



Preliminary Site Investigation Leumeah Hotel 80 O'Sullivan Road, Leumeah

Project: P215990

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Client: Equity Development Management Pty Ltd



17 June 2021

Prepared for

Equity Development Management Pty Ltd

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Project Details

Site Address:	80 O'Sullivan Road, Leumeah	
Project Type:		
Project no	Report type	Report no
P21599	PSI	001

Report Register

Revision Number	Reported By	Reviewed By	Date
Rev0	JD	MA	17/6/21

We confirm that the following report has been produced for Equity Development Management Pty Ltd, based on the described methods and conditions within.

For and on behalf of **Hunter Civilab**,

Malcolm Adrien

Environmental Services Manager

Executive Summary

Hunter Civilab (HC) was engaged by Equity Development Management Pty Ltd to undertake a Preliminary Site Investigation (PSI) at the site located at 80 O'Sullivan Road, Leumeah (herein referred to as the site).

The site is currently proposed to undergo redevelopment to incorporate a new multistorey hotel with a basement level and adjacent commercial retail building. The Preliminary Site Investigation is required for due diligence purposes as part of the development application.

This PSI includes the following elements:

- Review of historical aerial images of the site and surrounding area;
- Compilation of a historical title summary;
- Review of a Section 10.7 Planning Certificate;
- Review of publicly available environmental databases and legislative instruments;
- Site inspection and interview with knowledgeable site representative (if available);
- A preliminary Conceptual Site Model (CSM) with an assessment of source-pathway-receptor linkages; and
- Recommendations for further investigation, any management requirements and/or any ongoing management, monitoring or remedial works that may be required.

The detailed desktop review of available information and thorough site inspection has enabled the development of a preliminary conceptual site model allowing assessment of potential health and environmental issues relating to the site. Key findings were:

1. Potential contamination sources at the site are limited based on historical land use;
2. Visible signs of gross contamination were not observed during site inspection; and
3. No offsite sources of contamination were identified through a review of available documentation and during site inspection.

In summary, based on the desktop study conducted on the Site, no indication of gross contamination has been identified which would constrain the development of the Site for its proposed land use as a Commercial/Residential development.

Table of Contents

1	Introduction	1
1.1	Background	1
1.2	Objectives.....	1
1.3	Scope of Works.....	1
1.3.1	Preliminary Site Investigation.....	1
2	Site Description.....	2
2.1	Site and Lot identification.....	2
2.2	Surrounding Land Use	3
3	Background Data Review and Database Searches.....	3
3.1	Summary of ownership and site use	3
3.2	Historical Photographs	10
3.3	Site Setting	12
3.4	Topography and hydrology.....	12
3.4.1	Lithology and Geology	12
3.4.2	Hydrogeology.....	12
3.5	Chemical storage and waste production/disposal.....	12
3.6	Environmental incident history/register	12
3.7	Online Database Searches	12
3.7.1	Current and Former Environmental Protection Licenses	12
3.7.2	Heritage	13
3.7.3	Contaminated Land Records.....	14
3.7.4	Naturally Occurring Asbestos.....	14
4	Site Inspection	14
5	Preliminary Conceptual Site Model	15
5.1	Potential Sources and Associated Contaminants of Concern.....	15
5.2	Potential Receptors and Pathways	15
5.3	SPR Linkage Assessment	15
6	Conclusions	15

Annex List:

Annex A – Figure

Annex B – S10.7 Planning Certificate

Annex C – Historical Title Documents

Annex D – Lotsearch Report

Annex E – Photographic Log

1 Introduction

1.1 Background

Hunter Civilab (HC) was engaged by Equity Development Management Pty Ltd to undertake a Preliminary Site Investigation (PSI) at 80 O'Sullivan Road, Leumeah (herein referred to as the site).

The site is currently proposed to undergo redevelopment to incorporate a new multistorey hotel with a basement level and adjacent commercial retail building. The Preliminary Site Investigation is required for due diligence purposes as part of the development application.

A Site Locality Plan is presented in **Figure 1 of Annex A**.

1.2 Objectives

The objectives of this PSI were to investigate potential contaminant sources, pathways and receptors in relation to the site as well as inform preliminary consideration of potential risks to human health and/or the environment within the context of the most sensitive potential land use.

This report has been prepared in general accordance with provisions for a PSI as defined within the *National Environment Protection Measure* (NEPC 2013), *AS 4482.1-1997 Guide to the sampling and Investigation of potentially contaminated soil* and the *Consultants Reporting on Contaminated Sites Contaminated Land Guidelines* (NSW EPA 2020).

All information collected informed the development of the preliminary conceptual site model which provides a representation of potential contamination sources, receptors and exposure pathways between these sources and receptors.

1.3 Scope of Works

1.3.1 Preliminary Site Investigation

This PSI includes the following elements:

- Review of historical aerial images of the site and surrounding area;
- Compilation of a historical title summary;
- Review of a Section 10.7 Planning Certificate;
- Review of publicly available environmental databases and legislative instruments;
- Site inspection and interview with knowledgeable site representative (if available);
- A preliminary Conceptual Site Model (CSM) with an assessment of source-pathway-receptor linkages; and
- Recommendations for further investigation, any management requirements and/or any ongoing management, monitoring or remedial works that may be required.

2 Site Description

2.1 Site and Lot identification

The site is located at 80 O'Sullivan Road, Leumeah, legally identified as Lot 201 on Deposited Plan (DP) 1052199. The site forms an irregular shaped block of approximately 8118m².

A summary of site information is provided in **Table 1** below.

Table 1 - Site Identification

Item	Description
Current Site Owner	MAHF Custodian Pty Ltd
Site Address	80 O'Sullivan Road, Leumeah
Current Zoning	B2 Local Centre
Proposed Land Use	Commercial
Legal Description	Lot 201 on Deposited Plan (DP) 1052199
Local Government Authority	Campbelltown City Council
Site Area	Approximately 8118m ²
Elevation	58m Above Sea Level (ASL)
Geographical Location (GDA94-MGA56)	E 150°49'49.53" S 34° 3'8.99"

Review of the Campbelltown Local Environmental Plan (LEP) 2015 together with the Planning Certificate under Section 10.7 Part 2 and 5 of the Environmental Planning and Assessment Act 1979 (attached as **Annex B**) provides the following information:

1. The site is not affected by heritage items;
2. The site and/or adjacent lots are not affected by land reserved for acquisition;
3. The site is not affected by environmentally sensitive land or critical habitat;
4. Land within the Campbelltown City local government area may be impacted by salinity issues;
5. Some of the land within the site has been identified as bush fire prone land on the Campbelltown City Council Bush Fire Prone Land map;
6. The site is subject flood planning constraints for the purposes of dwelling houses, dual occupancies, multi-dwelling housing or residential flat buildings; and
7. There are no prescribed matters under section 59(2) of the Contaminated Land Management Act 1997 to be disclosed.

A review of the eSPADE online database (2021) identifies the site as being within an area of no known acid sulfate occurrence.

2.2 Surrounding Land Use

The site is located within a predominantly residential area of Leumeah. Review of satellite imagery identified surrounding land uses as summarised in **Table 2** below.

Table 2 - Summary of surrounding land uses

Direction	Land Use	Distance
North	Carpark Railway	Adjacent 90m
East	Vacant land Commercial Hotel	Adjacent 90m
South	Residential Townhouses	25m
West	Residential Townhouses	25m

3 Background Data Review and Database Searches

3.1 Summary of ownership and site use

Historical title searches completed for the site provide a summary of ownership as described in **Table 3** below.

