD	48 KOORANA ROAD, PICTON, NSW 2571	s.58 Licence Variation	Issued	20 Jan 2021
3173530746	PHBCP PTY LTD	48 KOORANA ROAD, PICTON, NSW 2571	Penalty Notice	Issued	22 Oct 2021
1614187	PHBCP PTY LTD	48 KOORANA ROAD, PICTON, NSW 2571	s.58 Licence Variation	Issued	22 Nov 2021
1508972	R & F Ziems PTY LTD	15 Fairleys Rd and 20 Abbotsford Rd, PICTON, NSW 2571	s.91 Clean Up Notice	Issued	15 Oct 2012
20605	REMONDIS AUSTRALIA PTY LTD	Lot 67 Wonga Road, PICTON, NSW 2571	POEO licence	Issued	07 Oct 2015
10555	SYDNEY WATER CORPORATION	REMEMBRANCE DRIVE, PICTON, NSW 2571	POEO licence	Issued	30 Jun 2000
1005279	SYDNEY WATER CORPORATION	REMEMBRANCE DRIVE, PICTON, NSW 2571	s.58 Licence Variation	Issued	22 Oct 2001

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17 May 2022

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Suburb - Picton
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<u>Number</u>	<u>Name</u>	<u>Location</u>	<u>Type</u>	<u>Status</u>	<u>Issued date</u>
1017899	SYDNEY WATER CORPORATION	REMEMBRANCE DRIVE, PICTON, NSW 2571	s.58 Licence Variation	Issued	26 Jun 2002
1018896	SYDNEY WATER CORPORATION	REMEMBRANCE DRIVE, PICTON, NSW 2571	s.58 Licence Variation	Issued	19 Aug 2002
1021142	SYDNEY WATER CORPORATION	REMEMBRANCE DRIVE, PICTON, NSW 2571	s.58 Licence Variation	Issued	23 Dec 2002
1032953	SYDNEY WATER CORPORATION	REMEMBRANCE DRIVE, PICTON, NSW 2571	s.58 Licence Variation	Issued	19 Mar 2004
1047036	SYDNEY WATER CORPORATION	REMEMBRANCE DRIVE, PICTON, NSW 2571	s.58 Licence Variation	Issued	29 Jun 2006
1092453	SYDNEY WATER CORPORATION	REMEMBRANCE DRIVE, PICTON, NSW 2571	s.58 Licence Variation	Issued	05 Nov 2008
1102718	SYDNEY WATER CORPORATION	REMEMBRANCE DRIVE, PICTON, NSW 2571	s.58 Licence Variation	Issued	25 Jun 2009
1116042	SYDNEY WATER CORPORATION	REMEMBRANCE DRIVE, PICTON, NSW 2571	s.58 Licence Variation	Issued	02 Jul 2010
1122396	SYDNEY WATER CORPORATION	REMEMBRANCE DRIVE, PICTON, NSW 2571	s.58 Licence Variation	Issued	09 Dec 2010
1128723	SYDNEY WATER CORPORATION	REMEMBRANCE DRIVE, PICTON, NSW 2571	s.58 Licence Variation	Issued	30 May 2011
1129098	SYDNEY WATER CORPORATION	REMEMBRANCE DRIVE, PICTON, NSW 2571	s.58 Licence Variation	Issued	23 Jun 2011
1505104	SYDNEY WATER CORPORATION	REMEMBRANCE DRIVE, PICTON, NSW 2571	s.58 Licence Variation	Issued	28 Jun 2012
1518840	SYDNEY WATER CORPORATION	REMEMBRANCE DRIVE, PICTON, NSW 2571	s.58 Licence Variation	Issued	25 Jun 2014
1528924	SYDNEY WATER CORPORATION	REMEMBRANCE DRIVE, PICTON, NSW 2571	s.58 Licence Variation	Issued	23 Mar 2015
1530604	SYDNEY WATER CORPORATION	REMEMBRANCE DRIVE, PICTON, NSW 2571	s.58 Licence Variation	Issued	21 May 2015
1538208	SYDNEY WATER CORPORATION	REMEMBRANCE DRIVE, PICTON, NSW 2571	s.58 Licence Variation	Issued	19 Feb 2016
1539159	SYDNEY WATER CORPORATION	REMEMBRANCE DRIVE, PICTON, NSW 2571	s.58 Licence Variation	Issued	28 Jun 2016
1542296	SYDNEY WATER CORPORATION	REMEMBRANCE DRIVE, PICTON, NSW 2571	s.58 Licence Variation	Issued	27 Jul 2016
1544237	SYDNEY WATER CORPORATION	REMEMBRANCE DRIVE, PICTON, NSW 2571	s.58 Licence Variation	Issued	01 Sep 2016
3085780666	SYDNEY WATER CORPORATION	REMEMBRANCE DRIVE, PICTON, NSW 2571	Penalty Notice	Issued	22 Feb 2017

