

Preliminary Site Investigation

Spotlight Property Group Pty
Ltd

21-23 Victoria Avenue, Castle Hill, NSW 2154

10 December 2020

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Preliminary Site Investigation

21-23 Victoria Avenue, Castle Hill, NSW 2154



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EXECUTIVE SUMMARY

ERM Services Australia Pty Ltd (ERM) was commissioned by Spotlight Property Group Pty Ltd (the Client) to undertake a Preliminary Site Investigation (PSI) on a parcel of land identified as 21-23 Victoria Avenue, Lot 1 DP 657013 and Lot 1 DP 660382 within the suburb of Castle Hill, NSW, 2154.

The PSI has been prepared in support of a retail and commercial development proposed across the Site, which includes comprehensive environmental review that characterises the contamination status of the Site, draws conclusions on the suitability of the Site for its proposed land use, and provides recommendations to enable such conclusions. Previous investigations have been conducted on the Site between 2008 and 2017. Due to the time elapsed since the last data review (four years), the current PSI aims to confirm the general Site condition and risk of contamination has not changed. It is understood that there are to be three new buildings constructed on the Site, comprising a hotel and retail/commercial premises, as well as a basement carpark.

Land title records, aerial photographs and the previous investigation indicate that the Site has historically been used for agricultural, residential and commercial purposes. The Site has historically been utilised for a range of farming purposes until the 1950s, including orchards, market gardens, chicken farming. Since the 1950s the Site has predominantly been utilised for commercial purposes, including pharmaceuticals, warehousing, vehicle servicing, mechanical and smash repairs and retail. No evidence of any other potentially contaminating activities or extractive industries occurring on Site has been identified, apart from the existing asbestos containing materials (ACM) within the onsite buildings, identified through a hazardous materials investigation (Coffey, 2012).

A walkover of the Site was undertaken by a suitably experienced environmental consultant on 16 November 2020. The purpose of the inspection was to make observations of the Site and adjacent land uses relevant to the assessment of land contamination.

The Site comprises three existing commercial / industrial warehouses currently occupied by retail businesses. The Northern warehouse was a brick structure with metal roof and potential asbestos containing eaves. Two small sheds are also located on the eastern side of the building comprising tin roof, timber banisters and potential asbestos walls. Garden beds surrounding the property were observed to contain brown silty topsoil with sandstone rock inclusions, minor foreign materials including foam, metal and plastic.

Based upon the review of available information, Site observations and identified potential contamination sources, areas of significant or widespread contamination as a result of Site activities have not been identified and are not considered likely. A localised area of hydrocarbon impacted materials within the former UST tank pit is present, however the material does not exceed commercial/industrial land use criteria.

ERM recommend the following actions be undertaken at the Site, prior to redevelopment:

- Asbestos clearance inspection to be conducted post asbestos removal, to confirm removal of all ACM identified within the hazardous materials investigation (Coffey, 2012);
- Excavation, classification and offsite disposal of hydrocarbon impacted materials in the former UST area post demolition and prior to intrusive disturbance in that area; and
- An Unexpected Finds Protocol (UFP) should be developed for the Site to manage potential risks associated with asbestos impacted fill material, if ACM is identified during excavation of fill across the Site.

Based on available information noted within this report ERM has not identified any contamination issues that would warrant immediate notification to the NSW Environmental Protection Authority (EPA) under Section 60 of the Contaminated Land Management Act 1997 (CLM Act). **The investigation concludes that based on Site observations and desktop review, the Site is suitable for the intended land use consistent with 'Commercial/Industrial' as defined in NEPM (2013).**

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1. INTRODUCTION

1.1 General

ERM Services Australia Pty Ltd (ERM) was commissioned by Spotlight Property Group (the Client) to undertake a Preliminary Site Investigation (PSI) on a parcel of land identified as 21-23 Victoria Avenue, Lot 1 DP 657013 and Lot 1 DP 660382 within the suburb of Castle Hill, NSW, 2154. This 2 ha parcel of land constitutes the Site, as per the Design Concept (**Appendix A**). Further Site identification details are presented in **Section 2**.

Refer to **Figure 1** – Site Location and **Figure 2** – Site Layout.

This PSI report provides the requirements of a preliminary investigation including an appraisal of past and present potentially contaminating activities, including the environmental condition of the Site, potential contamination types and the need for further investigation. The report has been prepared utilising information obtained as part of the assessment process and from experience, knowledge, and current industry practice in the investigation of similar sites.

1.2 Background

The PSI has been prepared in support of a retail and commercial development proposed across the Site, which includes comprehensive environmental review that characterises the contamination status of the Site, draws conclusions on the suitability of the Site for its proposed land use, and provides recommendations to enable such conclusions. Previous investigations have been conducted on the Site between 2008 and 2017. Due to the time elapsed since the last data review (four years), the current PSI aims to confirm the general Site condition and risk of contamination has not changed.

It is understood that there are to be three new buildings constructed on the Site, comprising a hotel and retail/commercial premises, as well as a basement carpark.

1.3 Objectives

The project objectives of this PSI are to assess the likelihood of contamination to be present on the Site as a result of past, present and surrounding land use activities and to provide a contamination assessment. The PSI will also provide recommendations for the future management or if remediation works are required to make the Site suitable for the proposed future land use.

Specifically the objectives of the PSI are to:

- Establish an understanding of Site history and activities;
- Identify potential sources of contamination and determine potential contaminants of concern;
- Identify areas of contamination and potentially affected media;
- Develop a conceptual site model (CSM), to determine the source-pathway–receptor linkages through understanding the site setting, site history and potential sources of contamination;
- Provide an assessment of whether the current contamination status of the Site presents a potentially unacceptable risk to human health and/or the environment under the current land use zoning and proposed future use;
- Provide conclusions regarding the suitability of the land for future land use consistent with a *Commercial/Industrial* as defined in the National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No.1) ('NEPM', NEPC, 2013).

1.4 Scope of Works

The following scope of work was conducted for the PSI, based on the requirements outlined in the State of NSW and Office of Environment and Heritage *Guidelines for Consultants Reporting on Contaminated*

Sites (2020) and the National Environment Protection Council (NEPC) National Environment Protection (Assessment of Site Contamination) Measure 1999 (the ASC NEPM) – *Schedule B2: Guideline on Site Characterisation* (2013).

The assessment comprised the following general scope:

- Desktop review of available historical information, including current and historical aerial photographs, land title deeds, and on-line databases maintained by the New South Wales (NSW) Environmental Protection Authority (EPA) and Office of Water;
- Review of the environmental conditions of the Site including geology and hydrogeology;
- Review of supplied documents across the Site including previous investigation reports;
- Identification of potential contamination issues and Potential Areas of Environmental Concern (PAEC) based on past and current land uses;
- Site walkover;
- Interpretation of the desktop assessment data, field observations, local geology and hydrology and the history of the Site;
- Development and documentation of a Conceptual Site model based on available information; and
- Preparation of a report that provides an assessment of site contamination potential and discusses the suitability of the Site for future development

1.5 Limitations

The findings of this report are based on the scope of work summarised in Section 1.4. ERM performed the services in a manner consistent with the normal level of care and expertise exercised by members of the environmental assessment profession. No warranties, express or implied, are made. Although normal standards of professional practice have been applied, the absence of any identified hazardous or toxic materials on the subject Site should not be interpreted as a guarantee that such materials do not exist on the Site.

This assessment is based on Site inspections conducted by ERM personnel, sampling and analyses described in the report, and information provided by people with knowledge of Site conditions.

All conclusions and recommendations made in the report are the professional opinions of the ERM personnel involved with the project and, while normal checking of the accuracy of data has been conducted, ERM assumes no responsibility or liability for errors in data obtained from regulatory agencies or any other external sources, nor from occurrences outside the scope of this project.

ERM is not engaged in environmental assessment and reporting for the purpose of advertising sales promoting, or endorsement of any client interests, including raising investment capital, recommending investment decisions, or other publicity purposes.

The client acknowledges that this report is for the exclusive use of the client, its representatives and advisors and any investors, lenders, underwriters and financiers who agree to execute a reliance letter, and the client agrees that ERM's report or correspondences will not be, except as set forth herein, used or reproduced in full or in parts for such promotional purposes, and may not be used or relied upon in any prospectus or offering circular.

2. SITE SETTING

2.1 Site Location, Identification and Description

The Site comprises two lots of land located immediately east of Victoria Avenue. The Site covers a total area of approximately 2 ha. The Site was zoned as B5 – Business Development but is currently DM (deferred matter) for potential rezoning purposes. The southern lot also includes a small SP2 – Infrastructure zoned area.

The Site currently comprises three warehouse structures, hardstand access and car parking areas and garden beds. All warehouses are currently occupied by retail premises including a Christmas sale warehouse, car dealership, rug/flooring outlet and a Thrifty car hire.

Specific Site identification details are summarised in Table 1. The Site location is presented in **Figure 1** and the Site Layout is presented in **Figure 2**.

Table 1 – Site Identification

Item	Description
Site Address	21-23 Victoria Avenue, Castle Hill, NSW, 2154.
Legal Identification	Lot 1 DP 660382 and Lot 1 DP657013
Local Government Authority	The Hills Shire Council
Current Zoning	B5 Business Development Deferred Matter SP2 Infrastructure under the Hills Local Environmental Plan 2019
Site Area	Approximately 2 ha
Elevation	Approximately 83m – 89m AHD
Site Layout	Refer to Figure 2
Proposed Development	Refer to Appendix A – Design Concept

2.2 Proposed Site Use

ERM understands that three buildings (of 5, 12 and 14 storeys) will be constructed on the Site, comprising various retail and commercial premises, consistent with 'Commercial/Industrial' land use as defined in the NEPM (NEPC, 2013).

2.3 Environmental Setting

2.3.1 Surrounding Land Use

Land use features surrounding the Site are summarised below:

Direction	Land Use
North	Salisbury Road, then retail and commercial premises
West	Victoria Avenue, then retail and commercial premises, and a substation.
South	Carrington Road, then retail and commercial premises.
East	Commercial/industrial warehousing including hardstand and parking areas

2.3.2 Topography and Local Hydrology

The Site lies at an elevation of approximately 83 - 89 m AHD. The northern portion of the Site slopes moderately to the south towards the centre of the Site while the southern portion of the Site is characterised by a steep embankment from the Carrington Road boundary down to the north. Regional topography undulates with the boundary of the Hornsby Plateau and the Cumberland Plain.

Topography, surface cover and geology control the hydrogeology of the Site. It is anticipated that the majority of rainfall runoff will flow through the Site stormwater system into the local Council stormwater system, and ultimately into Cattai Creek and the Hawkesbury Nepean river system. Due to the low permeability of the hardstand, which covers the majority of the Site, rainfall run-off infiltrating through the subsurface soil and bedrock profiles is expected to be minimal. Groundwater is expected to flow in a general easterly direction towards Cattai Creek, once within the local stormwater system. The nearest surface water receptor is a stormwater drainage channel approximately 150m east northeast of the Site. The drainage channel leads to Cattai Creek approximately 450m east of the site.

2.3.3 Geology and Soils

Review of the Geological Survey 1:250,000 map of Sydney Series S156-5 indicates the underlying bedrock comprises Bringelly Shale, Minchinbury Sandstone and Ashfield Shale of the Wianamatta Group consisting of shale with some sandstone beds.

Review of the 1:100,000 Soil Landscape of Sydney map indicates that the Site lies within the Luddenham Soil Landscape Group which is characterised by shallow dark podzolic soils or earthy clays on crests, moderately deep red podzolic soils on upper slopes, and moderately deep yellow podzolic soils and prairie soils on lower slopes and drainage lines.

2.3.4 Acid Sulfate Soils

The DSI conducted for the Site (DLA, 2016) included a review of the Acid Sulfate Soil Risk Map, The Hills Shire Council LEP 2019. The review indicated that there are no known occurrences of acid sulfate soils in the area. No visual indications of acid sulfate soils were observed during the Site inspection on 16th November 2020.

2.3.5 Salinity

Review of *The Salinity Potential in Western Sydney* map (DIPNR, 2002) indicates the Site area generally is within a region of moderate salinity potential. No visual indicators of high salinity were observed on the Site.

2.3.6 Hydrogeology

A search of the Water NSW groundwater database indicated that there no groundwater monitoring bores in close proximity to the Site. The nearest bore is over 3km north east of the Site, which is listed as a domestic bore 253m deep with a standing water level of 60m.

Previous groundwater investigations on the Site have identified groundwater at approximately 7m bgl. However a large variance in groundwater elevation was observed across the Site, likely due to groundwater being fracture controlled within the bedrock.

Site specific groundwater assessments were beyond the scope of this report. Future redevelopment works are also unlikely to impact on Site groundwater quality, due to only one 4m basement level proposed.

3. DESKTOP INVESTIGATION

3.1 Previous Investigations

A summary of each previous investigation report is provided in the section below. The final sections (3.1.9) provides the current Site status and a timeline of Site investigations.

3.1.1 **Stage 1 Environmental Site Assessment (Environmental Investigation Services, 2008)**

EIS were engaged by Restifa and Partners Pty Ltd to conduct a Stage 1 Environmental Site Assessment (ESA) to assess the likelihood of contamination of the subsurface soils and groundwater for a proposed commercial development at 21-23 Victoria Avenue, Castle Hill.

The primary potential sources of contamination identified in the ESA were thick fill deposits to level the Site and to fill a former creek line running east to west through the southern half of the Site. The report also noted a 2,000L underground storage tank (UST) which had been previously contained heating oil but had been decommissioned via injection with sand in 1990 and covered with concrete slab was identified to be present at 21A Victoria Avenue.

(Note – the Comments and Recommendation section of the report was excluded in the electronic version of the report provided for review).

3.1.2 **Hazmat Register and Asbestos Management Plan (Coffey Environments, 2012)**

Coffey Environments conducted a Hazardous Materials survey of the two buildings on property in January 2012.

Asbestos containing materials identified included:

- Asbestos cement fascia linings (rippled) in the front and west side of the store (external);
- Asbestos cement panels below the fascia linings in the south side of the carport (external); and
- Zelemite electrical board in the electrical board room (external).

No high priority asbestos containing materials (ACM) were identified at the time of inspection, indicating no immediate remediation or removal of existing ACM was required at the time.

3.1.3 **Environmental Due Diligence Assessment Results Letter (Geo_Logix, March 2013)**

Geo Logix Pty Ltd was engaged by Hydrox Nominees Pty Ltd to conduct an assessment of possible site contamination for due diligence purposes. *(Note – the letter was to provide preliminary advice on the results of the assessment, and implied a complete environmental report was to be provided. A complete report on the assessment was not provided to ERM for review).*

The investigation included systematic grid-based soil sampling from 44 locations and the installation of six groundwater wells across the Site (Refer to **Figure 2 – Geo-Logix Sample Locations**). A further 8 locations were advanced near the UST to delineate any impact extending into surrounding fill materials.

Contamination identified included:

- Petroleum in soil and groundwater in close proximity to the UST;
- Nitrogen and Ammonia at elevated concentrations in groundwater from well B7; and
- Heavy metals at elevated concentrations in all wells.

With the exception of petroleum in close proximity to the UST, Site soils were free from contaminants of potential concern.

At the time of the provision of the letter, fill materials across the Site were classified as Restricted Solid Waste, due to the elevated nickel concentrations. However the letter advised that further testing was being undertaken that would likely reduce the classification.

The investigation concluded that the Site was not grossly impacted by land contamination.

3.1.4 UST Removal and Validation (Geo_Logix, January 2015)

Geo-Logix Pty Ltd was commissioned by Masters Home Improvement to remove and validate the underground storage tank (UST) at the property located at 21-23 Victoria Avenue, Castle Hill.

The UST was removed and disposed of in December 2014 in accordance with AS4976-2008: *The Removal and Disposal of Underground Storage Tanks*. An excavation measuring approximately 3.5 by 1.8m and extending to a depth of 3.6m below ground was required to remove the UST.

Soil samples were collected from the walls and floor of the resulting excavation and from the stockpiled backfill sands to assess the contamination status of the material. Analytical results indicated petroleum at concentrations above the NEPM Management Limit but below human based assessment criteria in all samples analysed. The results are consistent with the findings of the Geo-Logix (2013) which had demonstrated the extent of petroleum impacted soil is limited to the near vicinity of the UST. The excavation was backfilled with the stockpile formerly surrounding the UST and 8.2 tonnes of imported crushed concrete pending future bulk excavation works.

It was recommended an experienced contaminated site consultant is engaged to supervise the removal, validation and lawful disposal of the petroleum impacted soil during future bulk earthworks as part of the site redevelopment.

3.1.5 Groundwater Assessment Report (Geo_Logix, February 2015)

Geo-Logix Pty Ltd was commissioned by Masters Home Improvement to conduct a Groundwater Assessment of the property 21-23 Victoria Avenue, Castle Hill. The previous Environmental Due Diligence Assessment of the site in early 2013 had identified arsenic, cadmium and ammonia/nitrogen impacted groundwater on the site, with Geo-Logix of the opinion that the groundwater condition was unlikely to present a risk of harm to the adjacent creek (150m away) however there was insufficient groundwater data to support the opinion. Consequently, the additional groundwater assessment was undertaken to close out the data gap.

Four additional groundwater monitoring wells were installed and sampled onsite, in addition to re-sampling of previously installed monitoring wells and nearby creek water. Groundwater was identified to be present at approximately 7m below ground level. Due to the variation in elevation, the groundwater flow direction and gradient could not be determined (however in the Due Diligence Assessment (2013) it was indicated groundwater was expected to flow northward in the vicinity of the UST area).

The assessment concluded:

- Total arsenic was not detected in groundwater at well B52 at concentrations greater than arsenic IV assessment criteria (groundwater investigation levels, NEPM);
- Cadmium was detected at concentrations just above hardness modified GILs in two groundwater samples. The exceedances were not considered significant; and
- The risk to the creek from nutrients in groundwater at the Site was considered negligible.

The results of the investigation supported Geo-Logix's 2013 findings that the risk to the creek 150m from the Site from impacted groundwater on the Site was negligible.

3.1.6 Due Diligence (ERM, 2016)

ERM Pty Ltd were engaged by Woolworths Australia to undertake a due diligence assessment of 64 Masters Freehold Sites (referred to as Project Miami). The objective of the due diligence was to provide an assessment of the risks and liabilities in advance of a potential divestment.

The due diligence summarised that the Site was high risk due to the following:

- Potential sources of historical onsite soil and groundwater contamination sources were identified (panel beating operations, agricultural use and the presence of a UST);
- The site was deemed not suitable for commercial use without remediation required prior to Site development;
- A review of the notification criteria is required pending the chosen remedial strategy; and
- Data gaps were identified relating to dangerous goods previously being stored at the Site (if any) and environmental compliance issues.

It was recommended that any petroleum impacted soil be removed and supervised by an experienced contaminated site consultant. Further assessment was also recommended to determine whether Notification of the Site is required under the Contaminated Land Act.

3.1.7 Supplementary Site Investigations (DLA, December 2016)

DLA was engaged by Blueprint Australia to conduct Supplementary Site Investigations at the Site. The object of the investigations was to address the data gaps identified in previous assessments and provide greater clarity in the environmental conditions of the Site. A total of 26 soil samples were collected from 15 targeted locations across the Site, with fill soils being observed to a depth of 2m BGL. Fill materials where present consisted of reworked silty clay material, indicating that fill material was sourced through cutting and filling associated with the development of the Site. All samples analysed reported concentrations of BTEX, vTRH, TRH, PAH, OC/OP Pesticides, PCBs and heavy metals below the laboratory LOR or conformed to NEPM 2013 *Commercial / Industrial* land use criteria.

In the event of excavation and disposal of fill materials from the Site, the top 0.5m of material would likely be classified as General Solid Waste, with the material below a combination of ENM and VENM.

3.1.8 Environmental Review 21-23 Victoria Avenue Castle Hills (DLA, October 2017)

DLA undertook a review of the Site's history and contamination issues with an aim to provide recommendations with regard to potential future environmental management requirements and to identify any potential financial risks and liabilities of the Site. DLA summarised that the potential environment liabilities included;

1. Significant volumes of fill are present across the Site, with the majority observed to be earth fill. However anthropogenic materials (no asbestos identified) were observed to be present in five of the borehole locations) predominately in the north east corner of the Site.
2. Limited borelogs and laboratory results were included in previous Due Diligence Assessments leading to difficulties with estimating volume or classifications of fill materials on-site. However the following estimates of fill volumes were provided.
 - Backfilled creek footprint approximately 8000m³ – 10,000m³;
 - Raised rear carpark area in the north east corner of the Site approximately 3000m³ – 4000m³;
 - Remaining areas of the Site approximately 8,000m³ – 16,000m³
3. The classification and subsequent costs involved in off-site disposal of fill materials would be dependent on results of additional soil investigations and any planned excavations.

4. The Preliminary Due Diligence Results provided by Geo_Logix in 2013 indicated that fill materials in the vicinity of location B14 would be classified as Restricted Solid Waste (RSW) due to a benzo(a)pyrene detections. The calculated 95% UCL for nickel (66.68 mg/kg) within samples collected from fill material across the Site are within the Restricted Solid Waste classification.
5. Previous groundwater investigations undertaken indicate that the likelihood of local groundwater contamination is low.

3.1.9 Site Status and Timeline

2008

Stage 1 ESA undertaken, where decommissioned 2000L UST was identified. Other potential contamination sources included areas of fill to level the Site and fill in a former creek line.

2012

Hazardous Materials Register developed, with ACM present in building panels, fascias and zelemite boards (to be removed prior to demolition).

2013

Due Diligence Assessment undertaken which identified petroleum impact from UST, elevated concentrations of nitrogen, ammonia and metals in groundwater. Site not grossly impacted by land contamination.

Site Status:

- All fill onsite classified as Restricted Solid Waste (RSW) due to elevated nickel concentrations, in the future leach testing required to potentially reduce the classification to General Solid Waste (GSW).
- UST requires removal and validation.
- Additional groundwater investigation required.
- Fill with anthropogenic inclusions identified in northern area near UST (no asbestos identified).

Jan 2015

The UST was removed and validated in late 2014.

Site status:

- Impact from the UST was identified to be limited to the soils directly adjacent to the UST, and not to extend beneath the building or into nearby fill soils.
- The material excavated was used as backfill as did not exceed land use criteria.
- The material will require bulk excavation, classification and offsite disposal during future development works, as management limits exceeded.

Refer to **Figure 3** – Former UST Fill and Area

Feb 2015

Groundwater assessment undertaken.

Site Status:

- The risk to the creek 150m from the Site from impacted groundwater on the Site was negligible.

2016

Due Diligence assessment undertaken to assess risks and liabilities prior to potential divestment.

Site Status:

- It was recommended that any petroleum impacted soil be removed and supervised by an experienced contaminated site consultant.
- Further assessment was also recommended to determine whether Notification of the Site is required under the Contaminated Land Act.

Dec 2016

Supplementary investigation undertaken to assess data gaps identified in previous investigations.

Site Status:

- In the event of excavation and disposal of fill materials from the Site, the top 0.5m of material would likely be classified as General Solid Waste, with the material below a combination of ENM and VENM.
- The Site is free of contamination hotspots (possible exception of 20-30m³ around former UST area) and the Site is suitable for Commercial/Industrial land use.

2017

Environmental review undertaken to identify any financial risks and liabilities at the Site, and any potential future environmental management requirements.

Site status:

- Significant volumes of mainly earth fill are present across the Site, with anthropogenic material identified in fill within the north eastern section.
- The classification and subsequent costs involved in offsite disposal of fill materials would be dependent on results of additional soil investigations and any planned excavations, with potential GSW and RSW classifications.
- Previous groundwater investigations undertaken indicate that the likelihood of local groundwater contamination is low.

3.2 Hazardous Chemical Information

A SafeWork NSW Stored Chemical Information Database search regarding the Site was undertaken by ERM in November 2020. The results of the search indicated a single 2,000L UST, previously used to store heating oil was located on-site. This tank was decommissioned in 1990 through sand injection and capped with a concrete slab. Refer to **Appendix D** for details.

3.3 Section 10.7 Planning Certificate

A Planning Certificate from The Hills Shire Council under Section 10.7 of the Environmental Planning and Assessment Act 1979 (NSW) was obtained for both lots at the Site, stating:

- The Site is currently zoned as B5 Business Development Defferer Matter and SP2 Infrastructure;
- The Site is not land to which a property vegetation plan relates;
- The Site does not contain an item of environmental heritage;
- The southern lot **is** affected by Local Road Widening, under the draft of the Hills Local Environmental Plan 2020;
- No matters apply to the Site under the Contaminated Land Management Act 1997 (NSW);
- The Site is not affected by the operation Sections 38 or 39 of the Coastal Protection Act 1979 (NSW);
- The Site has not been proclaimed to be within a mine subsidence district; and
- The Site **is** affected by the RFS Planning for Bushfire Protection 2018.

Refer to **Appendix E** – Section 10.7 Certificate

3.4 Regulatory Agency Search

3.4.1 Contaminated Land Record Search

A search of the NSW Environment Protection Authority (NSW EPA) 'Contaminated Land Record' and 'List of Contaminated Sites Notified to EPA' was carried out by ERM on 13 November 2020.

The search indicated that there are no notices issued for the Site and immediately surrounding properties under the Contaminated Land Management Act 1997.

3.4.2 POEO Search

A search of the NSW EPA Protection of the Environment Operations (POEO) Act 1997 public register was conducted by ERM on 13 November 2020 and did not locate any records of audits or pollution studies/reduction programs for the Site or any properties within 500m of the Site.