Table 3 - Summary of site ownership

As regards the whole of the subject land

<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>
23.07.1912 (1912 to 1922)	Eliza Eve Rudd (Married Woman)	Vol 2274 Fol 51
06.07.1922 (1922 to 1924)	May Eliza Rudd (Spinster) Edith Clare Rudd (Spinster)	Vol 2274 Fol 51
17.03.1924	Charles Beechworth King (Grazier)	Vol 2274 Fol 51

(1924 to 1924)		
17.03.1924 (1924 to 1925)	William Barnard Walford (Gentleman)	Vol 2274 Fol 51
04.02.1925 (1925 to 1935)	Charles Beechworth King (Grazier)	Vol 2274 Fol 51 Now Vol 4856 Fol 65

Continued as regards the part numbered (1) on the attached Cadastral Records Enquiry Report

<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>
05.12.1935 (1935 to 1948)	John Patrick King (Horse Trainer)	Vol 4856 Fol 65 Intervening titles, now Vol 5922 Fol 134
17.07.1948 (1948 to 1951)	Rita Harriett Akes (Married Woman)	Vol 5922 Fol 134 Vol Vol 5962 Fol 22
31.10.1951 (1951 to 1966)	Joseph Leach (Retired Blacksmith) Mary Katharina Leach (Married Woman)	Vol 5962 Fol 22
11.11.1966 (1966 to 1990)	Tooheys Limited Then Bond Brewing New South Wales Limited Now Tooheys Limited	Vol 5962 Fol 22 Then Vol 15172 Fol 35 Now 1069/718677

Continued as regards the part numbered (2) on the attached Cadastral Records Enquiry Report

<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>
05.12.1935 (1935 to 1942)	John Patrick King (Horse Trainer)	Vol 4856 Fol 65 Now Vol 5208 Fol 141
02.04.1942 (1942 to 1958)	Rita Harriett Akes (Married Woman)	Vol 5208 Fol 141 Intervening title, now Vol 7292 Fol 217
04.10.1958 (1958 to 1966)	Leourenheus Gerardus van der Burg (Mill Hand) Hubertina Coenen (Factor Hand)	Vol 7292 Fol 217 Now Vol 7794 Fol 181
26.10.1966 (1966 to 1990)	Tooheys Limited Then Bond Brewing New South Wales Limited Now Tooheys Limited	Vol 7794 Fol 181 Now 1069/718677

Continued as regards the part numbered (3) on the attached Cadastral Records Enquiry Report

<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>
05.12.1935 (1935 to 1942)	John Patrick King (Horse Trainer)	Vol 4856 Fol 65 Now Vol 5208 Fol 141
02.04.1942 (1942 to 1962)	Rita Harriett Akes (Married Woman)	Vol 5208 Fol 141 Intervening title, now Vol 7292 Fol 217
27.11.1962	Percival Akes (Retired)	Vol 7292 Fol 217

(1962 to 1965)	(Section 94 Application not investigated)	Now Vol 8416 Fol 152
30.03.1965 (1965 to 1966)	Betsy Longhurst (Married Woman) (Section 94 Application not investigated)	Vol 8416 Fol 152
16.12.1966 (1966 to 1990)	Tooheys Limited Then Bond Brewing New South Wales Limited Now Tooheys Limited	Vol 8416 Fol 152 Then Vol 10763 Fol 125 Now 1069/718677

As regards the part numbered (4) on the attached Cadastral Records Enquiry Report

<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>
23.07.1912 (1912 to 1922)	Eliza Eve Rudd (Married Woman)	Vol 2274 Fol 51
06.07.1922 (1922 to 1924)	May Eliza Rudd (Spinster) Edith Clare Rudd (Spinster)	Vol 2274 Fol 51
17.03.1924 (1924 to 1924)	Charles Beechworth King (Grazier)	Vol 2274 Fol 51
17.03.1924 (1924 to 1925)	William Barnard Walford (Gentleman)	Vol 2274 Fol 51
04.02.1925 (1925 to 1935)	Charles Beechworth King (Grazier)	Vol 2274 Fol 51 Now Vol 4856 Fol 65
05.12.1935 (1935 to 1942)	John Patrick King (Horse Trainer)	Vol 4856 Fol 65 Now

		Vol 5208 Fol 141
02.04.1942 (1942 to 1956)	Rita Harriett Akes (Married Woman)	Vol 5208 Fol 141 Now Vol 5324 Fol 6
20.08.1956 (1956 to 1958)	William Christopher Boland (Farmer)	Vol 5324 Fol 6 Now Vol 7292 Fol 216
28.03.1958 (1958 to 1968)	Kevin Michael Wyer (Building Contractor) Barbara Anne Rafferty (Spinster) Now Barbara Anne Wyer (Married Woman)	Vol 7292 Fol 216
30.01.1968 (1968 to 1990)	Tooheys Limited Then Bond Brewing New South Wales Limited Now Tooheys Limited	Vol 7292 Fol 216 Then Vol 10763 Fol 125 Now 1069/718677

As regards the part numbered (5) on the attached Cadastral Records Enquiry Report

<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>
23.07.1912 (1912 to 1922)	Eliza Eve Rudd (Married Woman)	Vol 2274 Fol 51
06.07.1922 (1922 to 1924)	May Eliza Rudd (Spinster) Edith Clare Rudd (Spinster)	Vol 2274 Fol 51
17.03.1924 (1924 to 1924)	Charles Beechworth King (Grazier)	Vol 2274 Fol 51

17.03.1924 (1924 to 1925)	William Barnard Walford (Gentleman)	Vol 2274 Fol 51
04.02.1925 (1925 to 1935)	Charles Beechworth King (Grazier)	Vol 2274 Fol 51 Now Vol 4856 Fol 65
05.12.1935 (1935 to 1942)	John Patrick King (Horse Trainer)	Vol 4856 Fol 65 Now Vol 5208 Fol 141

As regards the part numbered (5) on the attached Cadastral Records Enquiry Report

<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>
04.09.1942 (1942 to 1953)	William Frederick Haddock (Fireman) Florence Annie Haddock (Married woman)	Vol 5208 Fol 141 Now Vol 5348 Fol 36
20.07.1953 (1953 to 1961)	Raymond Anthony Stores (Labourer)	Vol 5348 Fol 36
01.07.1961 (1961 to 1968)	Council of the Municipality of Campbelltown	Vol 5348 Fol 36 Now Vol 10769 Fol 98
07.05.1968 (1968 to 1990)	Tooheys Limited Then Bond Brewing New South Wales Limited Now Tooheys Limited	Vol 10769 Fol 98 Now 1069/718677

Continued as regards the whole of the subject land

<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>
08.05.1990 (1990 to 1993)	Austotel Management Pty Limited	1069/718677
20.05.1993 (1993 to 1999)	Gold Belt Pty Limited	1069/718677 Then 2/847156 Now 20/868290
25.11.1999 (1999 to 2004)	Stokeston Projects Pty Limited	20/868290 Now 201/1052199
28.04.2004 (2004 to 2006)	Leisure & Entertainment Acquisitions Pty Limited Now CHG Australia Pty Limited	201/1052199
25.09.2006 (2006 to 2008)	Iris Hotel Group Pty Limited	201/1052199
19.05.2008 (2008 to 2013)	Hedley Leisure & Gaming Property Services Limited Now Redcape Property Services Pty Ltd	201/1052199
06.12.2013 (2013 to 2013)	The Trust Company Limited	201/1052199
06.12.2013 (2013 to 2013)	The Trust Company (Re Services) Limited	201/1052199
06.12.2013	RHG Properties Pty Ltd	201/1052199

(2013 to 2017)		
28.07.2017 (2017 to date)	# MAHF Custodian Pty Ltd	201/1052199

Denotes current registered proprietor

Leases: -

- Various leases were found from 15.02.1991 that have since expired or have been surrendered – not investigated.
- 18.02.2009 (AE 508234) to NLG Operations Pty Ltd – expires 14.02.2022, also 2 x 15 year options & option to purchase.
 - 17.01.2013 (Transfer to Redcape Hotel Group Pty Ltd)

Easements: -

- This site is affected by various easements and rights of way. Refer to current title for details.