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17 May 2022

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Search results

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

Suburb - Picton
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<u>Number</u>	<u>Name</u>	<u>Location</u>	<u>Type</u>	<u>Status</u>	<u>Issued date</u>
1557301	SYDNEY WATER CORPORATION	REMEMBRANCE DRIVE, PICTON, NSW 2571	s.58 Licence Variation	Issued	10 Oct 2017
1572511	SYDNEY WATER CORPORATION	REMEMBRANCE DRIVE, PICTON, NSW 2571	s.58 Licence Variation	Issued	30 Nov 2018
1577328	SYDNEY WATER CORPORATION	REMEMBRANCE DRIVE, PICTON, NSW 2571	s.58 Licence Variation	Issued	25 Mar 2019
1580214	SYDNEY WATER CORPORATION	REMEMBRANCE DRIVE, PICTON, NSW 2571	s.58 Licence Variation	Issued	01 Jul 2019
1586316	SYDNEY WATER CORPORATION	REMEMBRANCE DRIVE, PICTON, NSW 2571	s.58 Licence Variation	Issued	04 Oct 2019
1587679	SYDNEY WATER CORPORATION	REMEMBRANCE DRIVE, PICTON, NSW 2571	s.58 Licence Variation	Issued	31 Oct 2019
1593967	SYDNEY WATER CORPORATION	REMEMBRANCE DRIVE, PICTON, NSW 2571	s.58 Licence Variation	Issued	16 Jun 2020
1611954	SYDNEY WATER CORPORATION	REMEMBRANCE DRIVE, PICTON, NSW 2571	s.58 Licence Variation	Issued	27 Aug 2021
1615269	SYDNEY WATER CORPORATION	REMEMBRANCE DRIVE, PICTON, NSW 2571	s.58 Licence Variation	Issued	16 Dec 2021
1017147	WOLLONDILLY ABATTOIRS PTY LIMITED	48 KOORANA ROAD, PICTON, NSW 2571	s.58 Licence Variation	Issued	16 Oct 2002
1022688	WOLLONDILLY ABATTOIRS PTY LIMITED	48 KOORANA ROAD, PICTON, NSW 2571	s.58 Licence Variation	Issued	29 Nov 2002
1116794	WOLLONDILLY ABATTOIRS PTY LIMITED	48 KOORANA ROAD, PICTON, NSW 2571	s.58 Licence Variation	Issued	12 Jul 2010
1502603	WOLLONDILLY ABATTOIRS PTY LIMITED	48 KOORANA ROAD, PICTON, NSW 2571	s.58 Licence Variation	Issued	08 Dec 2011
3085766072	WOLLONDILLY ABATTOIRS PTY LIMITED	48 KOORANA ROAD, PICTON, NSW 2571	Penalty Notice	Issued	08 Oct 2012
3085766063	WOLLONDILLY ABATTOIRS PTY LIMITED	48 KOORANA ROAD, PICTON, NSW 2571	Penalty Notice	Issued	08 Oct 2012
1509882	WOLLONDILLY ABATTOIRS PTY LIMITED	48 KOORANA ROAD, PICTON, NSW 2571	Compliance Audit	Complete	02 Nov 2012
1508931	WOLLONDILLY ABATTOIRS PTY LIMITED	48 KOORANA ROAD, PICTON, NSW 2571	s.58 Licence Variation	Issued	12 Nov 2012
1513881	WOLLONDILLY ABATTOIRS PTY LIMITED	48 KOORANA ROAD, PICTON, NSW 2571	s.58 Licence Variation	Issued	06 Jun 2013
1519026	WOLLONDILLY ABATTOIRS PTY LIMITED	48 KOORANA ROAD, PICTON, NSW 2571	s.58 Licence Variation	Issued	24 Dec 2013
1520583	WOLLONDILLY ABATTOIRS PTY LIMITED	48 KOORANA ROAD, PICTON, NSW 2571	s.58 Licence Variation	Issued	23 May 2014

