



# **Douglas Partners**

*Geotechnics | Environment | Groundwater*

Report on  
Preliminary Site Investigation (Contamination)

Proposed Development  
245 Great Western Highway, South Wentworthville

Prepared for  
White Star Development Pty Ltd

Project 214064.00  
April 2022

Integrated Practical Solutions





# Douglas Partners

Geotechnics | Environment | Groundwater

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## Report on Preliminary Site Investigation (Contamination) Proposed Development 245 Great Western Highway, South Wentworthville

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### 1. Introduction

Douglas Partners Pty Ltd (DP) has been engaged by White Star Development Pty Ltd to complete this preliminary site investigation (contamination) (PSI) undertaken for a proposed development at 245 Great Western Highway, South Wentworthville (the site). The site is shown on Drawing 1, Appendix A.

The investigation was undertaken in general accordance with DP's proposal 214064.00 dated 21 March 2022.

It is understood that the development of the site will include the construction of a five-storey motel with two basement parking levels, associated landscaped areas and pavements. The basement is expected to extend to the northern site boundary only.

The objective of the PSI is to assess the potential for contamination at the site based on past and present land uses and to comment on the need for further investigation and/or management with regards to the proposed development. It is understood that the report will be used to support a development application for the proposed development.

This report must be read in conjunction with all appendices including the notes provided in Appendix B.

The following key guidelines were consulted in the preparation of this report:

- NEPC *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]* (NEPC, 2013); and
- NSW EPA *Guidelines for Consultants Reporting on Contaminated Land* (NSW EPA, 2020).

### 2. Scope of Works

The scope of works for the PSI comprised:

- Review of site information, comprising published topographical, geological and of acid sulfate soil (ASS) potential and maps/drawings and groundwater bores registered with WaterNSW;
- Review of readily available site history information, comprising:
  - o Historical aerial photographs;
  - o Current and historical title deeds and deposited plans;
  - o Public databases held under the *Contaminated Land Management Act 1997* and the *Protection of the Environment Operations Act 1997*;
  - o Readily accessible Council Records and the Section 107 (2) & (5) planning certificate.

- Undertaking a site walkover to confirm the findings of the desktop review and observe the potential for contamination;
- Preparation of a preliminary conceptual site model (CSM); and
- Provision of this report outlining the methodology and results of the investigation, providing comment on the risk of contamination at the site; identify any areas of environmental concern (AEC) and associated potential contaminants, as well as commenting on the suitability of the site for the proposed development; and provide recommendations for further work.

### 3. Site Information

|                    |   |
|--------------------|---|
| Site Address       | 245 Great Western Highway, South Wentworthville   |
| Legal Description  | Lot 100 Deposited Plan 878926   |
| Area               | 7,272 m <sup>2</sup>  |
| Zoning             | Zone R2 Low Density Residential   |
| Local Council Area | Cumberland Council  |
| Current Use        | Historical Cottage/Vacant   |
| Surrounding Uses   | North – Great Western Highway with a school, Budget Rental company and residences further to the north<br>East – Western Motorway / Vacant land / Residential<br>South – Western Motorway / Vacant land<br>West – Vacant Land |

The site location is shown on Figure 1.

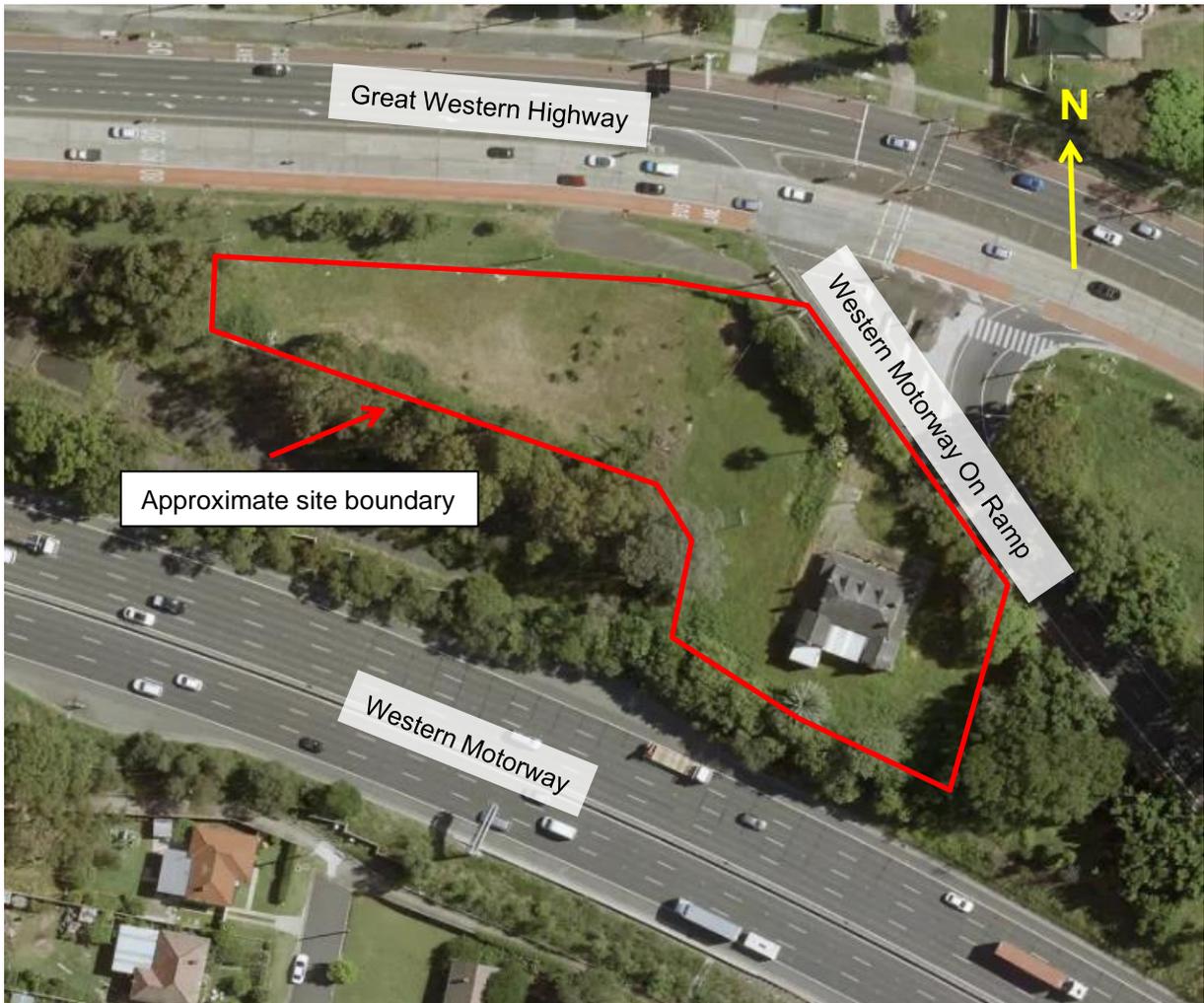


Figure 1: Site Location Plan (Source: Metro Map)

## 4. Environmental Setting

### 4.1 Topography

The regional topography generally comprises undulating hills with elevations to 40 m and 50 m Australian Height Datum (AHD). Site surface levels generally fall towards the south-west with gradients estimated to be up to 6°. The overall difference in levels is estimated to be about 5 m from the highest elevation (approximately 44 m AHD along the north-eastern side) to the lowest (approximately 39 m AHD in the north-western corner).

## 4.2 Site Geology

Reference to the Penrith 1: 100 000 scale Soil Landscape Series Sheet indicates that the site is located within the Blacktown soil landscape group. The Blacktown Group typically comprises shallow to moderately deep red and brown podzolic soils on crests, upper slopes and well drained areas. The Blacktown Group is characterised by moderately reactive, highly plastic subsoil with poor drainage characteristics.

Reference to the Penrith 1:100 000 scale Geological Series Sheet indicates that the site is underlain by Bringelly Shale of Triassic Age. Bringelly Shale typically comprises interlayered siltstone/claystone with some fine to medium grained sandstone layers, which weather to a residual clay profile of medium to high plasticity.

## 4.3 Acid Sulphate Soils

Review of published mapping indicates that the site is in an area of no known occurrence. The NSW Acid Sulfate Soils Manual 1998 published by the Acid Sulfate Soils Management Advisory Committee (ASSMAC) indicates that ASS (and Potential Acid Sulfate Soils – PASS) normally occur in alluvial or estuarine soils below RL 5 m AHD although occasionally are encountered up to RL 12 m AHD. Considering the ASS mapping and given that the site soils are at site elevations above RL 30 m AHD, it is considered unlikely that ASS is present on-site. Refer to DPs Acid Sulfate Soils Assessment letter (Ref:214064.00.L.001.Rev0 dated 11 April 2022) for further information.

## 4.4 Salinity

The Department of Infrastructure, Planning and Natural Resources (DIPNR) “Map of Salinity Potential in Western Sydney 2002” suggests that the site is in an area of “moderate salinity potential”. Salinity investigation and testing was outside the agreed scope of this investigation.

## 4.5 Surface Water and Groundwater

The closest surface water receptor to the site is Finlaysons Creek located about 620 m west of the site.

Based on the local topography, groundwater is anticipated to flow to the west towards Finlaysons Creek which flows into the Parramatta River.

A search of the NSW Department of Primary Industries Water (DPI Water) online map of registered groundwater works was undertaken as part of the investigation. The search carried out on 5 April 2022 identified no registered groundwater bores within a 500 m radius of the site that contained groundwater information.

## 5. Site History

A review of site history information has been undertaken to identify Potential Areas of Environmental Concern (PAEC) and related Contaminants of Potential Concern (COPC) which may arise from previous and current land uses.

The following sections detail the methodology of the investigation.

### 5.1 Historical Aerial Photography

Several historical aerial photographs were obtained from public databases. Extracts of the aerial photographs are included in Appendix A (Drawings 2 to 7). A summary of key features observed for the site and surrounding land is presented in Table 1.

**Table 1: Summary of Historical Aerial Photographs**

| Year | Site  | Surrounding Land Use   |
|------|---|--|
| 1943 | The site appeared to be used for residential purposes with a building and associated sheds located in the south-east portion of the site. A U-shaped driveway extends between the road to the north and the residence. The site appeared to be sporadically vegetated.  | The surrounding land appeared to be predominantly undeveloped with some residential / agricultural properties observed to the north, east and west. The site is set-back approximately 20 m from the Great Western Highway to the north. |
| 1951 | The site appeared to be relatively unchanged.   | The surrounding land appeared to have undergone further residential / agricultural development to the north, east and west.  |
| 1961 | Two shed structures to the south of the residence have been demolished and replaced with a larger structure that straddles the southern boundary. An extension has been added to the south-west corner of the existing building. The remainder of the site appeared to be relatively unchanged. Tracks are evident on the western side of the site. | The surrounding land appeared to have undergone significant residential / agricultural development. The Great Western Highway has been widened southwards and the property now fronts the roadway.                                       |
| 1970 | The site appeared to be relatively unchanged except for the addition of a small structure to the west of the building.  | The surrounding land appeared to have remained relatively unchanged.   |
| 1986 | The site appeared to be relatively unchanged except the driveway has been realigned.  | The Western Motorway and associated on ramp appeared to have been constructed to the northeast and southwest.  |

| <b>Year</b> | <b>Site</b>  | <b>Surrounding Land Use</b>  |
|-------------|--|--|
| 1991        | The site appeared to be relatively unchanged. Image is not clear.  | Further construction works of the Western Motorway appeared to have taken place to the southwest.  |
| 2000        | A structure appeared to have been constructed to the south-west of the existing building and the structure to the west appeared to have been removed (PAEC1 in Drawing 8– which is part of a larger area). The ground on the western side of the site appears hummocky and may have had stockpiles of fill placed over the area (PAEC2 in Drawing 9) Vegetation appeared to have increased along the southwest boundary. | Further construction of the Western Motorway appeared to have taken place to the south-west.   |
| 2005        | The structure noted in 2000 to the south-west of the building appeared to have been removed (PAEC1). The remainder of the site remained relatively unchanged.  | The surrounding land appeared to have remained relatively unchanged.   |
| 2011        | The extension and structures to the southeast and southwest of the building appeared to have been removed (PAEC1). Some vegetation in the southeast corner of the site appeared to have been removed. The remainder of the site appeared to be relatively unchanged. Earthworks have possibly occurred on the western side of the site.  | The surrounding land appeared to have remained relatively unchanged.   |
| 2016        | A small addition to the southwest corner of the building appeared to have been constructed. A fence or similar appeared to have been constructed to the northwest of the building.   | The surrounding land appeared to have remained relatively unchanged.   |
| 2019        | The site appeared to be relatively unchanged.  | The surrounding land appeared to have remained relatively unchanged.   |
| 2022        | An approximate 10 m wide area, to the west of the existing driveway and north-west of the residential structure, has had earthworks carried out  | The surrounding land appeared to have remained largely unchanged except part of the verge to the north appears to have been sealed with asphalt. |

A brief review of satellite images from Metro Map from 14 May 2019 to 9 February 2022 was also carried out. The site and surrounding land appeared to remain largely unchanged within this time period.

## 5.2 Title Deeds

A historical title deeds search was used to obtain ownership and occupancy information including company names and the occupations of individuals. The title information can assist in the identification of previous land uses by the company names or the site owners and can, therefore, assist in establishing whether there were potentially contaminating activities occurring at the site. The results of the title deed search are provided in Appendix C. A summary of the title deeds and possible land uses (with reference to the aerial photographs and other historical searches) is presented in Table 2.

**Table 2: Historical Title Deeds As regards the parts numbered (1), (2) & (3) on the attached Cadastral Records Enquiry Report**

| <b>Date of Acquisition and Term Held</b> | <b>Registered Proprietor(s) &amp; Occupations</b>                          | <b>Inferred Land Use</b> |
|--|--|--------------------------|
| 10.06.1921<br>(1921 to 1937)             | William Henry Latham Hayes (Letter Carrier)                                | Residential              |
| 08.07.1937<br>(1937 to 1947)             | Ellen Hayes (Widow)<br>(Transmission Application not investigated)         | Residential              |
| 09.01.1947<br>(1947 to 1965)             | Housing Commission of New South Wales                                      | Residential              |
| 21.10.1965<br>(1965 to 1985)             | The State Planning Authority of New South Wales                            | Unknown                  |
| 08.10.1985<br>(1985 to 1997)             | The Commissioner for Main Roads<br>Now<br>Roads & Traffic Authority of NSW | Unknown                  |
| 21.04.1997<br>(1997 to 1998)             | Minister Administering the Environmental Planning and Assessment Act, 1979 | Unknown                  |
| 15.12.1998<br>(1998 to 2001)             | Patrick Francis Fraser (Real Estate Agent)                                 | Unknown                  |

**Table 3: Historical Title Deeds; As regards the part numbered (4) on the attached Cadastral Records Enquiry Report**

| <b>Date of Acquisition and Term Held</b> | <b>Registered Proprietor(s) &amp; Occupations</b>                      | <b>Inferred Land Use</b> |
|--|--|--------------------------|
| 10.06.1921<br>(1921 to 1937)             | William Henry Latham Hayes (Letter Carrier)                            | Residential              |
| 08.07.1937<br>(1937 to 1961)             | Ellen Hayes (Widow)<br>(Transmission Application not investigated)     | Residential              |
| 10.04.1961<br>(1961 to 1989)             | Elvy Bain (Married Woman)<br>(Section 94 Application not investigated) | Residential              |
| 31.08.1989<br>(1989 to 1994)             | David Alfred Bain  | Residential              |

| <b>Date of Acquisition and Term Held</b> | <b>Registered Proprietor(s) &amp; Occupations</b> | <b>Inferred Land Use</b> |
|--|---|--------------------------|
| 17.06.1994<br>(1994 to 2001)             | Patrick Francis Fraser (Real Estate Agent)        | Residential              |

**Table 4: Historical Title Deeds; Continued as regards to the whole site**

| <b>Date of Acquisition and Term Held</b> | <b>Registered Proprietor(s) &amp; Occupations</b>  | <b>Inferred Land Use</b> |
|--|--|--------------------------|
| 24.09.2001<br>(2001 to 2003)             | Anthony Diab<br>Luciana Diab                       | Residential              |
| 15.10.2003<br>(2003 to 2006)             | Anthony Diab<br>Luciana Diab<br>Lucien Nabil Salem | Residential              |
| 13.01.2006<br>(2006 to 2010)             | Luciana Diab<br>Lucien Nabil Salem                 | Residential              |
| 02.12.2010<br>(2010 to 2013)             | Raysva Investments Pty Ltd<br>SLPJ Pty Ltd         | Unknown                  |
| 29.08.2013<br>(2013 to 2021)             | Universal Property Group Pty Ltd                   | Unknown                  |
| 18.08.2021<br>(2021 to date)             | # NRB Property Group Pty Ltd                       | Unknown                  |