3.5 Heritage

3.5.1 Local and State Heritage

ERM are not aware of any areas of local or state significant heritage within the Site. A search on the State Heritage Inventory on the Office of Environment & Heritage website accessed on 13 November 2020 did not identify any Aboriginal Places or State Heritage Register listings within the vicinity of the Site.

3.6 Site History

3.6.1 Title Deed Information

Land title records were obtained and reviewed for the period 1913 to the present, which summarises changes in land ownership over time and the potential for historic contaminating activities to have occurred on the Site. A summary of the relevant information for each lot is provided in Table 2 and Table 3 below.

Table 2 – Historical Title Search Lot 1 DP 660382

Year	Site Owner	Land Use / Occupation
1913	Alfred Islip	Poultry Farmer
6/3/1939	Norman Harold Heaton	Law Clerk
10/3/1939	George Chakovan	Carpenter
1940	Benjamin Harry Calver Annie Margaret Calver	Poultry Farmer Married Woman
1945	Marinos Marinakis	Farmer
1946	Edgar Sydney Philips	Poultry Farmer
1949	Neville Albert Manning	Storekeeper, now Poultry Farmer
1951	Charles William Turner	Machinist
1957	W.J. Bewley Pty Ltd	-
1971	Arcilia Pty Limited now C.H. Laboratories Pty Limited	-
1981	Australian Mutual Provident Society	-
1987	Impane Pty Limited	-
1992	Creata Promotion Holidays Pty Limited now Creata Investments Pty Limited	-
1999	Coranton Pty Limited	-
2005	Cavasign Pty Limited	-
2013	Hydrox Nominees Pty Limited	-
2017	Castle Hill Spotlight Property 2 Pty Ltd	-

Table 3 - Historical Title Search Lot 1 DP 657013

Year	Site Owner	Land Use / Occupation
1913	Alfred Islip	Poultry Farmer
6/3/1939	Norman Harold Heaton	Law Clerk
10/3/1939	George Chakovan	Carpenter
1940	Benjamin Harry Calver Annie Margaret Calver	Poultry Farmer Married Woman
1945	Marinos Marinakis	Farmer
1946	Edgar Sydney Philips	Poultry Farmer
1949	Neville Albert Manning	Storekeeper, now Poultry Farmer
1950	Edgar Willam New t Bourne	Poultry Farmer
1952	Charles William Turner	Machinist
1957	Morris Bruce Wheatley	Field Assistant
27/2/1958	Allan Peter Scott	School Master
11/12/1958	Percival Cleverley	Cleaner
1971	M. Smith & Son Earthmovers Pty Limited	-
1983	Bratok Pty Limited	-
18/4/1984	Manaw aii Castle Pty Limited	-
24/9/1984	Permanent Trustee Nominees (Canberra) Limited	-
1991	Evensted Pty Limited	-
1998	Makcam Pty Limited	-
2004	Coranton Pty Limited	-
2005	Cavasign Pty Limited	-
2013	Hydrox Nominees Pty Limited	-
2017	Castle Hill Spotlight Property 2 Pty Ltd	-

Refer to **Appendix F** – Title History Search

3.6.2 Historical Aerial Photographs

A review of aerial photographs has been carried out to assess visible changes in land use within the current Site over time. Relevant observations are summarised in Table 4.

Table 4 – Aerial Photograph Review

Date	Description
Prior 1960's	The Site was owned by various individuals, including an orchardist and poultry farmers. Historical aerial photographs indicate the Site was largely used as a chicken farm and partial market garden. There were several small buildings, possibly residential dwellings located in the north west portion of the Site.
1960's	The Site was owned by various investment companies with the chicken farm abandoned and two new buildings constructed in the northern portion of the Site in place of at least one previous building. A creek is visible running through the central portion of the Site from west to east with adjacent small structure. A dwelling existed in the south west corner of the Site.
1970's	The Site was owned mainly by various investment companies. In the late 1970's the Site and surrounds began to undergo major industrial construction. All previous buildings in the northern portion of the Site were demolished and the current buildings underwent construction. Large commercial/industrial buildings were built to the west and south of the Site and roads sealed.
1980's	The previous dwelling and small structures located in the southern portion of the Site were demolished and the creek filled in for new construction of an industrial /commercial block with concrete sealed carpark. New industrial/commercial property was constructed directly east of the Site and surrounding areas.
1990's	The surrounding area continued to develop as an industrial business park area with more warehouses and business blocks constructed. Roads were developed, a substation was constructed to the west of the Site.
2000's to present	No significant changes to the Site and surrounding properties. The wider area shows an increase in housing density and reduction in vegetated/undeveloped land.

Refer to **Appendix B – Aerial Photographs**

3.7 Site History Summary

Land title records, aerial photographs and the previous investigation indicate that the Site has historically been used for agricultural, residential and commercial purposes. The Site has historically been utilised for a range of farming purposes until the 1950s, including orchards, market gardens, chicken farming. Since the 1950s the Site has predominantly been utilised for commercial purposes, including pharmaceuticals, warehousing, vehicle servicing, mechanical and smash repairs and retail. No evidence of any other potentially contaminating activities or extractive industries occurring on Site has been identified, apart from the existing asbestos containing materials (ACM) within the onsite buildings, identified through a hazardous materials investigation (Coffey, 2012).

Common chemicals that are used in agricultural activities and may have been used at the Site are Organochlorine Pesticides (OCP), Organophosphorus Pesticides (OPP), herbicides and fungicides. OCP is the most persistent of these chemicals, with residues lasting in the environment up to 20 years; whilst OPP, herbicides and fungicides are less persistent in the environment and are therefore not considered as efficient indicators of residual contamination. Fertilisers used can also contain heavy metals which are more persistent in the environment. It is considered that there is some risk of

contamination associated with agricultural activities confined to the upper surface topsoil at the Site. Pesticides are therefore considered a potential contaminant of concern

Land clearing appears to have taken place across the Site prior to 1947, with a buildings constructed prior to 1970. Historical hazardous building materials such as asbestos containing materials (ACM) are likely to have been used within the construction of buildings on the Site within the last 50 years, including sheds and residential properties. Therefore, asbestos is considered a potential contaminant of concern at the Site. There is also a risk of hydrocarbons to be present in the surface soils due to the possible use of farm machinery and from mechanical workshops. Chemical contamination from pharmaceutical production is also a potential contaminant source.

4. SITE WALKOVER

A walkover of the Site was undertaken by a suitably experienced environmental consultant on 16 November 2020. The purpose of the inspection was to make observations of the Site and adjacent land uses relevant to the assessment of land contamination.

Site features are discussed in conjunction with reference to photographic records contained in **Appendix C**.

4.1 Site Features

The Site comprises three existing commercial / industrial warehouses currently occupied by retail businesses. The Northern warehouse was a brick structure with metal roof and potential asbestos containing eaves. Two small sheds are also located on the eastern side of the building comprising tin roof, timber banisters and potential asbestos walls. Garden beds surrounding the property were observed to contain brown silty topsoil with sandstone rock inclusions, minor foreign materials including foam, metal and plastic.

The Site was accessed by ERM from the west from Victoria Avenue. The eastern and southern boundaries of the Site are bound by metal wire fencing with the northern and eastern portions open to the adjacent roads. The western portion of the Site fronting Victoria Avenue was covered with well-maintained grass with a bitumen carpark and sealed driveways. A few mature trees and shrubs were located along the western portion of the Site with a telegraph pole and switchboard located in the north western corner. The northern and north western portions of the parking lot are separated from the elevated grassed area by a retaining wall approximately 1m high. Water main services were located along the western boundary. Minor surface staining was observed in one parking spot within property 21B. Potential asbestos sheeting was also observed on the exterior of the southernmost warehouse with potential ACM fragments located on the southern pathway adjacent to the warehouse. Fluorescent lights were also observed on the southern side of property 23.

A small stockpile approximately 3m³ was located along the western boundary immediately north east of property 21B. Materials comprised brown silty clay with brick, plastic and gravel.

Refer to **Appendix C** – Photographic Gallery.

4.2 Wastes, Chemical Storage and Spillage

No significant, chemical staining, storage areas or spillages were observed during the Site inspection conducted on 16 November 2020. Storage of timber was observed within the two sheds located on the eastern boundary of the Site, however access to the interior of the existing buildings was limited

4.3 Underground and Aboveground Storage Tanks

A potential former Underground Storage Tank (UST) pit was observed in the north eastern portion of the site along with a groundwater monitoring well adjacent. The sealed bitumen had been removed in this area with gravel, concrete and aggregate compacted and placed in the former tank pit area. The tank was previously removed with the tank pit validated and backfilled by GeoLogix in 2015. As such, ERM were unable to inspect the tank pit during the Site walkover.

4.4 Telegraph Poles and Switch Boards

One timber telegraph pole was observed onsite with a further seven timber telegraph poles located along the western boundary line on the nature strip along Victoria Road. One large switchboard located adjacent to the telegraph pole was observed. This was identified to be relatively modern with no staining or odours observed surrounding the telegraph poles.

4.5 Fill

Potential fill materials containing surface impacts of ACM were observed along the southern side of the property 21B. ACM is suspected to be from damaged wall panels along the outside of the warehouse. A small stockpile approximately 3m³ was observed to comprise brown silty clay with brick, plastic and gravel. Potential fill areas across the site include the north, west and southern boundaries adjacent to the surrounding roads as well as along the former creek line that extended east-west across the central portion of the Site.

4.6 Odours and Staining

Minor evidence of surface staining was observed within one car space in Property 21B, no other significant odours or staining were observed on the Site.

4.7 Asbestos

Potential ACM was observed within the eaves of property 23 warehouse with potential ACM observed in the walls of the two adjoining sheds. Potential ACM panels were also observed on the exterior of the southernmost warehouse (21B) and surface impacts along the southern side of the warehouse in property 21B.

4.8 Phytotoxicity

There was no visual evidence of phytotoxic impact (i.e. plant stress or dieback) observed on the Site. Vegetation on adjoining properties also appeared healthy.

5. PRELIMINARY CONCEPTUAL SITE MODEL

5.1 Overview

A Conceptual Site Model (CSM) is a representation of an environmental system and the processes that determine the transport of contaminants from sources through environmental media to environmental receptors. The development of a CSM comprises an iterative process of characterising Site contamination on the basis of historical, anecdotal, previous and current environmental data.

A CSM, as used herein, is the qualitative description of plausible mechanisms by which receptors may be exposed to contamination at a given site. For exposure to be considered possible, some mechanism ('pathway') must exist by which contamination from a given source can reach a given receptor. Such complete 'source-pathway-receptor' (SPR) exposure mechanisms are commonly termed 'SPR linkages'.

Potential exposure pathways are evaluated based on the existence of:

- A source of contamination/impact;
- A mechanism for release of contaminants from identified sources;
- A contaminant retention or transport medium (eg, soil, air, groundwater, etc.);
- Potential receptors of contamination; and
- Mechanism for chemical intake by the receptors at the point of exposure (ingestion, dermal contact or inhalation or a combination).

Contaminant sources, exposure mechanisms and receptors at the Site are discussed in the following sections, with a thorough understanding of the relationships between each considered fundamental in assessing potential risk.

5.2 Potential Sources of Contamination

Potential sources of contamination are likely associated with fill materials beneath the hardstand on the Site, and hazardous building materials within Site structures.

5.3 Potential Contaminants of Concern

Contaminants of concern include chemicals from historical agricultural and pharmaceutical use, as well as fuels or oils from automotive services. Asbestos fragments within fill material are also a potential contaminant of concern, as buildings constructed and since demolished on the Site may have contained asbestos sheeting.

5.4 Areas of Contamination and Affected Media

Based upon the review of available information, Site observations and identified potential contamination sources, areas of significant or widespread contamination as a result of Site activities have not been identified and are not considered likely.

This is due to historical data review as well as the intrusive investigations previously undertaken on the Site. For a Site 2ha in size, the NSW EPA Sampling Design Guidelines (1995) suggest 30 locations for intrusive investigation. Between 2012 and 2016, a total of 67 locations have been assessed for soil contamination.

A UST identified in the northern area of the Site has been removed and validated. Fill material including anthropogenic inclusions (no asbestos identified) was located between the former UST location and the Site boundary. While no asbestos was identified, there is the potential for ACM to be present based on the condition of fill within the area.

Asbestos sheeting was identified within the Site structures during a hazardous materials survey, and will require removal under Class B conditions and supervision prior to demolition.

5.5 Potential Receptors

The potential receptors of environmental impacts initially assessed to be present at the Site include:

- Employees and contract worked at the Site;
- Visitors to the Site; and
- Intrusive maintenance workers.

5.6 Potentially Complete Exposure Pathways

Contaminants generally migrate from a source to a receptor via a combination of windblown dusts, infiltration, groundwater migration and surface water runoff. The potential for contaminants to migrate is a combination of:

- The nature of the contaminants (solid/liquid and mobility characteristics);
- The extent of the contaminants (isolated or widespread);
- The location of the contaminants (surface soils or at depth); and
- The Site topography, geology, hydrology and hydrogeology.

Identified Potential Pathways/Receptors

- Vapours migrating upwards from fill material of unknown origins resulting from potential historical activities;
- Inhalation of asbestos fibres from impacted soils;
- Potential dermal and oral contact with impacted soils; and
- Potential contaminant uptake by vegetation.

On the basis of this assessment, exposure pathways are likely to be limited due to the majority of the Site being covered by hardstand, and thus blocking access to the underlying soils. Furthermore, impacts to the underlying soils were remediated and validated (former UST and associated soils) in the northern section of the Site, with no other contaminated soils identified. The material in the former uST area will require offsite disposal, however does not pose a health risk to future Site users. Anthropogenic material was identified within fill material in the northern section of the Site, however no asbestos was identified.

ACM within the building structures is bonded in nature and unlikely to cause a health concern in its current state. The ACM sheeting will be removed prior to demolition of the structures.

6. CONCLUSIONS AND RECOMMENDATIONS

Based on the findings of the investigation works completed and reported upon within this PSI report, the overall objectives are considered to have been met and a suitable understanding of soil conditions and contamination issues at the Site has been established.

The conclusions of the PSI can be summarised in the context of the preliminary conceptual site model and are presented as follows:

- The Site is zoned B5 Business Development Deferred Matter and SP2 Infrastructure, and is currently still occupied. It is understood that the Site is targeted for the purposes of high rise retail/commercial premises;
- Potentially contaminating activities related to the Site have been identified in the form of historical agricultural, pharmaceutical and automotive land uses;
- Potential contamination identified in previous investigations has been assessed as not posing a significant health risk, or has been remediated and validated previously (oil UST); and,
- Observations during the Site walkover identified the potential for fill to be present across the Site, likely for levelling and landscaping purposes prior to existing site building construction.

Through the development of a preliminary conceptual site model, an assessment of potential sources of contamination, potential contaminants of concern and potential human and ecological receptors has been completed. From this assessment, ERM have concluded that it is likely that potentially complete SPR linkages may exist under the future Site scenario (zoning and land use). This is due to the data gaps that remain beneath the building footprints.

ERM recommend the following actions be undertaken at the Site, prior to redevelopment:

- Asbestos clearance inspection to be conducted post asbestos removal, to confirm removal of all ACM identified within the hazardous materials investigation (Coffey, 2012);
- Excavation, classification and offsite disposal of hydrocarbon impacted materials in the former UST area post demolition and prior to intrusive disturbance in that area; and
- An Unexpected Finds Protocol (UFP) should be developed for the Site to manage potential risks associated with asbestos impacted fill material, if ACM is identified during excavation of fill across the Site.

Based on available information noted within this report ERM has not identified any contamination issues that would warrant immediate notification to the NSW Environmental Protection Authority (EPA) under Section 60 of the Contaminated Land Management Act 1997 (CLM Act). **The investigation concludes that based on Site observations and desktop review, the Site is suitable for the intended land use consistent with 'Commercial/Industrial' as defined in NEPM (2013).**

7. REFERENCES

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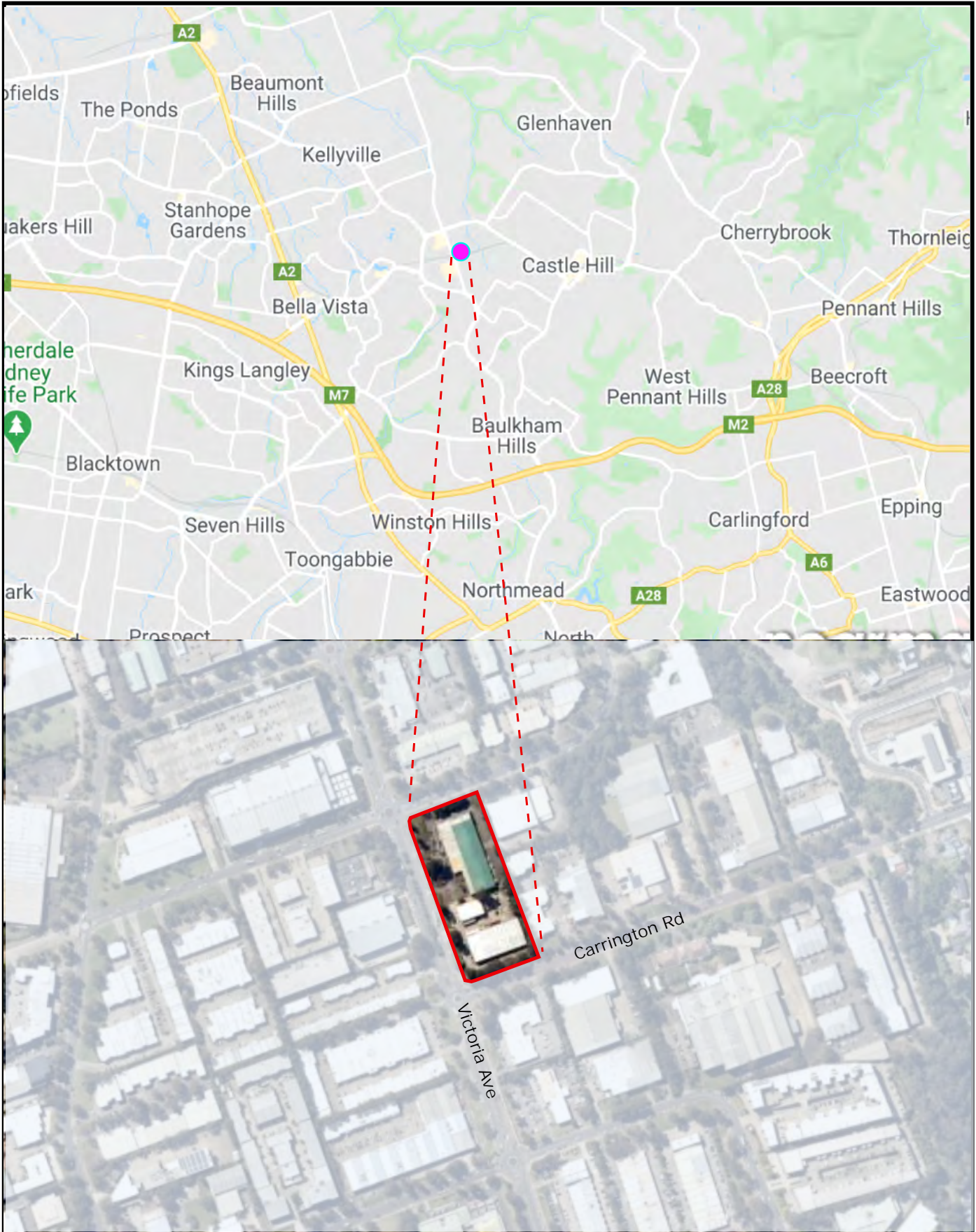
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FIGURE 1 – SITE LOCATION



Legend



-  Approximate Site Location
-  Approximate Site Boundary



Figure Title

Site Location

Project Title

21-23 Victoria Avenue, Castle Hill

Client

Spotlight Property Group Pty Ltd

Project No.

0457841

Date

13/11/2020

Scale

Not To Scale

Figure No.

1

Revision

Version 1.0

FIGURE 2 – EXISTING SITE LAYOUT



Legend

- Approximate Site Boundary
- Approximate Lot Boundary



Figure Title

Existing Site Layout

Project Title

21-23 Victoria Avenue, Castle Hill

Client

Spotlight Property Group Pty Ltd

Project No.

0457841

Date

13/11/2020

Scale

Not To Scale

Figure No.

2

Revision

Version 1.0

FIGURE 3 – FORMER UST AND FILL AREA



Legend



-  Approximate Site Boundary
-  Approximate Former UST and Fill Area



Figure Title

Former UST and Fill Area

Project Title

21-23 Victoria Avenue, Castle Hill

Client

Spotlight Property Group Pty Ltd

Project No.

0457841

Date

19/11/2020

Scale

Not To Scale

Figure No.

3

Revision

Version 1.0

APPENDIX A DESIGN CONCEPT

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LEGEND:

- BOUNDARY
- OFFICE
- OFFICE - END OF TRIP
- MEDICAL CENTRE
- CHILDCARE
- GYM
- HOTEL
- SPECIALISED RETAIL
- FOOD & DRINK PREMISES
- SHOP
- BUSINESS PREMISES
- SERVICES

TREE LEGEND:

- ROOT ZONE
- TREE PROTECTION ZONE
- TREE TO BE REMOVED

4	30/11/20	Planning Proposal Submission	JH	MA
3	27/11/20	For Information	JH	MA
2	16/11/20	Consultant Issue	JH	MA
1	11/11/20	Consultant Issue	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design
21-23 Victoria Ave Castle Hill

Basement level

Status	Planning Proposal		
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Drawn	JH	Checked	MA
Project No.	S12408		
Plot Date	1/12/2020 11:12:10 AM		

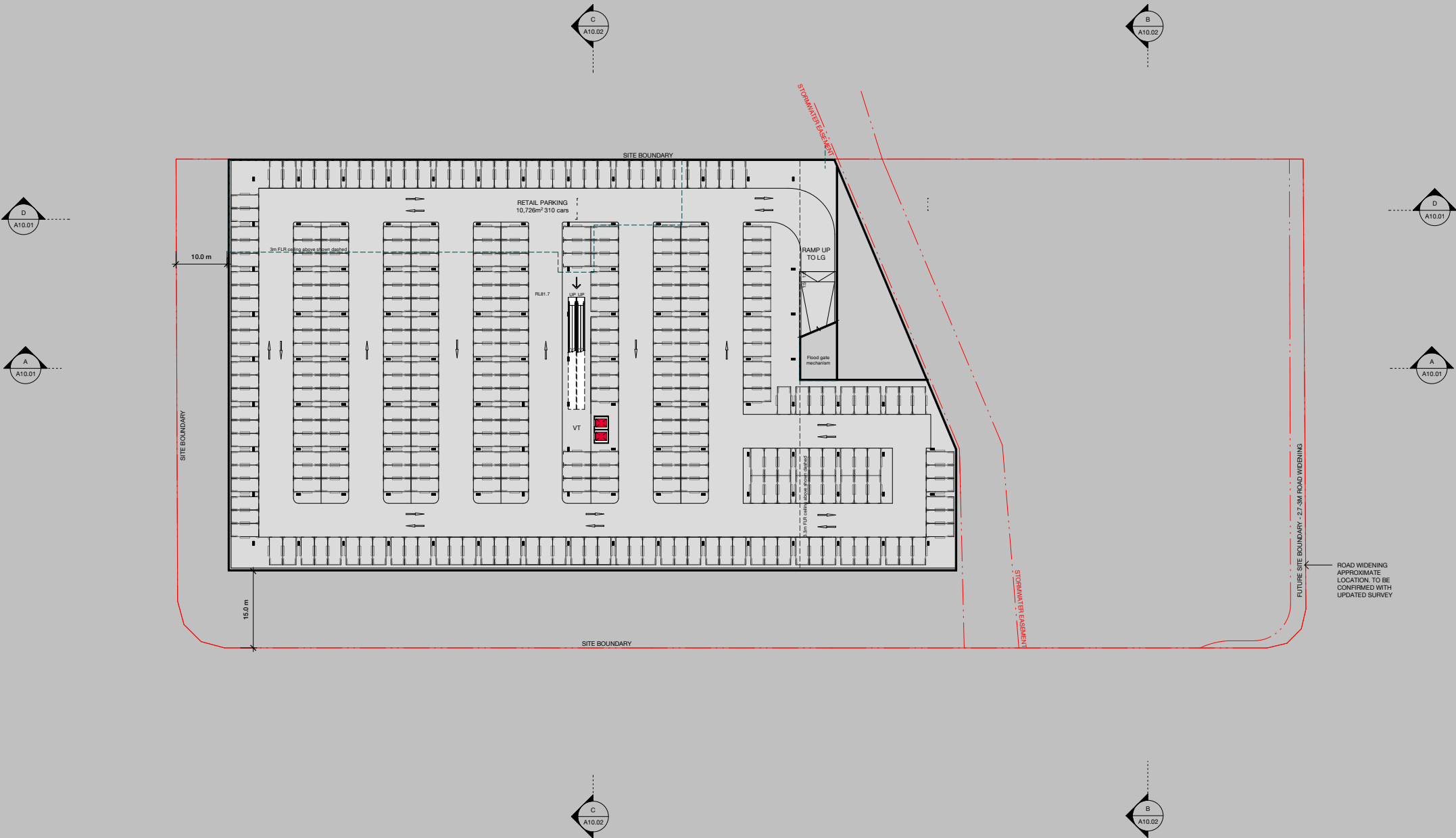
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LEGEND:

- BOUNDARY
- OFFICE
- OFFICE - END OF TRIP
- MEDICAL CENTRE
- CHILDCARE
- GYM
- HOTEL
- SPECIALISED RETAIL
- FOOD & DRINK PREMISES
- SHOP
- BUSINESS PREMISES
- SERVICES

TREE LEGEND:

- ROOT ZONE
- TREE PROTECTION ZONE
- TREE TO BE REMOVED

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2	16/11/20	Consultant Issue	JH	MA
1	11/11/20	Consultant Issue	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design
21-23 Victoria Ave Castle Hill

Lower Ground

Status	Planning Proposal			
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Drawn	JH	Checked	MA	
Project No.	S12408			
Plot Date	1/12/2020 11:11:47 AM			
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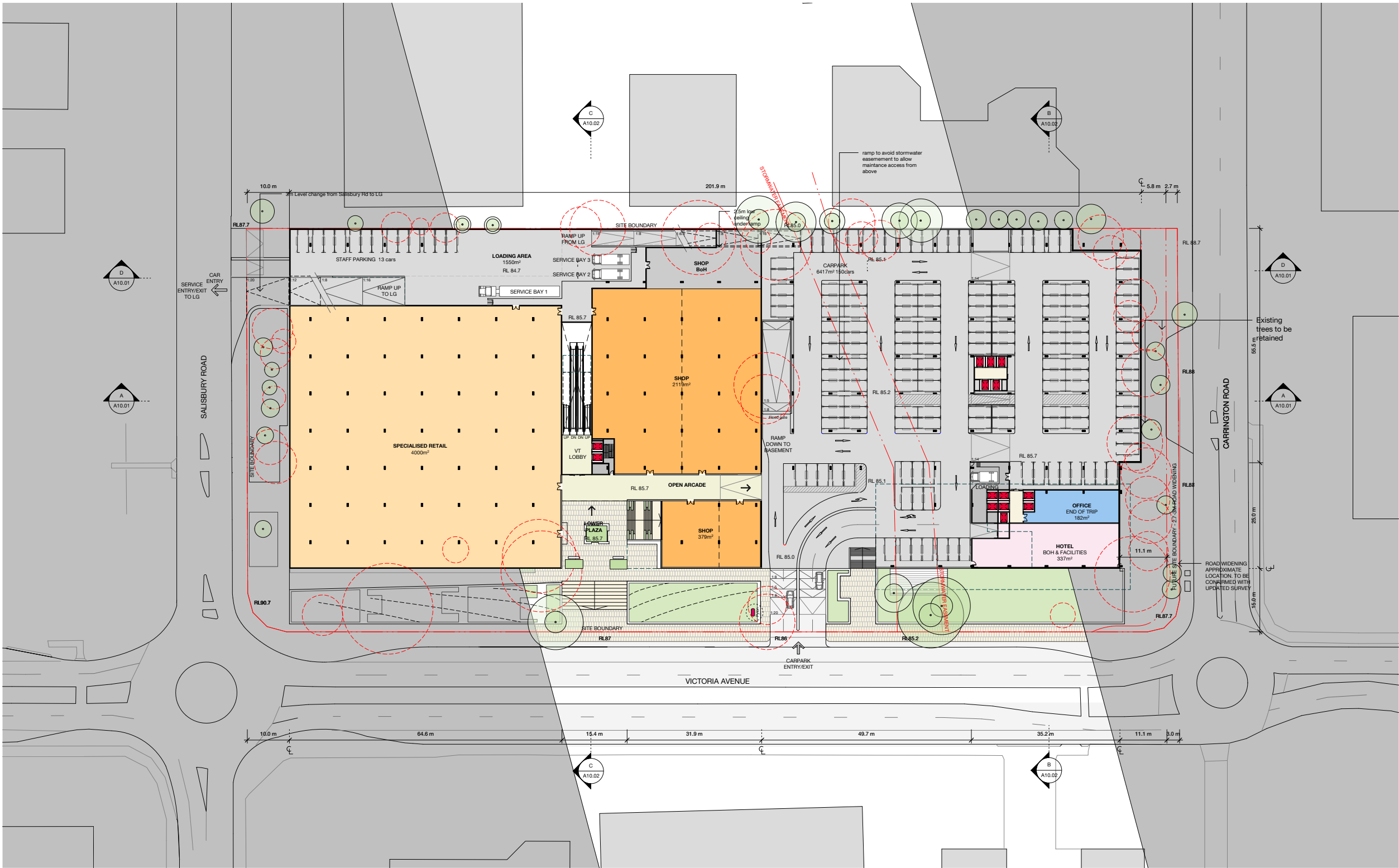
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LEGEND:

- BOUNDARY
- OFFICE
- OFFICE - END OF TRIP
- MEDICAL CENTRE
- CHILDCARE
- GYM
- HOTEL
- SPECIALISED RETAIL
- FOOD & DRINK PREMISES
- SHOP
- BUSINESS PREMISES
- SERVICES

TREE LEGEND:

- ROOT ZONE
- TREE PROTECTION ZONE
- TREE TO BE REMOVED

3	30/11/20	Planning Proposal Submission	JH	MA
2	27/11/20	For Information	JH	MA
1	11/11/20	Consultant Issue	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design
21-23 Victoria Ave Castle Hill

Upper Ground

Status	Planning Proposal		
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Project No.	S12408		
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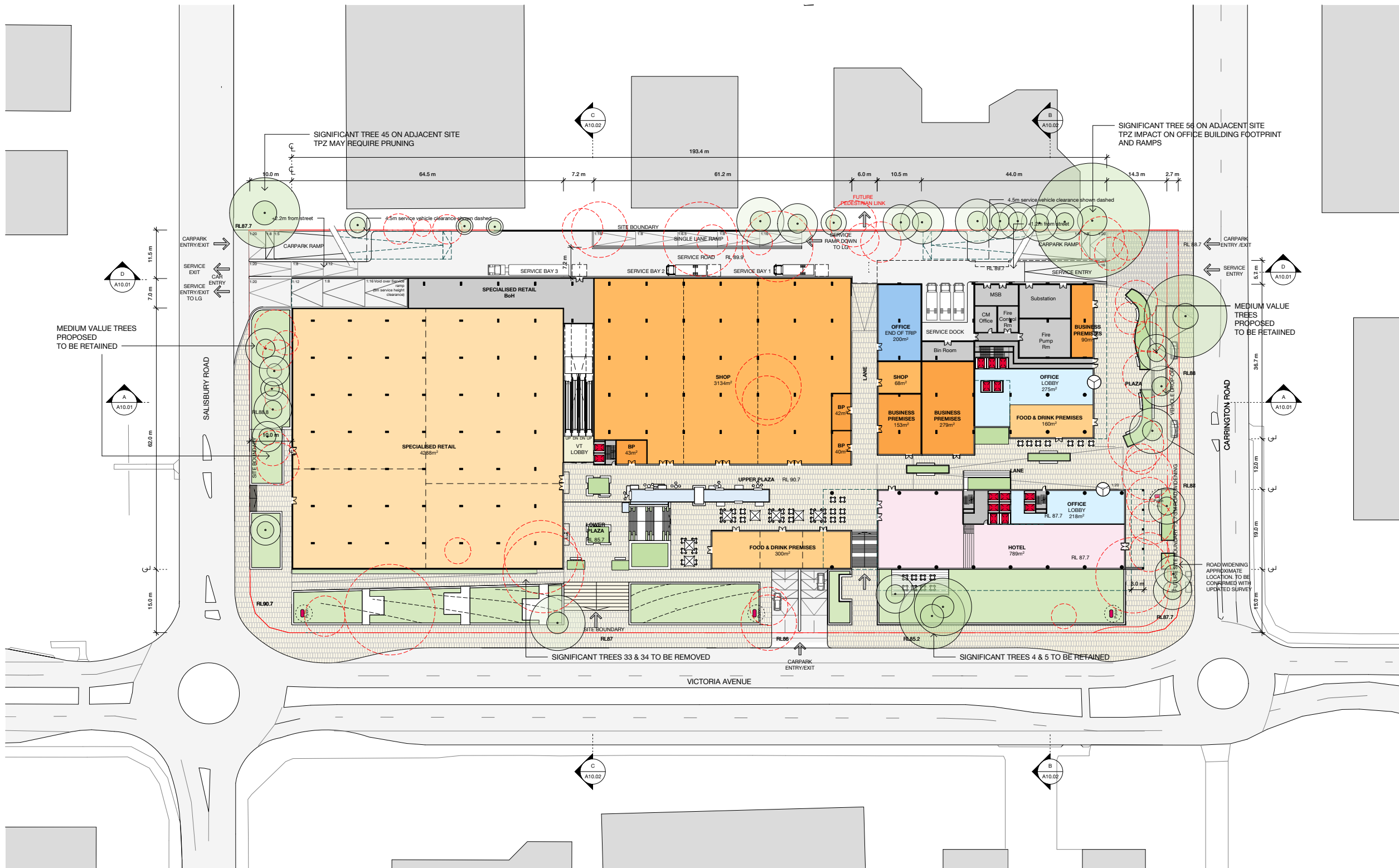
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LEGEND:

- BOUNDARY
- OFFICE
- OFFICE - END OF TRIP
- MEDICAL CENTRE
- CHILDCARE
- GYM
- HOTEL
- SPECIALISED RETAIL
- FOOD & DRINK PREMISES
- SHOP
- BUSINESS PREMISES
- SERVICES

TREE LEGEND:

- ROOT ZONE
- TREE PROTECTION ZONE
- TREE TO BE REMOVED

3	30/11/20	Planning Proposal Submission	JH	MA
2	27/11/20	For Information	JH	MA
1	11/11/20	Consultant Issue	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design
21-23 Victoria Ave Castle Hill

Podium Level 01

Status	Planning Proposal		
Scale	1 : 500	@ A1	
Drawn	JH	Checked	MA
Project No.	S12408		
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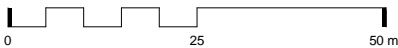
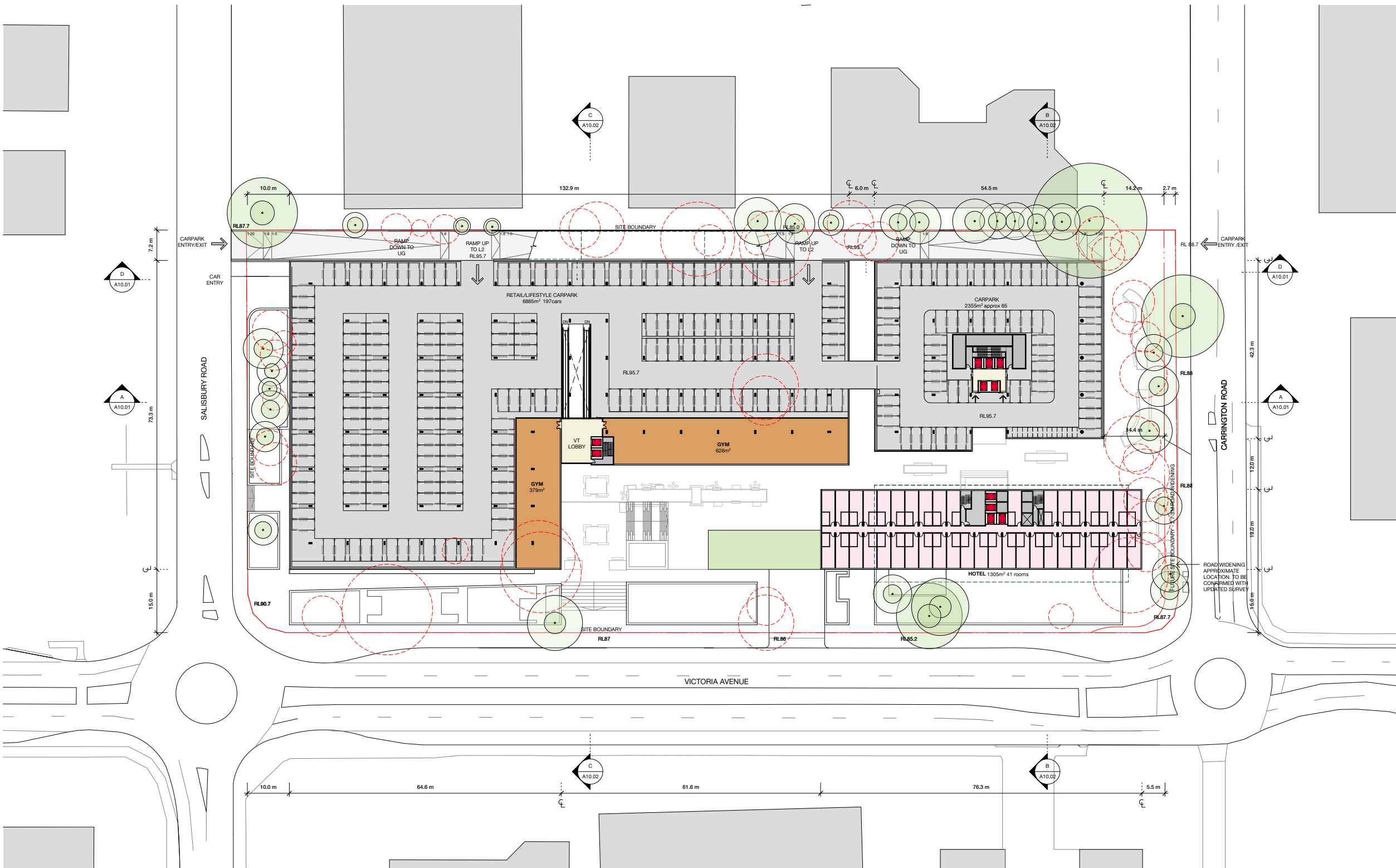
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LEGEND:

- BOUNDARY
- OFFICE
- OFFICE - END OF TRIP
- MEDICAL CENTRE
- CHILDCARE
- GYM
- HOTEL
- SPECIALISED RETAIL
- FOOD & DRINK PREMISES
- SHOP
- BUSINESS PREMISES
- SERVICES

TREE LEGEND:

- ROOT ZONE
- TREE PROTECTION ZONE
- TREE TO BE REMOVED

3	30/11/20	Planning Proposal Submission	JH	MA
2	27/11/20	For Information	JH	MA
1	11/11/20	Consultant Issue	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design
21-23 Victoria Ave Castle Hill

Podium Level 02

Status	Planning Proposal		
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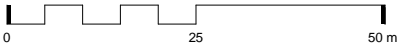
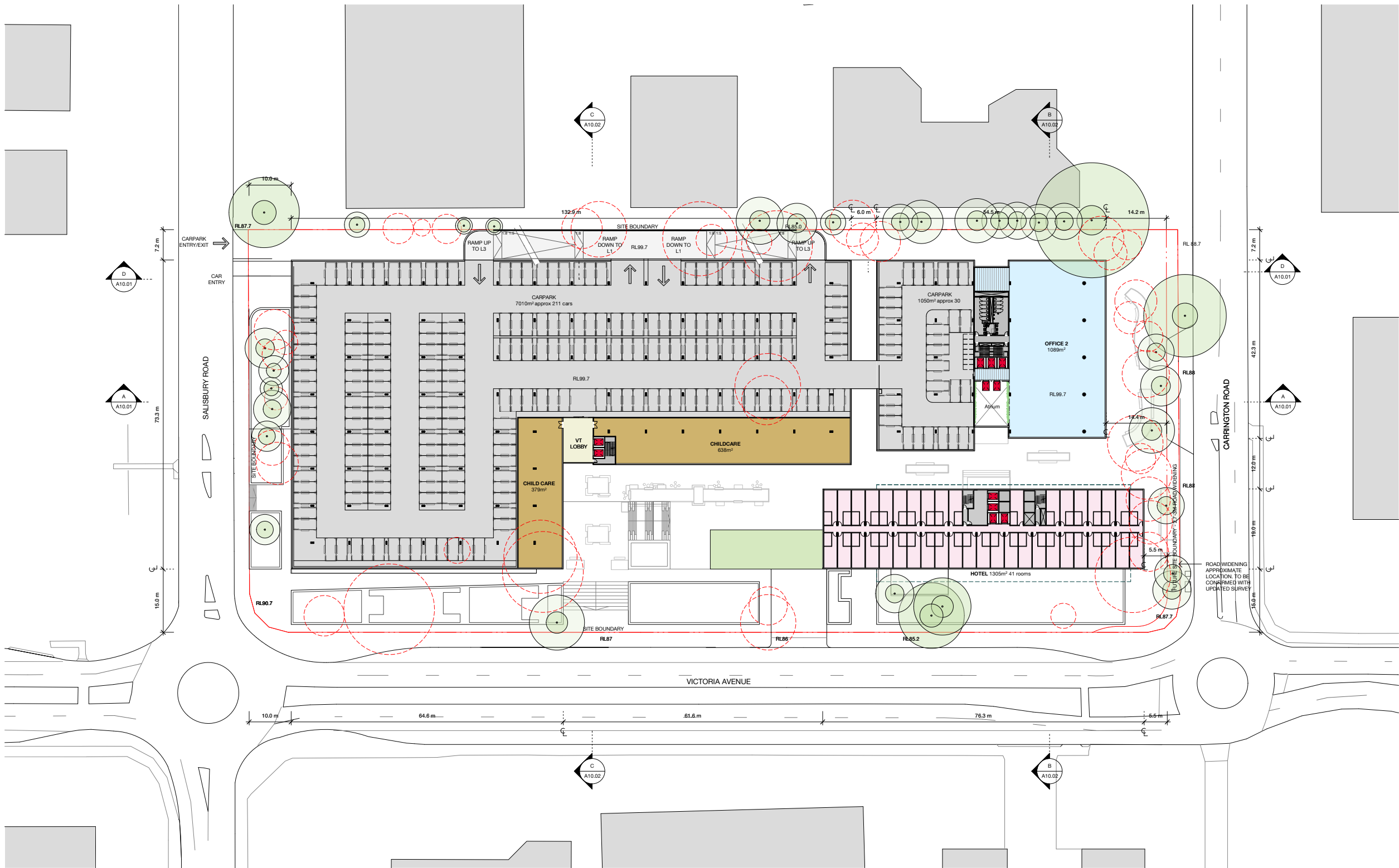
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LEGEND:

- BOUNDARY
- OFFICE
- OFFICE - END OF TRIP
- MEDICAL CENTRE
- CHILDCARE
- GYM
- HOTEL
- SPECIALISED RETAIL
- FOOD & DRINK PREMISES
- SHOP
- BUSINESS PREMISES
- SERVICES

TREE LEGEND:

- ROOT ZONE
- TREE PROTECTION ZONE
- TREE TO BE REMOVED

2	30/11/20	Planning Proposal Submission	JH	MA
1	27/11/20	For Information	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design
21-23 Victoria Ave Castle Hill

Podium Level 03

Status	Planning Proposal		
Scale	1 : 500	@ A1	
Drawn	JH	Checked	MA
Project No.	S12408		
Plot Date	1/12/2020 11:11:08 AM		
BIM			

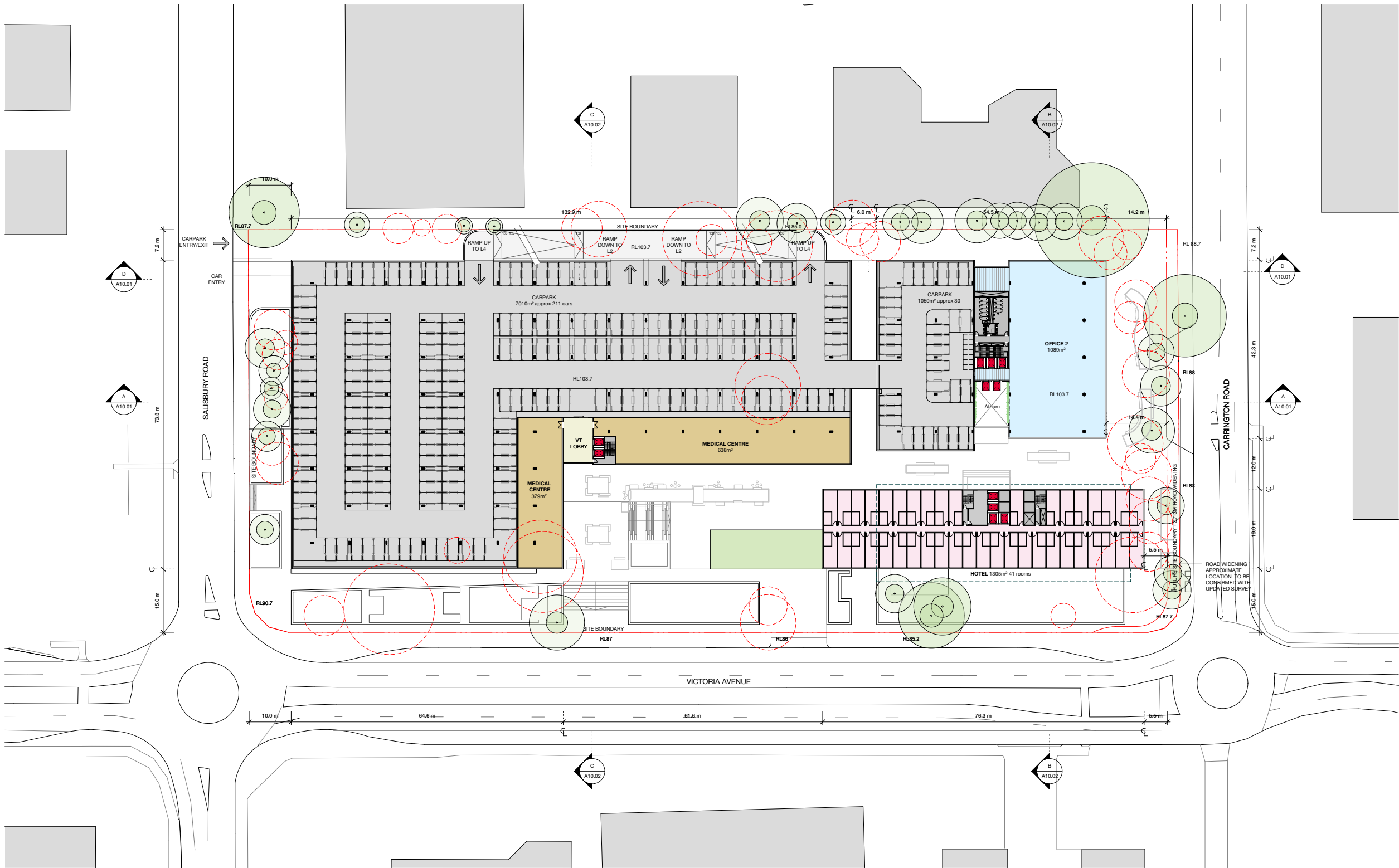
Drawing no.	Revision
A03.03	2

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 02 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

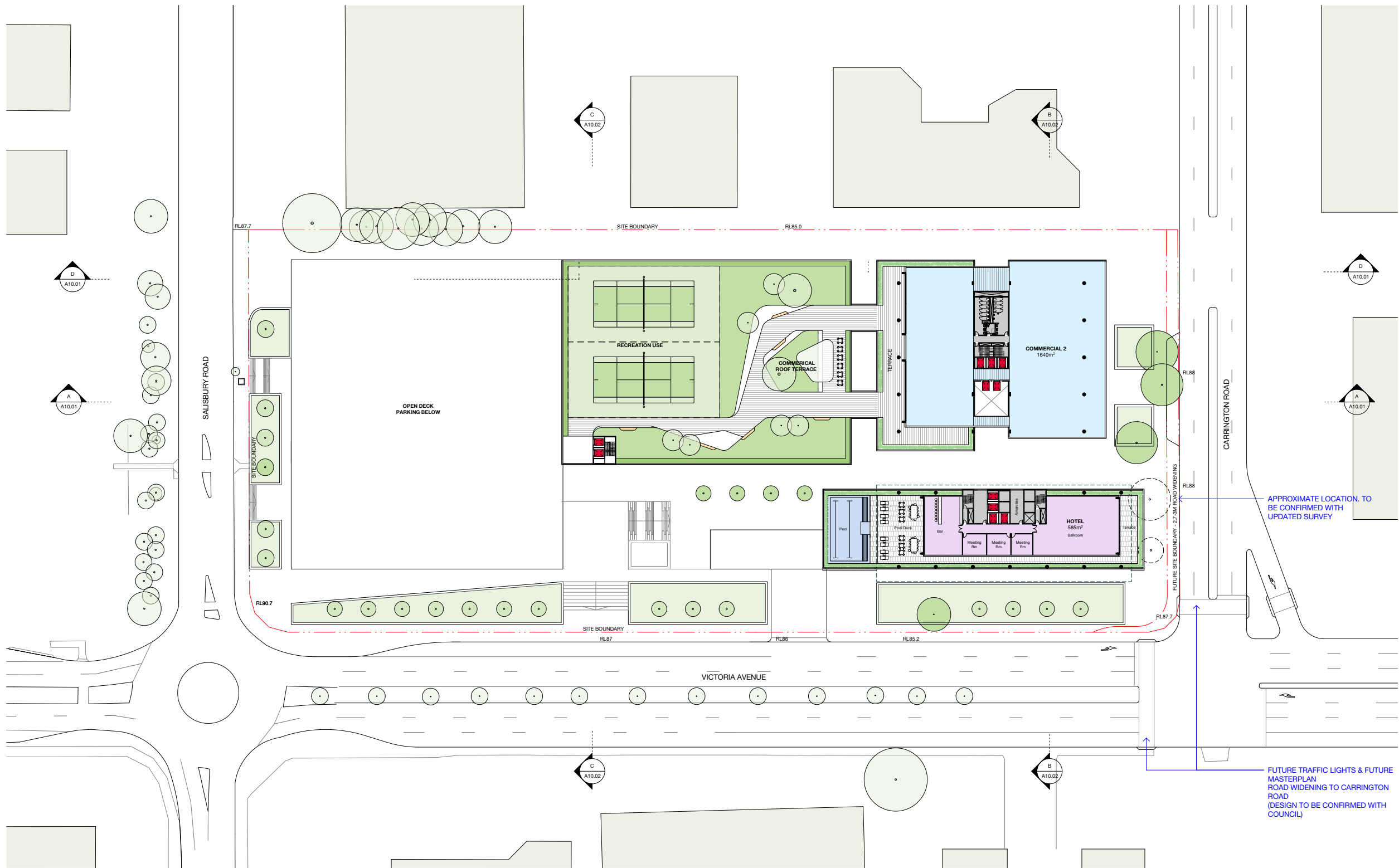
Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