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Number	Name	Location	Type	Status	Issued date
3085774149	WOLLONDILLY ABATTOIRS PTY LIMITED	48 KOORANA ROAD, PICTON, NSW 2571	Penalty Notice	Issued	04 Jun 2014
3085773855	WOLLONDILLY ABATTOIRS PTY LIMITED	48 KOORANA ROAD, PICTON, NSW 2571	Penalty Notice	Issued	04 Jun 2014
1523836	WOLLONDILLY ABATTOIRS PTY LIMITED	48 KOORANA ROAD, PICTON, NSW 2571	s.91 Clean Up Notice	Issued	08 Aug 2014
1526818	WOLLONDILLY ABATTOIRS PTY LIMITED	48 KOORANA ROAD, PICTON, NSW 2571	s.58 Licence Variation	Issued	02 Dec 2014
1530891	WOLLONDILLY ABATTOIRS PTY LIMITED	48 KOORANA ROAD, PICTON, NSW 2571	s.58 Licence Variation	Issued	25 May 2015
1536118	WOLLONDILLY ABATTOIRS PTY LIMITED	48 KOORANA ROAD, PICTON, NSW 2571	s.58 Licence Variation	Issued	04 Dec 2015
1540047	WOLLONDILLY ABATTOIRS PTY LIMITED	48 KOORANA ROAD, PICTON, NSW 2571	s.91 Clean Up Notice	Issued	22 Apr 2016
1550233	WOLLONDILLY ABATTOIRS PTY LIMITED	48 KOORANA ROAD, PICTON, NSW 2571	s.58 Licence Variation	Issued	16 Mar 2017
1556939	WOLLONDILLY ABATTOIRS PTY LIMITED	48 KOORANA ROAD, PICTON, NSW 2571	s.58 Licence Variation	Issued	30 Nov 2017
1565254	WOLLONDILLY ABATTOIRS PTY LIMITED	48 KOORANA ROAD, PICTON, NSW 2571	s.91 Clean Up Notice	Issued	25 May 2018
1584226	WOLLONDILLY ABATTOIRS PTY LIMITED	48 KOORANA ROAD, PICTON, NSW 2571	s.58 Licence Variation	Issued	05 Sep 2019
1585676	WOLLONDILLY ABATTOIRS PTY LIMITED	48 KOORANA ROAD, PICTON, NSW 2571	s.58 Licence Variation	Issued	17 Sep 2019
4390	WOLLONDILLY SHIRE COUNCIL	WOLLONDILLY SHIRE COUNCIL, PICTON, NSW 2571	POEO licence	Surrendered	07 Sep 2000
1009604	WOLLONDILLY SHIRE COUNCIL	WOLLONDILLY SHIRE COUNCIL, PICTON, NSW 2571	s.58 Licence Variation	Issued	17 Sep 2001
1504279	WOLLONDILLY SHIRE COUNCIL	WOLLONDILLY SHIRE COUNCIL, PICTON, NSW 2571	s.58 Licence Variation	Issued	20 Feb 2012
1506714	WOLLONDILLY SHIRE COUNCIL	WOLLONDILLY SHIRE COUNCIL, PICTON, NSW 2571	s.80 Surrender of a Licence	Issued	24 Jul 2012

[1234](#)