# Denotes Current Registered Proprietor

#### Easements and Leases: -NIL

### 5.3 Public Registers and Planning Records

|   |   |
|---|---|
| EPA Notices available under Section 58 of the Contaminated Lands Management Act (CLM Act) | There were no records of notices for the site or adjacent sites. the nearest contaminated sites notified to the NSW EPA are the Caltex Service Station, 500 m to the west of the site, and the Aldi Stores Development, 850 m to the west of the site. Both sites are downgradient of the site. |
| Database searched<br>5 April 2022   |   |
| Sites notified to EPA under Section 60 of the CLM Act                                     | The site and adjacent sites were not listed as a notified contaminated site.  |
| Database searched<br>5 April 2022   |   |

|  |   |
|--|---|
| <p>Licences listed under Section 308 of the Protection of the Environment Operations Act 1997 (POEO Act)</p> <p>Database searched<br/>5 April 2022</p> | <p>There were no records issued to the site or adjacent sites.</p>  |
| <p>SafeWork NSW search dated 13 April 2022</p>   | <p>A SafeWork search, received on 28 April 2022, did not locate any records held by SafeWork pertaining to the storage of hazardous chemicals. The results are included in Appendix F.</p>  |
| <p>Planning Certificate Section 10.7 (2) &amp; (5) dated 6 April 2022</p>  | <p>Included in Appendix D</p> <p>A planning certificate for the site was reviewed. The following was noted:</p> <ul style="list-style-type: none"> <li>• The land has a Heritage item listed on the site but is not located in a heritage area.</li> <li>• The land has no areas of critical habitat listed;</li> <li>• The site is affected by road widening or road realignment;</li> <li>• No contamination, acid sulfate soils, bushfire, landslip, subsidence is noted for the site;</li> <li>• The site is part of the land between the flood planning area and the probable maximum flood (PMF) level subject to flooding but is not subject to flooding development controls;</li> <li>• The site comprises land that is reserved for potential acquisition;</li> <li>• Loose fill asbestos has not been reported for the site; and</li> </ul> <p>No matters arising under the Contaminated Land Management Act 1997 are recorded for the site.</p> |
| <p>Council Website Searched 5 April 2022</p>   | <p>No relevant records</p>  |

## 5.4 Other Sources

A review of online mapping resources (i.e. Google Maps) was undertaken on 22 April 2022 to assess the surrounding activity and businesses that could identify any potentially contaminating activities near to the site that were not identified in Section 5.3 above. The following businesses of note were identified within a 200 m radius of the site:

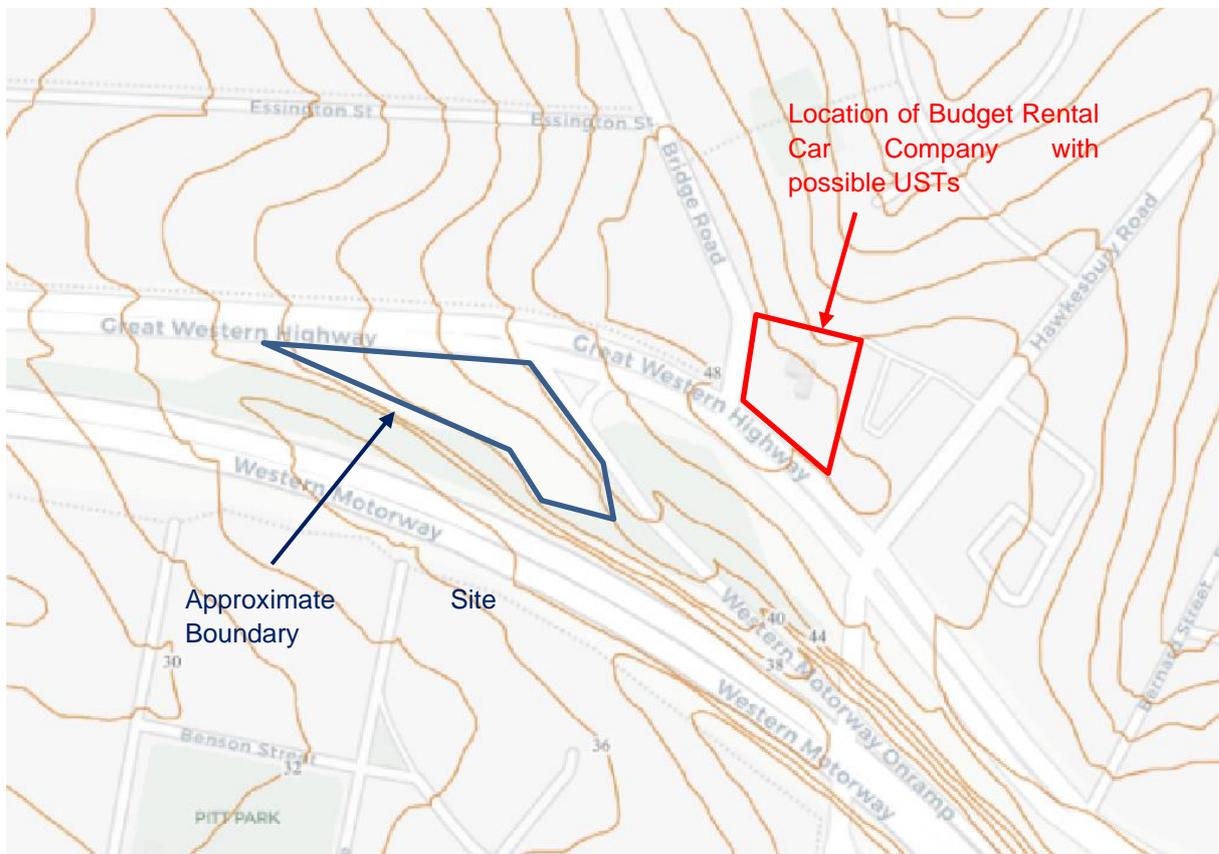
- Westmead Christian Grammar (School) "Essington" property - 245 Great Western Highway, South Wentworthville. According to the Westmead Christian Grammar School website (wcgs.com.au)
 

*The property of Essington was purchased in August 1980, with the vision to start a Christian school. 'Essington House,' a significant historical building to the local area, was built in 1860. The building, which includes convict bricks displaying the heart motif, is set on 0.5 hectares of lawn and gardens. Originally it was built to be the site of an old toll-bar with the residence for the tollgate master. Toll-*

bars were barriers at which tolls were collected. They came into operation in NSW in 1810 and continued until 1896. 'Essington House' was built when the new road to Nepean River at Emu Plains was opened.

'Essington House' was renovated in 1940 and used as a doctor's surgery before being purchased by Foursquare Gospel Church, Parramatta in 1980. It was restored and officially opened on 19th March 1983, with the launch of the school known then as 'Essington Christian Academy' with 9 students. The name was changed to Westmead Christian Grammar School in 2010. Further renovations commenced in 1992, as the school expanded and again in 2012. Despite different changes to name and building, the mission of the school remained strong and continues into the future.

- A Rental Car Company (Budget) – 240 Great Western Highway, Wentworthville - located approximately 80 - 100 m north-east and upgradient of the site. The business includes refuelling bays and possibly underground storage tanks. Regional surface levels indicate that the business is located near the crest of the hill. The groundwater flow direction is not clear but probably flows to the north or east. While unlikely, it is possible that groundwater flow could flow west or south-west through the subject site.



**Figure 2: Regional Surface Levels**

The review of the Streetview function on Google Maps (westbound carriageway dated November 2021) also indicated the following

- 1) A stockpile of building rubble is located in the western corner of the site was present (PAEC2). The stockpile includes soil, bricks and pipe fragments. The approximate location of the stockpile is shown in Drawing 8 Appendix A.
- 2) A stockpile of clay materials with grass throughout is present on the southern boundary (PAEC2). The approximate location of the stockpile is shown in Drawing 7, Appendix A.

The Streetview photographs have not been reproduced in this report due to copyright reasons.

Previous searches by DP of historical business directory the Universal Business Directory in the local area have identified the following businesses in the local area:

- 240 Great Western Highway, Wentworthville (now the Budget Car Hire referred to above) included Kar's Service Centre (in 1961) and Frasers Service Station (in 1965). Medical practitioners were also listed for this property in 1965 and 1970.
- 252 Great Western Highway, Wentworthville (approximately 50 m north) – the site was occupied by Gollan Electrical (motor and electrical engineers) between 1961 and 1965.
- 1 Hawkesbury Road, Westmead (approximately), a property approximately 215 m to the southeast of the site was used for retail of motor spare parts. In 1978, this property was used as a coin-operated laundrette; and
- 37 Hawkesbury Road, Westmead (approximately 500 m north-east) – the site was used as Westmead Dry Cleaners between 1962 to 1978. It is noted that the ground level at the dry cleaners is below the site level (i.e. the dry cleaners is not up-gradient of the site);

## 5.5 Site History Integrity Assessment

The information used to establish the history of the site was sourced from reputable and reliable reference documents, many of which were official records held by Government departments/agencies. The databases maintained by various Government agencies potentially can contain high quality information, but some of these do not contain any data.

In particular, aerial photographs can provide high quality information that is generally independent of memory or documentation. They are only available at intervals of several years, so some gaps exist in the information from this source. The observed site features are open to different interpretations and can be affected by the time of day and/or year at which they were taken, as well as specific events, such as flooding. Care has been taken to consider different possible interpretations of aerial photographs and to consider them in conjunction with other lines of evidence.

## 5.6 Summary of Site History

The site history information suggests that the site was acquired by the current owner(s) in 2021. Prior ownership indicates that it was predominantly residential, however, may have been used as for construction storage during the construction of the Western Freeway in the 1980s. The site appears to

have had several structures demolished around the main residence. The western side of the site appears to have been subject to storage of stockpiled materials and/or fly-tipping which included building rubble.

## 6. Site Walkover

A site walkover was undertaken by a senior environmental scientist on 20 April 2022. The general site topography was consistent with that described in Section 4.1. With the exception of vegetation clearing and minor earthworks in the eastern portion of the site the site layout appears to have remained unchanged from the 2020 aerial photograph. The following key site features pertinent to the PSI were observed (refer to photographs in Appendix E).

- Access to the site was unimpeded down a partially concrete sealed driveway leading from the Great Western Highway to the north of the site;
- A large heritage era residential dwelling is located in the central eastern portion of the site. The dwelling appeared to be mostly constructed of brick walls upon concrete and/or stone slab with ceramic tiled roof (Photograph 1);
- An extension that appeared to have been built later is located adjacent to the south of the dwelling. The extension appeared to comprise fibre cement sheeting walls suspected to comprise asbestos-containing material (ACM) (Photograph 2 – PAEC1);
- Fragments of suspected ACM were observed on ground surface in the vicinity of the extension at the rear of the dwelling (Photograph 3 – PAEC1);
- The area to the east of the dwelling appeared to have been recently cleared of vegetation and had undergone minor earthworks (cut) (Photograph 4);
- Fragments of suspected ACM were observed on ground surface in the vicinity of the service manhole to the east of the dwelling (Photograph 5);
- Fragments of suspected ACM were observed on ground surface in the vicinity of the driveway to the north of the dwelling (Photograph 6 -PAEC1);
- An area of recent placement of fill was observed to the northwest of the dwelling. Fragments of ceramic and concrete were observed within fill (Photographs 7 and 8 – PAEC3);
- A piece of PVC pipe, possibly a groundwater monitoring well, was observed sticking out of the ground in the central western portion of the site (Photograph 9 – PAEC2). Another PVC pipe, possibly a groundwater monitoring well, was observed sticking out of the ground in the far western portion of the site;
- Piles of demolition waste comprising pieces of concrete, ceramic, bricks were observed along the southern boundary in the western portion of the site. Most of the demolition waste was covered by long grass and weeds and a thorough inspection was not possible (Photographs 10 and 11 – PAEC2);
- A fragment of suspected ACM was observed within the pile of demolition waste in the western portion of the site (Photograph 12 – PAEC2);
- A pile of wood and vegetation is located in the central western portion of the site and pieces of concrete were observed immediately adjacent on the ground surface (Photographs 13 and 14); and

- The remainder of the site was mostly vacant and largely grass covered such that a thorough inspection of the site surface was not possible.

## 7. Summary of Potential Areas of Environmental Concern (PAEC)

A summary of the identified PAEC is as follows:

- PAEC 1 - Demolished structures around the existing residence (refer to Drawing 7 for location);
- PAEC 2 - Stockpiles and storage of materials on-site (refer to Drawing 7 for location);
- PAEC 3 - Stockpiles and storage of materials on-site (refer to Drawing 7 for location);
- PAEC 4 – Groundwater beneath entire site which has potentially been contaminated with contaminants associated with an upgradient UST.

Fragments of potential asbestos containing materials (PACM) were observed at the ground surface within PAEC1, PAEC2 and PAEC3.

## 8. Preliminary Conceptual Site Model

A conceptual site model (CSM) is a theoretical representation of site-related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The CSM provides the framework for identifying how the site became contaminated and how potential receptors may be exposed to contamination either in the present or the future i.e. it enables an assessment of the potential source – pathway – receptor linkages (complete pathways).

### Potential Sources

Based on the current investigation, the following potential sources of contamination and associated contaminants of potential concern (COPC) have been identified.

- S1: Imported Fill: The importation and stockpiling of fill from contaminated sources.
  - o COPC include metals, total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), polychlorinated biphenyls (PCB), organochlorine pesticides (OCP), phenols and asbestos.
- S2: Former structures demolished on-site.
  - o COPC include asbestos, synthetic mineral fibres (SMF), lead and PCB.
- S3: Existing building on site.
  - o COPC include hazardous building materials such as asbestos, lead based paints, PCB capacitors and synthetic mineral fibres (SMF).
- S4: Commercial uses upgradient of the site including a possibly underground storage tank located 100 m to the north-east.
  - o COPC include metals, TPH, BTEX, PAH and phenols.

Farming practices do not appear to have occurred on-site since before the 1930s, therefore, the application of pesticides at the site in the farming context is considered unlikely.

It is noted that the service station, although up-gradient of the site, is not in close proximity of the site and has not been listed by the EPA as a contaminated site.

Based on the above, the potential for contamination at the site is considered to be moderate.

### **Potential Receptors**

The following potential human receptors have been identified:

- R1: Current users [open access];
- R2: Construction and maintenance workers;
- R3: End users [commercial]; and
- R4: Adjacent site users.

The following potential environmental receptors have been identified:

- R5: Surface water;
- R6: Groundwater; and
- R7: Terrestrial ecosystems.

### **Potential Pathways**

The following potential pathways in relation to human receptors have been identified:

- P1: Ingestion and dermal contact;
- P2: Inhalation of dust and/or vapours;

The following potential pathways in relation to the environmental receptors have been identified:

- P3: Surface water run-off;
- P4: Lateral migration of groundwater providing base flow to water bodies;
- P5: Leaching of contaminants and vertical migration into groundwater; and
- P6: Inhalation, ingestion and absorption.

### **Summary of Potentially Complete Exposure Pathways**

A 'source–pathway–receptor' approach has been used to assess the potential risks of harm being caused to human or environmental receptors from contamination sources on or in the vicinity of the site, via exposure pathways (potential complete pathways). The possible pathways between the above sources (S1 to S4) and receptors (R1 to R7) are provided in below Table 5.