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0 25 50 m



1	28/02/20	Competition Submission		
Rev	Date	Description	Initial	Checked

Concept Design 21-23 Victoria Ave Castle Hill

Sky Plaza

Status	Planning Proposal		
Scale	1 : 500	@ A1	
Drawn	JH	Checked	MA
Project No.	S12408		
Plot Date	10/11/2020 3:49:32 PM		
BIM			

Drawing no.	Revision
A03.05	1

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Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
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LEGEND:

- BOUNDARY
- OFFICE
- OFFICE - END OF TRIP
- MEDICAL CENTRE
- CHILDCARE
- GYM
- HOTEL
- SPECIALISED RETAIL
- FOOD & DRINK PREMISES
- SHOP
- BUSINESS PREMISES
- SERVICES

TREE LEGEND:

- ROOT ZONE
- TREE PROTECTION ZONE
- TREE TO BE REMOVED

3	30/11/20	Planning Proposal Submission	JH	MA
2	27/11/20	For Information	JH	MA
1	11/11/20	Consultant Issue	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design
21-23 Victoria Ave Castle Hill

Commerical Typical

Status	Planning Proposal		
Scale	1 : 500	@ A1	
Drawn	JH	Checked	MA
Project No.	S12408		
Plot Date	1/12/2020 11:10:50 AM		
BIM			

Drawing no.	Revision
A03.10	3

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T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

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Surry Hills NSW 2010 Australia
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email syd@batesmart.com.au
http://www.batesmart.com.au

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c:\name\VICTORIA\AVE_BS_ARCH_P0200_HH421.rvt

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LEGEND:

- BOUNDARY
- OFFICE
- OFFICE - END OF TRIP
- MEDICAL CENTRE
- CHILDCARE
- GYM
- HOTEL
- SPECIALISED RETAIL
- FOOD & DRINK PREMISES
- SHOP
- BUSINESS PREMISES
- SERVICES

TREE LEGEND:

- ROOT ZONE
- TREE PROTECTION ZONE
- TREE TO BE REMOVED

3	30/11/20	Planning Proposal Submission	JH	MA
2	27/11/20	For Information	JH	MA
1	11/11/20	Consultant Issue	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design
21-23 Victoria Ave Castle Hill

Roof terraces

Status	Planning Proposal		
Scale	1 : 500	@ A1	
Drawn	JH	Checked	MA
Project No.	S12408		
Plot Date	1/12/2020 11:11:42 AM		
BIM			

Drawing no.	Revision
A03.14	3

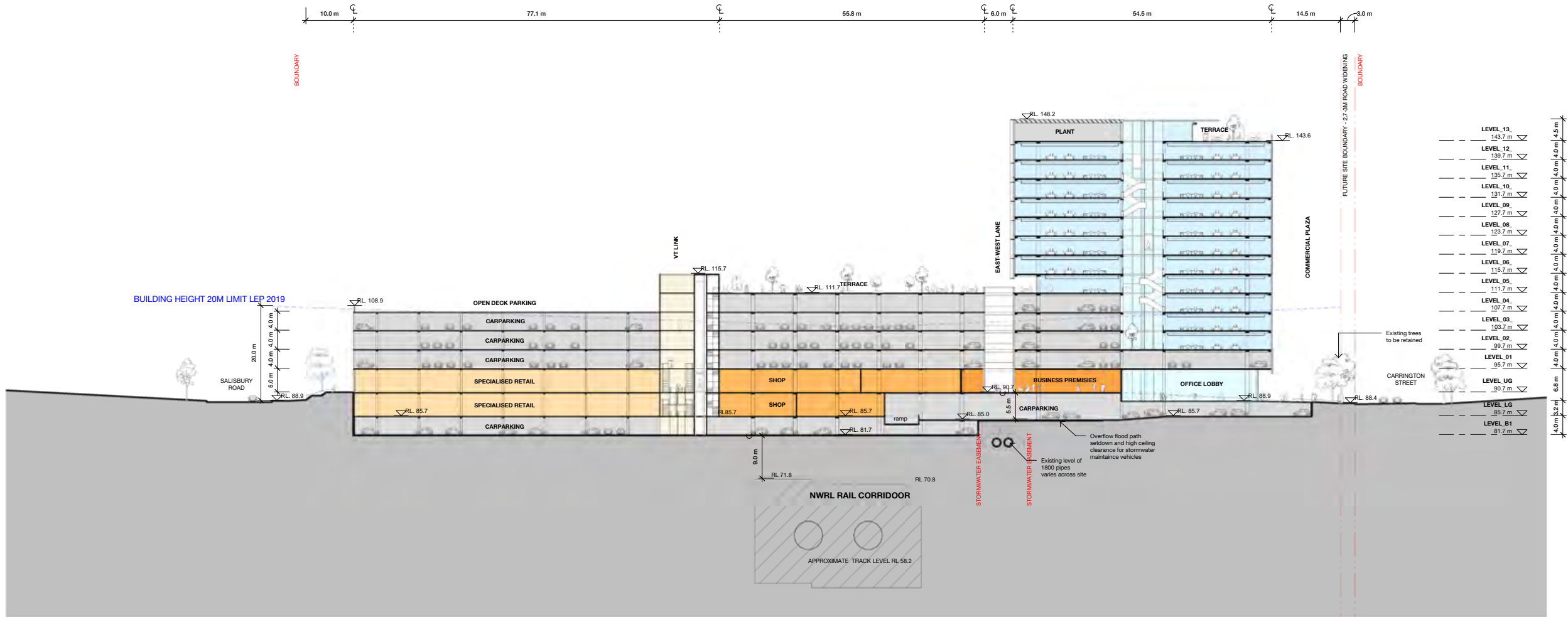
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Melbourne VIC 3000 Australia
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email mel@batesmart.com.au
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Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
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email syd@batesmart.com.au
http://www.batesmart.com.au

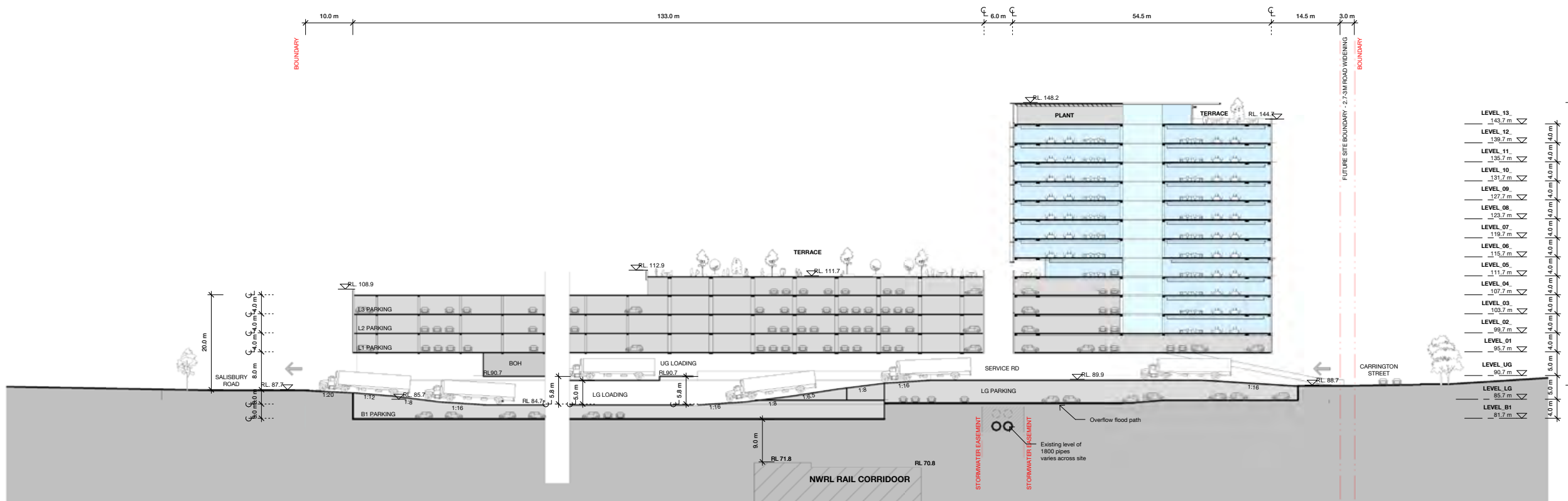
Bates Smart Pty Ltd ABN 70 004 999 400

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c:\temp\ACTORIA\AVE_BS_ARCH\PC2020_HA421.dwg



A Section A
1 : 500



D Section D
1 : 500

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2	30/11/20	Planning Proposal Submission	JH	MA
1	11/11/20	Consultant Issue	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design 21-23 Victoria Ave Castle Hill

Section A & D

Status	Planning Proposal		
Scale	1 : 500	@ A1	
Drawn	JH	Checked	MA
Project No.	S12408		
Plot Date	30/11/2020 6:08:20 PM		
BIM			
Drawing no.	Revision		

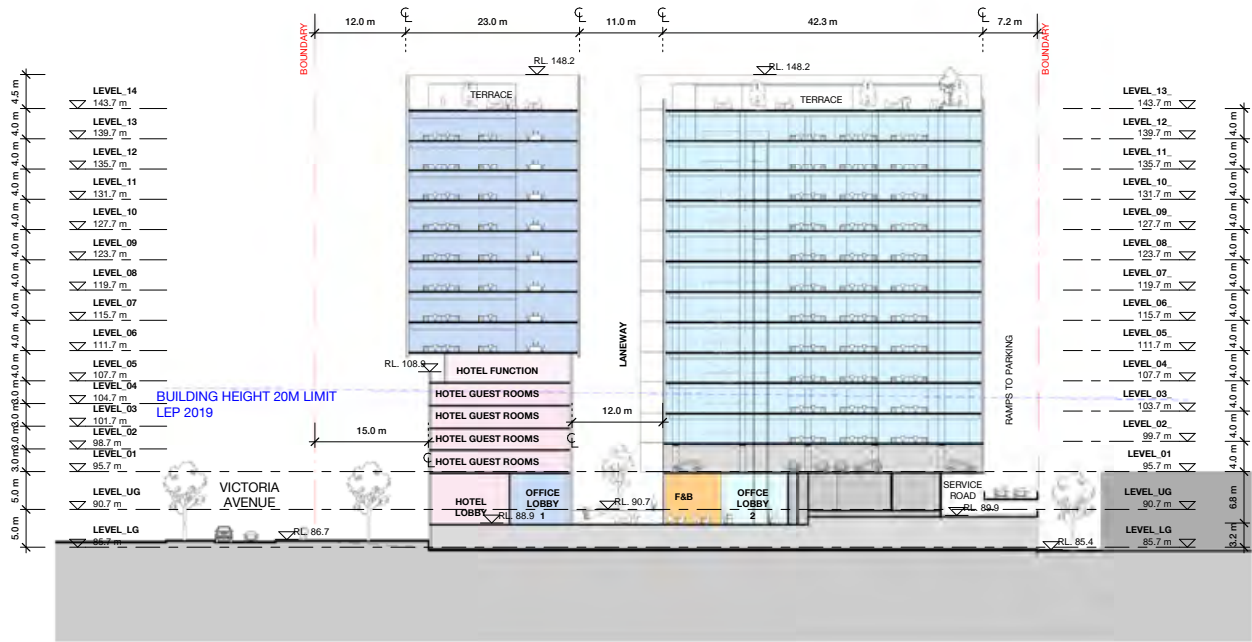
A10.01 2

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Melbourne VIC 3000 Australia
T 02 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

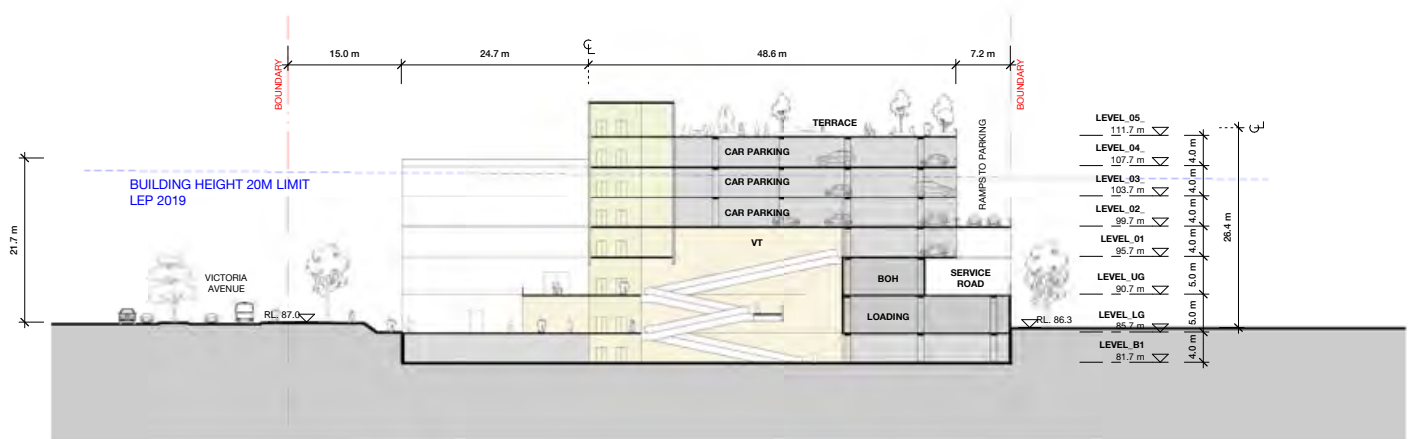
Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
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email syd@batesmart.com.au
http://www.batesmart.com.au

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B Section B
1 : 500



C Section C
1 : 500

2	30/11/20	Planning Proposal Submission	JH	MA
1	11/11/20	Consultant Issue	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design 21-23 Victoria Ave Castle Hill

Sections B & C

Status	Planning Proposal		
Scale	1 : 500	@ A1	
Drawn	JH	Checked	MA
Project No.	S12408		
Plot Date	30/11/2020 6:08:26 PM		
BIM			

Drawing no.	Revision
A10.02	2

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 02 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

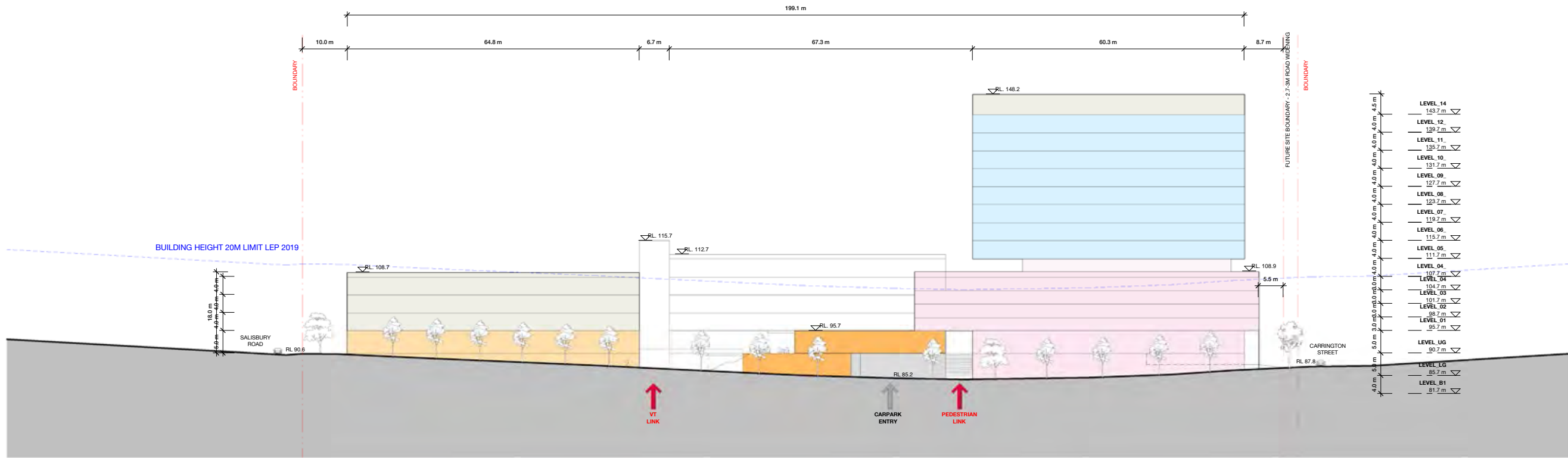
Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Pty Ltd ABN 70 004 999 400

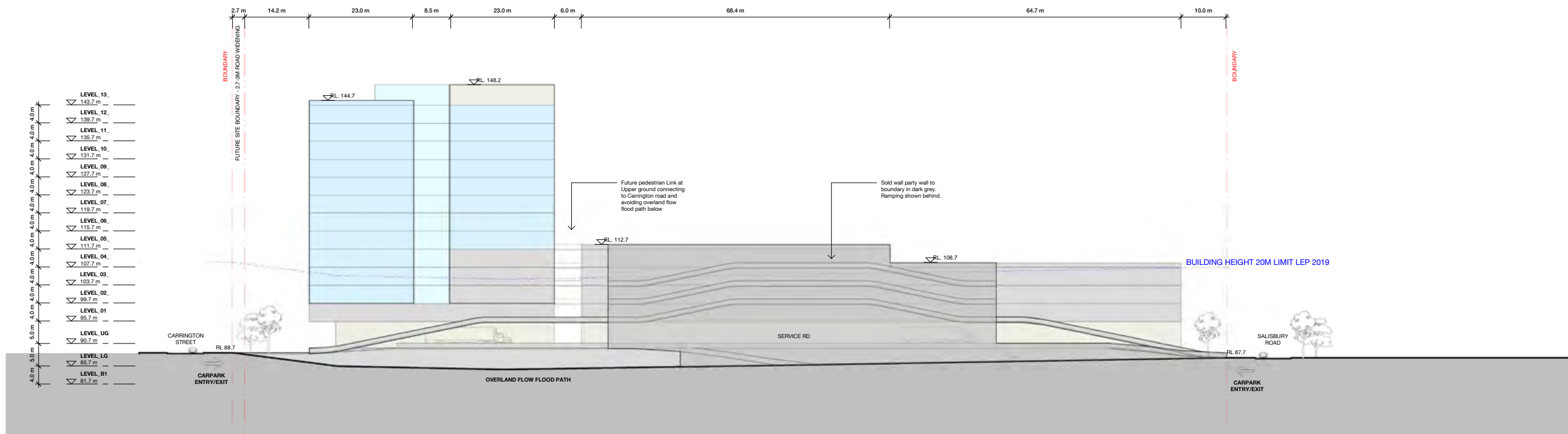
Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

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1 West - Victoria Ave
Elevation 1 : 500



2 East
Elevation 1 : 500

2	30/11/20	Planning Proposal Submission	JH	MA
1	16/11/20	Consultant Issue	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design 21-23 Victoria Ave Castle Hill

East & West Elevations

Status	Planning Proposal			
Scale	1 : 500	@	A1	
Drawn	JH	Checked	MA	
Project No.	S12408			
Plot Date	30/11/2020 6:08:35 PM			
BIM				

Drawing no.	Revision
A11.01	2

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Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

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Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

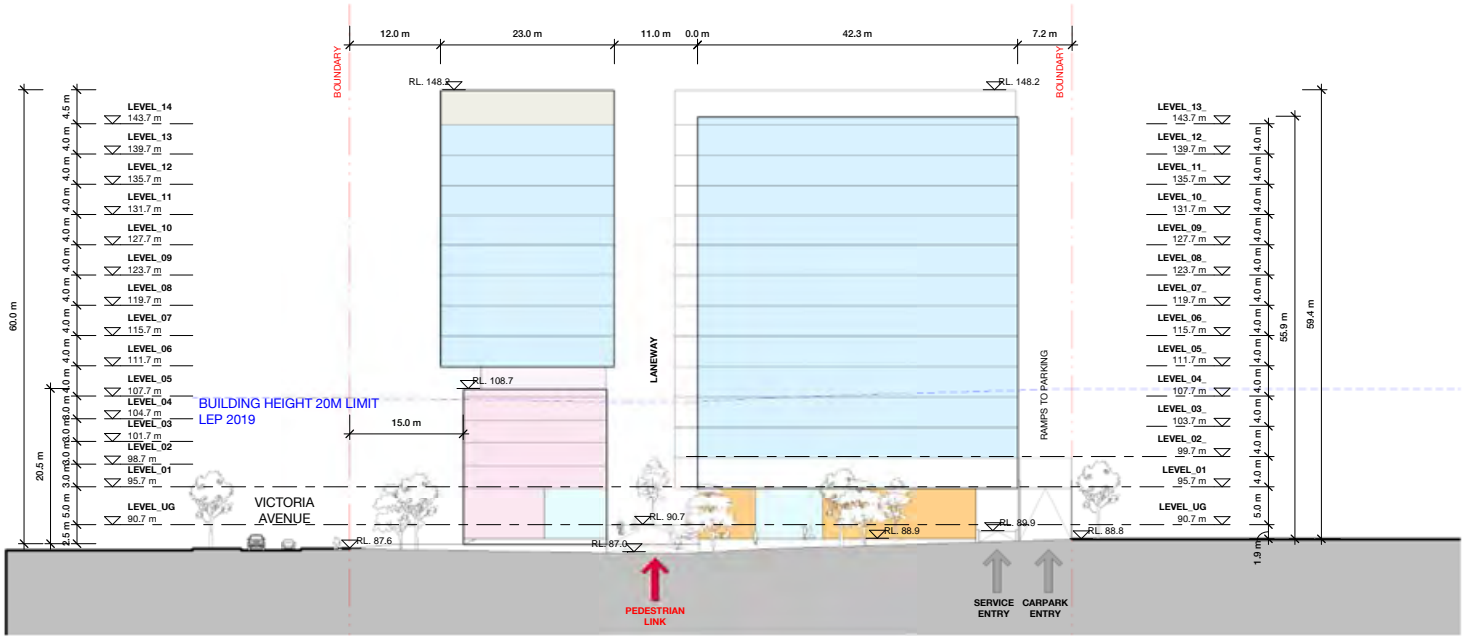
Bates Smart Pty Ltd ABN 70 004 999 400

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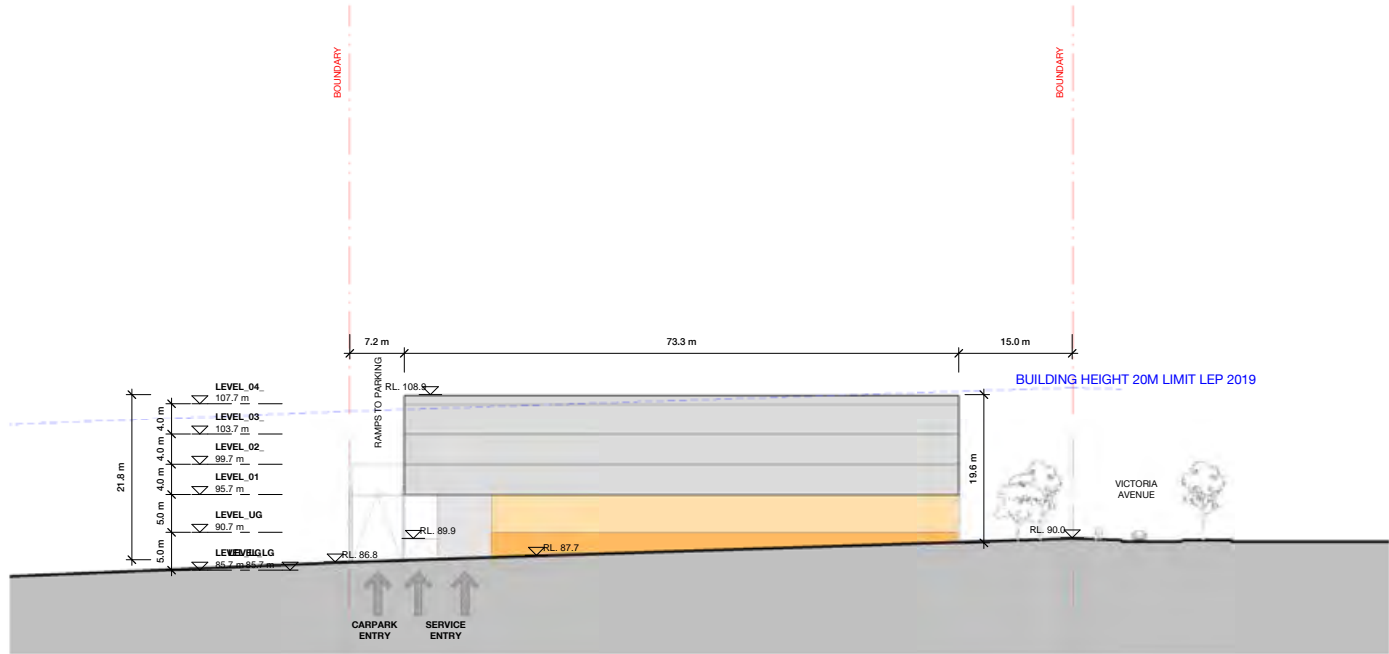
Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

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1 South - Carrington Rd
Elevation 1 : 500



2 North - Salisbury Rd
Elevation 1 : 500

2	30/11/20	Planning Proposal Submission	JH	MA
1	16/11/20	Consultant Issue	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design 21-23 Victoria Ave Castle Hill

North & South Elevations

Status	Planning Proposal			
Scale	1 : 500	@	A1	
Drawn	JH	Checked	MA	
Project No.	S12408			
Plot Date	30/11/2020 6:09:16 PM			

BIM	
Drawing no.	Revision
A11.02	2

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Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
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http://www.batesmart.com.au

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APPENDIX B AERIAL PHOTOGRAPHS



Legend

Lot Boundary



Figure Title

Site Location - 1947

Project Title

21-23 Victoria Ave, Castle Hill

Client

SRG

Project No.