Historical title documents sourced as part of this assessment are presented as **Annex C**.

3.2 Historical Photographs

Historical aerials and satellite images dating 1947-2020 provide a summary of development at the site and within the surrounding area. Historical images are presented as part of **Annex D** and a summary of review in **Table 4** below.

Table 4 - Historical Aerial Review

Date	Summary
1947	The 1947 image is a low resolution black and white photograph. At this time the site appears to be undeveloped. Surrounding land appears to be residential lands.
1956	The 1956 image is a low resolution black and white photograph. At this time the site appears to be used for residential development. The surrounding lands appear consistent with the previous image.
1961	The 1961 image is a low resolution black and white image. At this time the site appears to consist of residential land use. Surrounding areas appear consistent with the previous image with additional residential development.
1970	The 1970 image is a low resolution black and white image. At this time the Leumeah Hotel has been erected, the remainder of the site appears to be used for car parking and vacant space. Major residential development is apparent in surrounding areas.

Date	Summary
1975	The 1975 image is a low resolution black and white image. The site appears consistent with the previous image. The surrounding area appears consistent with the previous image.
1984	The 1984 image is a low-resolution colour image. The site appears consistent with the previous image with additional of the major retail building and associated car park developed to the north of the site, along with the addition of hardstand driveways around the hotel. Extensions to the hotel building are apparent to the northern side of the building in this image. Further commercial development is apparent to the northwest of the site.
1994	The 1994 image is a low-resolution colour image. The site and surrounding area appear to be consistent with the previous image.
2002	The 2002 image is a low-resolution colour image. The secondary retail building (bottle shop) to the west of the site is depicted in this image with the associated hardstand car park. Surrounding areas appear consistent with the previous image.
2009	The 2009 image is a high-resolution colour image. The site and surrounding area appear mostly consistent with previous images with the development of a major hotel to the east of the site.
2014	The 2014 image is a high-resolution colour image. The site and surrounding areas appear consistent with previous images.
2020	The 2020 image is a high-resolution colour image. The site and surrounding areas appear consistent with the previous image.

3.3 Site Setting

3.4 Topography and hydrology

The topography of the area is characterised by gently undulating rise on Wianamatta Group Shale. A review of Google Earth Pro (2021) indicates the site slightly slopes from 61m Above Sea Level (ASL) in the south to 55m ASL in the north. The closest surface water body identified is Smiths Creek that runs adjacent to the eastern side boundary approximately 70m from the site.

3.4.1 Lithology and Geology

A review of the NSW Office of Environment and Heritage soil-landscape database—indicates that the site falls within the Blacktown Soil Landscape.

A review of the NSW Department of Industry, Resources & Energy Geological Sheet indicates that the site lies on the Ashfield Shale Unit of the Wianamatta group. Typical lithology includes laminite and dark-grey siltstone.

3.4.2 Hydrogeology

Review of the NSW Department of Primary Industries – Office of Water/Water Administration Ministerial Corporation database identified no registered bores within 1km of the site.

3.5 Chemical storage and waste production/disposal

The results of the SafeWork Dangerous Goods Search were not considered necessary due to the historical and current land use of the site.

3.6 Environmental incident history/register

Sources to inform consideration of potential environment incidents at the site were not identified as part of this investigation.

3.7 Online Database Searches

3.7.1 Current and Former Environmental Protection Licenses

A review of the licenced activities under the Protection of the Environment Operations Act 1997 was completed on the 11th of June 2021.

A number of NSW EPA licensed activities have been conducted within proximity to the Site. The tables below list both former and current licensed activities and the type of licensed activity conducted.

Table 5 - Current Licensed EPA Activities

EPL	Organisation	Activity	Approximate Distance from Site
3142	Australian Rail Track Corporation Limited	Railway systems activities	89m North West
12208	Sydney Trains	Railway systems activities	89m North West

Table 6 - Delicensed and Former Licensed EPA Activities

License Number	Organisation	Activity	Approximate Distance from Site
4653	Luhrmann Environment Management Pty Ltd	Other Activities / Non-Scheduled Activity - Application of Herbicides	52m East
4838	Robert Orchard	Other Activities / Non-Scheduled Activity - Application of Herbicides	52m East
6630	Sydney Weed and Pest Management Pty Ltd	Other Activities / Non-Scheduled Activity - Application of Herbicides	52m East
6651	Campbelltown City Council	Other Activities / Non-Scheduled Activity - Application of Herbicides	52m East
12971	Australian Rail Track Corporation Limited	Railway systems activities	89m North West

3.7.2 Heritage

A review of the Heritage Data Source - Planning & Environment, indicates the site is not affected by heritage items. The closest registered heritage item is Hollylea and the former Plough Inn situated 374m North of the Site. Registered heritage items within the area are described in **Table 8** below.

Table 7 - Heritage Item Summary

Heritage Item Number	Description	Approximate Distance from Site
I00343	Hollylea and former Plough Inn	374m North
5045434	Holly Lea Road, Leumeah	384m North

178	Milestone XXXII	492m West
179	Warby's Dams 1 and 2 on Leumeah Creek	592m South West
5045445	Warbys Barn and Warbys Stables	766m South West

A figure detailing locations of heritage items listed above is presented within Lotsearch Report in **Annex D**.

3.7.3 Contaminated Land Records

A review of the NSW EPA Contaminated Land Record of Notices was completed on the 11th of June, 2021. This review identified that the site is not subject to regulation by the NSW EPA under Section 60 of the *Contaminated Land Management (CLM) Act 1997* and similarly that there are no sites within the surrounding area subject to regulation under the *CLM Act 1997*.

A review of the NSW EPA List of Contaminated Sites was completed 11th of June, 2021. This review identified that the site has not been notified to the EPA as a contaminated site. One site within 100m (Caltex Service Station), has been notified to the EPA as a contaminated site but is not regulated under CLM Act 1997.

The findings of these reviews indicate that the site is unlikely to be impacted by contamination known to the EPA.

3.7.4 Naturally Occurring Asbestos

NSW Department of Industry, Resources & Energy (2016) identifies that the site does not fall in an area known to contain naturally occurring asbestos.

4 Site Inspection

Hunter Civilab attended the site on the 9th of June 2021 to consolidate the desktop review described in the sections above. The site visit included a detailed visual inspection of the site surface and infrastructure. Key findings are presented below:

At the time of inspection, the site consisted of two major buildings. The current Leumeah Hotel located towards the northeastern corner of the lot and a Bottle shop to the eastern boundary of the lot. The buildings were surrounded by a hardstand car park with small garden beds. The southernmost portion of the site consisted of an undeveloped grassed space with large trees.