**Table 5: Summary of Potentially Complete Exposure Pathways**

| Source and COPC   | Transport Pathway   | Receptor  | Risk Management Action  |
|---|---|---|---|
| S1: Imported Fill; Metals, TRH, BTEX, PAH, OCP, PCB, Phenols and asbestos<br><br>S2: Former Buildings; asbestos, SMF, lead (in paint) and PCB | P1: Ingestion and dermal contact<br><br>P2: Inhalation of dust and/or vapours                             | R1: Current users<br><br>R2: Construction and maintenance workers<br><br>R3: End users              | <p>An intrusive investigation is recommended to assess possible contamination including testing of the soils.</p> <p>If the site soils are contaminated, mitigation/remediation measures will need to be implemented to manage the risk to the identified receptors</p>       |
|   | P2: Inhalation of dust and/or vapours   | R4: Adjacent site users.  |   |
|   | P3: Surface water run-off<br><br>P4: Lateral migration of groundwater providing base flow to water bodies | R5: Surface water   |   |
|   | P5: Leaching of contaminants and vertical migration into groundwater                                      | R6: Groundwater   |   |
|   | P6: Inhalation, ingestion and absorption  | R7: Terrestrial ecosystems  |   |
| S3: Existing building: asbestos, SMF, lead (in paint) and PCB   | P1: Ingestion and dermal contact<br><br>P2: Inhalation of dust and/or vapours                             | R1: Current users<br><br>R2: Construction and maintenance workers                                   | <p>An assessment of hazardous materials in the existing structure is recommended.</p>   |
| S4: Contaminated groundwater from the up-gradient Underground Storage Tank  | P3: Inhalation of vapours   | R1: Current users<br><br>R2: Construction and maintenance workers<br><br>R3: End users (commercial) | <p>An intrusive investigation is recommended to assess possible contamination including testing of the groundwater.</p> <p>If the groundwater is contaminated, mitigation/remediation measures will need to be implemented to manage the risk to the identified receptors</p> |

## 9. Discussion

The results of the investigations identified that the site and surrounds have a history of residential and commercial land use.

PAEC, including structures (i.e: current and former structures) and areas of fill, were identified in the preliminary CSM as potential sources of contamination at the site. Demolition waste (bricks, tile and concrete) together with potential asbestos containing materials (PACM) was identified in three broad areas across the site (refer to Drawing 7 Appendix B).

The investigation also identified the presence of a potential underground storage tank from a business (Budget Rentals and previously mechanics/service stations on-site) located approximately 100 m upgradient of the site. Considering the distance of this source from the site and general regional topography, the likelihood of potential impacts arising from this off-site contamination source is considered low. The proposed development, however, includes a two-level basement structure and the excavation is likely to receive groundwater seepage from upgradient sources. If contamination was present in the groundwater and flow directions were unfavourable, this excavation (which would act as a new low point where water seepage would flow) could receive contaminated groundwater seepage. Contaminated groundwater seepage into the excavation would have a significant impact on construction timing and costs. Therefore, while the likelihood of groundwater contamination extending beneath the site from this source into the excavation is low, the consequences of groundwater contamination on construction are high resulting in an assessed moderate risk for the development. It is therefore recommended that further investigation of the groundwater is carried out to assess if groundwater contamination is present on-site.

## 10. Conclusions and Recommendations

Given the historical and current areas of environmental concern, the following assessments are recommended when the proposed development is formulated, prior to site works, as follows:

- **Hazardous building materials (HBM)** – the building may contain HBM, therefore a corresponding survey should be undertaken prior to demolition or alteration of site buildings. If asbestos is identified during the HBM survey then any asbestos removal works should be undertaken in accordance with the *National Code of Practice: How to Safely Remove Asbestos* (Safe Work Australia 2016) and an asbestos clearance of the building footprint and surrounding area should be performed by a suitably qualified person following demolition.
- **Soil** - a detailed site investigation (DSI) should be undertaken to assess the contamination status of the site. Given the presence of potential asbestos-containing materials and demolition rubble on the site surface a detailed asbestos investigation is recommended to be included as part of the DSI. The DSI should be undertaken and completed prior to any construction activities commencing (i.e. prior to receiving Construction Certificate approval);
- **Groundwater** – a groundwater investigation is also recommended to assess the contamination potential of groundwater on-site;
- **Waste classification** –waste classification will be required prior to off-site spoil disposal.

On the basis of the current investigation (PSI) findings, it is considered that the site can be made suitable for the proposed motel development, subject to the findings of the recommended investigations and surveys, and the implementation of any remediation actions (if required).

Please also note that additional sources of contamination may be identified following the receipt of requested information from SafeWork.

## 11. References

NEPC. (2013). *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]*. Australian Government Publishing Services Canberra: National Environment Protection Council.

NSW EPA. (2020). *Guidelines for Consultants Reporting on Contaminated Land*. Contaminated Land Guidelines: NSW Environment Protection Authority.

## 12. Limitations

Douglas Partners Pty Ltd (DP) has prepared this report for this project at 245 Great Western Highway, South Wentworthville in accordance with DP's proposal dated 21 March 2022 and acceptance received from Mr Michael Catal dated 4 April 2022. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of White Star Development Pty Ltd for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

The results provided in the report are indicative of the sub-surface conditions on the site only at the specific sampling and/or testing locations, and then only to the depths investigated and at the time the work was carried out. Sub-surface conditions can change abruptly due to variable geological processes and also as a result of human influences. Such changes may occur after DP's field testing has been completed.

DP's advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by DP in this report may be affected by undetected variations in ground conditions across the site between and beyond the sampling and/or testing locations. The advice may also be limited by budget constraints imposed by others or by site accessibility.

The assessment of atypical safety hazards arising from this advice is restricted to the environmental components set out in this report and based on known project conditions and stated design advice and assumptions. While some recommendations for safe controls may be provided, detailed 'safety in design' assessment is outside the current scope of this report and requires additional project data and assessment.

This report must be read in conjunction with all of the attached notes and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by DP. This is because this report has been written as advice and opinion rather than instructions for construction.

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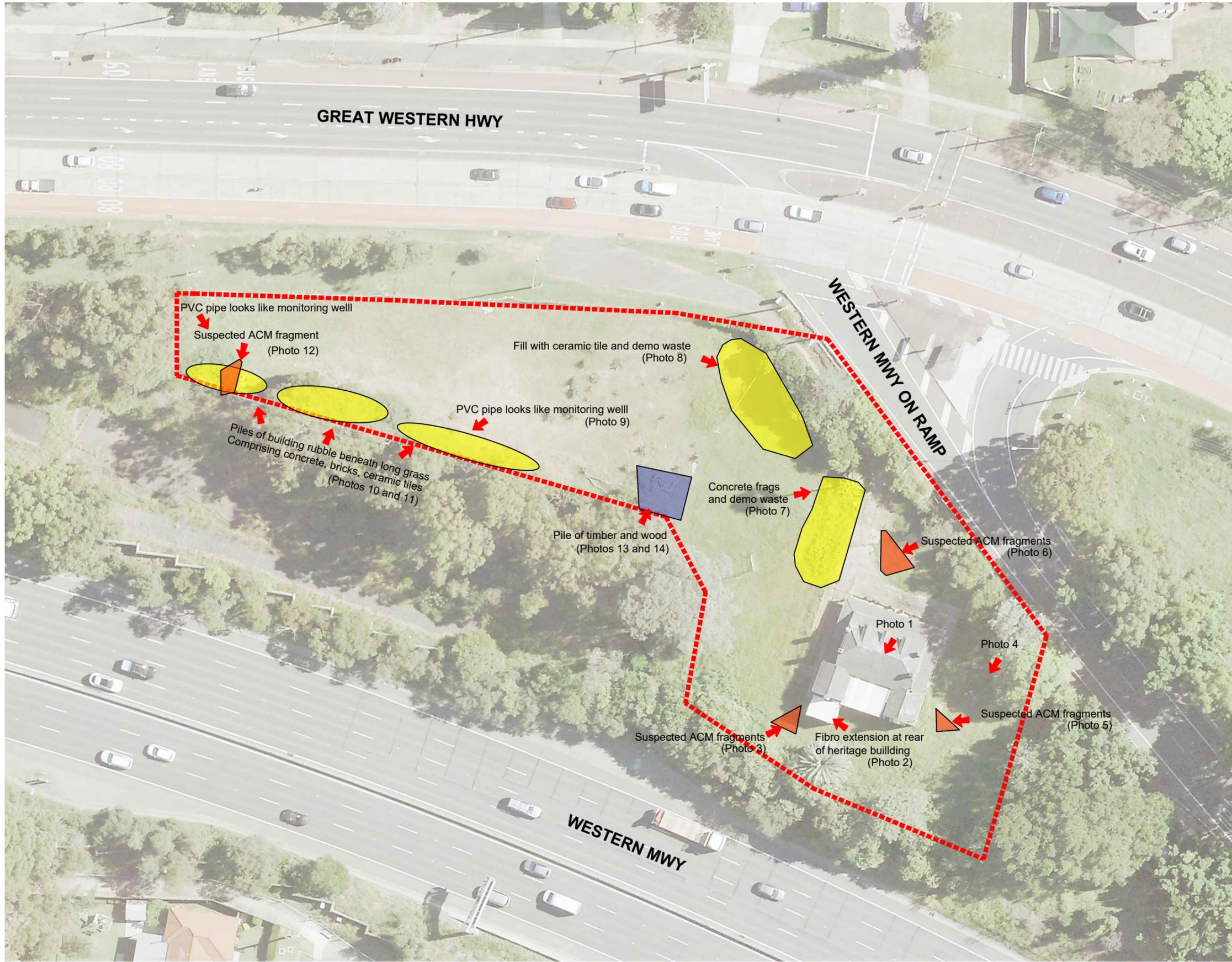
**Douglas Partners Pty Ltd**