0457841

Date

4.11.2020

Revision

Version 1.0



Legend

Lot Boundary



Figure Title
Site Location - 1970

Project Title
21-23 Victoria Ave, Castle Hill

Client
SRG

Project No.
0457841

Date
4.11.2020

Revision
Version 1.0



Legend

Lot Boundary



Figure Title

Site Location - 1978

Project Title

21-23 Victoria Ave, Castle Hill

Client

SRG

Project No.

0457841

Date

4.11.2020

Revision

Version 1.0



Legend

Lot Boundary



Figure Title
Site Location - 1986

Project Title
21-23 Victoria Ave, Castle Hill

Client
SRG

Project No.
0457841

Date
4.11.2020

Revision
Version 1.0



Legend

Lot Boundary



Figure Title

Site Location - 1994

Project Title

21-23 Victoria Ave, Castle Hill

Client

SRG

Project No.

0457841

Date

4.11.2020

Revision

Version 1.0



Legend

Lot Boundary



Figure Title

Site Location - 2005

Project Title

21-23 Victoria Ave, Castle Hill

Client

SRG

Project No.

0457841

Date

4.11.2020

Revision

Version 1.0



Legend

Lot Boundary



Figure Title

Site Location - 2020

Project Title

21-23 Victoria Ave, Castle Hill

Client

SRG

Project No.

0457841

Date

4.11.2020

Revision

Version 1.0

APPENDIX C PHOTO GALLERY



Photo 001

Sealed bitumen loading area eastern portion of site facing north with metal fence and garden beds 16/11/2020



Photo 002

Shed adjoining warehouse in property 23 16/11/2020.



Photo 003

Potential ACM located on exterior of shed wall 16/11/2020



Photo 004

Former UST Tank Pit area 16/11/2020.



Photo 005

Potential ACM eaves in property 23 structure 16/11/2020



Photo 006

Retaining wall and grassed area along northern portion of Site.
16/11/2020.



Photo 007

Electrical Switchbox north western corner of Site. 16/11/2020



Photo 008

Base of telegraph pole in north western portion of Site. 16/11/2020.



Photo 009

Entrance driveway and parking lot on north eastern portion of property 23. 16/11/2020.



Photo 010

Potential asbestos containing eaves and fluorescent light on south side of property 23. 16/11/2020



Photo 011

Electrical switchboard located on south eastern side of property 23.
16/11/2020.



Photo 012

Property 21B raised in comparison to property 23. Material comprised brown/grey shaley fill with glass, brick and metal



Photo 013

Small stockpile comprised brown silty clay with brick, gravel and plastic, 16/11/2020.



Photo 014

Potential ACM panels on south west corner exterior of property 21B. 16/11/2020.



Photo 015

Potential ACM on surface adjacent to south side of property 21B.
16/11/2020.



Photo 016

Minor staining in concrete in property 21B parking areas.

APPENDIX D DANGEROUS GOODS SEARCH

11655-1.

INFLAMMABLE LIQUID ACT, 1915

CONTRACTOR'S CERTIFICATE

UNDERGROUND TANKS

5 JUL 1990



I hereby certify that the tank(s) indicated below have been abandoned by the removal of all inflammable liquid, filling and sealing to the requirements of the Explosives Branch.

Petroleum Company : *Petrolink Pty Ltd*

Address of Premises : *Websters*

..... *Cnr Victoria St + Salisbury St. Castle Hill 2154*

Tanks Sealed : *Sand Injection - Concrete Slab over*

1 x 2000 litre u/g tank (ex heating oil)

Signed *[Signature]*

Date *19/3/90*

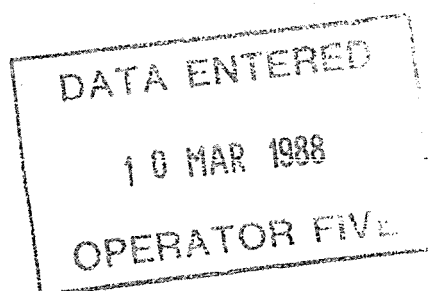
Chief Inspector of Dangerous Goods,
P.O. Box 847,
DARLINGHURST, NSW 2010

CR
DEPARTMENT OF INDUSTRIAL RELATIONS
100 DORSET STREET, P.O. BOX 847, DARLINGHURST 2010, N.S.W.
TELEPHONE: 266 8111 (DX22, SYDNEY)



APPLICATION FOR
LICENCE FOR THE KEEPING OF DANGEROUS GOODS
UNDER AND SUBJECT TO THE PROVISIONS OF THE
DANGEROUS GOODS ACT, 1975
AND REGULATIONS THEREUNDER.

DEPOT TYPE	PRODUCT	UNITS (ABT)	CLASS	FEE
1 ROOFED	FLAMMABLE LIQUID	2,000	3	\$15



T
O

B
E

P
A
I
D

DECLARATION: I certify that the details shown are correct (amend if necessary) and forward
herewith fee of \$ 15.00 (Signature) [Signature] (Date) 29.2.88

APPLICANT

ARTHUR WEBSTER P/L
VACCINES P/L

~~226-236 WINDSOR RD~~
~~NORTHMEAD 2152~~

PF L23 "Victoria Ave."
PP Castle Hill

350115551

420724 02/03/88 CHD 2154

AMOUNT PAYABLE

\$15.00

PREMISES TO BE LICENSED OR REGISTERED IF NOT AS ABOVE

35 0115551
LICENCE/REG. No.

15 MAR 89
NEXT EXPIRY

EXPLOSIVES DEPARTMENT

TO MR. *Arthur Webster Pty Ltd*
OF PREMISES AT *Windsor Road*

USED FOR THE KEEPING OF INFLAMMABLE LIQUIDS.
TAKE NOTICE THAT THE FOLLOWING DIRECTIONS MUST BE CARRIED OUT
TO BRING YOUR PREMISES SPECIFIED ABOVE INTO CONFORMITY WITH
THE REQUIREMENTS OF THE "EXPLOSIVES ACT, 1905."
"INFLAMMABLE LIQUIDS ACT, 1915-46."
TIME ALLOWED *14* DAYS. THIS NOTICE TO BE RETURNED, DULY
SIGNED AND DIRECTED AS BELOW, WHEN DIRECTIONS HAVE BEEN
CARRIED OUT.

- (1) Notice Inflammable
Liquid Keep Fire Away
to be painted on depot.
(2) Grass & Foliage to
be cleared around
depot for an area of
10 ft.

IF CURRENT LICENSE IS NOT PRODUCED 2/6 EXTRA MUST BE REMITTED
FOR A DUPLICATE LICENSE.

INSPECTOR *M. Magdall*
DATE *24-3-54*

THE ABOVE NOTED BY THE
ARTHUR WEBSTER PTY LTD.
Arthur Webster

SIGNATURE *Arthur Webster* DATE *24/3/54* DIRECTOR
THE SUPERINTENDENT,
EXPLOSIVES DEPARTMENT,
BOX 48, G.P.O., SYDNEY.

21993 9.52 A. H. PETTIFER, GOVERNMENT PRINTER.

EXPLOSIVES DEPARTMENT

ME 32

To Mr. *Arthur Webster Pty Ltd*
Occupier of premises at *Northmead*

Used for the Keeping of Explosives,
Inflammable Liquids.

Take notice that the following directions must be carried out to
bring your premises specified above into conformity with the require-
ments of the "Explosives Act, 1905".
"Inflammable Liquids Act, 1915, as amended".

Time allowed *14* days. This notice to be returned, duly signed
and directed as below, when directions have been carried out.

*Remove grass and debris
from around inflammable
liquid store also display
sign on depot inflammable
liquid keep fire away
in letters at least 2 ft
high*

Inspector *N. Conway*

Date *22/11/66*

The above directions have been carried out

Signature *M. J. Kitchener*

Date *22-12-66*

THE SUPERINTENDENT,
EXPLOSIVES DEPARTMENT,
BOX 48, G.P.O., SYDNEY.

V. C. N. Blight, Government Printer

C11555

Vaccines Pty Ltd
Northmead

*(1) Red grass. To be cleared
10 feet around all sides
of Depot.*

*(2) Display New sign on
Depot measuring 10 3/4
on all sides*

Sample here with

O.K.

*N. Conway.
2.12.71*

M. J. Kitchener

11555

DEPARTMENT OF INDUSTRIAL RELATIONS

DANGEROUS GOODS ACT, 1975

APPLICATION FOR LICENCE (or AMENDMENT or TRANSFER of LICENCE)
FOR THE KEEPING OF DANGEROUS GOODSApplication is hereby made for—
described below.*a licence (or amendment of the licence)
*the transfer of the licence

for the keeping of dangerous goods in or on the premises

(*delete whichever is not required)

FEE: \$10.00 per Depot for new licence.

\$10.00 for amendment or transfer.

Name of Applicant in full (see over)	ARTHUR WEBSTER P/L.		
Trading name or occupier's name (if any)	VACCINES P/L		
Postal address	226-236 Windsor Rd NORTHMEAD		Postcode 2152
Address of the premises including street number (if any)	226-236 Windsor Rd		Postcode
Nature of premises (see over)	VETERINARY VACCINES MANUFACTORY		
Telephone number of applicant	STD Code 02	Number 6895333	

Particulars of type of depots and maximum quantities of dangerous goods to be kept at any one time.

Depot number	Type of depot (see over)	Storage capacity	Dangerous goods	C & C Office use only
			Product being stored	
1	DRUM STORE	2000	SOLVENTS 323-1	DD 001 020 0 6 020 23
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

Has site plan been approved? Yes If yes, no plans required.
No If no, please attach site plan.

Have premises previously been licensed? Yes If yes, state name of previous occupier.
No ABOVE

Name of company supplying flammable liquid (if any)

Signature of applicant *John M. M. M.* Date *4-6-85*

For external explosives magazine(s), please fill in side 2.

FOR OFFICE USE ONLY

CERTIFICATE OF INSPECTION

I, *RAYMOND CHARLES McGRATH* being an Inspector under the Dangerous Goods Act, 1975, do hereby certify that the premises described above do comply with the requirements of the Dangerous Goods Act, 1975, and the Dangerous Goods Regulation with regard to their situation and construction for the keeping of dangerous goods of the nature and in

INFLAMMABLE LIQUID ACT, 1915-1946.

Application for Registration of Premises or Store License under Division _____ or for the transfer, alteration or amendment of any such Registration or License, for the keeping of Inflammable Liquid and/or Dangerous Goods, in accordance with the provisions of the Inflammable Liquid Act, 1915-46, for the ensuing year.

EXPLANATORY.

Inflammable Liquid—

Mineral Oil—includes kerosene, mineral turpentine and white spirit (for cleaning), and compositions containing same.

Mineral Spirit—includes petrol, benzine, benzolene, benzol and naphtha, and compositions containing same.

Dangerous Goods—

Class 1.—Acetone, amyl acetate, butyl acetate, carbon bisulphide; any combination of substances of an inflammable character suitable for use as an industrial solvent and having a true flashing point of less than 73 degrees Fahrenheit.

Class 2.—Nitro-cellulose (also known as "pyroxylin" and "collodion cotton") moistened with an alcohol, butyl alcohol (also known as "butanol"), methylated spirits, vegetable turpentine; and any liquid or solid containing methylated spirits, having a true flashing point of less than 150 degrees Fahrenheit.

Class 3.—Nitro-cellulose product.

Class 4.—Compressed or dissolved acetylene contained in a porous substance.

DIRECTIONS.

1. Applications must be forwarded to the Chief Inspector of Inflammable Liquid, Explosives Department, No. 4 Albert Street, off Phillip Street, Circular Quay, Sydney (Box 48 G.P.O.), and must be accompanied by the prescribed fee, as set out hereunder:—

Registration of Premises (Fee, 10s. p.a.).—For quantities not exceeding 300 gallons of mineral oil and 100 gallons of mineral spirit, if kept together; or 800 gallons of mineral oil and 100 gallons of mineral spirit, if kept in separate depots; or 500 gallons of mineral spirit, if kept in an underground tank depot; or 800 gallons of mineral oil and 500 gallons of mineral spirit, if mineral spirit is kept in an underground tank depot.

In addition to, or in lieu of the above, similar quantities of Dangerous Goods of Classes 1 and 2 may be kept under the like conditions; reading Dangerous Goods of Class 1 for the words Mineral Spirit and Dangerous Goods of Class 2 for the words Mineral Oil.

Store License, Div. A (Fee, £1. p.a.).—For quantities in excess of those stated above, but not exceeding 4,000 gallons mineral oil and/or mineral spirit, and/or Dangerous Goods of Classes 1 and 2.

Store License, Div. B (Fee, £2. p.a.).—For quantities exceeding 4,000 gallons of mineral oil and/or mineral spirit, and/or dangerous goods of Classes 1 and 2, and/or dangerous goods of Class 3.

For the keeping of Dangerous Goods of Classes 3 and/or 4.

2. The certificate of inspection at foot hereof must be signed by an Inspector under the Inflammable Liquid Act, 1915-1946, or Police Officer, or other officer duly authorised in that behalf, and where the premises are situated outside the Metropolitan Area of Sydney, it is requested that such certificate be obtained prior to forwarding application.

1. Name in full of occupier

Arthur Webster Pty Ltd

2. Occupation... ..

Manufacturer of Insecticide

3. Locality of the premises in which the depot or depots are situated

No. or Name

Street

Town

Nature of premises (Dwelling, Garage, Store, etc.)

Factory

Will mineral spirit be kept in a prescribed underground tank depot?

Yes

6. Particulars of construction of depots and maximum quantities of inflammable liquid and/or Dangerous Goods to be kept at any one time.

Depot No.	Construction of Depots.			Inflammable Liquid.		Dangerous Goods.			
	Walls.	Roof.	Floor.	Mineral Spirit. Gallons.	Mineral Oil. Gallons.	Class 1. Gallons.	Class 2. Gallons.	Class 3. lb.	Class 4. cub. ft.
1	Open	Iron	Earth	100	100	IN DRUMS			
2									
3									
4									
5									
6									
7									
8									
9									
10									

ARTHUR WEBSTER PTY LTD

Arthur Webster DIRECTOR

Signature of Applicant

Date of Application 11-11-1954

Postal Address Windsor Road

Northmead

CERTIFICATE OF INSPECTION.

Inspector of Inflammable Liquid, Explosives Department, Sydney

INFLAMMABLE LIQUID ACT, 1915-1953.

Application for Registration of Premises or Store License under Division C or for the transfer, alteration or amendment of any such Registration or License, for the keeping of Inflammable Liquid and/or Dangerous Goods, in accordance with the provisions of the Inflammable Liquid Act, 1915-53, for the ensuing year.

EXPLANATORY

Pres. Arthur Webster Pty Ltd.
to 28/2/62

Inflammable Liquid—

Mineral Oil—includes kerosene, mineral turpentine and white spirit (for cleaning), and compositions containing same.
Mineral Spirit—includes petrol, benzene, benzolene, benzol and naphtha, and compositions containing same.

Dangerous Goods—

Class 1.—Acetone, amyl acetate, butyl acetate, carbon bisulphide; any combination of substances of an inflammable character suitable for use as an industrial solvent and having a true flashing point of less than 73 degrees Fahrenheit.

Class 2.—Nitro-cellulose (also known as "pyroxylin" and "collodion cotton") moistened with an alcohol, butyl alcohol (also known as "butanol"), methylated spirits, vegetable turpentine; and any liquid or solid containing methylated spirits, having a true flashing point of less than 150 degrees Fahrenheit.

Class 3.—Nitro-cellulose product.

Class 4.—Compressed or dissolved acetylene contained in a porous substance.

DIRECTIONS

1. Applications must be forwarded to the Chief Inspector of Inflammable Liquid, Explosives Department, Goldsbrough Mort Bldg., 11 Loftus Street, Circular Quay, Sydney (Box 48, G.P.O.), and must be accompanied by the prescribed fee, as set out hereunder:—

Registration of Premises (Fee £1 10s. 0d. p.a.).—For quantities not exceeding 300 gallons of mineral oil and 100 gallons of mineral spirit, if kept together; or 800 gallons of mineral oil and 100 gallons of mineral spirit, if kept in separate depots; or 500 gallons of mineral spirit, if kept in an underground tank depot; or 800 gallons of mineral oil and 500 gallons of mineral spirit, if mineral spirit is kept in an underground tank depot.

In addition to, or in lieu of the above, similar quantities of Dangerous Goods of Classes 1 and 2 may be kept under the like conditions; reading Dangerous Goods of Class 1 for the words Mineral Spirit and Dangerous Goods of Class 2 for the words Mineral Oil.

Store License, Div. A (Fee, £3 5s. 0d. p.a.).—For quantities in excess of those stated above, but not exceeding 4,000 gallons mineral oil and/or mineral spirit, and/or Dangerous Goods of Classes 1 and 2.

Store License, Div. B (Fees, See Regulation 7).—For quantities exceeding 4,000 gallons of mineral oil and/or mineral spirit, and/or dangerous goods of Classes 1 and 2, and/or dangerous goods of Class 3.

For the keeping of Dangerous Goods of Classes 3 and/or 4. (£7 10s. 0d. p.a.).

2. The certificate of inspection at foot hereof must be signed by an Inspector under the Inflammable Liquid Act, 1915-1953, or Police Officer, or other officer duly authorised in that behalf, and where the premises are situated outside the Metropolitan Area of Sydney, it is requested that such certificate be obtained prior to forwarding application.

1. Name in full of occupier ... *Waccines Pty Ltd*
2. Occupation ... *mfrs. of Insecticides*
3. Locality of the premises in which the depot or depots are situated No. or Name *226 - 236*
Street *Windsor Road*
Town *Northmead*
4. Nature of premises (Dwelling, Garage, Store, etc.) ... *factory*
5. Will mineral spirit be kept in a prescribed underground tank depot?

6. Particulars of construction of depots and maximum quantities of inflammable liquid and/or Dangerous Goods to be kept at any one time.

Depot No.	Construction of Depots.			Inflammable Liquid.		Dangerous Goods.			
	Walls.	Roof.	Floor.	Mineral Spirit. Gallons.	Mineral Oil. Gallons.	Class 1. Gallons.	Class 2. Gallons.	Class 3. lb.	Class 4. cub. ft.
1	<i>Open</i>	<i>Iron</i>	<i>conth</i>	<i>100</i>	<i>100</i>	<i>100</i>	<i>100</i>		
2									<i>Drums only.</i>
3									
4									
5									
6									
7									
8									
9									
10									

TRANSFERRED TO
PUBLIC REVENUE ACCOUNT

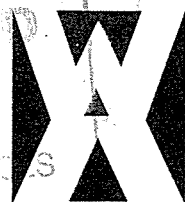
Signature of Applicant *x B. J. Bannerman*

Date of Application *24/5/61* 19

Postal Address *P.O. Box 218*
Parramatta



RECEIVED



WORKCOVER AUTHORITY

LICENCE TO KEEP DANGEROUS GOODS

Expiry: 18.8.96

p845

(Dangerous Goods Act 1975)

Application for new licence, amendment or transfer

1. Name of applicant

ACN

COUNTER PART WAREHOUSE & DISTRIBUTION 065 646 264

2. Site to be licensed

No Street

21a VICTORIA AVE CASTLE HILL NSW

Suburb/Town

Postcode

2154

3. Previous licence number (if known)

35-030295

4. Nature of site

WAREHOUSE - FOOD PRODUCTS

5. Emergency contact on site:

Phone

Name

02 894 9172 Tom RYAN

6. Site staffing:

Hours per day

12

Days per week

1/1

5-6

7. Major supplier of dangerous goods

KLEENHEAT GAS

8. If new site or significant modification

Plan stamped by:

Accredited consultant's name:

Date stamped

CHRISTOPHER ROUSE

4/7/95

9. Number of dangerous goods depots at site

ONE

10. Trading name or occupier's name

AS ABOVE

11. Postal address of applicant

Suburb/Town

Postcode

AS ABOVE CASTLE HILL 2154

12. Contact for licence enquiries:

Phone

Fax

Name

02 894 9172 Tom RYAN

I certify that the details contained in this application (or the accompanying computer disk) are true and correct

13. Signature of applicant

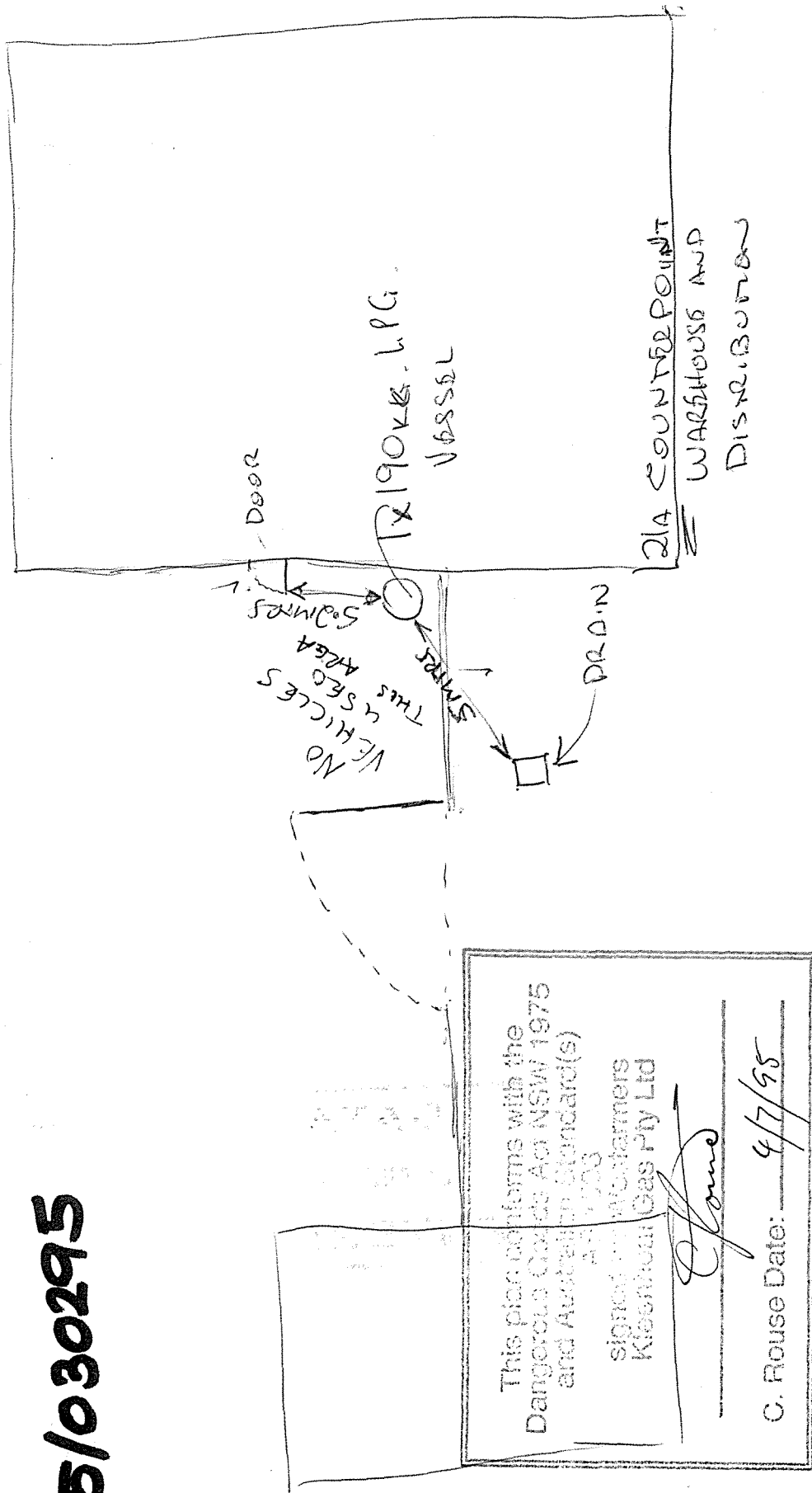
Tom Ryan

Date

8.8.95

26 AUG 1995

35/030295



Verona Ave, Castle Hill

APPENDIX E SECTION 10.7 CERTIFICATE



PLANNING CERTIFICATE UNDER SECTION 10.7 (2) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED.