17 May 2022

APPENDIX D

LAND TITLE

SEARCH RESULTS

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/5/2022 3:27PM

FOLIO: 1/831659

First Title(s): OLD SYSTEM
Prior Title(s): CA58163

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
25/8/1993	CA58163	CONVERSION ACTION	FOLIO CREATED EDITION 1
30/6/1994	U399028	TRANSFER	EDITION 2
24/9/1996	2484678	CHANGE OF NAME	EDITION 3
3/3/1997	2874796	TRANSFER	EDITION 4
15/9/1997	3412815	MORTGAGE	EDITION 5
8/6/2000	DP1012641	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Picton-BR

PRINTED ON 18/5/2022

Search Date/Time: 18/05/2022 3:27PM

LEGALSTREAM AUSTRALIA - hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with section 96B(2) of the Real Property Act 1900.

* 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.

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/5/2022 3:21PM

FOLIO: 11/1012641

First Title(s): OLD SYSTEM
Prior Title(s): 1/831659

Recorded	Number	Type of Instrument	C.T. Issue
8/6/2000	DP1012641	DEPOSITED PLAN	FOLIO CREATED EDITION 1
18/7/2002	8787350	DISCHARGE OF MORTGAGE	
18/7/2002	8787351	MORTGAGE	EDITION 2
18/2/2003	9383714	VARIATION OF MORTGAGE	
18/2/2003	9383715	TRANSFER OF MORTGAGE	
18/2/2003	9383716	MORTGAGE	EDITION 3
29/11/2004	AB124336	MORTGAGE	EDITION 4
19/4/2005	AB420652	DISCHARGE OF MORTGAGE	EDITION 5
27/11/2007	AD592495	DISCHARGE OF MORTGAGE	
27/11/2007	AD592496	DISCHARGE OF MORTGAGE	EDITION 6
14/9/2015	AJ811575	DEPARTMENTAL DEALING	
27/5/2020	AQ129853	TRANSFER	EDITION 7

*** END OF SEARCH ***

Picton-BR

PRINTED ON 18/5/2022

Search Date/Time: 18/05/2022 3:21PM

LEGALSTREAM AUSTRALIA - hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with section 96B(2) of the Real Property Act 1900.

* 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.

SIGNATURE AND SEALS ONLY



[Signature]

[Signature]
[Signature]
[Signature]



[Signature]
Director
[Signature]
Secretary

Crown Lands Office Approval

PLAN APPROVED
Authorised Officer
Land District
Paper No.
Field Book pages

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed

SUBDIVISION

..... set out herein

Consent Authority: **LOLLONDILLY SHIRE COUNCIL**

Date of endorsement: **9th JULY 1999**

Accreditation No.:

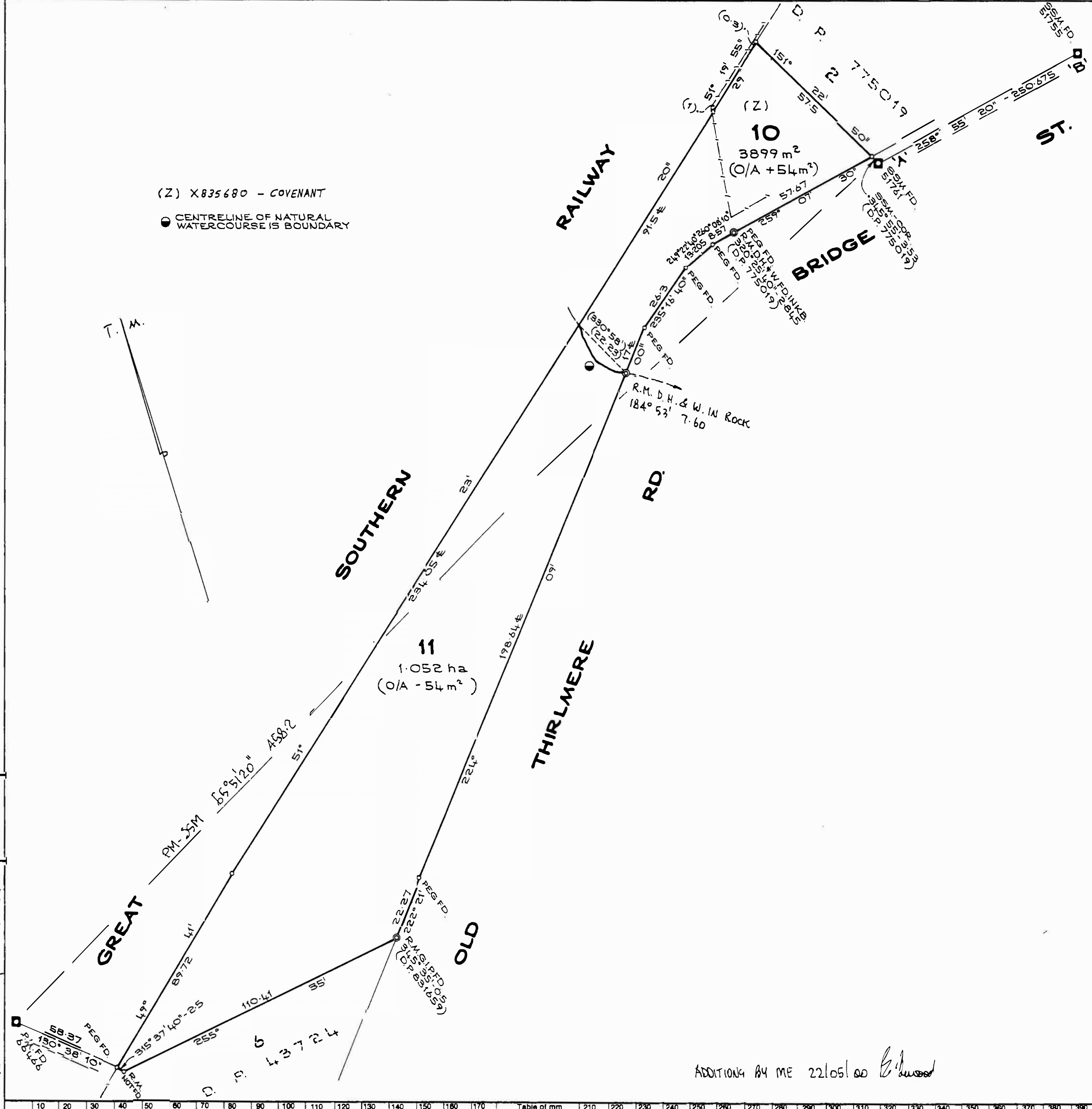
Subdivision Certificate No.: **44 of 1999**

File No.: **D 1179/98**

Note:
When the plan is to be lodged electronically in the Land Titles Office, it should include a signature in an electronic or digital format approved by the Registrar-General.

†Delete whichever is inapplicable

SURVEYOR'S REFERENCE: **8702-99**



DP1012641

Registered **CS 8+6-2000**

C.A: **SEE CERTIFICATE**

Title System: **TORRENS**

Purpose: **SUBDIVISION**

Ref. Map: **U 5507-3**

DP 775019

Last Plan: **DP 831659**

PLAN OF SUBDIVISION OF
LOT 1 IN D.P. 775019 &
LOT 1 IN D.P. 831659

Lengths are in metres. Reduction Ratio 1: 1000

LGA **WOLLONDILLY**

Locality: **PICTON**

Parish: **PICTON**

County: **CAMDEN**

This is sheet 1 of my plan, in sheets.
(Delete if inapplicable).

Surveyors (Practice) Regulation 1996
I, **BARRY J. INWOOD**
of **15 OLD HUME HWY CAMDEN 2570**
a surveyor registered under the Surveyors Act, 1929, hereby certify
that the survey represented in this plan is accurate, has been made in
accordance with the Surveyors (Practice) Regulation 1996 and was
completed on **10/05/1999**
The survey relates to **LOTS 10 & 11**

(Here specify the land actually surveyed or specify any land shown in
the plan that is not the subject of the survey.)

Datum Line: **'A' - 'B'**
Zone: **Suburban/Country**
(Signature) *[Signature]*
Surveyor registered under
the Surveyors Act 1929

Plans used in preparation of survey/compilation:
D.P. 775019
D.P. 831659

PANEL FOR USE ONLY for statements of intention
to dedicate public roads, to create public reserves,
drainage reserves, easements, restrictions on the
use of land or positive covenants.