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## Appendix A

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Drawings



**Location Plan**

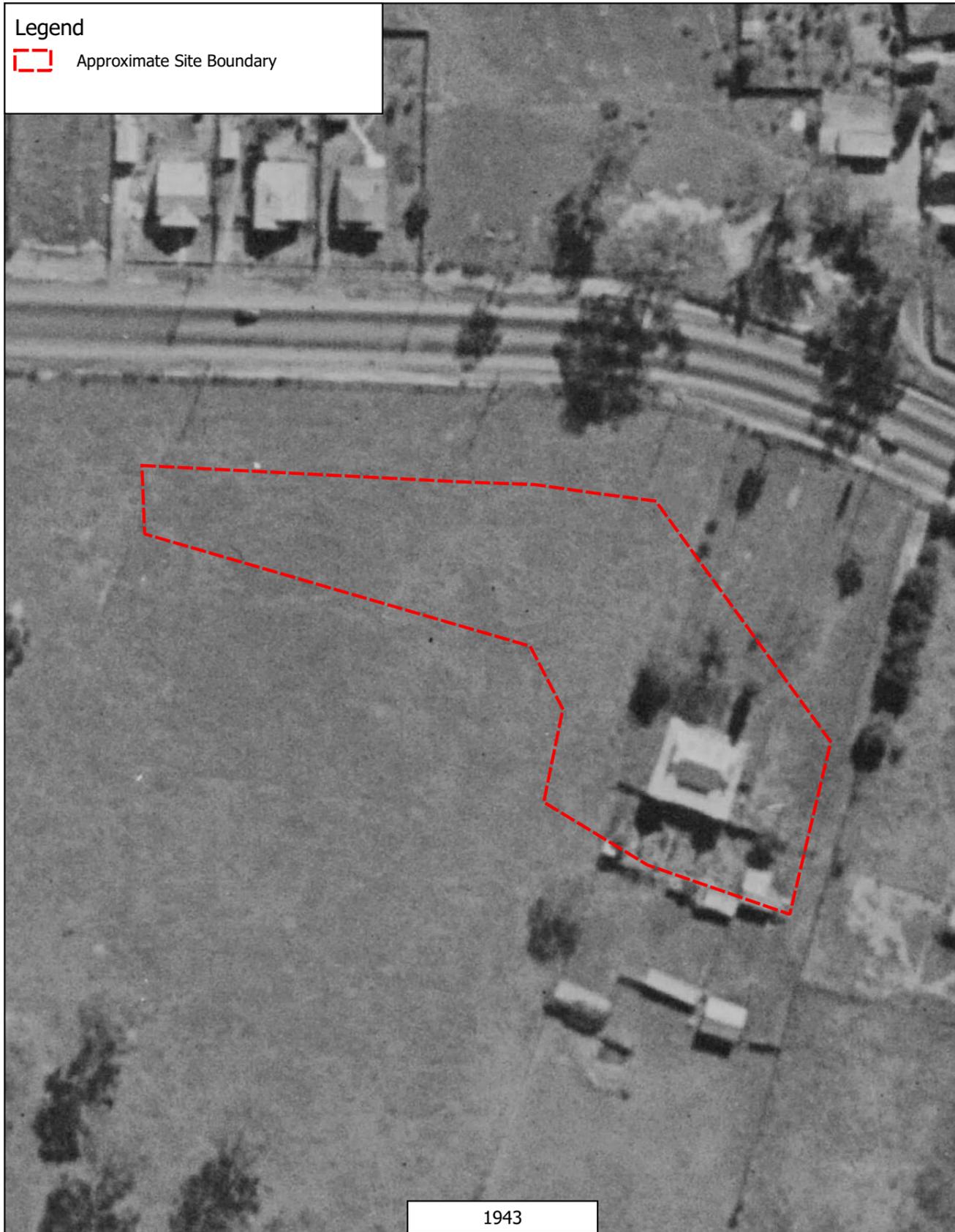


**LEGEND:-**  
- - - - Approximate Site Boundary

**NOTE:-**  
 1. Image obtained from Metromap. Date of imagery 09-02-2022.

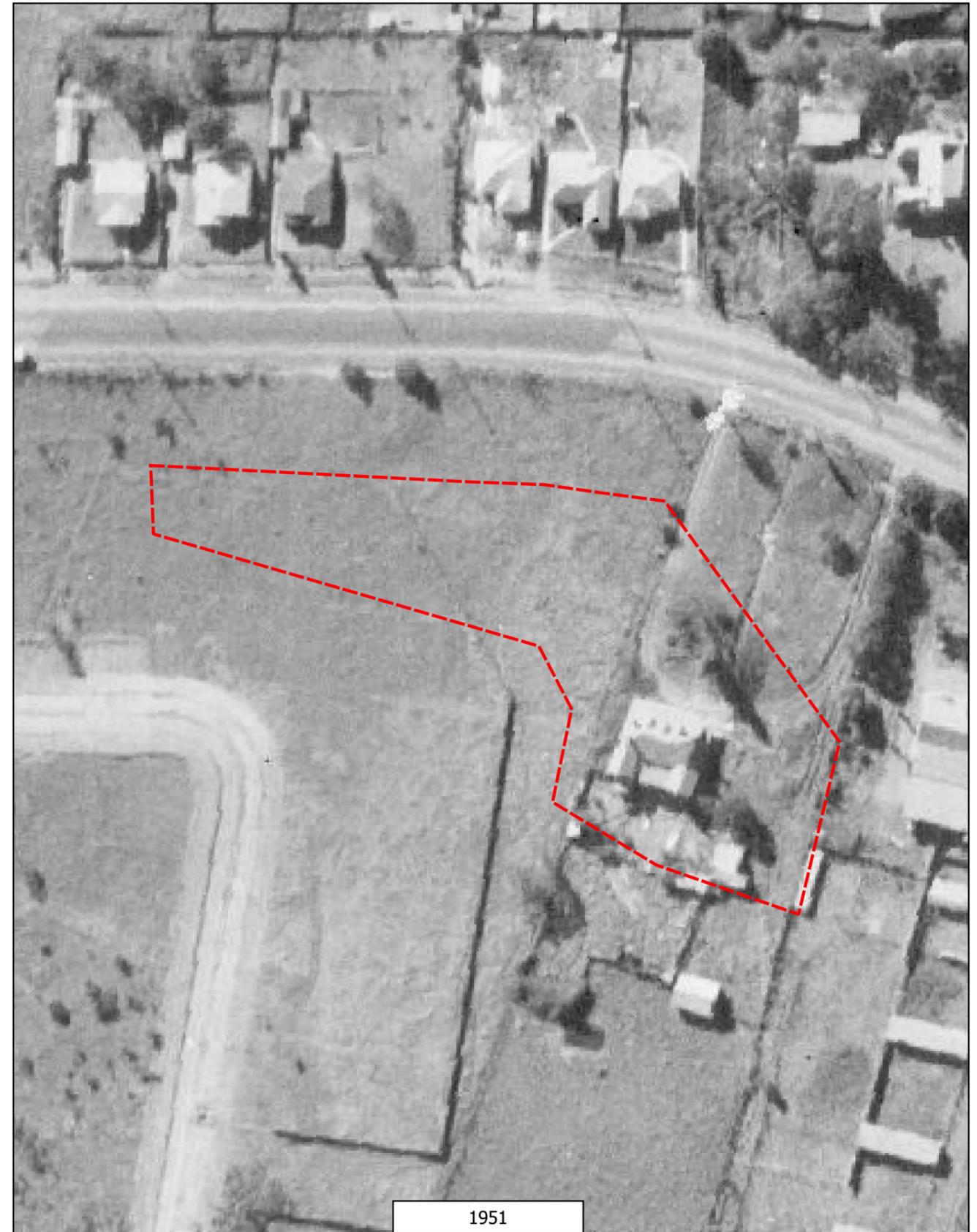
Legend

 Approximate Site Boundary



1943

20 0 20 40 60 80 m

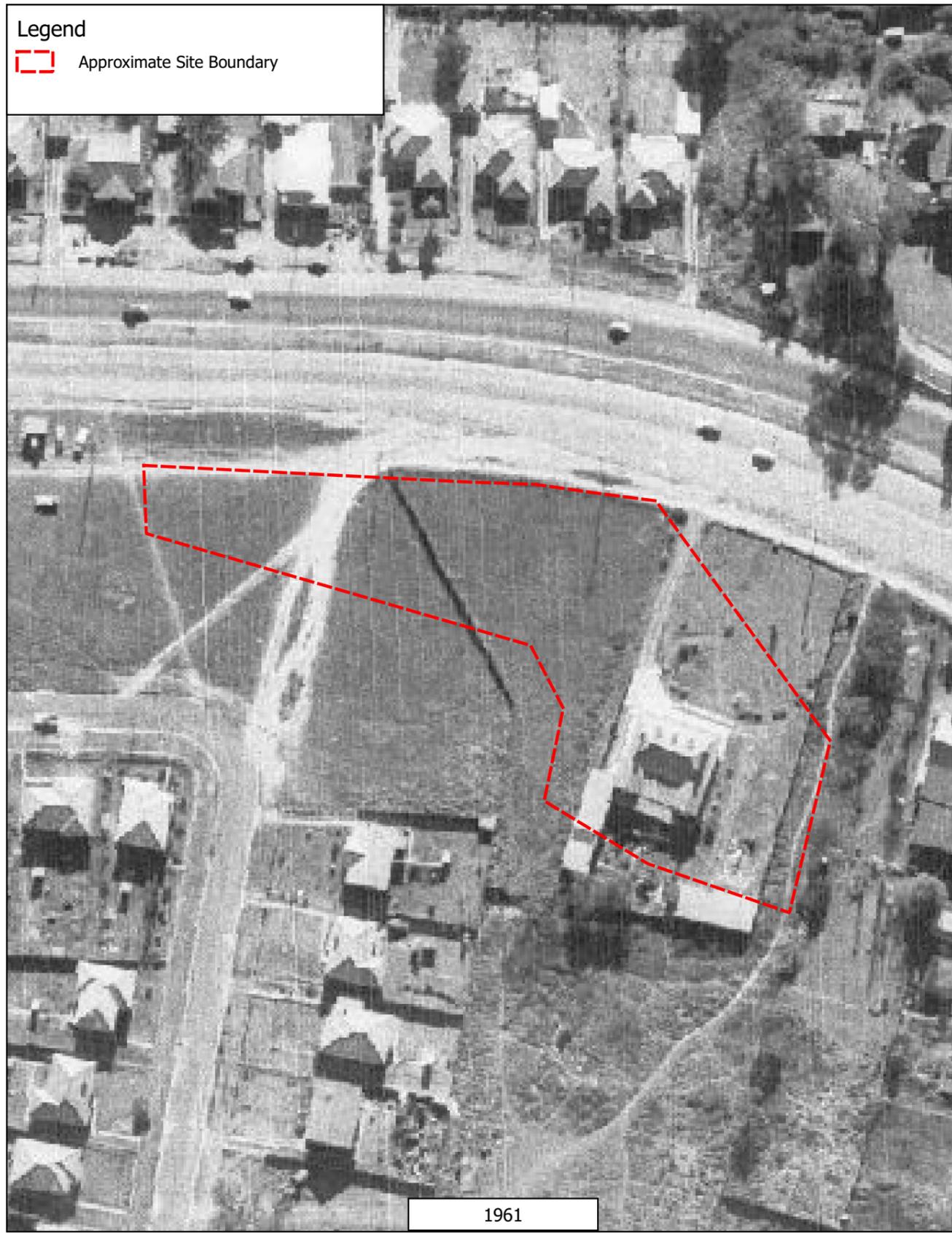


1951



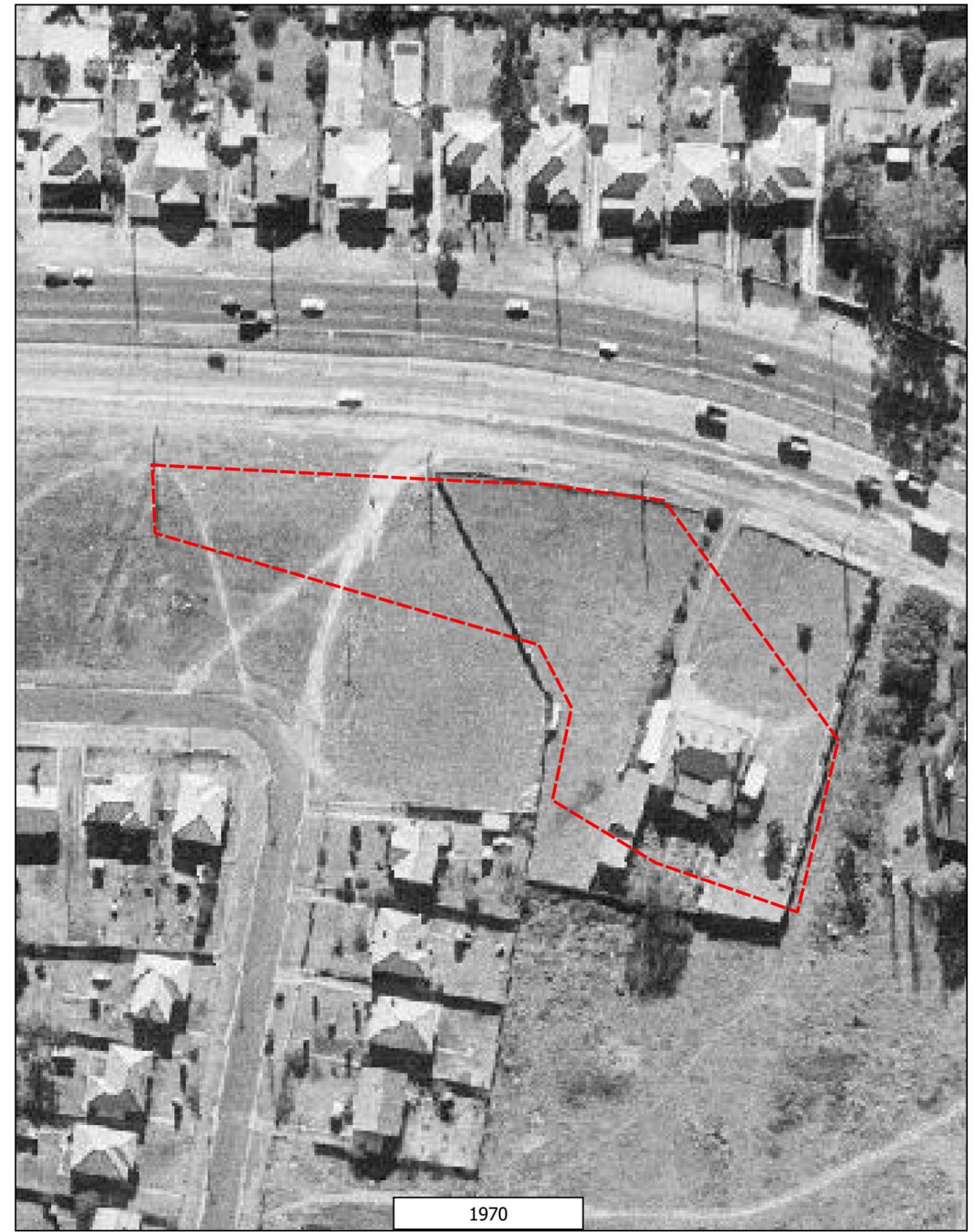
Legend

 Approximate Site Boundary



1961

20 0 20 40 60 80 m



1970

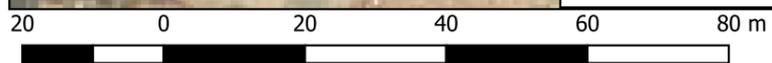


Legend

 Approximate Site Boundary



1986



1991



Legend

 Approximate Site Boundary



20 0 20 40 60 80 m



2005



**Legend**

 Approximate Site Boundary



2011

20 0 20 40 60 80 m



2016



**Legend**  
 Approximate Site Boundary



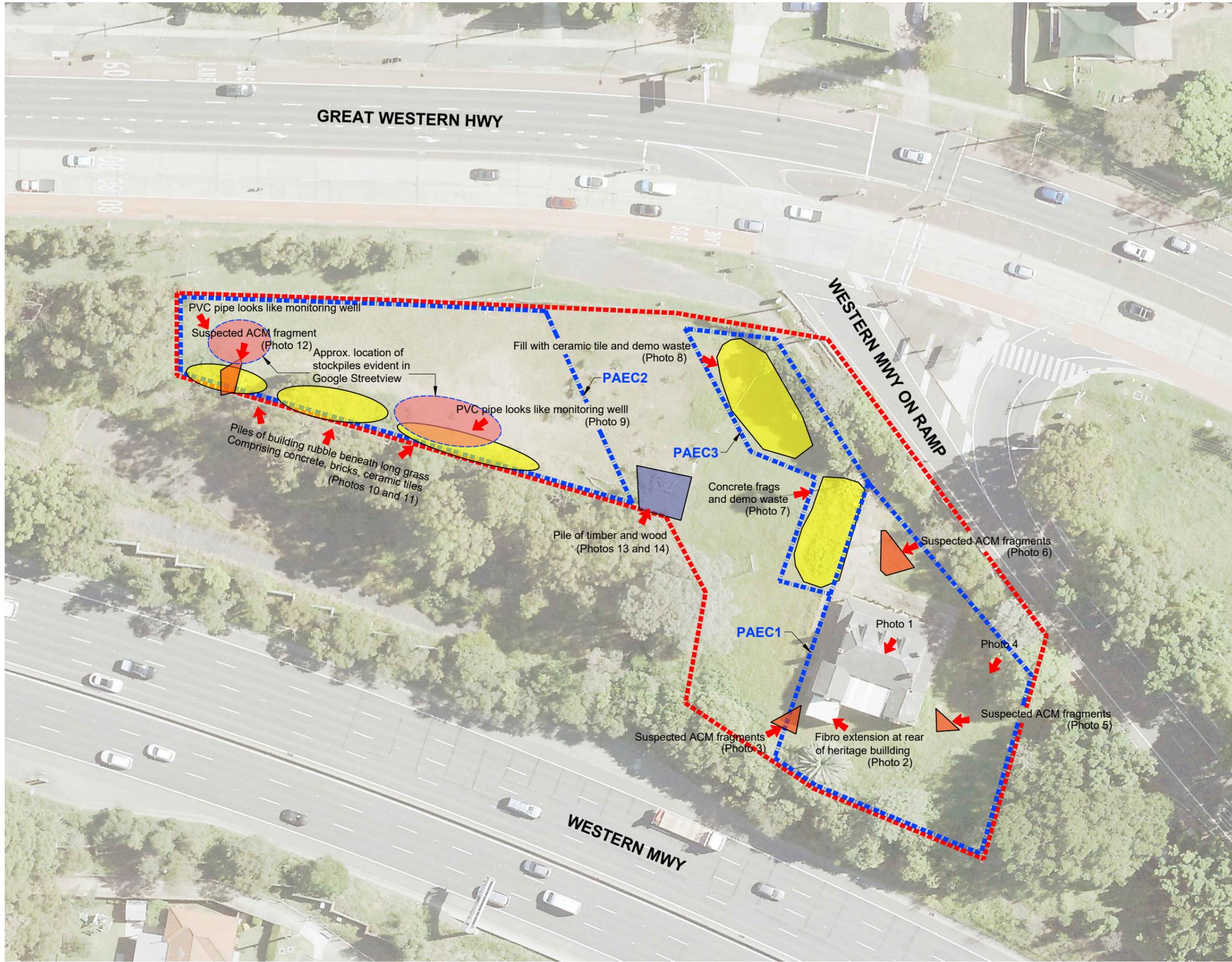
2019

20 0 20 40 60 80 m



2022





**Location Plan**



**LEGEND:-**

|  |  |
|--|--|
|  | Approximate Site Boundary                    |
|  | PAEC Potential Area of Environmental Concern |

**NOTE:-**

|    |   |
|----|---|
| 1. | Image obtained from Metromap. Date of imagery 09-02-2022. |
|----|---|

---

## **Appendix B**

---

About This Report

# About this Report

# Douglas Partners



## Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

## Copyright

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

## Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

## Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;

- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

## Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

# *About this Report*

## **Site Anomalies**

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

## **Information for Contractual Purposes**

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

## **Site Inspection**

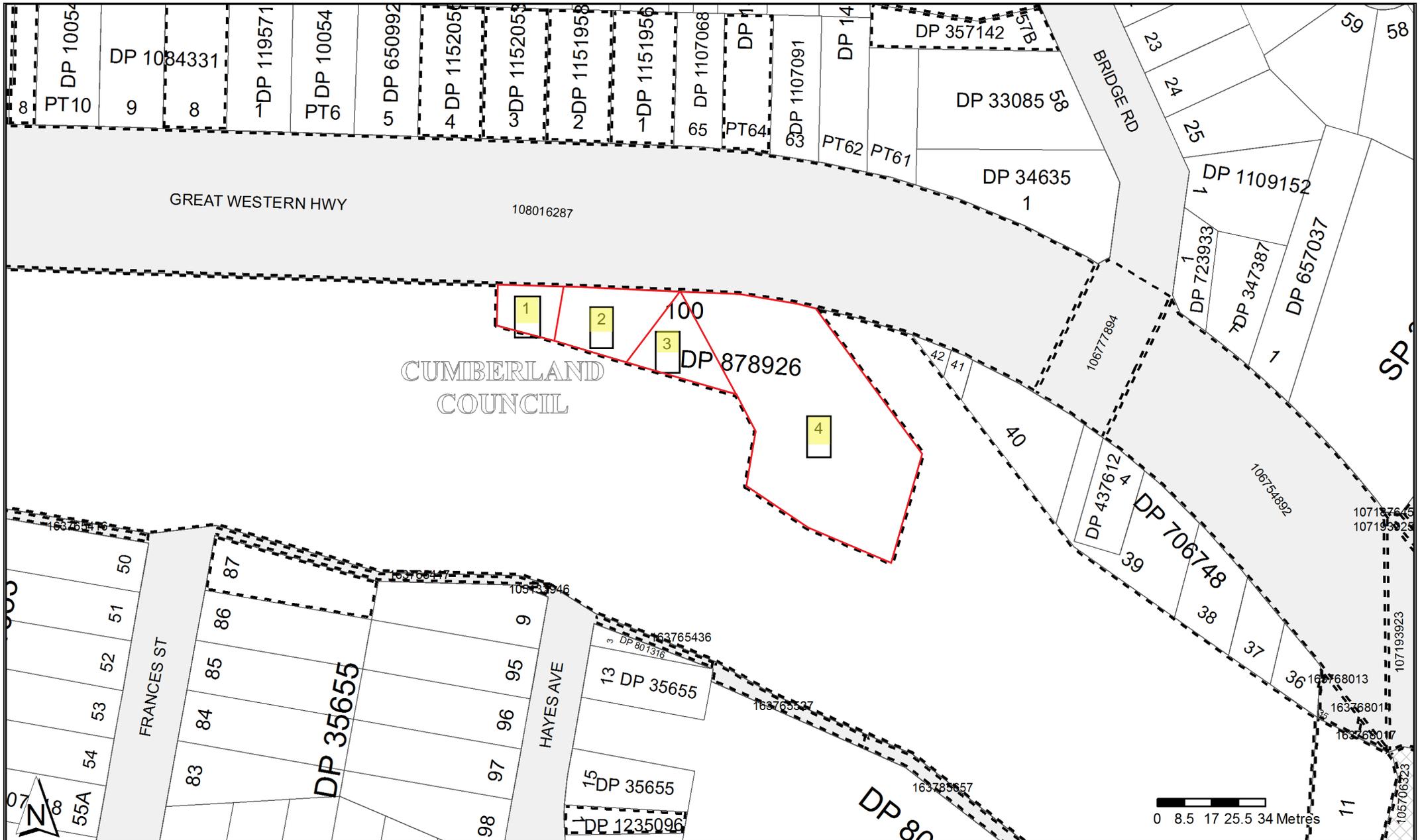
The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.