Certificate Number: 108957
Reference: CASTLE HILL 21-23:180123
Issue Date: 9 November 2020
Receipt No: 6417417
Fee Paid: \$ 53.00

ADDRESS: 23 Victoria Avenue, CASTLE HILL NSW 2154
DESCRIPTION: Lot 1 DP 660382

The land is zoned:
Zone B5 Business Development Deferred Matter

The following prescribed matters apply to the land to which this certificate relates:

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

PLEASE NOTE: THIS CERTIFICATE IS AUTOMATICALLY GENERATED. IT MAY CONTAIN EXCESSIVE SPACES AND/OR BLANK PAGES.

THIS CERTIFICATE IS DIRECTED TO THE FOLLOWING MATTERS
PRESCRIBED UNDER SECTION 10.7 (2) OF THE ABOVE ACT.

1. Names of relevant planning instruments and DCPs

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

(A) Local Environmental Plans

The Hills Local Environmental Plan 2019, as amended, applies to all land in the Shire unless otherwise stated in this certificate.

State Environmental Planning Policies

SEPP No.19 - Bushland In Urban Areas
 SEPP No.21 - Caravan Parks
 SEPP No.33 - Hazardous And Offensive Development
 SEPP No.50 - Canal Estate Development
 SEPP No.55 - Remediation Of Land
 SEPP No.64 - Advertising And Signage
 SEPP No.65 - Design Quality Of Residential Apartment Development
 SEPP No.70 - Affordable Housing (Revised Schemes)
 SEPP (Building Sustainability Index: Basix) 2004
 SEPP (State Significant Precincts) 2005
 SEPP (Mining, Petroleum Production And Extractive Industries) 2007
 SEPP (Miscellaneous Consent Provisions) 2007
 SEPP (Infrastructure) 2007
 SEPP (Exempt and Complying Development Codes) 2008
 SEPP (Affordable Rental Housing) 2009
 SEPP (State and Regional Development) 2011

SEPP (Vegetation in Non-Rural Areas) 2017
 SEPP (Educational Establishments and Child Care Facilities) 2017
 SEPP (Primary Production and Rural Development) 2019

Sydney Regional Environmental Plan No. 9 Extractive Industry (No.2 - 1995)
 Sydney Regional Environmental Plan No. 20 Hawkesbury – Nepean River
 (No.2 – 1997)

The following SEPP's may apply to the land. Please refer to 'Land to which Policy applies' for each individual SEPP.

SEPP (Housing For Seniors Or People With A Disability) 2004

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

proposed instrument has been deferred indefinitely or has not been approved).

(A) Draft Local Environmental Plans

Draft The Hills Local Environmental Plan 2020 applies to this land.

Refer Attachment 1(2)(A)

(B) Proposed Local Environmental Plans

Proposed The Hills Local Environmental Plan 2019 (Amendment No.) applies to this land.

Refer Attachment 1(2)(B)

(C) Proposed State Environmental Planning Policies

Draft State Environmental Planning Policy (Environment)
Draft Remediation of Land State Environmental Planning Policy
Draft State Environmental Planning Policy (Short-term Rental Accommodation) 2019
Draft Activation Precincts State Environmental Planning Policy
Draft Housing Diversity State Environmental Planning Policy

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

The Hills Development Control Plan 2012

Note: the land is within The Hills Development Control Plan 2012 Part B map sheet. Refer Council's website www.thehills.nsw.gov.au to view the map sheet.

Note: the land is within The Hills Development Control Plan 2012 Part D map sheet. Refer Council's website www.thehills.nsw.gov.au to view the map sheet.

(4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP).

(A) The Hills Local Environmental Plan 2019 applies to the land unless otherwise stated in this certificate and identifies the land to be:

Zone B5 Business Development Deferred Matter

Draft The Hills Local Environmental Plan 2020 applies to the land and identifies the land to be:

Zone B5 Business Development

Refer Attachment 1(2)(A) and 2(B)(1)

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)
and 2(B)(1)

Also refer to the applicable instrument for provisions
regarding Exempt Development

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)
and 2(B)(1)

Also refer to the applicable instrument for provisions
regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)
and 2(B)(1)

- (E) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed?

The Hills Local Environmental Plan 2019?

NO

Draft The Hills Local Environmental Plan 2020?

NO

Any other Planning Proposal?

NO

(F) Whether the land includes or comprises critical habitat?

The Hills Local Environmental Plan 2019?

NO

Draft The Hills Local Environmental Plan 2020?

NO

Any other Planning Proposal?

NO

(G) Whether the land is in a conservation area (however described)?

The Hills Local Environmental Plan 2019?

NO

Draft The Hills Local Environmental Plan 2020?

NO

Any Other Planning Proposal?

NO

(H) Whether an item of environmental heritage (however described) is situated on the land?

The Hills Local Environmental Plan 2019?

NO

Draft The Hills Local Environmental Plan 2020?

NO

Any other Planning Proposal?

NO

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

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP)*, or
 - (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
 - (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the ACT.
- (A) State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) does not apply.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) does not apply.

Note: This precinct plan applies to land within the Box Hill Precinct or Box Hill Industrial Precinct.

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development.

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (E) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

Any amendments to Proposed State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

Any amendments to Proposed State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (F) Whether the land includes or comprises critical habitat?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (G) Whether the land is in a conservation area (however described)?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

3. Complying Development

- (1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of 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*.
- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Housing Code, Rural Housing Code, Low Rise Housing Diversity Code and Greenfield Housing Code

Complying Development under the Housing Code, Rural Housing Code, Low Rise Housing Diversity Code and Greenfield Housing Code may be carried out on the land.

Housing Alterations Code and General Development Code
Complying Development under the Housing Alterations Code and General Development Code may be carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code
Complying Development under the Commercial and Industrial (New
Buildings and Additions) Code may be carried out on the land.

Commercial and Industrial Alterations, Container Recycling
Facilities, Subdivision, Demolition and Fire Safety Codes
Complying Development under the Commercial and Industrial Alterations,
Container Recycling Facilities, Subdivision, Demolition and Fire Safety Codes
may be carried out on the land.

Note: Where reference is made to an applicable map, this information can be
sourced from the following websites:

The Hills Local Environmental Plan 2019 - www.thehills.nsw.gov.au
State Environmental Planning Policy (Sydney Region Growth Centres) 2006
(Appendix 2 North Kellyville Precinct) or (Appendix 11 The Hills Growth
Centre Precincts Plan) – [http://www.planning.nsw.gov.au/Plans-for-your-
area/Priority-Growth-Areas-and-Precincts/North-West-Priority-Growth-Area](http://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/North-West-Priority-Growth-Area)

4, 4A (Repealed)

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

Whether the owner (or any previous owner) of the land has 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

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

5. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Coal Mine Subsidence Compensation Act 2017?

NO

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under -

- (A) Division 2 of Part 3 of the Roads Act 1993; or

NO

- (B) any environmental planning instrument; or

NO

- (C) any resolution of council?

- a) The Hills Development Control Plan 2012?

NO

- b) Any other resolution of council?

NO

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by council, or

- (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

Council's policies on hazard risk restrictions are as follows:

(i) Landslip

a) By The Hills Local Environmental Plan 2019 zoning?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

b) By The Hills Local Environmental Plan 2019 local provision?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

c) By The Hills Development Control Plan 2012 provision?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

(ii) Bushfire

YES

Please note this is a statement of policy only and NOT a statement on whether or not the property is affected by bushfire. That question is answered in Section 11 of this certificate.

The NSW Rural Fire Service Guidelines entitled 'Planning for Bushfire Protection 2018'. Development subject to bushfire risk will be required to address the requirements in these guidelines and can be downloaded off the RFS web site www.rfs.nsw.gov.au

The Development Control Plan may also contain provisions for development on Bushfire Prone Land and Bushfire Hazard Management. Refer Part 1(3) of this certificate for the applicable Development Control Plan.

(iii) Tidal inundation

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by tidal inundation.

(iv) Subsidence

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by subsidence.

- (v) Acid sulphate soils

NO

- (vi) Land contamination

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by contamination or potential contamination.

- (vii) Any other risk

NO

7A. Flood related development controls information

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls?

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls?

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

- (3) Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

The Hills Local Environmental Plan 2019?

NO

Draft The Hills Local Environmental Plan 2020?

NO

Any other Planning Proposal?

NO

State Environmental Planning Policy?

NO

Proposed State Environmental Planning Policy?

NO

9. Contributions plans

The name of each contributions plan applying to the land:

**THE HILLS SECTION 7.12
19 - SHOWGROUND PRECINCT**

9A. Biodiversity certified land

Whether the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*?

NO

Note: Biodiversity certified land includes land certified under Part 7AA of the *Threatened Species Conservation Act 1995* that is taken to be certified under Part 8 of the *Biodiversity Conservation Act 2016*.

10. Biodiversity stewardship sites

Whether the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016* (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage)?

NO

Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.

10A. Native vegetation clearing set asides

Whether the land contains a set aside area under section 60ZC of the Local Land Services Act 2013 (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section)?

NO

11. Bush fire prone land

Has the land been identified as bush fire prone land?

NO

12. Property vegetation plans

Has the council been notified that a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applies to this land?

NO

13. Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on this land (but only if the council has been notified of the order)?

NO

14. Directions under Part 3A

Whether there is a direction by the Minister in force under section 75P (2)(c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect?

NO

15. Site compatibility certificates and conditions for seniors housing

(a) Whether there is a current site compatibility certificate (seniors housing) of which council is aware, issued under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land?

NO

(b) Whether there are any terms of a kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 that have been imposed as a condition of consent to a

development application granted after 11 October 2007 in respect of the land?

NO

16. Site compatibility certificates for infrastructure, schools or TAFE establishments

Whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land?

NO

17. Site compatibility certificates and conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land?

NO

(2) Whether there are any terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land?

NO

18. Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

NO DEVELOPMENT PLAN APPLIES

(2) The date of any subdivision order that applies to the land.

NO SUBDIVISION ORDER APPLIES

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site verification certificates

Whether there is a current site verification certificate, of which the council is aware, in respect of the land?

NO

Note. A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land - see Division 3 of Part 4AA of *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

20. Loose-fill asbestos insulation

Does the land include any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that is listed on the Loose-Fill Asbestos Insulation Register that is required to be maintained under that Division?

Council has not been notified by NSW Fair Trading that the land includes any residential premises that are listed on the register. Refer to the NSW Fair Trading website at www.fairtrading.nsw.gov.au to confirm that the land is not listed on this register.

Note: There is potential for loose-fill asbestos insulation in residential premises that are not listed on the Register. Contact NSW Fair Trading for further information.

21. Affected building notices and building product rectification orders

(1) Whether there is any affected building notice of which the council is aware that is in force in respect of the land?

NO

(2) (a) Whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with?

NO

(b) Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding?

NO

(3) In this clause:

affected building notice has the same meaning as in Part 4 of the *Building Products (Safety) Act 2017*.

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*.

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

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

NO

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

NO

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

NO

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act – if it is subject to such an order at the date when the certificate is issued,

NO

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

NO

THE HILLS SHIRE COUNCIL

MICHAEL EDGAR
GENERAL MANAGER

Per: 

PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE. WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.

ATTACHMENT 1(2)(A)

DRAFT THE HILLS LOCAL ENVIRONMENTAL PLAN 2020

A planning proposal to amend Local Environmental Plan 2019 applies to the majority of land in The Hills Shire, with the exception of the North West Region Growth Centres (Box Hill and North Kellyville).

The objective of the planning proposal is to update the planning framework and reset the basis for decisions surrounding land use planning. It seeks to give effect to Council's new Local Strategic Planning Statement: The Hills Future 2036 and the State Government's Central City District Plan. Together, these strategic plans establish planning priorities and actions to guide growth and development.

Further Planning Proposal information is available:

- Council's website www.thehills.nsw.gov.au/LEP2020

Delegation for making of the draft Local Environmental Plan has not been issued to Council, therefore at the conclusion of the exhibition period and after consideration of any submissions received, Council will make a recommendation to the Department of Planning, Industry & Environment who will be responsible for finalising the proposal.

The above details are in keeping with the exhibited planning proposal. Please note that changes to the planning proposal may be made post exhibition. The current status and details of the planning proposal can also be viewed on Council's website www.thehills.nsw.gov.au under the 'Building & Planning' tab, then 'Application Tracking'.

ATTACHMENT 1(2)(B)

PLANNING PROPOSALS TO INTRODUCE EXEMPT DEVELOPMENT CRITERIA FOR ADVERTISING ON COUNCIL OWNED INFRASTRUCTURE (1/2020/PLP & 2/2020/PLP)

On 13 August 2019, Council resolved to initiate two planning proposals to amend The Hills Local Environmental Plan 2019 (1/2020/PLP) and State Environmental Planning Policy (Sydney Region Growth Centres) 2006 as it relates to the North Kellyville and Box Hill Release Areas (2/2020/PLP) to include exempt development criteria for advertising undertaken by or on behalf of Council on bus shelters, seats, street signs and bridges.

The proposed amendments seek to establish a clear administrative pathway for the provision of advertising on 'road related infrastructure' by Council and clarify the permissibility and approval pathway for this form of advertising through Council's LEP and the Growth Centres SEPP.

The proposed exempt development criteria would control the location, scale and design of small scale advertising on structures such as bus shelters, seats and street signs to ensure they are of minimal environmental impact. It would also require signage on bridges to comply with the provisions of the State Government's Transport Corridor Outdoor Advertising Signage Guidelines.

Gateway Determinations have been issued by the Department of Planning, Industry and Environment for both planning proposals. Delegation for making of the amendments has been issued to Council under the Gateway Determinations.

For further information please contact Council's Duty Planner on 9843 0469.

The above details are in keeping with the exhibited planning proposal. Please note that changes to the planning proposal may be made post exhibition. The current status and details of the planning proposal can be viewed on Council's website www.thehills.nsw.gov.au under the 'Building' menu bar, then 'Application Tracking'.

ATTACHMENT 2(B)

On 15 December 2017, the Showground Station Precinct was notified on the NSW Legislation website (Government Gazette Notice 725). The land falls within the identified precinct and is either partly or wholly zoned 'Deferred Matter'. The provisions of The Hills Local Environmental Plan 2012 as at 14 December 2017 will apply to the land zoned 'Deferred Matter' until the matter is resolved (refer to www.legislation.nsw.gov.au).

Zone B5 Business Development**1 Objectives of zone**

- To enable a mix of business and warehouse uses, and bulky goods premises that require a large floor area, in locations that are close to, and that support the viability of, centres.
- To provide for bulky goods premises that meet community demand.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.

2 Permitted without consent

Nil

3 Permitted with consent

Building identification signs; Bulky goods premises; Business identification signs; Centre-based child care facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Neighbourhood shops; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Self storage units; Serviced apartments; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4.

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Medical centres; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities.

NOTE: This land use table should be read in conjunction with the Dictionary at the end of The Hills LEP 2012 which defines words and expressions for the purpose of the plan.

NOTE: Activities permitted without development consent are still subject to other provisions in Environmental Planning Instruments and/or Acts.

ATTACHMENT 2(B)(1)

Draft The Hills Local Environmental Plan 2020 applied to the land and identifies the land to be:

Zone B5 Business Development

1 Objectives of zone

- To enable a mix of business and warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support the viability of, centres.
- To provide for specialised retail premises that meet community demand.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.

2 Permitted without consent

Nil

3 Permitted with consent

Building identification signs; Business identification signs; Centre-based child care facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Self storage units; Serviced apartments; Specialised retail premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Medical centres; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities



PLANNING CERTIFICATE UNDER SECTION 10.7 (2) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED.

Certificate Number: 108958
Reference: CASTLE HILL 21-23:180124
Issue Date: 9 November 2020
Receipt No: 6417418
Fee Paid: \$ 53.00

ADDRESS: 21 Victoria Avenue, CASTLE HILL NSW 2154
DESCRIPTION: Lot 1 DP 657013

The land is zoned:
Zone SP2 Infrastructure
Zone B5 Business Development Deferred Matter

The following prescribed matters apply to the land to which this certificate relates:

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

PLEASE NOTE: THIS CERTIFICATE IS AUTOMATICALLY GENERATED. IT MAY CONTAIN EXCESSIVE SPACES AND/OR BLANK PAGES.

THIS CERTIFICATE IS DIRECTED TO THE FOLLOWING MATTERS
PRESCRIBED UNDER SECTION 10.7 (2) OF THE ABOVE ACT.

1. Names of relevant planning instruments and DCPs

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

(A) Local Environmental Plans

The Hills Local Environmental Plan 2019, as amended, applies to all land in the Shire unless otherwise stated in this certificate.

State Environmental Planning Policies

SEPP No.19 - Bushland In Urban Areas
 SEPP No.21 - Caravan Parks
 SEPP No.33 - Hazardous And Offensive Development
 SEPP No.50 - Canal Estate Development
 SEPP No.55 - Remediation Of Land
 SEPP No.64 - Advertising And Signage
 SEPP No.65 - Design Quality Of Residential Apartment Development
 SEPP No.70 - Affordable Housing (Revised Schemes)
 SEPP (Building Sustainability Index: Basix) 2004
 SEPP (State Significant Precincts) 2005
 SEPP (Mining, Petroleum Production And Extractive Industries) 2007
 SEPP (Miscellaneous Consent Provisions) 2007
 SEPP (Infrastructure) 2007
 SEPP (Exempt and Complying Development Codes) 2008
 SEPP (Affordable Rental Housing) 2009
 SEPP (State and Regional Development) 2011

SEPP (Vegetation in Non-Rural Areas) 2017
 SEPP (Educational Establishments and Child Care Facilities) 2017
 SEPP (Primary Production and Rural Development) 2019

Sydney Regional Environmental Plan No. 9 Extractive Industry (No.2 - 1995)
 Sydney Regional Environmental Plan No. 20 Hawkesbury – Nepean River
 (No.2 – 1997)

The following SEPP's may apply to the land. Please refer to 'Land to which Policy applies' for each individual SEPP.

SEPP (Housing For Seniors Or People With A Disability) 2004

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

proposed instrument has been deferred indefinitely or has not been approved).

(A) Draft Local Environmental Plans

Draft The Hills Local Environmental Plan 2020 applies to this land.

Refer Attachment 1(2)(A)

(B) Proposed Local Environmental Plans

Proposed The Hills Local Environmental Plan 2019 (Amendment No.) applies to this land.

Refer Attachment 1(2)(B)

(C) Proposed State Environmental Planning Policies

Draft State Environmental Planning Policy (Environment)
Draft Remediation of Land State Environmental Planning Policy
Draft State Environmental Planning Policy (Short-term Rental Accommodation) 2019
Draft Activation Precincts State Environmental Planning Policy
Draft Housing Diversity State Environmental Planning Policy

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

The Hills Development Control Plan 2012

Note: the land is within The Hills Development Control Plan 2012 Part B map sheet. Refer Council's website www.thehills.nsw.gov.au to view the map sheet.

Note: the land is within The Hills Development Control Plan 2012 Part D map sheet. Refer Council's website www.thehills.nsw.gov.au to view the map sheet.

(4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP).

(A) The Hills Local Environmental Plan 2019 applies to the land unless otherwise stated in this certificate and identifies the land to be:

Zone SP2 Infrastructure

Zone B5 Business Development Deferred Matter

Draft The Hills Local Environmental Plan 2020 applies to the land and identifies the land to be:

Zone B5 Business Development

Refer Attachment 1(2)(A) and 2(B)(1)
Zone SP2 Infrastructure

Refer Attachment 1(2)(A) and 2(B)(1)

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)
and 2(B)(1)

- Also refer to the applicable instrument for provisions regarding Exempt Development
- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)
and 2(B)(1)

- Also refer to the applicable instrument for provisions regarding Complying Development
- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)
and 2(B)(1)

- (E) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed?

The Hills Local Environmental Plan 2019?

NO

Draft The Hills Local Environmental Plan 2020?

NO

Any other Planning Proposal?

NO

(F) Whether the land includes or comprises critical habitat?

The Hills Local Environmental Plan 2019?

NO

Draft The Hills Local Environmental Plan 2020?

NO

Any other Planning Proposal?

NO

(G) Whether the land is in a conservation area (however described)?

The Hills Local Environmental Plan 2019?

NO

Draft The Hills Local Environmental Plan 2020?

NO

Any Other Planning Proposal?

NO

(H) Whether an item of environmental heritage (however described) is situated on the land?

The Hills Local Environmental Plan 2019?

NO

Draft The Hills Local Environmental Plan 2020?

NO

Any other Planning Proposal?

NO

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

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP)*, or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the ACT.

- (A) State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) does not apply.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) does not apply.

Note: This precinct plan applies to land within the Box Hill Precinct or Box Hill Industrial Precinct.

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development.

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (E) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

Any amendments to Proposed State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

Any amendments to Proposed State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (F) Whether the land includes or comprises critical habitat?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (G) Whether the land is in a conservation area (however described)?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

3. Complying Development

- (1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of 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*.
- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Housing Code, Rural Housing Code, Low Rise Housing Diversity Code and Greenfield Housing Code

Complying development under the Housing Code, Rural Housing Code, Low Rise Housing Diversity Code and Greenfield Housing Code may not be carried out on the land unless the development is carried out on any part of the lot that is not affected by the following specific land exemption/s:

The land is reserved for a public purpose in the environmental planning instrument. Refer to the Land Zoning Map of the applicable instrument.

Housing Alterations Code and General Development Code
Complying Development under the Housing Alterations Code and General Development Code may be carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code
Complying development under the Commercial and Industrial (New Buildings and Additions) Code may not be carried out on the land unless the development is carried out on any part of the lot that is not affected by the following specific land exemption/s:

The land is reserved for a public purpose in the environmental planning instrument. Refer to the Land Zoning Map of the applicable instrument.

Commercial and Industrial Alterations, Container Recycling Facilities, Subdivision, Demolition and Fire Safety Codes
Complying Development under the Commercial and Industrial Alterations, Container Recycling Facilities, Subdivision, Demolition and Fire Safety Codes may be carried out on the land.

Note: Where reference is made to an applicable map, this information can be sourced from the following websites:

The Hills Local Environmental Plan 2019 - www.thehills.nsw.gov.au

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct) or (Appendix 11 The Hills Growth Centre Precincts Plan) – <http://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/North-West-Priority-Growth-Area>

4, 4A (Repealed)

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

Whether the owner (or any previous owner) of the land has 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

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

5. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Coal Mine Subsidence Compensation Act 2017?

NO

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under -

(A) Division 2 of Part 3 of the Roads Act 1993; or

NO

(B) any environmental planning instrument; or

YES

The Hills Local Environmental Plan 2019 identifies the land as being zoned for Local Road Widening.

Refer Part 2(A) of this certificate for the applicable zoning and environmental planning instrument.

(C) any resolution of council?

a) The Hills Development Control Plan 2012?

NO

b) Any other resolution of council?

NO

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

(a) adopted by council, or

(b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

Council's policies on hazard risk restrictions are as follows:

(i) Landslip

a) By The Hills Local Environmental Plan 2019 zoning?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

b) By The Hills Local Environmental Plan 2019 local provision?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

c) By The Hills Development Control Plan 2012 provision?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

(ii) Bushfire

YES

Please note this is a statement of policy only and NOT a statement on whether or not the property is affected by bushfire. That question is answered in Section 11 of this certificate.

The NSW Rural Fire Service Guidelines entitled 'Planning for Bushfire Protection 2018'. Development subject to bushfire risk will be required to address the requirements in these guidelines and can be downloaded off the RFS web site www.rfs.nsw.gov.au

The Development Control Plan may also contain provisions for development on Bushfire Prone Land and Bushfire Hazard Management. Refer Part 1(3) of this certificate for the applicable Development Control Plan.

(iii) Tidal inundation

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by tidal inundation.

(iv) Subsidence

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by subsidence.

(v) Acid sulphate soils

NO

(vi) Land contamination

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by contamination or potential contamination.

(vii) Any other risk

NO

7A. Flood related development controls information

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls?

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls?

YES

Please note this is a statement that flood related development controls apply to the land and is NOT a statement on whether or not the property is subject to flooding.

- (3) Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

The Hills Local Environmental Plan 2019?

YES

Clause 5.1 of The Hills Local Environmental Plan 2019 variously provides for the acquisition of land within the SP2 Infrastructure, RE1 Public Recreation zones and E1 National Parks and Nature Reserves.

Draft The Hills Local Environmental Plan 2020?

YES

Clause 5.1 of Draft The Hills Local Environmental Plan 2020 variously provides for the acquisition of land within the SP2 Infrastructure, RE1 Public Recreation zones and E1 National Parks and Nature Reserves.

Refer Attachment 1(2)(A)

Any other Planning Proposal?

NO

State Environmental Planning Policy?

NO

Proposed State Environmental Planning Policy?

NO

9. Contributions plans

The name of each contributions plan applying to the land:

**THE HILLS SECTION 7.12
19 - SHOWGROUND PRECINCT**

9A. Biodiversity certified land

Whether the land is biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016?

NO

Note: Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.

10. Biodiversity stewardship sites

Whether the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016 (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage)?

NO

Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.

10A. Native vegetation clearing set asides

Whether the land contains a set aside area under section 60ZC of the Local Land Services Act 2013 (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section)?

NO

11. Bush fire prone land

Has the land been identified as bush fire prone land?

NO

12. Property vegetation plans

Has the council been notified that a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applies to this land?

NO

13. Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on this land (but only if the council has been notified of the order)?

NO

14. Directions under Part 3A

Whether there is a direction by the Minister in force under section 75P (2)(c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect?

NO

15. Site compatibility certificates and conditions for seniors housing

(a) Whether there is a current site compatibility certificate (seniors housing) of which council is aware, issued under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land?