Topographically the site declined from the roundabout at the southern corner to the northern corner within the car park.

No signs of visual waste were observed during the site walkover.

5 Preliminary Conceptual Site Model

A CSM is a representation of site-related information regarding contaminant sources, exposure pathways and receptors. A CSM facilitates consideration of risks to human health and the environment associated with site contamination through assessment of source – pathway – receptor linkages. A preliminary CSM based on the understanding of site history and the environmental setting is presented in the following sections.

5.1 Potential Sources and Associated Contaminants of Concern

No sources of potential contamination were observed during the site inspection. Off-site sources of contamination with the potential to affect the site were considered unlikely taking into consideration information discussed in **Section 2.2** of this report.

5.2 Potential Receptors and Pathways

The following receptors have been identified based on the current site setting and proposed future development:

1. Construction workers associated with the proposed development;
2. Current and future site users (including construction workers);
3. Future on-site intrusive maintenance workers; and
4. Terrestrial flora and fauna.

Pathways by which the contamination may affect the receptors presented above includes:

1. Direct contact (dermal contact, incidental ingestion and dust inhalation); and
2. Ecological uptake.

5.3 SPR Linkage Assessment

A source-pathway-receptor (SPR) linkage is present when a pathway links a source with a receptor. These linkages are considered complete where risk to the identified receptors may exist, now or in the future.

As no contamination sources were observed at or surrounding the site this SPR linkage is considered incomplete. Therefore, a potential exposure risk is considered unlikely.

6 Conclusions

The detailed desktop review of available information and thorough site inspection have enabled the development of a preliminary conceptual site model allowing assessment of potential health and environmental issues relating to the site. Key findings were:

4. Potential contamination sources at the site are limited based on historical land use;
5. Visible signs of gross contamination were not observed during site inspection; and
6. No offsite sources of contamination were identified through a review of available documentation and during site inspection.

In summary, based on the desktop study conducted on the Site, no indication of gross contamination has been identified which would constrain the development of the Site for its proposed land use as a Commercial/Residential development.

If you have any further questions about this report, please contact the undersigned.

For and on behalf of

Valley Civilab Pty Ltd, trading as Hunter Civilab

Reported by:

A handwritten signature in blue ink, appearing to read "Jake Duck", with a stylized flourish at the end.

Jake Duck

Environmental Scientist

Reviewed by:

A handwritten signature in blue ink, appearing to read "Malcolm Adrien", with a stylized flourish at the end.

Malcolm Adrien

Environmental Services Manager

References:

National Environment Protection Council (NEPC), (2013). *National Environment Protection (Assessment of Site Contamination) Measure 1999, NEPM, Canberra. Schedule B2: Guideline On-site Characterisation.*

NSW EPA (1997) *Guidelines for Consultants Reporting on Contaminated Sites.*

NSW EPA (1997). *Contaminated Land Management Act 1997.*

NSW EPA (2017) *Naturally Occurring Asbestos in NSW*

<https://trade.maps.arcgis.com/apps/PublicInformation/index.html?appid=87434b6ec7dd4aba8cb664d8e646fb06> accessed 11/6/21

Lotsearch (2021) Enviro Professional, *Reference: LS021148 EP – 10 June 2021 11:59:56*



Annex A



Note:
(1) Base layer sourced from NearMap (2021).
(2) Scale bar is approximate.

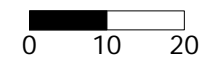
Figure 1: Site Plan

LEGEND



Site Boundary

Scale (m)





Annex B

Issue Date: 10 June 2021
Application Number: 202102525
Receipt Number: 5140794

Lotsearch Pty Ltd
68 Alfred Street
MILSONS POINT NSW 2061

Your Reference: LS021148

PLANNING CERTIFICATE UNDER SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Section 10.7 Planning Certificate phone enquiries: (02) 4645 4560.

Property Address: Club Hotel
543 Pembroke Road
LEUMEAH NSW 2560

Property Description: Lot 201 DP 1052199

As at the date of issue, the following matters apply to the land subject of this certificate:

INFORMATION PROVIDED UNDER SECTION 10.7(2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (the Act)

PART 1 – Names of relevant planning instruments and DCPs

Planning Instrument: Campbelltown LEP 2015

Effect: B2 Local Centre

Planning Instrument: Campbelltown LEP 2015

Effect: Clause 2.5 (Additional permitted uses) applies

- (1) The following environmental planning instruments apply to the carrying out of development on the land subject of this certificate:

Local environmental plans (LEPs) and deemed environmental planning instruments

Campbelltown LEP 2015

For further information about these local environmental plans and deemed environmental planning instruments, contact Council's Environmental Planning Section on (02) 4645 4608.

State environmental planning policies (SEPPs)

SEPP No.21 – Caravan Parks
SEPP No.30 – Intensive Agriculture
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 (Vegetation in Non-Rural Areas) 2017
SEPP (Sydney Region Growth Centres) 2006
SEPP (Western Sydney Aerotropolis) 2020
SEPP (Housing for Seniors or People with a Disability) 2004
SEPP No.19 – Bushland in Urban Areas
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 (Educational Establishments and Child Care Facilities) 2017
SEPP (Koala Habitat Protection) 2020
Greater Metropolitan REP No.2 – Georges River Catchment

For further information about these State environmental planning policies, contact the Department of Planning and Environment (www.planning.nsw.gov.au).

- (2) The following proposed environmental planning instruments, which are or have been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified Council that the making of the proposed instrument has been deferred indefinitely or has not been approved), will apply to the carrying out of development on the land subject of this certificate:

Draft local environmental plans (LEPs)

None

For further information about these draft local environmental plans, contact Council's Environmental Planning Section on (02) 4645 4608.

Draft State environmental planning policies (SEPPs)

None

**PLANNING CERTIFICATE UNDER SECTION 10.7
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

For further information about these draft State environmental planning policies, contact the Department of Planning and Environment (www.planning.nsw.gov.au).

- (3) The following development control plans (DCPs) apply to the carrying out of development on the land subject of this certificate:

Campbelltown (Sustainable City) DCP 2015

For further information about these development control plans, contact Council's Environmental Planning Section on (02) 4645 4608. Please note that the names of any draft development control plans that apply to the land subject of this certificate, that have been placed on exhibiton by Council but have not yet come into effect, are provided as advice under section 10.7(5) of the Act.

PART 2 – Zoning and land use under relevant LEPs

- a) The following zone(s) apply to the land subject of this certificate:

B2 Local Centre

Clause 2.5 (Additional permitted uses) applies

- b) The purposes for which the plan or instrument provides that development may be carried out without the need for development consent are detailed in the land use table for each zone. Reference should be made to either Attachment 1 to this certificate or the appropriate section of the attached copy of the plan or instrument.

In addition, SEPP (Exempt and Complying Development Codes) 2008 and clause 3.1 of the Campbelltown LEP 2015 allow certain types of development to be carried out as exempt development within the Campbelltown City local government area.

- c) The purposes for which the plan or instrument provides that development may not be carried out except with development consent are detailed in the land use table for each zone. Reference should be made to either Attachment 1 to this certificate or the appropriate section of the attached copy of the plan or instrument.

In addition, SEPP (Exempt and Complying Development Codes) 2008 and clause 3.2 of the Campbelltown LEP 2015 allow certain types of development to be carried out as complying development within the Campbelltown City local government area after a complying development certificate has been obtained from Council or from an accredited certifier. Clause 2.5 of the Campbelltown LEP 2015 also allows for additional permitted uses with development consent on particular land.