---

## **Appendix C**

---

Title Deeds



G. 2  
NEW SOUTH WALES

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



10149196

Application No. 10500

Prior Title Volume 6439 Folio 122

Vol. 10149 Fol. 196  
1st Edition issued 28-10-1965  
EH J957106



**CANCELLED**

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*

*Jawatson*  
Registrar General.



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lots 1 to 9 inclusive in Deposited Plan 35655 (formerly Lots 1 to 9 inclusive in Housing Commission Plan 655) in the Municipality of Holroyd Parish of St. John and County of Cumberland being part of Portion 70 granted to William James on 1-5-1797.

*Jawatson*  
Registrar General.

FIRST SCHEDULE (continued overleaf)

THE STATE PLANNING AUTHORITY OF NEW SOUTH WALES.

*Jawatson*  
Registrar General.

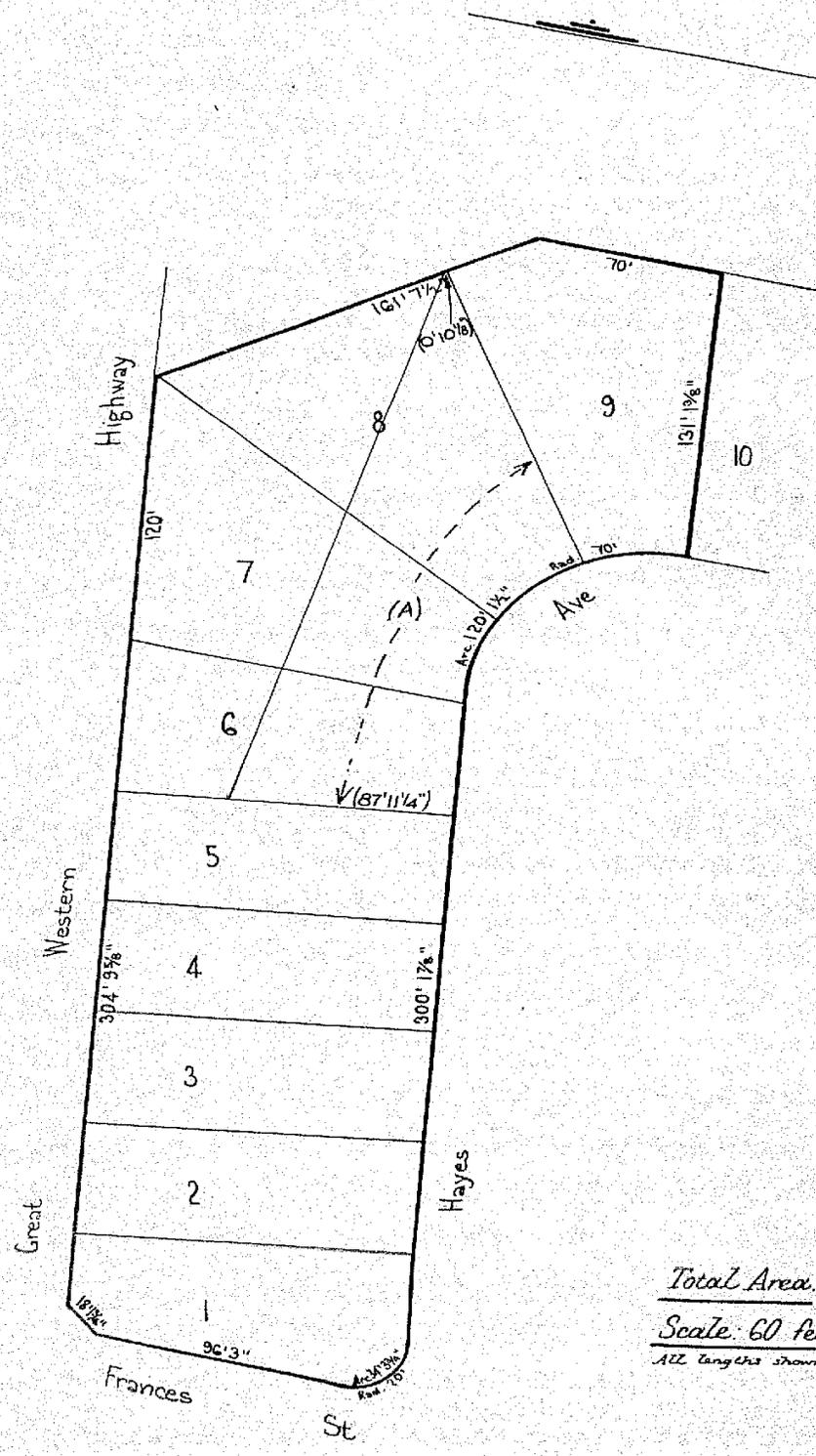
SECOND SCHEDULE (continued overleaf)

10149 196  
Fol. \_\_\_\_\_  
Vol. \_\_\_\_\_  
(Page 1)

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

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

PLAN SHOWING LOCATION OF LAND.



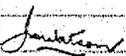
1957106 98  
AS.

Total Area. 1 ac. 2 rd. 32 1/2 per.

Scale: 60 feet to one inch.

All lengths shown hereon are in feet.

FIRST SCHEDULE (continued)

| REGISTERED PROPRIETOR   | INSTRUMENT |          |           | ENTERED   | Signature of Registrar General  |
|---|------------|----------|-----------|-----------|---|
|   | NATURE     | NUMBER   | DATE      |           |   |
| The Commissioner for Main Roads as regards the piece of land designed (A) in the plan hereon being Lots 19, 20 and 30 in DP 238842 and The State Planning Authority of New South Wales as regards the residue   | Transfer   | 11592244 | 25-1-1972 | 20-2-1972 |  |
| The Commissioner for Main Roads as to Lots 1, 2 and 3 in DP238842, Lot 9 in DP35655, Lots 57, 58, 59, 60 and 61 in DP706748 all as proposed motorway and Lots 30, 31, 32, 33 and 34 in DP706748 and The Commissioner for Main Roads as to the residue by Transfer V677219. Registered 8-10-1985 |            |          |           |           |  |

DP 706748  
 Reg'd 30/1  
 V677219  
 (Residue)  
 V706616  
 2 Withdr  
 23/11  
 D.P80131

SECOND SCHEDULE (continued)

| NATURE   | INSTRUMENT |      | PARTICULARS   | ENTERED | Signature of Registrar General   | CANCELLATION |
|--|------------|------|---|---------|--|--------------|
|  | NUMBER     | DATE |   |         |  |              |
| V677219 Transfer - The part of the land within described being Lots 1, 2, 3, 19, 20 and 30 in DP238842 and Lots 57 to 61 inclusive in DP706748 and Lot 9 in DP35655 all required for motorway and Lots 30 to 34 inclusive in DP706748 required for road purposes. Registered 8-10-1985 |            |      |   |         |   |              |
|  |            |      | Registered 5.9.1984<br>This folio is cancelled as to whole/part upon creation of computer folio in the above mentioned plan.<br>9/35655, 57-61/706748,<br>30-34/706748,<br>Residue being 1-3/238842 |         |  |              |
|  |            |      | DP/EP 801316 Registered 3-4-90<br>This folio is cancelled as to whole/part upon creation of computer folios for lots 1-13 in the above mentioned plan.  |         |  |              |

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





SEARCH DATE

12/4/2022 7:57AM

FOLIO: 1/238842

First Title(s): OLD SYSTEM

Prior Title(s): VOL 10149 FOL 196

| Recorded  | Number   | Type of Instrument   | C.T. Issue                     |
|-----------|----------|----------------------|--------------------------------|
| 6/4/1990  | DP801316 | DEPOSITED PLAN       | FOLIO CREATED<br>CT NOT ISSUED |
| 21/4/1997 | 2993014  | TRANSFER             | EDITION 1                      |
| 4/8/1998  | DP878926 | DEPOSITED PLAN       | FOLIO CANCELLED                |
| 15/9/1999 | 6199604  | DEPARTMENTAL DEALING |                                |

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

Form: 97-01T  
Licence: 10V/0096/95  
Printed: 0297LTO

# TRANSFER <sup>(3)</sup>

New South Wales  
Real Property Act 1900



2993014 T

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

|                                  |  |
|----------------------------------|--|
| Office of State Revenue use only | <p>1996/97  S2<br/>NO STAMP DUTY IS PAYABLE ON THIS INSTRUMENT</p> |
|----------------------------------|--|

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

1/238842, 2/238842, 3/238842

(B) **LODGED BY**

|   |   |
|---|---|
| LTO Box<br><i>691R</i><br><del>556X</del> | Name, Address or DX and Telephone <i>DEPT OF URBAN AFFAIRS &amp; PLANNING</i><br><del>ROADS &amp; TRAFFIC AUTHORITY</del><br><i>DX 13 SYDNEY 98957234</i><br>PHONE: (02) 9218 6454<br>Reference (15 character maximum): <i>205.5392:1</i> |
|---|---|

(C) **TRANSFEROR** ..... ROADS & TRAFFIC AUTHORITY OF NSW .....

(D) acknowledges receipt of the consideration of \$1.00  
and as regards the land specified above transfers to the transferee an estate in fee simple.

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

(F) **TRANSFEEE**

|                                     |  |
|-------------------------------------|--|
| <b>T</b><br><b>TS</b><br>(s713 LGA) | Minister Administering the Environmental Planning and Assessment Act, 1979 |
| <b>TW</b><br>(Sheriff)              |  |
| <b>TENANCY:</b>                     |  |

(G)

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 21-4-97  
Signed in my presence by the transferor who is personally known to me.

Signature of Witness  
ROY CORNALE  
Name of Witness (BLOCK LETTERS)  
260 Elizabeth St, Surry Hills  
Address of Witness

Signature of Transferor  
EXECUTED BY THE MANAGER PROPERTY ASSETS  
PURSUANT TO DELEGATIONS BOOK 4008 No. 809  
AND BOOK 4117 No. 182.

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

Signature of Witness  
DAVEY  
Name of Witness (BLOCK LETTERS)  
10 VALENTINE ST. PARRAMATTA  
Address of Witness

Signature of Transferee  
SIGNED by me VINCENT FERNANDEZ RAMOS as delegate of the Minister administering the Environmental Planning and Assessment Act, 1979, and I hereby certify that I have no notice of the revocation of such delegation.

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



SEARCH DATE

12/4/2022 7:57AM

FOLIO: 2/238842

First Title(s): OLD SYSTEM

Prior Title(s): VOL 10149 FOL 196

| Recorded  | Number   | Type of Instrument   | C.T. Issue                     |
|-----------|----------|----------------------|--------------------------------|
| 6/4/1990  | DP801316 | DEPOSITED PLAN       | FOLIO CREATED<br>CT NOT ISSUED |
| 21/4/1997 | 2993014  | TRANSFER             | EDITION 1                      |
| 4/8/1998  | DP878926 | DEPOSITED PLAN       | FOLIO CANCELLED                |
| 14/9/1999 | 6192591  | DEPARTMENTAL DEALING |                                |

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



SEARCH DATE

12/4/2022 7:57AM

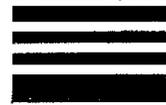
FOLIO: 3/238842

First Title(s): OLD SYSTEM

Prior Title(s): VOL 10149 FOL 196

| Recorded  | Number   | Type of Instrument   | C.T. Issue                     |
|-----------|----------|----------------------|--------------------------------|
| 6/4/1990  | DP801316 | DEPOSITED PLAN       | FOLIO CREATED<br>CT NOT ISSUED |
| 21/4/1997 | 2993014  | TRANSFER             | EDITION 1                      |
| 4/8/1998  | DP878926 | DEPOSITED PLAN       | FOLIO CANCELLED                |
| 14/9/1999 | 6192603  | DEPARTMENTAL DEALING |                                |

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



# CERTIFICATE OF TITLE



14292101

NEW SOUTH WALES

REAL PROPERTY ACT, 1900

Appln. No.10500

Prior Title Vol.7878 Fol.182



Vol. 14292 Fol. 101

EDITION ISSUED  
**CANCELLED**  
26 11 1980

14292 101

(Page 1) Vol. ...., Fol. ....

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.

**SEE AUTO FOLIO**

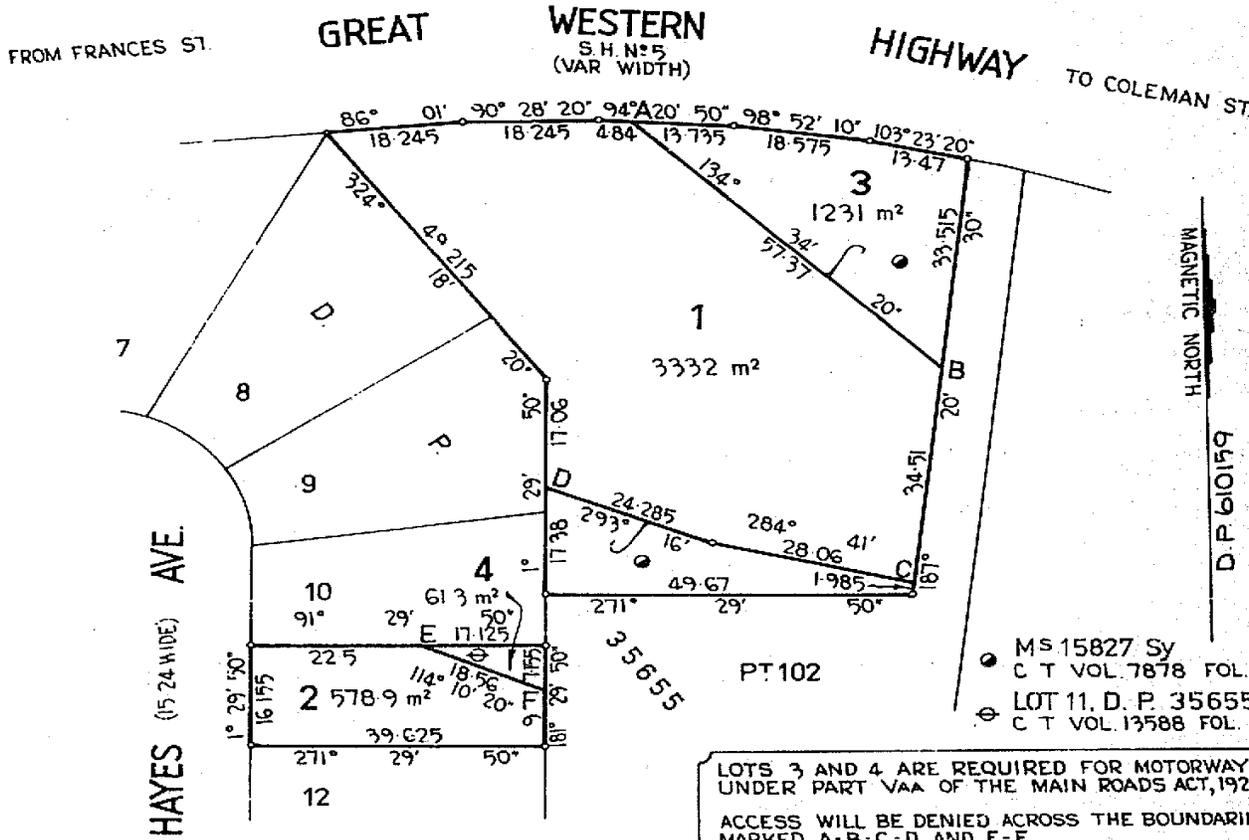
*Signature*

Registrar General.



## PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



LOTS 3 AND 4 ARE REQUIRED FOR MOTORWAY UNDER PART VAA OF THE MAIN ROADS ACT, 1924. ACCESS WILL BE DENIED ACROSS THE BOUNDARIES MARKED A-B-C-D AND E-F.

### ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 610159 at Mays Hill in the Municipality of Holroyd Parish of St. John and County of Cumberland being part of Portion 70 granted to William James on 1-5-1797.

### FIRST SCHEDULE

ELVY BAIN of Wentworthville, Married Woman.

### SECOND SCHEDULE

- Reservations and conditions, if any, contained in the Crown Grant above referred to.
- S43831<sup>P</sup> Covenant.

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

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.