NO

(b) Whether there are any terms of a kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?

NO

16. Site compatibility certificates for infrastructure, schools or TAFE establishments

Whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land?

NO

17. Site compatibility certificates and conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land?

NO

(2) Whether there are any terms of a kind referred to in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land?

NO

18. Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

NO DEVELOPMENT PLAN APPLIES

(2) The date of any subdivision order that applies to the land.

NO SUBDIVISION ORDER APPLIES

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site verification certificates

Whether there is a current site verification certificate, of which the council is aware, in respect of the land?

NO

Note. A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land - see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

20. Loose-fill asbestos insulation

Does the land include any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that is listed on the Loose-Fill Asbestos Insulation Register that is required to be maintained under that Division?

Council has not been notified by NSW Fair Trading that the land includes any residential premises that are listed on the register. Refer to the NSW Fair Trading website at www.fairtrading.nsw.gov.au to confirm that the land is not listed on this register.

Note: There is potential for loose-fill asbestos insulation in residential premises that are not listed on the Register. Contact NSW Fair Trading for further information.

21. Affected building notices and building product rectification orders

(1) Whether there is any affected building notice of which the council is aware that is in force in respect of the land?

NO

- (2) (a) Whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with?

NO

- (b) Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding?

NO

- (3) In this clause:

affected building notice has the same meaning as in Part 4 of the *Building Products (Safety) Act 2017*.

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*.

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

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

NO

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

NO

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

NO

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act – if it is subject to such an order at the date when the certificate is issued,

NO

- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

NO

THE HILLS SHIRE COUNCIL

MICHAEL EDGAR
GENERAL MANAGER

Per: 

PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE. WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.

ATTACHMENT 1(2)(A)

DRAFT THE HILLS LOCAL ENVIRONMENTAL PLAN 2020

A planning proposal to amend Local Environmental Plan 2019 applies to the majority of land in The Hills Shire, with the exception of the North West Region Growth Centres (Box Hill and North Kellyville).

The objective of the planning proposal is to update the planning framework and reset the basis for decisions surrounding land use planning. It seeks to give effect to Council's new Local Strategic Planning Statement: The Hills Future 2036 and the State Government's Central City District Plan. Together, these strategic plans establish planning priorities and actions to guide growth and development.

Further Planning Proposal information is available:

- Council's website www.thehills.nsw.gov.au/LEP2020

Delegation for making of the draft Local Environmental Plan has not been issued to Council, therefore at the conclusion of the exhibition period and after consideration of any submissions received, Council will make a recommendation to the Department of Planning, Industry & Environment who will be responsible for finalising the proposal.

The above details are in keeping with the exhibited planning proposal. Please note that changes to the planning proposal may be made post exhibition. The current status and details of the planning proposal can also be viewed on Council's website www.thehills.nsw.gov.au under the 'Building & Planning' tab, then 'Application Tracking'.

ATTACHMENT 1(2)(B)

PLANNING PROPOSALS TO INTRODUCE EXEMPT DEVELOPMENT CRITERIA FOR ADVERTISING ON COUNCIL OWNED INFRASTRUCTURE (1/2020/PLP & 2/2020/PLP)

On 13 August 2019, Council resolved to initiate two planning proposals to amend The Hills Local Environmental Plan 2019 (1/2020/PLP) and State Environmental Planning Policy (Sydney Region Growth Centres) 2006 as it relates to the North Kellyville and Box Hill Release Areas (2/2020/PLP) to include exempt development criteria for advertising undertaken by or on behalf of Council on bus shelters, seats, street signs and bridges.

The proposed amendments seek to establish a clear administrative pathway for the provision of advertising on 'road related infrastructure' by Council and clarify the permissibility and approval pathway for this form of advertising through Council's LEP and the Growth Centres SEPP.

The proposed exempt development criteria would control the location, scale and design of small scale advertising on structures such as bus shelters, seats and street signs to ensure they are of minimal environmental impact. It would also require signage on bridges to comply with the provisions of the State Government's Transport Corridor Outdoor Advertising Signage Guidelines.

Gateway Determinations have been issued by the Department of Planning, Industry and Environment for both planning proposals. Delegation for making of the amendments has been issued to Council under the Gateway Determinations.

For further information please contact Council's Duty Planner on 9843 0469.

The above details are in keeping with the exhibited planning proposal. Please note that changes to the planning proposal may be made post exhibition. The current status and details of the planning proposal can be viewed on Council's website www.thehills.nsw.gov.au under the 'Building' menu bar, then 'Application Tracking'.

ATTACHMENT 2(B)

Zone SP2 Infrastructure

- 1 Objectives of zone
 - To provide for infrastructure and related uses.
 - To prevent development that is not compatible with or that may detract from the provision of infrastructure.
- 2 Permitted without consent
 - Roads
- 3 Permitted with consent
 - Aquaculture; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose
- 4 Prohibited
 - Any development not specified in item 2 or 3

NOTE: This land use table should be read in conjunction with the Dictionary at the end of The Hills LEP 2019 which defines words and expressions for the purpose of the plan.

NOTE: Activities permitted without development consent are still subject to other provisions in Environmental Planning Instruments and/or Acts.

ATTACHMENT 2(B)

On 15 December 2017, the Showground Station Precinct was notified on the NSW Legislation website (Government Gazette Notice 725). The land falls within the identified precinct and is either partly or wholly zoned 'Deferred Matter'. The provisions of The Hills Local Environmental Plan 2012 as at 14 December 2017 will apply to the land zoned 'Deferred Matter' until the matter is resolved (refer to www.legislation.nsw.gov.au).

Zone B5 Business Development

1 Objectives of zone

- To enable a mix of business and warehouse uses, and bulky goods premises that require a large floor area, in locations that are close to, and that support the viability of, centres.
- To provide for bulky goods premises that meet community demand.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.

2 Permitted without consent

Nil

3 Permitted with consent

Building identification signs; Bulky goods premises; Business identification signs; Centre-based child care facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Neighbourhood shops; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Self storage units; Serviced apartments; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4.

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Medical centres; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities.

NOTE: This land use table should be read in conjunction with the Dictionary at the end of The Hills LEP 2012 which defines words and expressions for the purpose of the plan.

NOTE: Activities permitted without development consent are still subject to other provisions in Environmental Planning Instruments and/or Acts.

ATTACHMENT 2(B)(1)

Draft The Hills Local Environmental Plan 2020 applied to the land and identifies the land to be:

Zone B5 Business Development

1 Objectives of zone

- To enable a mix of business and warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support the viability of, centres.
- To provide for specialised retail premises that meet community demand.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.

2 Permitted without consent

Nil

3 Permitted with consent

Building identification signs; Business identification signs; Centre-based child care facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Self storage units; Serviced apartments; Specialised retail premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Medical centres; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

ATTACHMENT 2(B)(1)

Draft The Hills Local Environmental Plan 2020 applied to the land and identifies the land to be:

Zone SP2 Infrastructure

1 Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

2 Permitted without consent

Roads

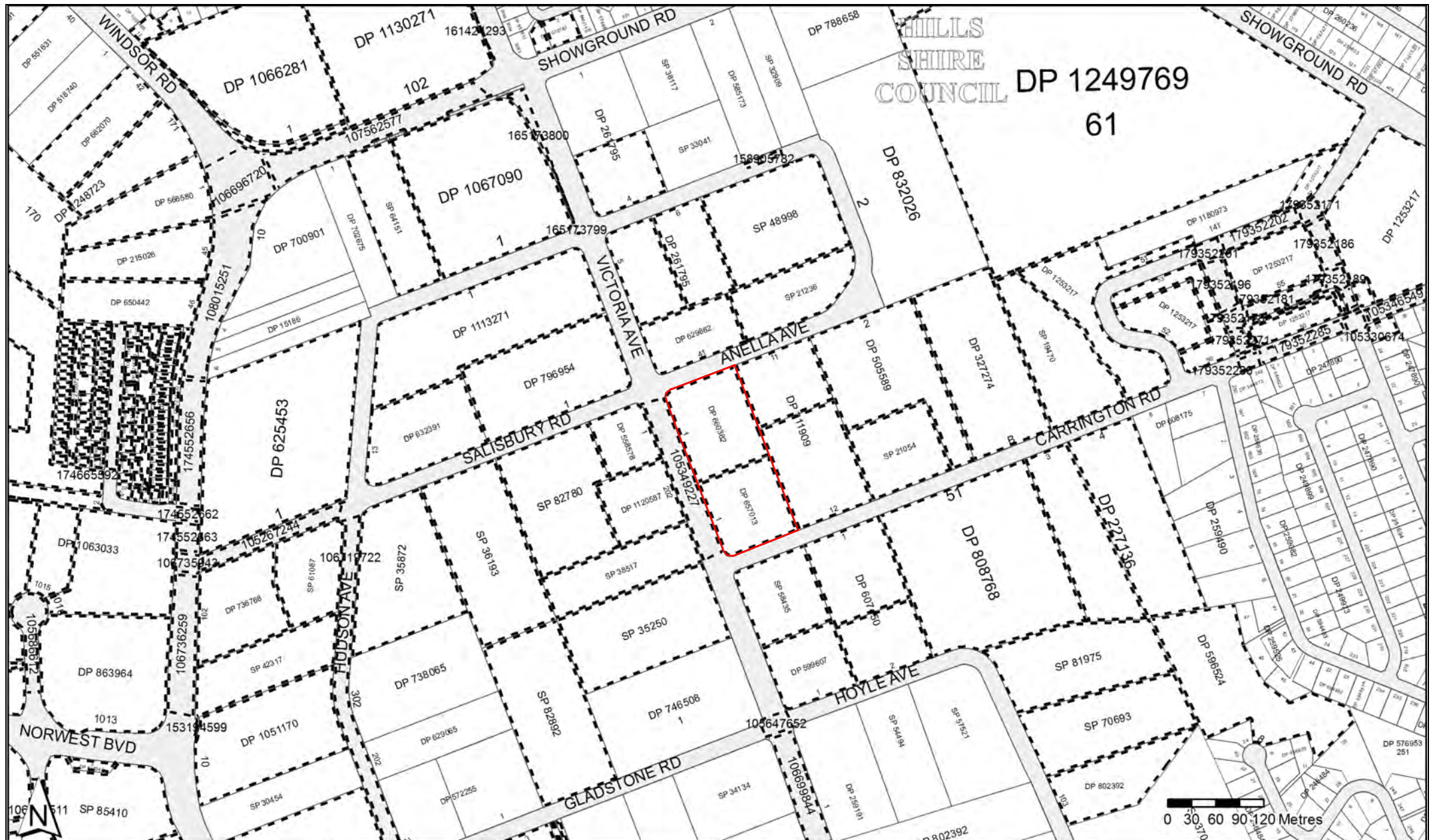
3 Permitted with consent

Aquaculture; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

4 Prohibited

Any development not specified in item 2 or 3

APPENDIX F TITLE HISTORY SEARCH



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

(Page 1) Vol.

14600 Fol. 140

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

TORRENS TITLE
Register

Vol. 14600 Fol. 140

Appln No 10680

Prior Title Vol. 6319 Fol. 248



CANCELLED EDITION ISSUED

SEE AUTO FOLIO

26 11 1981

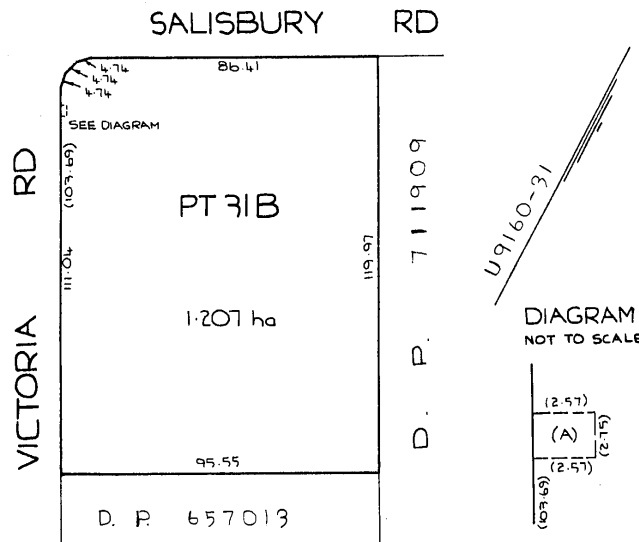
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



(A) EASEMENT FOR ELECTRICITY PURPOSES
2.75 WIDE - Q389878

5697517 M.X.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in part of Lot 31B in Deposited Plan 454883 shown in the plan hereon at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland being part of Portion 125 granted to Michael Hancy on 31-3-1802.

FIRST SCHEDULE

AUSTRALIAN MUTUAL PROVIDENT SOCIETY

SECOND SCHEDULE

- Reservations and conditions, if any, contained in the Crown grant above referred to.
- Q389878 Easement for Electricity Purposes affecting the land shown so burdened in the plan hereon.

DP 660382

Prepared : 30. 8. 1995

This plan has been created to provide a unique identifier to enable the issue of an Automated Torrens Title for the land comprised in folio of the Register

Volume 14600 Folio 140

Metric Conversion Chart

Feet Inches Metres

1/4	0.0064
1/2	0.0127
3/4	0.0190
1	0.0254
2	0.0508
3	0.0762
4	0.1016
5	0.1270
6	0.1524
7	0.1778
8	0.2032
9	0.2286
10	0.2540
11	0.2794
1	0.3048
50	15.24
100	30.48

Links Metres

1/10	0.0201
1	0.2012
100	20.115

Areas

1 Perch (P)	25.29 m2
1 Rood (R)	1012 m2
1 Acre (A)	4047 m2
1 Hectare (Ha)	= 10,000 m2

N 0 0 1 1 1 B

CERTIFICATE OF TITLE



14600140

NEW SOUTH WALES

REAL PROPERTY ACT, 1900



CANCELLED

Vol. 14600 Fol. 140

EDITION ISSUED

26 11 1981

SEE AUTO FOLIO

Appln No 10680

Prior Title Vol. 6319 Fol. 248

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.

[Signature]

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

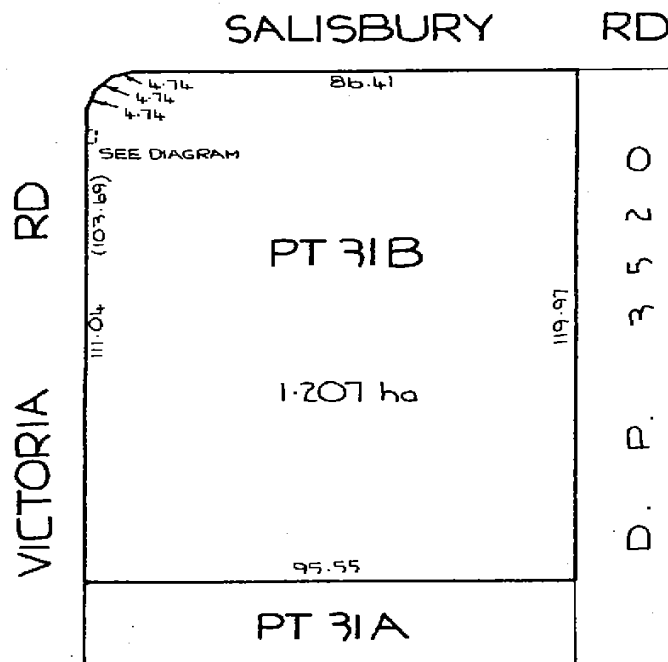
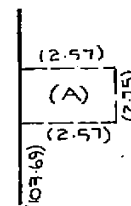


DIAGRAM
NOT TO SCALE



(A) EASEMENT FOR ELECTRICITY PURPOSES
2.75 WIDE - Q389878

5697517 M.X.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in part of Lot 31B in Deposited Plan 434883 shown in the plan hereon at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland being part of Portion 125 granted to Michael Hancy on 31-3-1802.

FIRST SCHEDULE

AUSTRALIAN MUTUAL PROVIDENT SOCIETY

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown grant above referred to.
2. Q389878 Easement for Electricity Purposes affecting the land shown so burdened in the plan hereon.

THE LAND WITHIN
DESCRIBED IS NOW
LOT 1 IN DP660382

(Page 2 of 2 pages)

Vol. 14600 Fol. 140

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

~~Impasse Pty Limited by Transfer X070939. Registered 22-7-1987~~
~~Cseata Promotion Holidays Pty. Limited by Transfer E93310. Registered~~
~~16-1-1992.~~



SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

~~5762337 Lease to Con-Stan Industries of Australia Pty. Limited, together with and~~
~~reserving rights and an option of renewal. Expires 31-8-1987. Registered~~
~~10-12-1981~~

~~16~~

~~Expired:~~
~~5-1-1988~~

~~X090940 Mortgage to PT Australia PT Limited Registered~~
~~22-9-1987.~~

~~E93310.~~

X387686 Lease to Arthur Webster Pty. Limited of premises being the whole of the upper
 Floor, 23 Victoria Road. Castle Hill. Expires 30-9-1997. Option of renewal
 5 years. Registered 5-4-1988.

~~X090940 Mortgage X892941 Variation. Registered 13-10-1988.~~

~~E93310.~~

~~X090940 Mortgage V318921 Variation. Registered 26-4-1989~~

~~E93310~~

~~X090940 Mortgage Z135100 Variation. Registered 3-8-1990~~

~~E93310~~

~~E31970 caveat by John William Murphy & Peter Gerard~~
~~Allen and Mercantile Mutual Life Insurance~~
~~Company Limited. Registered 28-11-1991~~

~~E93310.~~

I560169 Mortgage to State Bank of New South Wales Limited. Registered 3-9-1993.

CANCELLED

SEE AUTO FOLIO

NOTATIONS AND UNREGISTERED DEALINGS

5762337 L
 38 CCL
 X90939 TLR
 40 MS
 X 387686 LR
 X892941 VM
 N 318524 VM
 Z135100 VM
 E31970 X R
 E93310 TP-R
 I560169 MR

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



SEARCH DATE

9/11/2020 8:12AM

FOLIO: 1/660382

First Title(s): OLD SYSTEM

Prior Title(s): VOL 14600 FOL 140

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
30/8/1995		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
21/10/1997	3511730	DEPARTMENTAL DEALING	
2/7/1998	5097490	DISCHARGE OF MORTGAGE	
2/7/1998	5097491	CHANGE OF NAME	
2/7/1998	5097492	MORTGAGE	EDITION 1
12/4/1999	5738514	DISCHARGE OF MORTGAGE	
12/4/1999	5738515	TRANSFER	
12/4/1999	5738516	MORTGAGE	EDITION 2
3/8/2001	7591725	REQUEST	EDITION 3
7/3/2002	7971155	LEASE	EDITION 4
4/12/2002	9128404	LEASE	EDITION 5
18/12/2003	AA270360	DISCHARGE OF MORTGAGE	EDITION 6
10/6/2004	AA703057	MORTGAGE	EDITION 7
20/5/2005	AB492300	REQUEST	EDITION 8
6/10/2005	AB816520	DISCHARGE OF MORTGAGE	
6/10/2005	AB816521	TRANSFER	
6/10/2005	AB816522	MORTGAGE	EDITION 9
19/4/2006	AC42115	REJECTED - LEASE	
17/1/2007	AC876605	LEASE	EDITION 10
30/4/2008	AD919507	LEASE	EDITION 11
29/7/2008	AE68789	LEASE	
29/7/2008	AE68790	LEASE	EDITION 12
26/4/2012	AG946809	REQUEST	

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

9/11/2020 8:12AM

FOLIO: 1/660382

PAGE 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
25/7/2012	DP1176891	WITHDRAWN - PRE-EXAMINATION PLAN	
17/1/2013	AH496274	DEPARTMENTAL DEALING	
4/2/2013	AH528105	CAVEAT	
21/5/2013	AH742684	DEPARTMENTAL DEALING	
19/6/2013	DP1180975	DEPOSITED PLAN	
28/6/2013	AH839269	LEASE	
28/6/2013	AH839270	LEASE	
28/6/2013	AH839272	DISCHARGE OF MORTGAGE	
28/6/2013	AH839273	TRANSFER	EDITION 13
10/4/2015	AI910570	REQUEST	
31/5/2016	AK473412	SURRENDER OF LEASE	
31/5/2016	AK473413	SURRENDER OF LEASE	EDITION 14
17/8/2016	DP1188940	WITHDRAWN - PROPOSED PLAN	
16/10/2017	AM808528	TRANSFER	
16/10/2017	AM808529	MORTGAGE	EDITION 15

*** END OF SEARCH ***

TRANSFER
New South Wales
Real Property Act 1900



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

Office of State Revenue use only

00*28 80/699125204 90 1180 668061
N.S.W. STAMP DUTY

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

Folio Identifier 1/660382

- (B) **LODGED BY**

LTO Box

Name, Address or DX and Telephone

377

WBC

Reference (15 character maximum): 05131495-W

- (C) **TRANSFEROR**

CREATA INVESTMENTS PTY LIMITED ACN 003 938 850

- (D) acknowledges receipt of the consideration of\$4,550,000.00.....
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**

T
TS
(s/13 LGA)
TW
(Sheriff)

CORANTON PTY LIMITED ACN 001 957 384

- (G)

~~TENANCY:~~

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Transferor

Director

Signature of Transferee's Solicitor

RE Barros

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

2.05151493 STATUTORY DECLARATION

FILED WITH
5738515

I, ROLANDO EUSEBIO BARROS

of 24 Torrs Street, Baulkham Hills in the State of New South Wales, Solicitor

do solemnly and sincerely declare as follows:

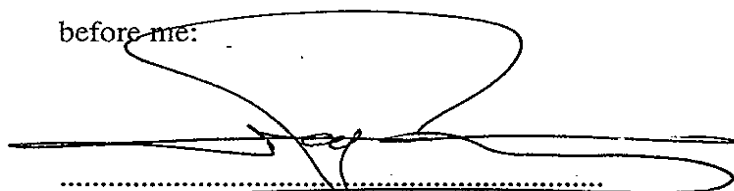
1. The time for the exercise of the Option to Renew in expired Lease registered no. X387686 has ended; the Lessee under that Lease has not exercised the option; and a variation of lease extending the term has not been entered into.

AND I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Oath Act, 1900.

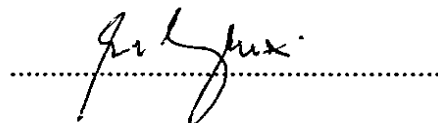
MADE & SUBSCRIBED at CASTLE HILL

this 25th day of MARCH 1999

before me:



Justice of the Peace/Solicitor



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

TRANSFER

New South Wales
Real Property Act 1900



AB816521T

PRIVACY NOTE: this information is legally required and will be

STAMP DUTY

Office of State Revenue (use only) NSW Treasury S15 VENDOR DUTY ENCLOSURE 10/11/05	NEW SOUTH WALES DUTY 20-09-2005 SECTION 18(2) DUTY \$ *****2.00
---	--

(A) TORRENS TITLE

Folio Identifier 1/660382

Westpac Banking Corporation

(B) LODGED BY

Delivery Box Westpac 37Y	Name, Address or DX and Telephone 1 King Street CONCORD WEST 2138 IBN 43 (02) 9767 1955 LLPN: 123839X 37Y	CODES T TW (Sheriff)
--------------------------------	---	-------------------------------

(C) TRANSFEROR

CORANTON PTY LIMITED ACN 001 957 384

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 4,962,500.00 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

CAVASIGN PTY LTD ACN 082 624 440

(I) **TENANCY:**

(J) DATE

Certified correct for the purposes of the Real Property Act 1900
and executed on behalf of the corporation named below by the
authorised person(s) whose signature(s) appear(s) below
pursuant to the authority specified.

Corporation: CORANTON PTY LIMITED

Authority: section 127 of the Corporations Law

Signature of authorised person:

Signature of authorised person:

R. Colosimo

Name of authorised person:

Name of authorised person: ROSARIO COLOSIMO

Office held:

Office held:

Sole Director/Secretary

Certified correct for the purposes of the Real Property Act 1900
and executed on behalf of the corporation named below by the
authorised person(s) whose signature(s) appear(s) below
pursuant to the authority specified.