- d) The purposes for which the plan or instrument provides that development is prohibited are detailed in the land use table for each zone. Reference should be made to either Attachment 1 to this certificate or the appropriate section of the attached copy of the plan or instrument.

- e) Any development standards applying to the land subject of this certificate that fix minimum land dimensions for the erection of a dwelling-house and, if so, the minimum land dimensions so fixed are detailed in the relevant section of the plan or instrument. Reference should be made to either Attachment 2 to this certificate or the appropriate section(s) of the attached copy of the plan or instrument. In addition, certain Council development control plans may impose minimum development standards for the creation of allotments and/or minimum site area and dimensions for the erection of a dwelling-house.

**PLANNING CERTIFICATE UNDER SECTION 10.7
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

For further information about items a), b), c), d) and e) above, contact Council's Environmental Planning Section on (02) 4645 4608.

- f) The land subject of this certificate does not include or comprise critical habitat.
- g) The land subject of this certificate is not in a conservation area (however described).
- h) No item of environmental heritage (however described) is situated on the land subject of this certificate.

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

None

PART 3 – Complying development

- (1) Complying development may be carried out on the land subject of this certificate under each of the following codes for complying development, to the extent shown, 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:

Low Rise Housing Diversity Code – on all of the land
Container Recycling Facilities Code – on all of the land
Housing Code – on all of the land
Housing Alterations Code – on all of the land
Commercial and Industrial Alterations Code – on all of the land
Subdivisions Code – on all of the land
Rural Housing Code – on all of the land
General Development Code – on all of the land
Demolition Code – on all of the land
Commercial and Industrial (New Buildings and Additions) Code – on all of the land
Fire Safety Code – on all of the land

Please note that reference should also be made to the relevant parts of this policy for the general requirements for complying development and to the relevant codes for complying development which may also include provisions relating to zoning, lot size etc.

- (2) Complying development may not be carried out on the land subject of this certificate under each of the following codes for complying development, to the extent shown and for the reason(s) stated, 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:

Greenfield Housing Code – on any part of the land
(Note: the Greenfield Housing Code only applies within the Greenfield Housing Code Area)

PART 4 – Coastal protection

The land subject of this certificate is not affected by the operation of section 38 or 39 of the Coastal Protection Act 1979, but only to the extent that Council has been notified by the Department of Finance, Services and Innovation.

Please note that Campbelltown City Council is not defined as a coastal council under the Coastal Protection Act 1979.

PART 5 – Mine subsidence

The land subject of this certificate is not within a proclaimed Mine Subsidence District within the meaning of the Coal Mine Subsidence Compensation Act 2017.

PART 6 – Road widening and road realignment

The land subject of this certificate is not affected by any road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993, any environmental planning instrument or any resolution of Council.

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

- a) Council has adopted a policy with respect to all land within the Campbelltown City local government area with unusual site conditions. This policy restricts the development of land where extensive earthworks and/or filling has been carried out. Land, the development of which is restricted by this policy, has a restriction as to user placed on the title of the land stating the details of any restriction. Building lots can be affected by excessive land gradient, filling, reactive or dispersive soils, overland flow and/or mine subsidence. Buildings, structures or site works may require specific structural design to ensure proper building construction. Consequently, some applications may require the submission of structural design details and geotechnical reports. It is suggested that prior to lodging an application, enquiries be made to Council's Planning and Environment Division to ascertain any specific requirements.
- b) Council has adopted by resolution the certified Campbelltown LGA Bush Fire Prone Land Map. This map identifies bush fire prone land within the Campbelltown City local government area as defined in section 10.3 of the Act. Where the land subject of this certificate is identified as bush fire prone land, the document entitled "Planning for Bush Fire Protection" prepared by the NSW Rural Fire Service in co-operation with the Department of Planning and dated November 2019 should be consulted with regards to possible restrictions on the development of the land because of the likelihood of bushfire.
- c) The land subject of this certificate is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council for reference in a planning certificate that restricts the development of the land because of the likelihood of tidal inundation.
- d) The land subject of this certificate is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council for reference in a planning certificate that restricts the development of the land because of the likelihood of acid sulphate soils.
- e) Council has adopted by resolution a policy on contaminated land which may restrict the development of the land subject of this certificate. This policy is implemented when zoning or

land use changes are proposed on lands which have previously been used for certain purposes. Council records do not have sufficient information about previous use of this land to determine whether the land is contaminated. Consideration of Council's adopted policy and the application of provisions under relevant State legislation is warranted.

PART 7A – Flood related development controls information

- (1) Development on all or part of the land subject of this certificate 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 controls.
- (2) Development on all or part of the land subject of this certificate for any other purpose is subject to flood related development controls.
- (3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.

Please note that some additional information regarding flooding and flood related development controls may be provided as advice under section 10.7(5) of the Act.

PART 8 – Land reserved for acquisition

No environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument applying to the land subject of this certificate provides for the acquisition of this land by a public authority, as referred to in section 3.15 of the Act.

PART 9 – Contribution plans

The following contribution plan(s) apply to the land subject of this certificate:

Campbelltown Local Infrastructure Contributions Plan 2018

For further information about these contribution plans, contact Council's Environmental Planning Section on (02) 4645 4608.

PART 9A – Biodiversity certified land

The land subject of this certificate is not biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016.

Please note that 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.

PART 10 – Biobanking agreement

The land subject of this certificate is not a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016 (but only in so far as Council has been notified of the existence of such an agreement by the Chief Executive of the Office of Environment and Heritage).

Please note that 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.

PART 10A – Native vegetation clearing set asides

The land subject of this certificate does not contain a set aside under section 60ZC of the Local Land Services Act 2013 (but only in so far as Council has been notified of the existence of such a set aside area by Local Land Services or it is registered in the public register under that section).

PART 11 – Bush fire prone land

Some of the land subject of this certificate has been identified as bush fire prone land on the Campbelltown City Council – Bush Fire Prone Land Map that has been certified for the purposes of section 10.3(2) of the Act.

Please note that in accordance with section 66 of the Rural Fires Act 1997 and relevant regulations, a Bush Fire Hazard Reduction Notice may have been issued on this land. It is recommended that advice be obtained from the Macarthur Zone Rural Fire Service.

PART 12 – Property vegetation plans

No property vegetation plan applies to the land subject of this certificate.

Please note that the whole of the Campbelltown City local government area is excluded from the operation of the Native Vegetation Act 2003.

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

No order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land subject of this certificate (but only to the extent that Council has been notified of any such orders).

PART 14 – Directions under Part 3A

No direction, 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 subject of this certificate under Part 4 of the Act does not have effect, has been issued by the Minister.

PART 15 – Site compatibility certificates and conditions for seniors housing

- a) No current site compatibility certificate (seniors housing), of which Council is aware, exists in respect of proposed development on the land subject of this certificate.
- b) No conditions of consent to a development application, granted after 11 October 2007, of the kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 have been imposed in respect of proposed development on the land subject of this certificate.

PART 16 – Site compatibility certificates for infrastructure

No valid site compatibility certificate (infrastructure), of which Council is aware, exists in respect of proposed development on the land subject of this certificate.

PART 17 – Site compatibility certificates and conditions for affordable rental housing

- (1) No current site compatibility certificate (affordable rental housing), of which Council is aware, exists in respect of proposed development on the land subject of this certificate.
- (2) No conditions of consent to a development application of the kind referred to in clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 have been imposed in respect of proposed development on the land subject of this certificate.