SEARCH DATE

12/4/2022 7:57AM

FOLIO: 1/610159

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

Prior Title(s): VOL 14292 FOL 101

| Recorded  | Number   | Type of Instrument          | C.T. Issue                        |
|-----------|----------|-----------------------------|-----------------------------------|
| 28/3/1988 |          | TITLE AUTOMATION PROJECT    | LOT RECORDED<br>FOLIO NOT CREATED |
| 8/9/1988  |          | CONVERTED TO COMPUTER FOLIO | FOLIO CREATED<br>CT NOT ISSUED    |
| 31/8/1989 | Y576870  | TRANSMISSION APPLICATION    | EDITION 1                         |
| 17/6/1994 | U361470  | TRANSMISSION APPLICATION    | EDITION 2                         |
| 4/8/1998  | DP878926 | DEPOSITED PLAN              | FOLIO CANCELLED                   |

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

STAMP DUTY



Y576870

110-

**TRANSMISSION APPLICATION**

TA eA 1 of 1 R 1/1  
 \$ 440

SECTION 93, REAL PROPERTY ACT, 1900  
 (See Instructions for Completion on back of form)

**LAND of which deceased is registered proprietor**

DESCRIPTION OF LAND Note (a)

| Torrens Title Reference  | If Part Only, Delete Whole and Give Details | Location       |
|--|---|----------------|
| VOLUME 14292 FOLIO 101<br>NOW BEING <u>WHOLE</u> OF LAND COMPRISED IN FOLIO <u>1610159</u> | WHOLE                                       | WENTWORTHVILLE |

**LEASE, MORTGAGE, OR CHARGE of which deceased is registered proprietor**

REGISTERED DEALING Note (b)

| Type of Dealing | Registered Number | Torrens Title Reference | Location |
|-----------------|-------------------|-------------------------|----------|
| <del> </del>    |                   |                         |          |

DECEASED REGISTERED PROPRIETOR Note (c)

|                  |   |                             |
|------------------|---|-----------------------------|
| <u>ELVY BAIN</u> | 2 | OFFICE USE ONLY<br><b>N</b> |
|------------------|---|-----------------------------|

Note (d)

(the abovenamed DECEASED) is registered as proprietor of the land above described. above-mentioned registered dealing. The APPLICANT

APPLICANT Note (e)

|   |                             |
|---|-----------------------------|
| <u>DAVID ALFRED BAIN of 245 Great Western Highway, Wentworthville</u> | OFFICE USE ONLY<br><b>S</b> |
|---|-----------------------------|

ENTITLEMENT Notes (f) and (j)

being entitled as beneficiary of the will/estate of the abovenamed deceased  
 Probate No. 109300/89 of whose will was granted on 26th July, 1989  
to DAVID ALFRED BAIN aforesaid

Note (d)

hereby applies to be registered as proprietor of the estate or interest of the said deceased in the land above described. above-mentioned registered dealing.

DATE OF APPLICATION 16th August, 1989

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

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

[Signature]  
Signature of Witness

EXECUTION Note (g)

H. R. WATTS  
Name of Witness (BLOCK LETTERS)

48 Macquarie St, Parramatta  
Address and Occupation of Witness

Solicitor

[Signature]  
Signature of Applicant

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

|  |                                  |   |            |
|--|----------------------------------|---|------------|
| LODGED BY<br>MACDONALD, EDGERTON & WATTS<br>Solicitors<br>48 Macquarie Street<br>PARRAMATTA NSW 2150 |                                  | LOCATION OF DOCUMENTS<br>CT - OTHER<br><u>CT</u><br>23/8/89<br>M/No. 109300/89<br>nighted & ... |            |
| Delivery Box Number<br>997Q  | Herewith<br>in R.G.O. with       | Produced by   |            |
| Extra Fee  | Checked by<br><u>[Signature]</u> | REGISTERED - -19<br><u>31 AUG 1989</u><br>Registrar General                                     | CT<br>997Q |

OFFICE USE ONLY

HC14  
S

RP3



# TRANSMISSION APPLICATION

Section 93 Real Property Act 1900



U  
361470 R



# B

\$10

Office of State Revenue use only

10/85691Z104 ZI 1190 469091

**(A) LAND**

Show no more than 20 References to Title.

Folio Identifier 1/610159

**(B) REGISTERED DEALING**

If applicable.

**(C) LODGED BY**

|                        |  |
|------------------------|--|
| L.T.O. Box<br><br>668L | Name, Address or DX and Telephone<br>Northwoods<br>DX 1175 Sydney<br><br>REFERENCE (max. 15 characters): WM - BAIN |
|------------------------|--|

**(D) DECEASED REGISTERED PROPRIETOR**

DAVID ALFRED BAIN

**(E) APPLICANT**

|           |  |
|-----------|--|
| <b>TA</b> | PATRICK FRANCIS FRASER of Cnr. Old Windsor Road & Balmoral Road, Kellyville, Real Estate Agent |
|-----------|--|

(F) I, the Applicant, being entitled as Beneficiary of the will/will of the Deceased Registered Proprietor (who died on 22nd March 1994) pursuant to Probate/Letters of Administration No. 107314/94 granted on 30th May 1994 to PATRICK FRANCIS FRASER, apply to be registered as proprietor of the estate or interest of the Deceased Registered Proprietor in the Land/Registered Dealing specified above.

(G) Certified correct for the purposes of the Real property Act 1900. DATE 10th June, 1994  
Signed in my presence by the Applicant who is personally known to me.

Signature of Witness

Thomas James Halbert  
Name of Witness (BLOCK LETTERS)

Solicitor, Parramatta  
Address of Witness

Signature of Applicant

EVIDENCE SIGHTED (office use only)

CHECKED BY (office use only)

### CONSENT OF EXECUTOR OR ADMINISTRATOR

(H)

I, PATRICK FRANCIS FRASER ..... **Executor of the will /Administrator of the estate**  
of the Deceased Registered Proprietor, hereby consent to this application.

  
.....  
Signature of Witness

Thomas James Halbert  
.....  
Name of Witness (BLOCK LETTERS)

Solicitor Parramatta  
.....  
Address of Witness

  
.....  
Signature of Executor/Administrator

### INSTRUCTIONS FOR COMPLETION

**STAMP DUTY:** If the Applicant is a devisee, beneficiary, next-of-kin or otherwise beneficially entitled or if the Deceased Registered Proprietor died prior to 31 December 1981 the application must be presented to the Office of State Revenue prior to lodgment at the Land Titles Office.

1. The Application must be completed clearly and legibly in permanent, dense, black or dark blue non-copying ink. If using a dot-matrix printer the print must be letter-quality.
2. Do not use an eraser or correction fluid to make alterations: rule through rejected material. Initial each alteration in the lefthand margin.
3. If the space provided at any point is insufficient, you may annex additional pages. These must be the same size as the form; paper quality, colour, etc, must conform to the requirements set out in Land Titles Office Information Bulletin No. 19. All pages of any annexure must be signed by the person executing the Application and any attesting witness.
4. The following instructions relate to the marginal letters on the application.

**(A) LAND**

Show the relevant Reference to Title. If there are more than 20 show none in this panel. Place ALL of them on an annexure (see 3 above) with 20 per sheet.

**(B) REGISTERED DEALING**

Show the registration number of any lease, mortgage or charge in regard to which the Applicant is applying to be registered as a proprietor.

**(C) LODGED BY**

This section relates to the person or firm lodging the Application at the Land Titles Office.

**Reference (max. 15 characters)** This is optional. Any slashes, dots, blank spaces, etc, will be counted as characters.

**(D) DECEASED REGISTERED PROPRIETOR**

Show the name in full. Address and occupation need not be shown.

**(E) APPLICANT**

Show the name in full. Address and occupation need not be shown.

**(F) WILL/ESTATE, etc**

Amend "will/estate", "Probate/Letters of Administration" and "Land/Registered Dealing" as appropriate.

In the relevant spaces show the capacity (executor, devisee, etc) in which the Applicant is entitled to apply, the number and date of grant of the Probate or Letters of Administration pursuant to which the application is made, and the name of the person to whom the grant was made.

**(G) EXECUTION**

**General** The application must be executed by or on behalf of the Applicant.

**By the Applicant Personally** The application must be signed in the presence of an adult witness who is not an Applicant and who knows the party executing personally. The witness should complete the appropriate section of the application.

**By the Applicant's Attorney** The Power of Attorney must be registered in the General Register of Deeds at the Land Titles Office. The execution should take the form, "AB by her attorney XY [full name] pursuant to Power of Attorney Book 1234 Number 567".

**Under Authority** If the application is made pursuant to any statutory, judicial or other authority, except a Power of Attorney (see above), the nature of the authority should be disclosed.

**By a Corporation under Seal** The execution should include a statement that the seal has been properly affixed, for example, "... pursuant to a resolution of the board of directors ...". Alternatively, all those attesting the affixing of the seal must state their position in the corporation.

**(H) CONSENT OF EXECUTOR OR ADMINISTRATOR**

This is required only where the Applicant claims to be entitled other than as executor, administrator or trustee.

The completed Application must be lodged by hand at the LAND TITLES OFFICE, Queen's Square, Sydney, together with the Certificate of Title, the probate or letters of administration (or a copy thereof certified by a solicitor to be a true copy) and a completed Notice of Sale.

If you have any questions about filling out the form, please call 228-6666 and ask for our Customer Services Branch.



SEARCH DATE

12/4/2022 7:55AM

FOLIO: 100/878926

First Title(s): OLD SYSTEM

Prior Title(s): 1-3/238842 1/610159

| Recorded   | Number   | Type of Instrument                               | C.T. Issue                 |
|------------|----------|--|----------------------------|
| 5/8/1998   | DP878926 | DEPOSITED PLAN                                   | FOLIO CREATED<br>EDITION 1 |
| 15/12/1998 | 5465083  | TRANSFER   | EDITION 2                  |
| 27/6/2001  | 7720446  | MORTGAGE   | EDITION 3                  |
| 24/9/2001  | 7969355  | DISCHARGE OF MORTGAGE                            |                            |
| 24/9/2001  | 7969356  | TRANSFER   |                            |
| 24/9/2001  | 7969357  | MORTGAGE   | EDITION 4                  |
| 15/10/2003 | AA65208  | DISCHARGE OF MORTGAGE                            |                            |
| 15/10/2003 | AA65209  | TRANSFER   |                            |
| 15/10/2003 | AA65210  | MORTGAGE   | EDITION 5                  |
| 13/1/2006  | AC49084  | TRANSFER   | EDITION 6                  |
| 2/12/2010  | AF915396 | DISCHARGE OF MORTGAGE                            |                            |
| 2/12/2010  | AF915397 | TRANSFER   |                            |
| 2/12/2010  | AF915398 | MORTGAGE   | EDITION 7                  |
| 7/6/2012   | AH36945  | CAVEAT   |                            |
| 8/4/2013   | AH647948 | DEPARTMENTAL DEALING                             |                            |
| 29/8/2013  | AH981471 | DISCHARGE OF MORTGAGE                            |                            |
| 29/8/2013  | AH981472 | TRANSFER   |                            |
| 29/8/2013  | AH981473 | MORTGAGE   | EDITION 8                  |
| 10/9/2014  | AI880177 | VARIATION OF MORTGAGE                            | EDITION 9                  |
| 23/10/2014 | AI979713 | CAVEAT   |                            |
| 4/6/2016   | AK292034 | APPLICATION FOR PREPARATION<br>OF LAPSING NOTICE |                            |
| 4/6/2016   | AK370212 | VARIATION OF MORTGAGE                            | EDITION 10                 |
| 15/6/2016  | AK509587 | DEPARTMENTAL DEALING                             |                            |
| 24/10/2016 | AK715756 | VARIATION OF MORTGAGE                            | EDITION 11                 |

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

12/4/2022 7:55AM

FOLIO: 100/878926

PAGE 2

| Recorded             | Number              | Type of Instrument   | C.T. Issue                |
|----------------------|---------------------|--|---------------------------|
| 24/10/2016           | AK866251            | WITHDRAWAL OF CAVEAT   |                           |
| 31/8/2017            | AM686991            | DISCHARGE OF MORTGAGE  |                           |
| 31/8/2017            | AM686992            | MORTGAGE   | EDITION 12                |
| 8/10/2018            | AN764047            | VARIATION OF MORTGAGE  | EDITION 13                |
| 27/3/2020            | AP993181            | VARIATION OF MORTGAGE  | EDITION 14                |
| <del>30/3/2021</del> | <del>AQ906552</del> | <del>TRANSMISSION APPLICATION<br/>(EXECUTOR, ADMINISTRATOR,<br/>TRUSTEE)</del> | <del>EDITION 15</del>     |
| 14/5/2021            | AR2300              | TRANSFER OF MORTGAGE   |                           |
| 14/5/2021            | AR2301              | TRANSFER OF MORTGAGE   | EDITION 16                |
| 22/5/2021            | AR68530             | VARIATION OF MORTGAGE  | EDITION 17                |
| 18/8/2021            | AR345711            | DISCHARGE OF MORTGAGE  |                           |
| 18/8/2021            | AR345712            | TRANSFER   |                           |
| 18/8/2021            | AR345713            | MORTGAGE   | EDITION 18<br>CORD ISSUED |

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

Licence: AUS/0634/96

# TRANSFER

New South Wales  
Real Property Act 1900

Land Titles Office use only

## 5465083U



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

Office of State Revenue use only

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

PART FOLIO IDENTIFIER 100/878926 being parts  
formerly in FOLIO IDENTIFIERS 1/238842 2/238842  
and 3/238842

(B) **LODGED BY**

LTO Box

Name, Address or DX and Telephone

175L

B & M PPTY TRF

Reference (15 character maximum):

(C) **TRANSFEROR** MINISTER ADMINISTERING THE ENVIRONMENTAL PLANNING &  
ASSESSMENT ACT, 1979

(D) acknowledges receipt of the consideration of .....  
and as regards the land specified above transfers to the transferee an estate in fee simple.

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

(F) **TRANSFEEE**

|  |   |
|--|---|
| <b>T</b><br><b>TS</b><br>(\$713 LGA)<br><b>TW</b><br>(Sheriff) | PATRICK FRANCIS FRASER<br><br><del>TENANCY:</del> |
|--|---|

(G)

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 14/12/98

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

*[Signature]*

Signature of Witness

KARI KORTELAINEN

Name of Witness (BLOCK LETTERS)

2-10 Wentworth St Parramatta

Address of Witness

SIGNED by me ROBERT JOHN WALDRON as delegate of the Minister  
administering the Environment Planning and Assessment Act, 1979 and I  
hereby certify that I have no notice of the revocation of such delegation

*[Signature]*

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Solicitor for Signature of Transferee  
SHAUN MULHOLLAND

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

*HW 5465083*

ROBERT JOHN NIXON

Solicitor NSW  
Barrister and Solicitor VICTORIA

7 Leicester Street  
Epping NSW 2121

Telephone (02) 98725766

FAX. (02) 98725766 (Manually connected upon request)

14 December, 1998

MR D. MULCAHY  
Director  
NSW LAND TITLES OFFICE  
Queens Square  
Sydney NSW 2000

Your Ref.: Computer Folio Identifier: 100/878926  
Our Ref.: Robert Nixon.

Dear Sir,

RE: MINISTER ADMINISTERING THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 (CORPORATION SOLE) ALSO KNOWN AS NSW DEPARTMENT OF URBAN AFFAIRS AND PLANNING (VENDOR) SALE TO MR PATRICK FRANCIS FRASER (PURCHASER) OF LAND DESCRIBED AS NOW CANCELLED LOTS 1-3 DP. 238842 BEING PART ONLY OF NEWLY CONSOLIDATED COMPUTER FOLIO IDENTIFIER 100/878926 GREAT WESTERN HIGHWAY, WENTWORTHVILLE - AUTHORITY AND DIRECTION BY VENDOR TO RELEASE THE ORIGINAL CERTIFICATE OF TITLE IN RESPECT OF 100/878926 TO B. & M. PROPERTY TRANSFERS IN ACCORD WITH THE DIRECTIONS OF THE PURCHASER VIA HIS SOLICITOR FOLLOWING SETTLEMENT OF THIS MATTER.

In reference to the above matter I confirm:

1. I act for the above named Vendor of the above described now cancelled titles that now form part only of 100/878926, the balance of which land contained in such consolidated lot is the property already of the Purchaser above named in this matter.
2. The original Certificate of Title in respect of Computer Folio Identifier 100/878926 is currently held by your Office in the Dual Entitlements Press as advised to my client by your Office's Circular undated, a photocopy of which is enclosed with this letter.
3. Settlement in this matter took place on 14 December, 1998 at 11.30 a.m.
4. Would you please now release to a staff member in the employ of B. & M. Property Transfers, which staff member is bearing this letter, the Original Certificate of Title in respect of Computer Folio Identifier 100/878926 to enable this aspect of this matter to be completed.