Corporation: CAVASIGN PTY LTD

Authority: section 127 of the Corporations Law

Signature of authorised person:

Signature of authorised person:

R. Colosimo

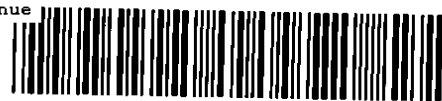
Name of authorised person:

Name of authorised person: ROSARIO COLOSIMO

Office held:

Office held:

Sole Director/Secretary



Form: 01T
Release: 6-1

TRANSFER
New South Wales
Real Property Act 1900

AH839273G

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

STAMP DUTY

Office of State Revenue use only

Office of State Revenue	
NSW Treasury	
Client No: 3337774	584
Duty: 10.00	Trans No: 702295
Asst details	

(A) TORRENS TITLE

1/657013 and 1/660382

(B) LODGED BY

Document Collection Box 124E	Name, Address or DX, Telephone, and Customer Account Number if any LLPN : 123820V Level 3, 175 Castlereagh Street SYDNEY 2000 Ph: (02) 9230 6900	CODES T TW
Reference: WWBV 14556078		

(C) TRANSFEROR

Cavasign Pty Ltd ACN 082 624 440

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 18,317,800.00 and as regards

(E) ESTATE

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

(F) SHARE TRANSFERRED

Whole

(G) ENCUMBRANCES (if applicable): Nil

(H) TRANSFEREE

Hydrox Nominees Pty Limited ABN 53 429 470 282

(I)

TENANCY:

DATE 26th June 2012

(J) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the company named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Company: Cavasign Pty Limited ACN 082 624 440
Authority: section 127 of the Corporations Act 2001

Signature of authorised person: R. Colosimo

Signature of authorised person:

Name of authorised person:

Office held: Rosario Colosimo
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:

Signatory's name:

Signatory's capacity:

Steven Brett Chesher
solicitor for transfer

(K) The transferee's solicitor certifies that the cNOS data relevant to this dealing has been submitted and stored under cNOS ID No. 432397 Full name: Steven Brett Chesher Signature:

* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

ALL HANDWRITING MUST BE IN BLOCK CAPITALS



FOLIO: 1/660382

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
9/11/2020	8:12 AM	15	16/10/2017

LAND

LOT 1 IN DEPOSITED PLAN 660382
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP660382

FIRST SCHEDULE

CASTLEHILL SPOTLIGHT PROPERTY 2 PTY LTD (T AM808528)

SECOND SCHEDULE (7 NOTIFICATIONS)

1	RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2	AI910570 THE LAND ABOVE DESCRIBED EXCLUDES THE STRATUM IN LOT 150 IN DP1180975 (RAILWAY TUNNEL)
3	Q389878 EASEMENT FOR ELECTRICITY PURPOSES AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM.
4	7591725 POSITIVE COVENANT
5	7591725 RESTRICTION AS TO USER (S.88E(3) CONVEYANCING ACT, 1919)
6	AB492300 RESTRICTION AS TO USER (S.88E(3) CONVEYANCING ACT, 1919)
7	AM808529 MORTGAGE TO TASOVAC PTY LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

PLAN FORM 2

Plan Drawing only to appear in this space

OFFICE USE ONLY

Signatures and seals only.

THIS IS A COPY OF THE ORIGINAL PLAN AS REGISTERED IN THE OFFICE OF THE REGISTRAR GENERAL, NEW SOUTH WALES, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

SIGNED AT SYDNEY
THIS 13th DAY OF
MAY 1984
BY
J. T. JAMES
DIRECTOR

THE COMMON SEAL OF
MANAWAH CASTLE PT LIMITED
WAS HEREUNTO AFFIXED IN
ACCORDANCE WITH
MEMORANDUM AND ARTICLES OF
ASSOCIATION IN THE PRESENCE OF
J. T. JAMES
DIRECTOR
M. J. JAMES
SECRETARY



Council Clerk's Certificate

I hereby certify that -
(a) the requirements of the Local Government Act, 1915
other than the requirements for the registration of
plans, and
(b) the requirements of section 348 of the Metropolitan
Water, Sewerage and Drainage Act, 1920, as amended,
Hunter District Water, Sewerage, and Drainage Act,
1936, as amended,
have been complied with by the applicant in relation to the
proposed
(Insert "new road", "subdivision" or "consolidated lot") set out herein
Subdivision No.
Date
(Signature)
Council Clerk
*This part of certificate to be deleted where the application is only
for a consolidated lot or the opening of a new road or where the land
to be subdivided is wholly outside the areas of operations of the
Metropolitan Water, Sewerage and Drainage Board and the Hunter
District Water Board.
Delete if inapplicable.

MPD.

SEWAGE TREATMENT PLANT
SEWAGE TREATMENT PLANT
ROAD WIDENING (100' x 100')

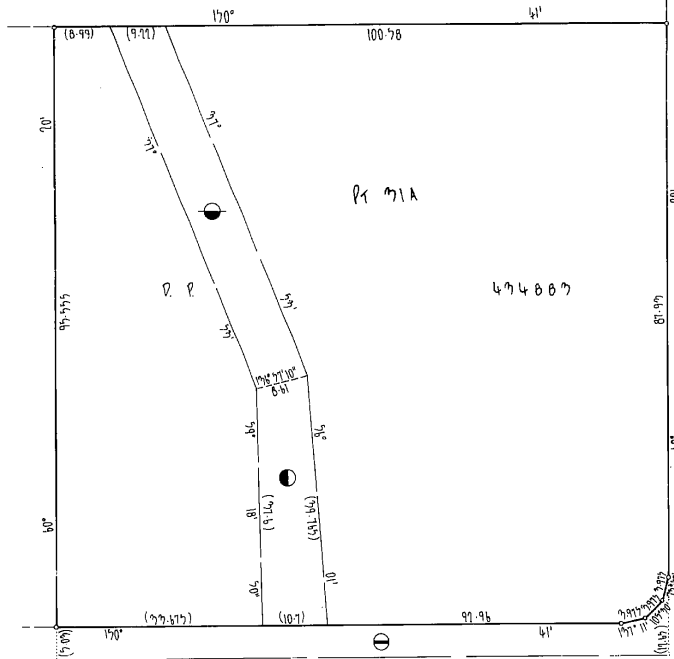


Table of mm

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

DP 636051

Registered: 27-2-1984
Easement
Title System: TORRENS
Purpose: EASEMENT
Ref. Map: U9160-31#
Last Plan: D.P. 434883

PLAN OF PART OF LOT 71A IN
D.P. 434883

Reduction Ratio 1: 700
Lengths are in metres.
Mun/Shiro BAULKHAM HILLS
Locality: CAYLE HILL
Parish: CAYLE HILL
County: CUMBERLAND

This is a plan of my plan in
(Delete if inapplicable).

GARY RICHARD DAVIES OF GARY RICHARD DAVIES PT LTD
of HOMERIDGE VIC 3110
is a surveyor registered under the Surveyors Act, 1920, as amended,
and hereby certifies that the survey represented in this plan
is accurate and has been made (1) by me (2) under my
immediate supervision (3) in accordance with the Survey
Practice Regulations, 1920, and was completed on 7
1980 16 SEPTEMBER, 1980
Signature: Gary R. Davies
Surveyor registered under Surveyors Act, 1920, as amended.
Datum: Line of Datum.
*Strike out either (1) or (2). Insert date of survey.

Panel for use only for statements of intention
to dedicate public roads or to create public res-
erves, drainage reserves, easements or restrictions
as to use.

PURSUANT TO SECTION 88B OF THE
CONVEYANCING ACT 1919, 1924 & 19
INTENDED TO CREATE -

1. EASEMENT TO DRAIN WATER
8.5 WIDE.
2. EASEMENT TO DRAIN WATER
VARIABLE WIDTH.

IN ACCORDANCE WITH
THE ACCOMPANYING
INSTRUMENT SIGNED
BY THE SHIRE CLERK.

SURVEYOR'S REFERENCE: 40671

AMENDMENTS AND/OR ADDITIONS NOTED ON
PLAN IN REGISTRAR GENERAL'S OFFICE

I, Bruce Richard Davies, Under Secretary for Lands and
Registrar General for New South Wales, certify that this
negative is a photograph made as a permanent record of a
document in my custody this day.

9th April, 1984



NEW SOUTH WALES

REAL PROPERTY ACT, 1900

First Title Old System

Prior Title Vol. 6319 Fol. 249



SEE AUTO FOLIO

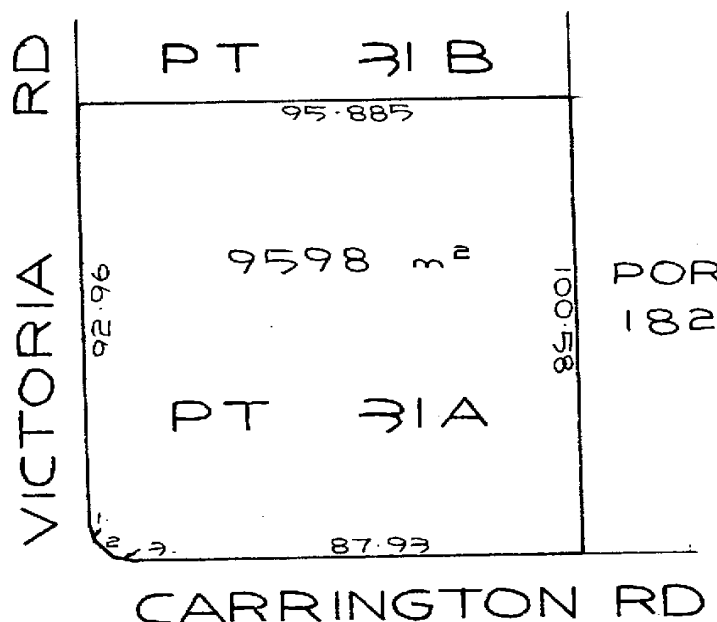
I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.


Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



REFERENCE	
1.	3.975
2.	3.975
3.	3.975

THE LAND WITHIN
DESCRIBED IS
LOT 1 IN DP 657013

V743760

LAND REFERRED TO

The part of Lot 31A in Deposited Plan 434883 shown in the plan hereon at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill County of Cumberland.

FIRST SCHEDULE

~~PERMANENT TRUSTEE NOMINEES (CANBERRA) LIMITED.~~

SECOND SCHEDULE

2. DP636051 Easements to drain water affecting the parts of the land within described shown so burdened in Deposited Plan 636051.

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

*Evensted Pty. Limited by Transfer Z620864. Registered 17-5-1991.***CANCELLED****SEE AUTO FOLIO**

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

~~W201879 Lease to Olcraft Pty. Limited of Building B, 21 Victoria Avenue, Castle Hill. Expires 1-1-1990. Option of Renewal 5 years. Registered 12-9-1985.~~

X148003

~~W201879 Lease to Mainland Warehousing Company Pty. Limited of Unit A, 21 Victoria Avenue, Castle Hill. Expires 30-6-1992. Option of renewal 5 years. Registered 25-2-1986.~~Z437633
11-1-1991~~X148004 Lease to Purlins Pty. Limited of premises being Unit B, 21 Victoria Road, Castle Hill. Expires 30-6-1992 with an option of renewal for 5 years. Registered 29-10-1987.~~I 605229
2-9-1993~~X148004 Lease Z145363. Transfer of lease to Pedersen Stationers Pty Limited. Registered 10/10/1990.~~I 605229
2-9-1993.

Z437633 Lease to Mainland Warehousing Company Pty. Limited. Expires 6-9-1995. Registered 11-1-1991

I 605229 LEASE TO PEDERSEN STATIONERS PTY. LIMITED OF UNIT B, 21 VICTORIA ROAD, CASTLE HILL. EXPIRES 30-6-1995. OPTION OF RENEWAL 3 YEARS. REGISTERED 2-9-1993.

I 605229 Lease U788854 Transfer of Lease: Lessee now Sud Thakwani. Registered 24.11.1994.

NOTATIONS AND UNREGISTERED DEALINGS



SEARCH DATE

9/11/2020 8:13AM

FOLIO: 1/657013

First Title(s): OLD SYSTEM

Prior Title(s): VOL 15297 FOL 110

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
4/5/1995		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
19/12/1995	0780728	SURRENDER OF LEASE	
19/12/1995	0780729	LEASE	EDITION 1
30/9/1998	5302774	REQUEST	EDITION 2
16/11/1998	5397623	TRANSFER	
16/11/1998	5397625	LEASE	
16/11/1998	5397626	LEASE	
16/11/1998	5397627	MORTGAGE	EDITION 3
12/7/1999	5976967	LEASE	EDITION 4
13/9/2000	7038590	POSITIVE COVENANT	
13/9/2000	7038591	REQUEST	EDITION 5
31/3/2003	9490293	LEASE	EDITION 6
9/9/2003	9952606	LEASE	EDITION 7
4/10/2003	AA38909	LEASE	EDITION 8
23/2/2004	AA439616	DISCHARGE OF MORTGAGE	
23/2/2004	AA439617	MORTGAGE	
23/2/2004	AA439631	MORTGAGE	EDITION 9
20/7/2004	AA812368	LEASE	EDITION 10
13/8/2004	AA875568	DISCHARGE OF MORTGAGE	
13/8/2004	AA875569	DISCHARGE OF MORTGAGE	
13/8/2004	AA875570	TRANSFER	
13/8/2004	AA875571	MORTGAGE	
13/8/2004	AA875572	LEASE	EDITION 11
6/10/2005	AB816516	DISCHARGE OF MORTGAGE	
6/10/2005	AB816517	TRANSFER	
6/10/2005	AB816518	MORTGAGE	EDITION 12

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

9/11/2020 8:13AM

FOLIO: 1/657013

PAGE 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
2/3/2007	AC971034	TRANSFER OF LEASE	
12/7/2007	AD265034	TRANSFER OF LEASE	
1/2/2011	AG31120	LEASE	EDITION 13
28/6/2011	AG206590	LEASE	EDITION 14
22/12/2011	AG633778	LEASE	EDITION 15
8/5/2012	AG961425	REQUEST	
17/1/2013	AH496274	DEPARTMENTAL DEALING	
4/2/2013	AH528105	CAVEAT	
21/5/2013	AH742684	DEPARTMENTAL DEALING	
19/6/2013	DP1180975	DEPOSITED PLAN	
28/6/2013	AH839271	DISCHARGE OF MORTGAGE	
28/6/2013	AH839273	TRANSFER	EDITION 16
16/1/2014	AI277473	SURRENDER OF LEASE	EDITION 17
10/4/2015	AI910570	REQUEST	
21/9/2015	AJ833318	SURRENDER OF LEASE	EDITION 18
31/5/2016	AK473411	REQUEST	EDITION 19
17/8/2016	DP1188940	WITHDRAWN - PROPOSED PLAN	
16/10/2017	AM808528	TRANSFER	
16/10/2017	AM808529	MORTGAGE	EDITION 20

*** END OF SEARCH ***

Castle Hill 21-23 Victoria Avenue

PRINTED ON 9/11/2020

InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

Form: 97-01T
Licence: 10V/0096/96
Edition: 9804

TRANSFER
New South Wales
Real Property Act 1900



STAMP DUTY

Office of State Revenue use only

\$2.00

N.S.W. STAMP DUTY

151098 9302 04 201509577/03

(A) TORRENS TITLE

If appropriate, specify the part or share transferred

1/657013

(B) LODGED BY

LTO Box

Name, Address or DX and Telephone

CODES

374

WBC

T

TS (s713)

TW (Sheriff)

Reference (optional):

73829604-W

(C) TRANSFEROR

EVENSTED PTY. LIMITED ACN 050 536 331

(D)

The transferor acknowledges receipt of the consideration of \$4,100,000 and as regards the land specified above transfers to the transferee an estate in fee simple.

(E)

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

(F) TRANSFEE

MAKCAM PTY. LIMITED ACN 004 010 968

(G)

TENANCY:

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE:

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

THE COMMON SEAL OF

Signature of witness: EVENSTED PTY. LIMITED Signature of transferor:

Name of witness: **WAS HEREUNTO AFFIXED**

Address of witness: **PURSUANT TO A RESOLUTION**
OF THE DIRECTORS IN THE
PRESENCE OF:-



D.A. Barnes
SECRETARY

E.H. Barnes
DIRECTOR

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

Signature of witness:

Signature of transferee:

Name of witness:

J.P. Dominello
(Solicitor for the Transferee)

Address of witness:

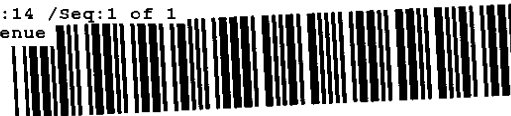
If signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name and capacity below:

Form: 011
 Release: 2
 www.lpi.nsw.gov.au

0

TRANSFER

New South Wales
 Real Property Act 1900



AA875570V

PRIVACY NOTE: this information is legally required and will

STAMP DUTY

Office of State Revenue use only	
 NEW SOUTH WALES DUTY 01-07-2004 0002042702-001 SECTION 18(2) DUTY \$ *****2.00	\$22 VENDOR DUTY UNDISCOUNTED <i>Not liable</i>

(A) TORRENS TITLE

1/657013

(B) LODGED BY

Delivery Box <u>2365</u>	Name, Address or DX and Telephone <u>HDY</u> Reference: <u>L-3102675</u>	CODES T TW (Sheriff)
---------------------------------	--	---

(C) TRANSFEROR

MAKCAM PTY LIMITED ACN 895 287 293

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 6,500,000.00 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) TRANSFEREE

CORANTON PTY LIMITED ACN 001 957 384

(I) **TENANCY:**

(J) **DATE** 22 July 2004

Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Corporation: MAKCAM PTY LIMITED

Authority:

Signature of authorised person:

Name of authorised person:

Office held:

[Signature]
DIRECTOR
PAUL CAMILLERI

Signature of authorised person:

Name of authorised person:

Office held:

[Signature]
DIRECTOR
LOUISE CAMILLERI

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

Signature:

[Signature]

Signatory's name:

Signatory's capacity:

ANGELA FROST
TRANSFEREE'S SOLICITOR

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

TRANSFER

New South Wales
Real Property Act 1900



AB816517J

PRIVACY NOTE: this information is legally required and will become part of the public record

STAMP DUTY

Office of State Revenue NSW Treasury VENDOR DUTY ENCLOSURE \$15 Not liable	NEW SOUTH WALES DUTY 20-09-2005 0002967614-001 SECTION 18(2) DUTY \$ *****2.00
---	---

(A) TORRENS TITLE

Folio Identifier 1/657013

Westpac Banking Corporation

(B) LODGED BY

Delivery Box Westpac 37Y	Name, Address or DX and Telephone 1 King Street CONCORD WEST 2138 IBN 43 (02) 9767 1955 LLPN: 123839X 37Y Reference: 20564138 / 43	CODES T TW (Sheriff)
--------------------------------	---	-------------------------------

(C) TRANSFEROR

CORANTON PTY LIMITED ACN 001 957 384

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 5,986,750.00 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) TRANSFEREE

CAVASIGN PTY LTD ACN 082 624 440

(I) **TENANCY:**

(J) DATE

Certified correct for the purposes of the Real Property Act 1900
and executed on behalf of the corporation named below by the
authorised person(s) whose signature(s) appear(s) below
pursuant to the authority specified.

Corporation: CORANTON PTY LIMITED

Authority: section 127 of the Corporations Law

Signature of authorised person:

Signature of authorised person:

R. Colosimo

Name of authorised person:

Name of authorised person: ROSARIO COLOSIMO

Office held:

Office held:

Sole Director/Secretary

Certified correct for the purposes of the Real Property Act 1900
and executed on behalf of the corporation named below by the
authorised person(s) whose signature(s) appear(s) below
pursuant to the authority specified.

Corporation: CAVASIGN PTY LTD

Authority: section 127 of the Corporations Law

Signature of authorised person:

Signature of authorised person:

R. Colosimo

Name of authorised person:

Name of authorised person: ROSARIO COLOSIMO

Office held:

Office held:

Sole Director/Secretary



FOLIO: 1/657013

SEARCH DATE	TIME	EDITION NO	DATE
9/11/2020	8:12 AM	20	16/10/2017

LAND

LOT 1 IN DEPOSITED PLAN 657013
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP657013

FIRST SCHEDULE

CASTLEHILL SPOTLIGHT PROPERTY 2 PTY LTD

(T AM808528)

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AI910570 THE LAND ABOVE DESCRIBED EXCLUDES THE STRATUM IN LOT 150 IN DP1180975 (RAILWAY TUNNEL)
- 3 DP636051 EASEMENTS TO DRAIN WATER AFFECTING THE PARTS OF THE LAND WITHIN DESCRIBED SHOWN SO BURDENED IN DP636051
- 4 7038590 POSITIVE COVENANT
- 5 7038591 RESTRICTION(S) ON THE USE OF LAND
- 6 AM808529 MORTGAGE TO TASOVAC PTY LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Summary of Owners Report

Address: 21 to 23 Victoria Avenue, Castle Hill

Description: - Lot 1 D.P. 660382 & Lot 1 D.P. 657013 (Excluding Stratum lands)

As regards Lot 1 D.P. 660382

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
17.09.1913 (1913 to 1939)	Alfred Islip (Poultry Farmer)	Vol 2170 Fol 182
06.03.1939 (1939 to 1939)	Norman Harold Heaton (Law Clerk) (Transmission Application not investigated)	Vol 2170 Fol 182
10.03.1939 (1939 to 1940)	George Chakovan (Carpenter)	Vol 2170 Fol 182
20.08.1940 (1940 to 1945)	Benjamin Harry Calver (Poultry Farmer) Annie Margaret Calver (Married Woman)	Vol 2170 Fol 182
03.09.1945 (1945 to 1946)	Marinos Marinakis (Farmer)	Vol 2170 Fol 182
04.10.1946 (1946 to 1949)	Edgar Sydney Philips (Poultry Farmer)	Vol 2170 Fol 182
23.12.1949 (1949 to 1951)	Neville Albert Manning (Storekeeper, now Poultry Farmer)	Vol 2170 Fol 182 Now Vol 6319 Fol 248
27.07.1951 (1951 to 1957)	Charles William Turner (Machinist)	Vol 6319 Fol 248
29.03.1957 (1957 to 1971)	W.J. Bewley Pty Limited	Vol 6319 Fol 248
18.08.1971 (1971 to 1981)	Arcilia Pty Limited Now C.H. Laboratories Pty Limited	Vol 6319 Fol 248
06.09.1981 (1981 to 1987)	Australian Mutual Provident Society	Vol 6319 Fol 248 Now Vol 14600 Fol 140
22.09.1987 (1987 to 1992)	Impane Pty Limited	Vol 14600 Fol 140
16.01.1992 (1992 to 1999)	Creata Promotion Holidays Pty Limited Now Creata Investments Pty Limited	Vol 14600 Fol 140 Now 1/660382
12.04.1999 (1999 to 2005)	Coranton Pty Limited	1/660382
06.10.2005 (2005 to 2013)	Cavasion Pty Limited	1/660382
28.06.2013 (2013 to 2017)	Hydrox Nominees Pty Limited	1/660382
16.10.2017 (2017 to date)	# Castle Hill Spotlight Property 2 Pty Ltd	1/660382

Denotes Current Registered Proprietor



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Continued as regards Lot 1 D.P. 660382

Easements: -

- 02.11.1977 (Q 389878) Easement for Electricity purposes

Leases, excluding premises: -

- 31.08.1987 to Con-Stan Industries of Australia Pty Limited – expired 05.04.1988
- Various leases were found from 07.03.2002 that have since expired or have been surrendered – not investigated.

As regards Lot 1 D.P. 657013

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
17.09.1913 (1913 to 1939)	Alfred Islip (Poultry Farmer)	Vol 2170 Fol 182
06.03.1939 (1939 to 1939)	Norman Harold Heaton (Law Clerk) (Transmission Application not investigated)	Vol 2170 Fol 182
10.03.1939 (1939 to 1940)	George Chakovan (Carpenter)	Vol 2170 Fol 182
20.08.1940 (1940 to 1945)	Benjamin Harry Calver (Poultry Farmer) Annie Margaret Calver (Married Woman)	Vol 2170 Fol 182
03.09.1945 (1945 to 1946)	Marinos Marinakis (Farmer)	Vol 2170 Fol 182
04.10.1946 (1946 to 1949)	Edgar Sydney Philips (Poultry Farmer)	Vol 2170 Fol 182
23.12.1949 (1949 to 1950)	Neville Albert Manning (Storekeeper, now Poultry Farmer)	Vol 2170 Fol 182
14.06.1950 (1950 to 1952)	Edgar William Newt Bourne (Poultry Farmer)	Vol 2170 Fol 182 Now Vol 6319 Fol 249
07.02.1952 (1952 to 1957)	Charles William Turner (Machinist)	Vol 6319 Fol 249
24.04.1957 (1957 to 1958)	Morris Bruce Wheatley (Field Assistant)	Vol 6319 Fol 249
27.02.1958 (1958 to 1958)	Allan Peter Scott (School Master)	Vol 6319 Fol 249
11.12.1958 (1958 to 1972)	Percival Cleverley (Cleaner)	Vol 6319 Fol 249
26.01.1972 (1972 to 1983)	M.Smith & Son Earthmovers Pty Limited	Vol 6319 Fol 249
18.04.1983 (1983 to 1984)	Bratok Pty Limited	Vol 6319 Fol 249
21.02.1984 (1984 to 1984)	Manawai Castle Pty Limited	Vol 6319 Fol 249
24.09.1984 (1984 to 1991)	Permanent Trustee Nominees (Canberra) Limited	Vol 6319 Fol 249 Now Vol 15297 Fol 110



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Continued as regards Lot 1 D.P. 657013

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
17.05.1991 (1991 to 1998)	Evensted Pty Limited	Vol 15297 Fol 110 Now 1/657013
16.11.1998 (1998 to 2004)	Makcam Pty Limited	1/657013
13.08.2004 (2004 to 2005)	Coranton Pty Limited	1/657013
06.10.2005 (2005 to 2013)	Cavasign Pty Limited	1/657013
28.06.2013 (2013 to 2017)	Hydrox Nominees Pty Limited	1/657013
16.10.2017 (2017 to date)	# Castle Hill Spotlight Property 2 Pty Ltd	1/657013

Denotes Current Registered Proprietor

Easements: -

- 27.02.1984 (D.P. 636051) Easements to Drain Water

Leases, excluding premises: -

- Various leases were found from 19.12.1995 that have since expired or have been surrendered – not investigated.

Yours Sincerely
Mark Groll
9 November 2020

ERM has over 160 offices across the following countries and territories worldwide

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Guyana	Singapore
Hong Kong	South Africa
India	South Korea
Indonesia	Spain
Ireland	Sweden
Italy	Switzerland
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Kazakhstan	Tanzania
Kenya	Thailand
Malaysia	UAE
Mexico	UK
Mozambique	US
Myanmar	Vietnam

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