PART 18 – Paper subdivision information

- (1) No adopted development plan or development plan that is proposed to be subject to a consent ballot apply to the land subject of this certificate.
- (2) No subdivision order applies to the land subject of this certificate.

PART 19 – Site verification certificates

No current site verification certificate issued under Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 (of which Council is aware) applies to the land subject of this certificate.

PART 20 – Loose-fill asbestos insulation

No residential dwelling erected on the land subject of this certificate has been identified in the Loose-Fill Asbestos Insulation Register as containing loose-fill asbestos ceiling insulation.

For more information contact NSW Fair Trading (www.fairtrading.nsw.gov.au)

PART 21 – Affected building notices and building product rectification orders

- (1) No affected building notice of which Council is aware is in force in respect of the land subject of this certificate.
- (2)
 - (a) No building product rectification order of which Council is aware and that has not been fully complied with is in force in respect of the land subject of this certificate.
 - (b) No notice of intention to make a building product rectification order of which Council is aware and that is outstanding has been given in respect of the land subject of this certificate.
- (3) In this clause: affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017 and building product rectification order has the same meaning as in the Building Products(Safety) Act 2017.

**PLANNING CERTIFICATE UNDER SECTION 10.7
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Matters prescribed by section 59(2) of the Contaminated Land Management Act 1997

- (a) The land subject of this certificate is not significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.
- (b) The land subject of this certificate is not subject to a management order within the meaning of the Contaminated Land Management Act 1997.
- (c) The land subject of this certificate is not the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.
- (d) The land subject of this certificate is not subject to an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997.
- (e) The land subject of this certificate is not the subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997 provided to Council.

INFORMATION PROVIDED UNDER SECTION 10.7(5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

All properties within the Campbelltown City local government area may be affected by flooding caused by overland flow or local topography. Applicants will need to make their own assessment of the risk associated with these matters. For more information, please complete a Stormwater Advice Request Form that is available on Council's website or by contacting Council on 4645 4000.

Council has completed a flood study of the Bow Bowling / Bunbury Curran Creek Catchment, of which this property is a part. The results of this study have improved Council's understanding of flood behaviour in the catchment.

Council has received a copy of the map - "Hydrogeological Landscapes - Overall Salinity Hazard - Western Sydney Study Area" and "Hydrogeological Landscapes - Sydney Metropolitan - Western Study Area" from the New South Wales Office of Environmental Heritage (NSW OEH). This map classifies the land within the Campbelltown City local government area as having salinity. Salinity issues may be of relevance to any development of the land subject of this certificate. For further information use the link: <https://www.environment.nsw.gov.au/topics/land-and-soil/soil-degradation/salinity/type-of-salinity-and-their-prevention>.

It should be noted that the Commonwealth Department of Infrastructure and Regional Development has released a document titled "Preliminary Flight Paths" purporting to provide preliminary information on jet aircraft flight paths and flight zones for each of the design options for the Second Sydney Airport Proposals. Some of the flight paths and flight zones shown in this document may, if implemented, impact upon the environment in the vicinity of the land subject of this certificate. Further enquiries in respect of this document should be directed initially to the Commonwealth Department of Infrastructure and Regional Development.

The land subject of this certificate has a boundary to a controlled access road.

**PLANNING CERTIFICATE UNDER SECTION 10.7
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

The following draft development control plans (DCPs), that have been placed on exhibition by Council but which have not yet come into effect, apply to the land subject of this certificate:

Draft Campbelltown (Sustainable City) DCP 2015 Amendment No.11

For further information about these draft development control plans, contact Council's Environmental Planning Section on (02) 4645 4608.

A handwritten signature in blue ink, appearing to read 'JB', is positioned above the name 'Jim Baldwin'.

Jim Baldwin, per
Director City Development

Attachment 1

Campbelltown Local Environmental Plan 2015

Zone B2 Local Centre

1 Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To achieve an accessible, attractive and safe public domain.
- To provide for appropriate residential development in the form of shop top housing to support the vitality of the local area.

2 Permitted without consent

Nil

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Home businesses; Home occupations; Information and education facilities; Medical centres; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Signage; Tourist and visitor accommodation; Veterinary hospitals

4 Prohibited

Any development not specified in item 2 or 3

NOTE: A copy of the complete written instrument for the Campbelltown Local Environmental Plan 2015 is available on the NSW Legislation website at: <http://www.legislation.nsw.gov.au>

Attachment 2

Campbelltown Local Environmental Plan 2015

4.1 Minimum subdivision lot size

- (1) The objectives of this clause are as follows—
- (a) to ensure that the density of development is compatible with the capacity of existing and proposed infrastructure,
 - (b) to ensure that the density of settlement will be compatible with the objectives of the zone,
 - (c) to limit the density of settlement in environmentally, scenically or historically sensitive areas,
 - (d) to ensure lot sizes are compatible with the conservation of natural systems, including waterways, riparian land and groundwater dependent ecosystems,
 - (e) to facilitate viable agricultural undertakings,
 - (f) to protect the curtilage of heritage items and heritage conservation areas,
 - (g) to facilitate a diversity of housing forms.
- (2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.
- (4) This clause does not apply in relation to the subdivision of any land—
- (a) by the registration of a strata plan or strata plan of subdivision under the *Strata Schemes Development Act 2015*, or
 - (b) by any kind of subdivision under the *Community Land Development Act 1989*.
- (4A) If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle is not to be included in calculating the lot size.
- (4B) Despite subclause (3), development consent may be granted for the subdivision of land into lots that do not meet the minimum size shown on the Lot Size Map if the lots are residue lots resulting from the creation of a public road, public open space or other public purpose.
- (4C) Despite subclause (3), development consent may be granted for the subdivision of land within Lot 61, DP 752042, Appin Road, Gilead, into lots that do not meet the minimum size shown on the Lot Size Map if—
- (a) each lot has a minimum lot size of not less than 375m², and
 - (b) no more than 65 lots have a lot size of less than 450m², and
 - (c) no more than 3 contiguous lots sharing a street frontage have a lot size of less than 450m², and
 - (d) each lot is located not more than 200m from a bus route, community centre or open space area.

4.1AA Minimum subdivision lot size for community title schemes

- (1) The objectives of this clause are as follows—
- (a) to provide for the proper and orderly development of land,
 - (b) to ensure that land developed under the *Community Land Development Act 1989* will achieve densities consistent with the objectives of the zone,
 - (c) to protect the curtilage of heritage items and heritage conservation areas.

- (2) This clause applies to a subdivision (being a subdivision that requires development consent) under the *Community Land Development Act 1989* of land in any of the following zones—
- (a) Zone RU2 Rural Landscape,
 - (b) Zone R2 Low Density Residential,
 - (c) Zone R3 Medium Density Residential,
 - (d) Zone R5 Large Lot Residential,
 - (e) Zone E3 Environmental Management,
 - (f) Zone E4 Environmental Living,
- but does not apply to a subdivision by the registration of a strata plan.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies (other than any lot comprising association property within the meaning of the *Community Land Development Act 1989*) is not to be less than the minimum size shown on the Lot Size Map in relation to that land.
- (4) This clause applies despite clause 4.1.