ADDITION BY ME 22/05/00 *[Signature]*

Land and Property Information DEPARTMENTAL DEALING	Code	Form: 18DD
	DD	Licence: 98M111
		Edition: 080307



AJ811575V

This document records departmental actions affecting computer folios.

Reason for Preparation

Amendment	NECS DATA CLEANSING - CAUTIONS - REMOVAL OF EXPIRED QG AND QT NOTIFICATIONS
FOR TITLE REFERENCES SEE DOCUMENT INQUIRY	
FOR TRANSACTIONS SEE TRANSACTIONS FOR A CASE	

First Schedule Directions

Folio Identifier	Direction	Details

Second Schedule Directions

Folio Identifier	Direction	Notfn Type	Dealing Number	Details
	OFF	QG/QT		

Deliver Title to NOCT	Prepared by Table No. MH	Directed by Table No. ITD13	Authorised by Table No. MD ITD41
-----------------------	-----------------------------	--------------------------------	-------------------------------------

System Document Identification

Land Registry Document Identification

Form Number:01T-e
Template Number:t_nsw18
ELN Document ID:550098746
ELN NOS ID: 550098747

TRANSFER

New South Wales
Real Property Act 1900

AQ129853

Stamp Duty: 9816672-001

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

LODGED BY:

Responsible Subscriber: RMB LAWYERS ABN 92644710607
Address: L3, 110 Crown ST
Wollongong 2500
Telephone:
ELNO Subscriber Number: 1292
Customer Account Number: 500207
Document Collection Box: 1W
Client Reference: AJF:ROG:980707

LAND TITLE REFERENCE

11/1012641

TRANSFEROR

TAHMOOR COAL PTY LIMITED ACN 076663968
Registered company

TRANSFeree

KENT BRIDGE INVESTMENTS PTY LTD ACN 638930266
Registered company
Tenancy: Sole Proprietor

CONSIDERATION

The transferor acknowledges receipt of the consideration of \$550,000.00

ESTATE TRANSFERRED

FEE SIMPLE

The Transferor transfers to the Transferee the Estate specified in this Instrument and acknowledges receipt of any Consideration shown.

SIGNING FOR TRANSFEROR

- I certify that:
- The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
 - The Certifier has retained the evidence supporting this Registry Instrument or Document.
 - The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
 - The Certifier has taken reasonable steps to verify the identity of the transferor.

Party Represented by Subscriber:

TAHMOOR COAL PTY LIMITED

Signed By: Gary Newton
ELNO Signer Number: 55121

Signer Capacity:Practitioner Certifier
Digital Signing Certificate Number:

Signed for
Subscriber: PARTNERS OF HWL EBSWORTH LAWYERS ABN 37246549189
HWL EBSWORTH LAWYERS

Subscriber Capacity:Representative Subscriber

ELNO Subscriber Number: 7943

Customer Account Number:501286

Date: 26/05/2020

SIGNING FOR TRANSFEREE

I certify that:

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to verify the identity of the transferee.

Party Represented by Subscriber:

KENT BRIDGE INVESTMENTS PTY LTD

Signed By: Yasmin Jade Hill

Signer Capacity:Practitioner Certifier

ELNO Signer Number: 5809

Digital Signing Certificate Number:

**Signed for
Subscriber:**

PARTNERS OF RUSSELL MCLELLAND BROWN LAWYERS ABN 92644710607

RMB LAWYERS

Subscriber Capacity:Representative Subscriber

ELNO Subscriber Number: 1292

Customer Account Number:500123

Date: 25/05/2020

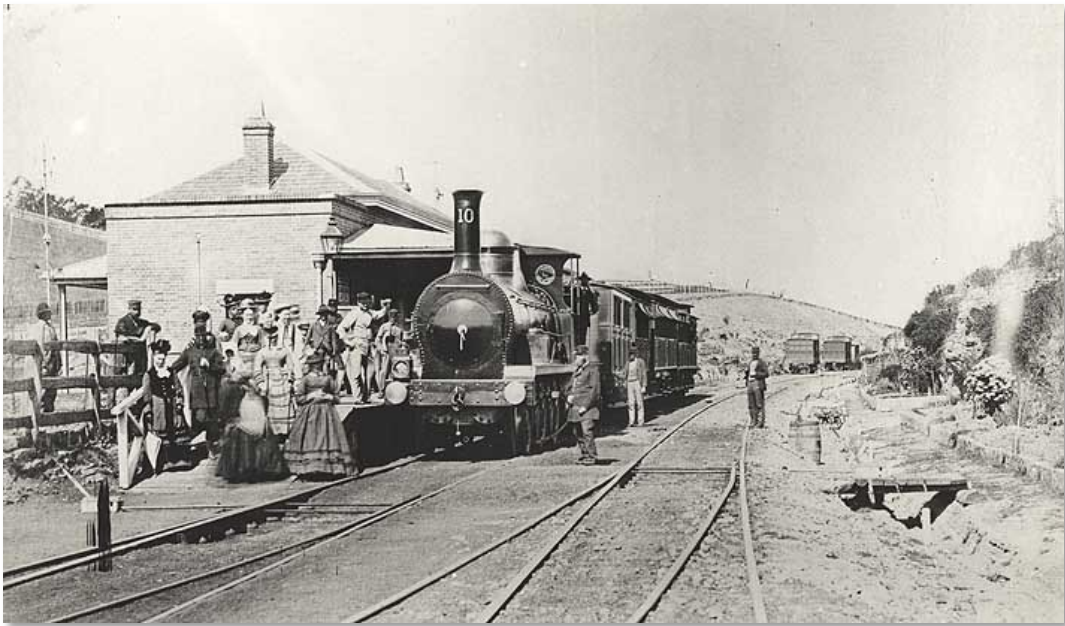
APPENDIX E HISTORICAL RESEARCH & HISTORICAL AERIALS



Map circa unknown

<p>PICTON LAKES!</p> <p>ASHFORD PARK,</p> <p>1060 feet above the Level of the Sea, so that there is no fear of it being unhealthy.</p> <p>The DRAINAGE is PERFECT.</p> <p>TORRENS' TITLE.</p> <p>This Estate has been carefully Sub-divided by Messrs. MILLER & LEWIS, Licensed Surveyors (under The Real Property Act), of 92 PITT STREET, into Splendid Building Lots, ranging in Frontage from 50 to 211 feet, and in Depth from 170 to 377 feet and all Streets are 66 feet wide.</p> <p>SMITH, CHAPMAN & SMITH, <i>Auctioneers.</i></p>	<p>DON'T FAIL TO CALL FOR A LITHOGRAPH AND FREE TICKET FOR This Sale.</p> <p>Just fancy, by paying a Deposit of 10/- and 10/- a Month, with interest added at the rate of 5 per cent, you can become the Owner of a Nice Allotment of Land at</p> <p>Picton Lakes WITHIN A VERY SHORT DISTANCE OF THE RAILWAY STATION.</p> <p>SMITH, CHAPMAN & SMITH, <i>Auctioneers,</i> 458 GEORGE STREET. MILLER & LEWIS, Licensed Surveyors, 92 PITT STREET.</p>	<p>HAZLEWOOD</p> <p>PICTON LAKES, Ashford Park, ADJOINING THE Government Allotment COMPTONIAN. FINANCIAL AGENT. SATURDAY, Feb. 27.</p> <p>234 Choice Lots FOR AUCTION SALE ON THE GROUND. Next SATURDAY, February 27th.</p> <p>FREE SPECIAL TRAIN Leaves REDFERN at 1.40. p.m. MAKE NO MISTAKE IN THE TIME.</p> <p><i>There is only one Ashford Park.</i></p> <p>SMITH, CHAPMAN & SMITH, AUCTIONEERS. 458 George Street.</p>	<p>ASHFORD PARK PICTON LAKES.</p> <p>CLOSE TO THE Princely Residence of Mr. GOODLETT, WITHIN EASY DISTANCE OF THE —FAMOUS— PICTON LAKES.</p> <p>NEXT SATURDAY, FEB. 27.</p> <p>NOTE THE REMARKABLY EASY TERMS. <i>Only 10s. Deposit. Balance 10s. Per Month. Interest 6 Per Cent.</i></p> <p>TORRENS' TITLE</p> <p>Plenty of FISHING, BATHING, SHOOTING, And BOATING, At PICTON LAKES.</p> <p>Every Train on the Southern Line Stops at Picton Lakes, and this Estate is only Half-a-Mile from the Railway, along Park-street. (See Plan.)</p>
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Subdivision Plan Sale Gazetted ca 1886