Thanking you.

*2/4*

465465083

Yours faithfully,

ROBERT NIXON.



3/4



DEPT. OF URBAN AFFAIRS  
to PLANNING  
691 R

Queens Square  
Sydney 2000  
Phone (02) 9228 6666

Re: REGD. PROP.: PATRICK FRANCIS FRASER to MINISTER  
ADMINISTERING THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979.

The following documents are available for delivery on production of the relevant receipt of authority:

Certificate(s) of Title for

Lot(s) 100/878926

Prior Title(s) being 1-3/238842 1/610159  
B. & M. PROPERTY

Authority is required from TRANSFERS who produced prior  
Title(s) 1/610519

Please arrange for the collection of the documents from the Document Collection Section, First Floor, Land Titles Office, Queen's Square, Sydney, as soon as possible.

DAVID MULCAHY  
Director



4/4

Licence: 98M111  
Edition: 0011

*1145*

**TRANSFER**

New South Wales  
Real Property Act 1900



**7969356A**

PRIVACY NOTE: this information is legally required and will

**STAMP DUTY**

|   |                              |
|---|------------------------------|
| Office of State Revenue (N.S.W. TREASURY) |                              |
| CLIENT No. 75010540                       | STAMP No. 952                |
| STAMP DUTY <i>\$2.00</i>                  | SIGNATURE <i>[Signature]</i> |
| TRANSACTION No. <i>013201</i>             | DATE <i>7/9/07</i>           |
| ASSESSMENT DETAILS:                       |                              |

**(A) TORRENS TITLE**

If appropriate, specify the part transferred

*100/878926*

**(B) LODGED BY**

| Delivery Box | Name, Address or DX and Telephone  | CODES                              |
|--------------|--|------------------------------------|
| <i>45A</i>   | NATIONAL AUSTRALIA BANK<br>197 Prospect Highway<br>Seven Hills NSW 2147<br>Reference (Optional) Fax: 8825 0404 | <b>T</b><br><b>TW</b><br>(Sheriff) |
|              | <i>WV6802</i>  |                                    |

**(C) TRANSFEROR**

Patrick Francis Fraser

**(D) CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$ *\$550,000.00* and as regards

**(E) ESTATE**

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

**(F) SHARE TRANSFERRED**

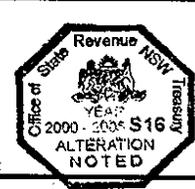
**(G) ENCUMBRANCES**

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

**(H) TRANSFEREE**

~~Tony~~ Diab and Luciana Diab  
Anthony

**TENANCY: Joint Tenants**

**(I) DATE**

..... / ..... / .....  
dd mm yyyy

**(J) I certify that the transferor, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this transfer in my presence.**

Signature of witness: *P. Leonard*

Name of witness: **PHILLIP LEONARD**

Address of witness: **156 PENDLE WAY  
PENDLE HILL.**

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of transferor:

*[Signature]*

**I certify that the transferee, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this transfer in my presence.**

Signature of witness:

Name of witness:

Address of witness:

Certified correct for the purposes of the Real Property Act 1900 by the transferee.

Signature of transferee:

*[Signature]*

If signed on the transferee's behalf by a solicitor or licensed conveyancer, insert the signatory's full name and capacity below:

**JULIA M.J. SATTOUT**  
**SOLICITOR**

*[Handwritten mark]*

Form: 01T  
Release: 2  
www.lpi.nsw.gov.au

①

# TRANSFER

New South Wales  
Real Property Act 1900



## AA65209E

PRIVACY NOTE: this information is legally required and will

### STAMP DUTY

|                                  |                                    |
|----------------------------------|------------------------------------|
| Office of State Revenue use only | TRANSFER- TRANSFER                 |
|                                  | DUTIABLE AMOUNT \$ *****275,000.00 |
|                                  | DUTY \$ *****115.00                |

### (A) TORRENS TITLE

|                             |
|-----------------------------|
| Folio identifier 100/878926 |
|-----------------------------|

### (B) LODGED BY

|                      |  |                               |                               |
|----------------------|--|-------------------------------|-------------------------------|
| Delivery Box<br>208X | Name, Address or DX and Telephone<br>St George Bank Limited<br>DX 11139 KOGARAH<br>Phone: (02) 9236 9580 | Reference:<br>S2U 359 1766.00 | CODES<br>T<br>TW<br>(Sheriff) |
|----------------------|--|-------------------------------|-------------------------------|

### (C) TRANSFEROR

|                               |
|-------------------------------|
| ANTHONY DIAB and LUCIANA DIAB |
|-------------------------------|

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 275,000.00 and as regards

(E) **ESTATE** the land specified above transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED**

(G) **Encumbrances (if applicable):**

### (H) TRANSFEE

|   |
|---|
| ANTHONY DIAB and LUCIANA DIAB as joint tenants as to one half share and<br>LUCIEN NABIL SALEM as to one half share as tenants in common |
| <b>TENANCY:</b>   |

(I)

(J) **DATE** 14/8/03

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of witness: *Robyn Thomas*

Name of witness: Robyn Thomas

Address of witness: 6149 Hawkesbury Road  
Westmead

Signature of transferor:

*[Signature]*

Certified for the purposes of the Real Property Act 1900 by the person whose signature appears below.

Signature: *Paul Sant*

Signatory's name: PAUL SANT

Signatory's capacity: transferee's solicitor

Form: 01T  
Release: 2.1  
www.lpi.nsw.gov.au

# TRANSFER

New South Wales  
Real Property Act 1900



## AC49084P

**PRIVACY NOTE: this information is legally required and will**

### STAMP DUTY

Office of State Revenue use only

NEW SOUTH WALES DUTY  
23-12-2005 0003184943-001  
SECTION 68(2)-ORIGINAL  
NO DUTY PAYABLE

### (A) TORRENS TITLE

100/878926

### (B) LODGED BY

Delivery Box  
*IW*

Name, Address or DX and Telephone  
THE PARKS LEGAL, LAWYERS  
11 GAWLER PLACE BOSSLEY PARK  
NSW 2176  
Reference: BDF017/05

CODES  
**T**  
**TW**  
(Sheriff)

### (C) TRANSFEROR

ANTHONY DIAB, LUCIANA DIAB, LUCIEN NABIL SALEM

### (D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ \_\_\_\_\_ and as regards

### (E) ESTATE

the land specified above transfers to the transferee an estate in fee simple

### (F) SHARE TRANSFERRED

### (G) SHARE TRANSFERRED

Encumbrances (if applicable): AA65210 MORTGAGE TO ST GEORGE BANK LIMITED

### (H) TRANSFEREE

LUCIANA DIAB, LUCIEN NABIL SALEM

### (I)

**TENANCY:** Tenants in Common in Equal Shares

### (J) DATE

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of witness:

Name of witness:  
Address of witness:

*Richard Parkes*  
3 GRUMMAN PLACE  
ST CLAIR 2159  
NSW

*Bethaina Dababneh*  
BETHAINA DABABNEH  
11 GAWLER PL  
BPARK 2176

*Bethaina Dababneh*  
BETHAINA DABABNEH  
11 GAWLER PL  
BPARK 2176

Signature of transferor:

*Anthony Diab*

Certified for the purposes of the Real Property Act 1900 by the person whose signature appears below.

Signature:

*Bethaina Dababneh*

Signatory's name:

BETHAINA DABABNEH  
transferee's solicitor

All handwriting must be in block capitals.

Land and Property Information NSW

*CT Prod by 208X on 10/11/06*

*[Handwritten signature]*

Form: 01T  
Licence: 01-95-025  
Licensee: LEAP Legal Software Pty Limited  
Firm name: Classic Conveyancing Company

①

# TRANSFER



New South Wales  
Real Property Act 1900

## AF915397P

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar to make available to any person for search upon payment of a fee, if any, 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.

### STAMP DUTY

|                                  |   |
|----------------------------------|---|
| Office of State Revenue use only | Office of State Revenue<br>NSW Treasury<br>Client No: 118226658 3499<br>Duty: <u>410.00</u> Trans No: <u>6078031</u><br>Asst details: _____ |
|----------------------------------|---|

### (A) TORRENS TITLE

|   |
|---|
| If appropriate, specify the part transferred<br><b>100/878926</b> |
|---|

### (B) LODGED BY

|                            |   |   |
|----------------------------|---|---|
| Delivery Box<br><b>374</b> | Name, Address or DX and Telephone<br>Westpac Banking Corporation<br>1 KING ST<br>CONCORD WEST 2138<br>IBN35 (02) 8767 3120<br>LLPN: 123839X37Y<br>Reference (optional): <b>47812396</b> | CODES<br><b>T</b><br><b>TW</b><br>(Sheriff) |
|----------------------------|---|---|

### (C) TRANSFEROR

|  |
|--|
| <b>LUCIEN NABIL SALEM AND LUCIANA DIAB</b> |
|--|

### (D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$1,650,000.00 and as regards

### (E) ESTATE

The land specified above transfers to the transferee an estate in fee simple.

### (F) SHARE

TRANSFERRED

### (G)

Encumbrances (if applicable):

### (H) TRANSFEEE

|  |
|--|
| <b>RAYSVA INVESTMENTS PTY LTD ACN 142614622 AND SJPJ PTY LTD ACN 089558725</b> |
| <b>TENANCY: Joint Tenants</b>  |

### (I)

#### DATE

**22nd November, 2010**

(J) I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of witness:

Signature of transferor:

Name of witness:

Address of witness:

Certified correct for the purposes of the Real Property Act 1900 by the person whose signature appears below.

Signature:

Signatory's name:

Christine Barnes

Signatory's capacity:

Licensed Conveyancer for the Transferee

**THIS IS THE ANNEXURE A to TRANSFER  
NOTING THE FOLLOWING:**

**TORRENS TITLE:** 100/878926

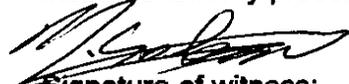
**TRANSFEROR:** LUCIANA DIAB and LUCIEN NABIL SALEM

**CONSIDERATION:** \$1,650,000.00

**TRANSFEREES:** Raysva Investments Pty Ltd ACN 142 614 622 SJPJ Pty Ltd  
ACN 089 558 725 ATF SJPJ Family Trust as joint tenants

**DATED:** 17/11/10

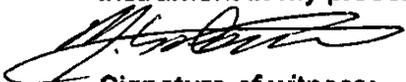
I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.



Signature of witness:

Name of witness: *Nazek Salem*  
Address of witness:  
*6 Orchid Rd, Guildford*  
*2161 NSW*

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.



Signature of witness:

Name of witness: *Nazek Salem*  
Address of witness:  
*6 Orchid Rd; Guildford*  
*2161 NSW*

Certified correct for the purposes of the Real Property Act 1900 by the transferor.



Signature of transferor:

*Luciana Diab.*

Certified correct for the purposes of the Real Property Act 1900 by the transferor.



Signature of transferor:

*LUCIEN SALEM*

Form: 01T  
Release: 6-0

(C)

# TRANSFER

New South Wales  
Real Property Act 1900



## AH981472D

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

|                    |                   |
|--------------------|-------------------|
| NSW Treasury       |                   |
| Client No: 1411509 | 1404              |
| Duty: \$10         | Trans No: 7244718 |
| Asst details:      | 27/8/13           |

**STAMP DUTY**

Office of State Revenue use only

(A) **TORRENS TITLE**

100/878926

(B) **LODGED BY**

|                                 |   |                  |                                |
|---------------------------------|---|------------------|--------------------------------|
| Document Collection Box<br>856A | Name, Address or DX, Telephone, and Customer Account Number if any<br>Nugent Hallman + Case<br>LUPN: 123-640X | Reference: _____ | CODES<br><b>T</b><br><b>TW</b> |
|---------------------------------|---|------------------|--------------------------------|

(C) **TRANSFEROR**

Raysva Investments Pty Ltd A.C.N. 142 614 622 and SJPJ Pty Ltd A.C.N. 089 558 725

(D) **CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$ 2,300,000.00 and as regards

(E) **ESTATE**

the abovementioned land transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED**

\_\_\_\_\_

(G)

Encumbrances (if applicable):

(H) **TRANSFEEE**

UNIVERSAL PROPERTY GROUP PTY LTD A.C.N. 078 297 748

(I)

**TENANCY:**

**DATE** \_\_\_\_\_

(J) Certified correct for the purposes of the Real Property Act 1900 by the corporation named below the common seal of which was affixed pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appear(s) below.

Corporation: RAYSVA INVESTMENTS PTY LTD ACN 142 614 622  
Authority: SEC 127 CORPORATIONS ACT

Signature of authorised person:

Signature of authorised person: \_\_\_\_\_

Name of authorised person: SALIL RAY  
Office held: SOLE DIRECTOR / SECRETARY

Name of authorised person: \_\_\_\_\_  
Office held: \_\_\_\_\_

Certified correct for the purposes of the Real Property Act 1900 on behalf of the transferee by the person whose signature appears below.

Signature:   
Marc Thomas Hardman  
Solicitor  
PARRAMATTA

Signatory's name: Marc Hardman  
Signatory's capacity: TRANSFEEE'S SOLICITOR

(K) The transferee certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. [ ] Full name: \_\_\_\_\_ Signature: \_\_\_\_\_

THIS IS THE ANNEXURE REFERRED TO in the Transfer dated  
day of August 2013 between:

RAYSVA INVESTMENTS PTY LTD A.C.N. 142 614 622

(as transferors)

And

SJPJ PTY LIMITED A.C.N. 089 558 725

(as transferors)

AND

UNIVERSAL PROPERTY GROUP PYT LTD A.C.N. 078 297 748

(as transferee)

- (J) Certified correct for the purposes of the Real Property Act 1900  
by the corporation named below the common seal of which  
was affixed pursuant to the authority specified and in the presence  
of the authorised person(s) whose signature(s) appear(s) below.

Corporation: SJPJ PTY LIMITED ACN 089 558 725

Authority: Sole Director / Secretary. SEC 127 CORPORATION ACT

Signature of authorised person: P.A. Patel.  
As tok

Signature of authorised person:

Name of authorised person: DANNA PATEL -

Name of authorised person:

Office held:

Office held:



FOLIO: 100/878926

| SEARCH DATE | TIME    | EDITION NO | DATE      |
|-------------|---------|------------|-----------|
| 12/4/2022   | 7:55 AM | 18         | 18/8/2021 |

LAND

LOT 100 IN DEPOSITED PLAN 878926  
AT MAYS HILL  
LOCAL GOVERNMENT AREA CUMBERLAND  
PARISH OF ST JOHN COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP878926

FIRST SCHEDULE

NRB PROPERTY GROUP PTY LTD (T AR345712)

SECOND SCHEDULE (3 NOTIFICATIONS)

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
- S43831 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- AR345713 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

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

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## **Appendix D**

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Planning Certificate



CUMBERLAND  
CITY COUNCIL

**APPLICANT:** Douglas Partners Pty Ltd  
2/593 Withers Road  
ROUSE HILL NSW 2155

### **PLANNING CERTIFICATE**

Issued under section 10.7(2) & (5) Environmental Planning and Assessment Act 1979

---

**Property:** 245-247 Great Western Highway SOUTH WENTWORTHVILLE NSW  
2145  
**Title:** Lot 100 DP 878926  
**Land No:** 108855  
**Certificate No:** PC2022/1721  
**Certificate Date:** 06/04/2022  
**Applicant's Ref:** 214064.00

16 Memorial Avenue, PO Box 42, Merrylands NSW 2160  
T 02 8757 9000 E [council@cumberland.nsw.gov.au](mailto:council@cumberland.nsw.gov.au) W [cumberland.nsw.gov.au](http://cumberland.nsw.gov.au)  
ABN 22 798 563 329

*Welcome Belong Succeed*

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**SECTION 10.7(2)**

In accordance with the requirements of section 10.7(2) of the Environmental Planning and Assessment Act (1979) ("the Act"), the following prescribed matters relate to the land at the date of this certificate.