4.1A (Repealed)

4.1B Minimum subdivision lot sizes for dual occupancies in certain zones

- (1) The objectives of this clause are as follows—
- (a) to achieve planned residential density in certain zones,
 - (b) to ensure that lot sizes are consistent with the predominant subdivision pattern of the area and maintain a low density residential character in existing neighbourhoods,
 - (c) to facilitate development applications seeking concurrent approval for dual occupancy development and subdivision,
 - (d) to prevent the fragmentation of land.
- (2) Despite clause 4.1, development consent may be granted to development for the purpose of a dual occupancy if the development will be on a lot that is at least the minimum size shown on the Lot Size for Dual Occupancy Development Map in relation to that land.
- (3) Despite clause 4.1 and subclause (2), development consent may be granted for the subdivision of land in Zone R2 Low Density Residential into lots that are less than the minimum lot size shown on the Lot Size Map in relation to that land if—
- (a) there is an existing dual occupancy on the land that was lawfully erected under an environmental planning instrument or there is a development application for the concurrent approval of a dual occupancy and its subdivision into 2 lots, and
 - (b) the lot size of each resulting lot will be at least 300 square metres, and
 - (c) the subdivision will not result in more than one principal dwelling on each resulting lot.

4.1C Minimum qualifying site area and lot size for certain residential and centre-based child care facility development in residential zones

- (1) The objectives of this clause are as follows—
- (a) to achieve planned residential densities in certain zones,
 - (b) to achieve satisfactory environmental and infrastructure outcomes,
 - (c) to minimise any adverse impact of development on residential amenity,
 - (d) to minimise land use conflicts.

**PLANNING CERTIFICATE UNDER SECTION 10.7
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

- (2) Development consent may be granted to development for a purpose specified in the table to this clause on land in a zone listed beside the purpose, if the area of the lot is equal to or greater than the area specified in Column 3 of the table.
- (3) Development consent may be granted to the subdivision of land in a zone that is specified in the table to this clause for a purpose listed beside the zone, if the area of the lot to be created is equal to or greater than the area specified in Column 4 of the table.
- (4) This clause does not apply to land identified as "Ingleburn Narrow Lots" on the Clause Application Map.

Column 1	Column 2	Column 3	Column 4
Semi-detached dwelling	Zone R2 Low Density Residential	700 square metres	300 square metres
Attached dwelling	Zone R2 Low Density Residential	1,000 square metres	300 square metres
Centre-based child care facilities	Zone R2 Low Density Residential or Zone R3 Medium Density Residential	800 square metres	N/A
Residential flat buildings	Zone R4 High Density Residential	1,200 square metres	1,200 square metres

4.1D Minimum lot sizes for certain land uses in certain environment protection zones

- (1) The objectives of this clause are as follows—
- (a) to allow for certain non-residential land uses,
 - (b) to minimise any adverse impact on local amenity and the natural environment,
 - (c) to achieve satisfactory environmental and infrastructure outcomes,
 - (d) to minimise land use conflicts.
- (2) This clause applies to land in the following zones—
- (a) Zone E3 Environmental Management,
 - (b) Zone E4 Environmental Living.
- (3) Development consent may be granted to development for a purpose specified in the table to this clause on land in a zone listed beside the purpose, if the area of the lot is equal to or greater than the area specified in the table.

Column 1	Column 2	Column 3
Animal boarding or training establishments	Zone E3 Environmental Management	5 hectares
Educational establishments	Zone E3 Environmental Management or Zone E4 Environmental Living	10 hectares
Places of public worship	Zone E3 Environmental Management	10 hectares

4.1E Exception to minimum lot sizes for certain land in Mount Gilead Urban Release Area

- (1) This clause applies to that part of Lot 3, DP 1218887, Appin Road, Gilead that is in Zone RU2 Rural Landscape.
- (2) Despite clause 4.1, development consent may be granted to the subdivision of land to which this clause applies to create lots with a size less than the minimum lot size shown on the Lot Size Map in relation to the land if the consent authority is satisfied that the subdivision is for the purpose of facilitating the development of land that is—
- (a) in Zone R2 Low Density Residential, and
 - (b) identified as "Mount Gilead Urban Release Area" on the Urban Release Area Map.

4.1F Exception to minimum lot sizes for certain land in Glenfield

- (1) This clause applies to that part of Lot 91, DP 1155962 that is in Zone RU2 Rural Landscape.

- (2) Despite clause 4.1, development consent may be granted to the subdivision of land to which this clause applies to create lots with a size less than the minimum lot size shown on the Lot Size Map in relation to the land.
- (3) A dwelling cannot be erected on a lot created under this clause.

4.1G Exception to minimum subdivision lot sizes for certain residential development in Maryfields Urban Release Area

- (1) The objective of this clause is to provide flexibility in the application of lot size standards for residential development on larger sized lots on land in Zone R3 Medium Density Residential in the Maryfields Urban Release Area.
- (2) This clause applies to land in Zone R3 Medium Density Residential and identified as "Maryfields Urban Release Area" on the Urban Release Area Map.
- (3) Despite clause 4.1, development consent may be granted for the subdivision of land to which this clause applies on which is lawfully erected a type of residential accommodation if—
 - (a) the size of each lot to be subdivided is at least 1800 square metres, and
 - (b) each lot resulting from the subdivision will be at least 225 square metres and will have an erected single dwelling, and
 - (c) each lot resulting from the subdivision will have a single dwelling that is in existence and for which an occupation certificate was issued before the consent was granted.

4.2 Rural subdivision

- (1) The objective of this clause is to provide flexibility in the application of standards for subdivision in rural zones to allow land owners a greater chance to achieve the objectives for development in the relevant zone.
- (2) This clause applies to the following rural zones—
 - (a) Zone RU1 Primary Production,
 - (b) Zone RU2 Rural Landscape,
 - (baa) Zone RU3 Forestry,
 - (c) Zone RU4 Primary Production Small Lots,
 - (d) Zone RU6 Transition.

Note—

When this Plan was made it did not include all of these zones.

- (3) Land in a zone to which this clause applies may, with development consent, be subdivided for the purpose of primary production to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land.
- (4) However, such a lot cannot be created if an existing dwelling would, as the result of the subdivision, be situated on the lot.
- (5) A dwelling cannot be erected on such a lot.

Note—

A dwelling includes a rural worker's dwelling (see definition of that term in the Dictionary).

4.2A Erection of dwelling houses or dual occupancies (attached) on land in certain rural and environment protection zones

- (1) The objectives of this clause are as follows—
 - (a) to enable the replacement of lawfully erected dwelling houses and dual occupancies (attached), and the realisation of dwelling entitlements in rural and environment protection zones,
 - (b) to restrict the extent of residential development in rural and environment protection zones to maintain the existing character,

**PLANNING CERTIFICATE UNDER SECTION 10.7
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

(c) to recognise the contribution that development density in these zones makes to the landscape and environmental character of those places.

(2) This clause applies to land in the following zones—

- (a) Zone RU2 Rural Landscape,
- (b) Zone E3 Environmental Management,
- (c) Zone E4 Environmental Living.