Picton Railway Station Dec 1870



Post office built 1892

Research References:

https://en.wikipedia.org/wiki/Picton,_New_South_Wales

<https://www.aussietowns.com.au/town/picton-nsw>

<https://www.pictonheritage.org.au/>

https://www.records.nsw.gov.au/image/17420_a014_a014000807

<https://trove.nla.gov.au/search/category/images?keyword=picton>

Picton Map <https://suerosenassociates.com/projects/historic-context-report-for-picton-by-pass-project>



NSW Department of Land Property Information 1969



NSW Department of Land Property Information 1972



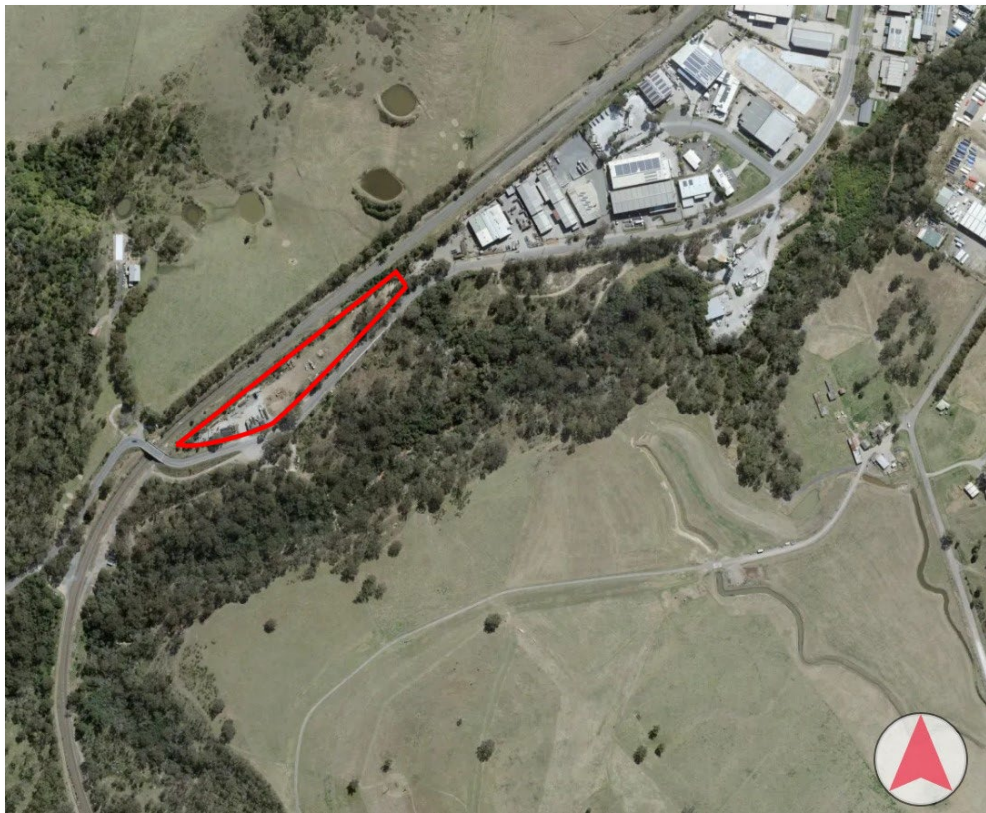
NSW Department of Land Property Information 1990



NSW Department of Land Property Information 2002



MetroMap 2020



MetroMap 2021