---

**ITEM 1 - Names of relevant planning instruments and DCPs****1. *The following environmental planning instruments apply to the carrying out of development on the land:***

Cumberland Local Environmental Plan 2021

State Environmental Planning Policy (Biodiversity and Conservation) 2021

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

State Environmental Planning Policy (Housing) 2021

State Environmental Planning Policy (Industry and Employment) 2021

State Environmental Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Primary Production) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Resource and Energy) 2021

State Environmental Planning Policy (Transport and Infrastructure) 2021

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

State Environmental Planning Policy - Building Sustainability Index: BASIX 2004

**2. *The following proposed environmental planning instruments apply to the carrying out of development on the land and are or have been the subject of community consultation or on public exhibition under the Environmental Planning and Assessment Act 1979:***

No proposed environmental planning instruments apply

**3. *The following development control plans apply to the carrying out of development on the land:***

Cumberland Development Control Plan 2021

---

**ITEM 2 - Zoning and land use under relevant LEPs****1. (a) *Zoning details in the instruments identified in ITEM 1(1) above*****Zone R2 Low Density Residential****1. Objectives of zone**

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To encourage residential development that maintains the amenity of the surrounding area.
- To ensure that non-residential land uses are located in a setting that minimises impacts on the amenity of a low-density residential environment.

**2. Permitted without consent**

Home occupations

**3. Permitted with consent**

Bed and breakfast accommodation; Boarding houses; Building identification signs;

Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Early education and care facilities; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Home industries; Hospitals; Hostels; Neighbourhood shops; Oyster aquaculture; Pond-based aquaculture; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Seniors housing; Semi-detached dwellings; Tank-based aquaculture; Water recycling facilities

**4. Prohibited**

Any development not specified in item 2 or 3

***Additional permitted uses***

No additional uses apply

**(b) *Are there development standards applying to the land, which fix minimum land dimensions for the erection of a dwelling house on the land?***

No fixed minimum land dimensions apply to this land

**(c) *Does the land include or comprise critical habitat?***

The land does not include or comprise critical habitat

**(d) *Is the land within a heritage conservation area?***

The land is not within a heritage conservation area

**(e) *Is there a heritage item situated on the land?***

Yes, a Heritage Item is situated on the land.

**2. (a) *Zoning details in the instruments identified in ITEM 1(2) above***

No draft zoning applies to the land

***Additional permitted uses***

No draft additional uses apply

**(b) *Are there development standards applying to the land, which fix minimum land dimensions for the erection of a dwelling house on the land?***

No fixed minimum land dimensions apply to the land under a draft environmental planning instrument

**(c) *Does the land include or comprise critical habitat?***

The land does not include or comprise critical habitat under a draft environmental planning instrument

**(d) *Is the land within a draft heritage conservation area?***

The land is not within a draft heritage conservation area

**(e) Is there a draft heritage item situated on the land?**

There are no draft heritage items situated on the land

---

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

***Is the land identified within any zone under Part 3 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006, a Precinct Plan, or a Proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act?***

No

---

**ITEM 3 – Complying Development Exclusions**

***Is the land, land on which complying development may be carried out under clauses 1.17A(1)(c) to (e),(2),(3) and (4), 1.18 (1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008?***

***Housing Code***

No, to the extent that the land is affected by specific land exemptions.

Land that comprises, or on which there is, a heritage item or draft heritage item.

***Rural Housing Code***

No, to the extent that the land is affected by specific land exemptions.

Land that comprises, or on which there is, a heritage item or draft heritage item.

***Low Rise Housing Diversity Code***

No, to the extent that the land is affected by specific land exemptions.

Land that comprises, or on which there is, a heritage item or draft heritage item.

***Housing Alterations Code***

No, to the extent that the land is affected by specific land exemptions.

Land that comprises, or on which there is, a heritage item or draft heritage item.

***General Development Code***

No, to the extent that the land is affected by specific land exemptions.

Land that comprises, or on which there is, a heritage item or draft heritage item.

***Industrial and Business Alterations Code***

No, to the extent that the land is affected by specific land exemptions.

Land that comprises, or on which there is, a heritage item or draft heritage item.

***Industrial and Business Buildings Code***

No, to the extent that the land is affected by specific land exemptions.

Land that comprises, or on which there is, a heritage item or draft heritage item.

***Container Recycling Facilities Code***

No, to the extent that the land is affected by specific land exemptions.

Land that comprises, or on which there is, a heritage item or draft heritage item.

**Subdivisions Code**

No, to the extent that the land is affected by specific land exemptions.

Land that comprises, or on which there is, a heritage item or draft heritage item.

**Demolition Code**

No, to the extent that the land is affected by specific land exemptions.

Land that comprises, or on which there is, a heritage item or draft heritage item.

**Fire Safety Code**

No, to the extent that the land is affected by specific land exemptions.

Land that comprises, or on which there is, a heritage item or draft heritage item.

**ITEM 4 – (Repealed)**

**ITEM 4A – (Repealed)**

**ITEM 4B – Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works**

*Has the owner (or any previous owner) of the land consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?*

No

**ITEM 5 – Mine subsidence**

*Is the land proclaimed to be in a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017?*

No

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

*Is the land affected by any road widening or road realignment under:*

- (a) Division 2 of Part 3 of the Roads Act 1993; or*
- (b) Any environmental planning instrument; or*
- (c) Any resolution of the Council?*

No

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

*(a) Whether or not the land is affected by a policy adopted by the Council that restricts the development of the land because of the likelihood of:-*

- (i) land slip No
- (ii) bushfire No

|       |                     |    |
|-------|---------------------|----|
| (iii) | tidal inundation    | No |
| (iv)  | subsidence          | No |
| (v)   | acid sulphate soils | No |
| (vi)  | land contamination  | No |
| (vii) | Other Risk          | No |

**(b) Whether or not the land is affected by a policy adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council that restricts the development of the land because of the likelihood of:-**

|       |                     |    |
|-------|---------------------|----|
| (i)   | land slip           | No |
| (ii)  | bushfire            | No |
| (iii) | tidal inundation    | No |
| (iv)  | subsidence          | No |
| (v)   | acid sulphate soils | No |
| (vi)  | land contamination  | No |
| (vii) | Other Risk          | No |

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

**1. Is the land or part of the land within the flood planning area and subject to flood - related development controls.**

No

**2. Is the land or part of the land between the flood planning area and the probable maximum flood (PMF) and subject to flood-related development controls.**

Yes

**3. In this clause -**

*flood planning area* has the same meaning as in the Floodplain Development Manual.

*Floodplain Development Manual* means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

*probable maximum flood* has the same meaning as in the Floodplain Development Manual.

**ITEM 8 – Land reserved for acquisition**

**Is there an environmental planning instrument, or proposed environmental planning instrument referred to in clause 1 which makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Environmental Planning and Assessment Act 1979?**

No

**ITEM 9 – Contributions plans**

*The name of each contributions plan applying to the land is:-*

Cumberland Local Infrastructure Contributions Plan 2020

**ITEM 9A - Biodiversity certified land**

*Is the land biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016 (including land certified under Part 7AA of the Threatened Species Conservation Act 1995)?*

No

**ITEM 10 – Biodiversity stewardship sites**

*Has Council been notified by the Chief Executive of the Office of Environment and Heritage that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016 (including biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995)?*

No

**ITEM 10A – Native vegetation clearing set asides**

**Under section 60ZC of the Local Land Service Act 2013, has Council been notified by Local Land Services (or is it registered in the public register under that section) that the land contains a set aside area?**

No

**ITEM 11 – Bush fire prone land**

- |  |     |
|--|-----|
| <i>(a) All of the land is bush fire prone land.</i>  | No  |
| <i>(b) Some of the land is bush fire prone land.</i> | No  |
| <i>(c) None of the land is bush fire prone land.</i> | Yes |

**ITEM 12 – Property vegetation plans**

*Has Council been notified (by the person or body that approved the plan) of the existence of a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applying to the land?*

No

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

*Has Council been notified that an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land?*

No

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

*Is there a direction by the Minister in force under section 75P (2) (c1) of the Environmental Planning and Assessment Act 1979 that a provision of an environmental planning instrument*

***prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect?***

No

---

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

***If State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, have terms of a kind referred to in clause 88(2) of the policy been imposed as a condition of development consent granted after 11 October 2007 in relation to the land?***

No

---

**ITEM 16 – Site compatibility certificates for infrastructure, schools or TAFE establishments**

***Has a valid site compatibility certificate (infrastructure) or a site compatibility certificate (schools or TAFE establishments), of which the Council is aware, been issued?***

No

---

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

**1. *Has a current site compatibility certificate (affordable rental housing), of which the Council is aware, been issued in respect of proposed development on the land?***

No

**2. *If State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5 applies to the land, have terms of a kind referred to in clause 21(1) or 40(1) of the policy been imposed as a condition of development consent in relation to the land?***

No

---

**ITEM 18 – Paper subdivision information**

***Has a development plan been adopted that applies to the land or that is proposed to be subject to a consent ballot?***

No

---

**ITEM 19 – Site verification certificates**

***Has Council been made aware of a current site verification certificate that has been issued in respect of the land?***

No

---

**ITEM 20 – Loose – fill asbestos insulation**

***Has Council been notified that the land includes any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division?***

No

---

**ITEM 21 – Affected building notices and building product rectification orders**

1. Is any affected building notice in force in respect of the land?

No

2. Is any building product rectification order in force in respect of the land that has not been fully complied with?

No

3. Has a notice of intention to make a building product rectification order been given in respect of that land that is outstanding?

No

---

**ITEM 22 - State Environmental Planning Policy (Western Sydney Aerotropolis) 2020**

For land to which *State Environmental Planning Policy (Western Sydney Aerotropolis) 2020* applies, whether the land is –

- (a) in an ANEF or ANEC contour of 20 or greater as referred to in clause 19 of that Policy, or
- (b) shown on the *Lighting Intensity and Wind Shear Map* under that Policy, or
- (c) shown on the *Obstacle Limitation Surface Map* under that Policy, or
- (d) in the “public safety area” on the *Public Safety Area Map* under that Policy, or
- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the *Wildlife Buffer Zone Map* under that Policy.

The land is not affected.

---

**NOTE 1 – Matters arising under the Contaminated Land Management Act 1997**

*Section 59(2) of the Contaminated Land Management Act 1997 prescribes the following additional matters to be specified in planning certificates:-*

(a) *At the date of this certificate, is the land (or part of the land) to which this certificate relates significantly contaminated land?*

No

(b) *At the date of this certificate, is the land to which this certificate relates subject to a management order?*

No

(c) *At the date of this certificate, is the land to which this certificate relates the subject of an approved voluntary management proposal?*

No

(d) *At the date of this certificate, is the land to which this certificate relates subject to an ongoing maintenance order?*

No

- (e) **At the date of this certificate, is the land to which this certificate relates the subject of a site audit statement and a copy of such a statement has been provided to the Council?**

No

**Note:** This information was sourced from the record under section 58 of the *Contaminated Land Management Act 1997*. If the land 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*.

The EPA may be regulating contamination at the site through a license or notice under the Protection of the *Environment Operations Act 1997*.

Contamination at the site may be being managed under the *State Environmental Planning Policy No 55-Remediation of Land*.

---

## SECTION 10.7(5) INFORMATION

In accordance with section 10.7(5) of the Act the following advice is given on other relevant matters affecting the land.

### 1. **Coastal matters and projected sea level rise**

Council has been notified that the Department of Planning has adopted the New South Wales Coastal Planning Guideline: Adapting to Sea Level Rise (August 2010). The guideline can be viewed at [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au). The applicant should also refer to projected sea level rise low, medium and high scenario maps on [http://www.ozcoasts.org.au/climate/Map\\_images/Sydney/mapLevel2.jsp](http://www.ozcoasts.org.au/climate/Map_images/Sydney/mapLevel2.jsp) for further information.

### 2. **Acid Sulfate**

No, the land is not affected by Acid Sulfate Soils

### 3. **Other Advice**

The land has frontage to County or Designated road. Please contact RMS for Guidelines.

---

## GENERAL INFORMATION

The absence of any reference to a matter affecting the land shall not imply that the land is not affected by that matter not referred to in this certificate.

Information provided under section 10.7(2) is in accordance with the matters prescribed under schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is provided only to the extent that the Council has been notified by the Department of Public Works or Department of Planning.

When advice in accordance with section 10.7(5) is requested the Council is under no obligation to furnish any advice. If advice is provided Council draws your attention to section 10.7(6) and schedule 6 of the *Environmental Planning and Assessment Act 1979* which have the effect that Council shall not incur any liability in respect of advice provided in good faith pursuant to section 10.7(5), including the furnishing of advice in respect of contaminated land.

Any enquiries regarding State and Regional Environmental Planning Policies should be directed to the Department of Planning at [http:// www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

Please contact Council's Strategic Planning section for further information about this Planning Certificate.

---

Peter J. Fitzgerald  
**GENERAL MANAGER**

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## **Appendix E**

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Site Photographs



Photo 1



Photo 2



Site Photographs  
 Proposed Development  
 245 Great Western Highway, South Wentworthville  
 CLIENT: White Star Development Pty Ltd

|           |           |
|-----------|-----------|
| PROJECT:  | 214064.00 |
| PLATE No: | 1         |
| REV:      | A         |
| DATE:     | Apr-22    |



Photo 3



Photo 4



Site Photographs

Proposed Development

245 Great Western Highway, South Wentworthville

CLIENT: White Star Development Pty Ltd

PROJECT: 214064.00

PLATE No: 2

REV: A

DATE: Apr-22



Photo 5



Photo 6

|   |   |                    |
|---|---|--------------------|
|  | Site Photographs                                | PROJECT: 214064.00 |
|   | Proposed Development                            | PLATE No: 3        |
|   | 245 Great Western Highway, South Wentworthville | REV: A             |
|   | CLIENT: White Star Development Pty Ltd          | DATE: Apr-22       |



Photo 7



Photo 8



Site Photographs

Proposed Development

245 Great Western Highway, South Wentworthville

CLIENT: White Star Development Pty Ltd

PROJECT: 214064.00

PLATE No: 4

REV: A

DATE: Apr-22



Photo 9



Photo 10



Site Photographs  
 Proposed Development  
 245 Great Western Highway, South Wentworthville  
 CLIENT: White Star Development Pty Ltd

|           |           |
|-----------|-----------|
| PROJECT:  | 214064.00 |
| PLATE No: | 5         |
| REV:      | A         |
| DATE:     | Apr-22    |



Photo 11



Photo 12



Photo 13



Photo 14

|   |   |                    |
|---|---|--------------------|
|  | Site Photographs                                | PROJECT: 214064.00 |
|   | Proposed Development                            | PLATE No: 7        |
|   | 245 Great Western Highway, South Wentworthville | REV: A             |
|   | CLIENT: White Star Development Pty Ltd          | DATE: Apr-22       |

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## Appendix F

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SafeWork NSW Certificate

## Kristine Nicodemus

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**From:** Licensing <licensing@safework.nsw.gov.au>  
**Sent:** Thursday, 28 April 2022 1:59 PM  
**To:** Kristine Nicodemus  
**Subject:** SafeWork NSW: 00689532 –Site Search application – Result not found [ ref:\_00D281hl6J.\_5004a7zsVP:ref ]

**Security Classification: Sensitive Personal**  
**Please do not amend the subject line of this email**

Dear Gavin

**Re: Site Search for Schedule 11 Hazardous Chemicals on premises Application – Result not found**

I refer to your application for a Site Search for Schedule 11 Hazardous Chemicals on premises for the following site: Lot 100 DP 878926 245 Great Western Highway NSW 2145.

A search of the records held by SafeWork NSW has not located any records pertaining to the above-mentioned premises.

If you have any further information or if you have any questions, please use one of the following options, quoting the SafeWork NSW enquiry reference number: 00689532

- Email: [licensing@safework.nsw.gov.au](mailto:licensing@safework.nsw.gov.au)
- Phone: 13 10 50

Kind regards

**Gabriela Draper**

**Licensing Representative**

SafeWork NSW | Better Regulation Division

Department of Customer Service

p- 13 10 50

e- [licensing@safework.nsw.gov.au](mailto:licensing@safework.nsw.gov.au) | [www.customerservice.nsw.gov.au](http://www.customerservice.nsw.gov.au)

Level 3, 32 Mann Street, Gosford, NSW 2250



**Customer  
Service**

We are always looking for ways that we can improve our services. You may be contacted by email in the next few weeks to complete a short survey and provide us with your feedback on what we did well and where we can improve. If you do not wish to participate in our surveys, please email us at: [licensingQA@customerservice.nsw.gov.au](mailto:licensingQA@customerservice.nsw.gov.au) and we will ensure that you are not contacted.



ref:\_00D281hl6J.\_5004a7zsVP:ref