(3) Development consent must not be granted for the erection of a dwelling house or a dual occupancy (attached) on land to which this clause applies unless the land—

- (a) is a lot that has at least the minimum lot size shown on the Lot Size Map in relation to that land, or
- (b) is a lot created under this Plan (other than clause 4.2(3)), or
- (c) is a lot created under an environmental planning instrument before this Plan commenced and on which the erection of a dwelling house or a dual occupancy (attached) was permissible immediately before that commencement, or
- (d) is a lot resulting from a subdivision for which development consent (or its equivalent) was granted before this Plan commenced and on which the erection of a dwelling house or a dual occupancy (attached) would have been permissible if the plan of subdivision had been registered before that commencement, or
- (e) is an existing holding, or
- (f) would have been a lot or holding referred to in paragraph (a), (b), (c), (d) or (e) had it not been affected by—
 - (i) a minor realignment of its boundaries that did not create an additional lot, or
 - (ii) a subdivision creating or widening a public road or public reserve or for another public purpose, or
 - (iii) a consolidation with an adjoining public road or public reserve or for another public purpose.

Note—

A dwelling cannot be erected on a lot created under clause 9 of *State Environmental Planning Policy (Rural Lands) 2008* or clause 4.2.

(4) Development consent must not be granted under subclause (3) unless—

- (a) no dwelling house or dual occupancy (attached) has been erected on the land, and
- (b) if a development application has been made for development for the purposes of a dwelling house or dual occupancy (attached) on the land—the application has been refused or it was withdrawn before it was determined, and
- (c) if development consent has been granted in relation to such an application—the consent has been surrendered or it has lapsed.

(5) Development consent may be granted for the erection of a dwelling house or a dual occupancy (attached) on land to which this clause applies if there is a lawfully erected dwelling house or dual occupancy (attached) on the land and the dwelling house or dual occupancy (attached) proposed to be erected is intended only to replace the existing dwelling house or dual occupancy (attached).

(6) Development consent may be granted to convert a dwelling house into, or to replace a dwelling house with, a dual occupancy (attached) on land to which this clause applies if no dual occupancy (attached) exists on the land and the dual occupancy (attached) is designed and will be constructed to have the appearance of a single dwelling.

(7) In this clause—

existing holding means land that—

- (a) was a holding on the relevant date, and
- (b) is a holding at the time the application for development consent referred to in subclause (3) is lodged,

**PLANNING CERTIFICATE UNDER SECTION 10.7
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

whether or not there has been a change in the ownership of the holding since the relevant date, and includes any other land adjoining that land acquired by the owner since the relevant date.

holding means all adjoining land, even if separated by a road or railway, held by the same person or persons.

relevant date means—

- (a) in the case of land to which *Campbelltown (Urban Area) Local Environmental Plan 2002* applied immediately before the commencement of this Plan—
 - (i) for land identified as “25 February 1977” on the Former LEP and IDO Boundaries Map—25 February 1977, or
 - (ii) for land identified as “15 July 1977” on the Former LEP and IDO Boundaries Map—15 July 1977, or
 - (iii) for land identified as “3 November 1978” on the Former LEP and IDO Boundaries Map—3 November 1978, or
- (b) in the case of land to which *Campbelltown Local Environmental Plan—District 8 (Central Hills Lands)* applied immediately before the commencement of this Plan—20 September 1974, or
- (c) in the case of land to which *Campbelltown Local Environmental Plan No 1* applied immediately before the commencement of this Plan—26 June 1981, or
- (d) in the case of land to which *Interim Development Order No 13—City of Campbelltown* applied immediately before the commencement of this Plan—20 September 1974, or
- (e) in the case of land to which *Interim Development Order No 15—City of Campbelltown* applied immediately before the commencement of this Plan—27 September 1974, or
- (f) in the case of land to which *Interim Development Order No 28—City of Campbelltown* applied immediately before the commencement of this Plan—3 November 1978.

Note—

The owner in whose ownership all the land is at the time the application is lodged need not be the same person as the owner in whose ownership all the land was on the stated date.

4.2B Erection of rural workers’ dwellings on land in Zones RU2 and E3

- (1) The objectives of this clause are as follows—
 - (a) to facilitate, on the same land, the provision of adequate accommodation for employees involved in existing agricultural activities, including agricultural produce industries,
 - (b) to maintain the non-urban landscape and development characters of certain rural and environment protection zones.
- (2) This clause applies to land in the following zones—
 - (a) Zone RU2 Rural Landscape,
 - (b) Zone E3 Environmental Management.
- (3) Development consent must not be granted for the erection of a rural worker’s dwelling on land to which this clause applies unless the consent authority is satisfied that—
 - (a) the development will be on the same lot as an existing lawfully erected dwelling house or dual occupancy (attached), and
 - (b) the development will not impair the use of the land for agricultural activities, including agricultural produce industries, and
 - (c) the agricultural activity or agricultural produce industry has an economic capacity to support the ongoing employment of rural workers, and
 - (d) the development is necessary considering the nature of the existing or proposed agricultural activity or agricultural produce industry occurring on the land or as a result of the remote or isolated location of the land, and

- (e) there will be not more than one rural worker's dwelling on the lot, and
- (f) the development will be a single storey building with a maximum floor area of 120 square metres or not more than 20% of the floor area of any existing dwelling house on that land, whichever is greater.

4.2C Exceptions to minimum subdivision lot sizes for certain land in Zones RU2 and E3

- (1) The objective of this clause is to allow the owners of certain land to which the following environmental planning instruments applied to excise a home-site area from an existing lot (or existing holding) by the means of a subdivision—
 - (a) *Campbelltown Local Environmental Plan No 1*,
 - (b) *Interim Development Order No 15—City of Campbelltown*.
- (2) Subclause (3) applies to each lot to which *Campbelltown Local Environmental Plan No 1* applied immediately before its repeal that—
 - (a) was in existence on 26 June 1981, and
 - (b) is in Zone E3 Environmental Management, and
 - (c) has an area of at least 10 hectares.
- (3) Development consent must not be granted to the subdivision of the land to which this subclause applies unless the proposed subdivision will result in the creation of only 2 lots, each of which must have an area of at least 2 hectares.
- (4) Subclause (5) applies to each lot to which *Interim Development Order No 15—City of Campbelltown* applied immediately before its repeal that—
 - (a) was in existence on 18 July 1973, and
 - (b) is in Zone RU2 Rural Landscape.
- (5) Development consent must not be granted to the subdivision of the land to which this subclause applies unless the smallest lot to be created has an area of at least 2 hectares and is required for the erection of a dwelling house for occupation by—
 - (a) the person who owned the land on 18 July 1973, or
 - (b) a relative of that owner, or
 - (c) a person employed or engaged by that owner in the use of land of the owner adjoining or adjacent to that lot for the purpose of agriculture.
- (6) The total number of lots that may be created by the subdivision of land to which subclause (5) applies, whether by one or more subdivisions, must not exceed—
 - (a) if the land to be subdivided had an area of less than 10 hectares—nil, or
 - (b) if the land to be subdivided had an area of at least 10 hectares but less than 40 hectares—1, or
 - (c) if the land to be subdivided had an area of at least 40 hectares but less than 80 hectares—2, or
 - (d) if the land to be subdivided had an area of at least 80 hectares—3.

4.2D Exceptions to minimum subdivision lot sizes for certain land in Zone E4

- (1) The objective of this clause is to permit the subdivision of certain land in the East Edge Scenic Protection Lands Area to create lots of a size that are less than the minimum lot size shown on the Lot Size Map in relation to that land.
- (2) This clause applies to land identified as "1 ha" on the Lot Averaging Map.

**PLANNING CERTIFICATE UNDER SECTION 10.7
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

- (3) Despite clause 4.1, development consent may be granted to the subdivision of land to which this clause applies if the subdivision will not create a number of lots that is more than the number resulting from multiplying the total area of the land being subdivided by the maximum density control number specified on the Lot Averaging Map in relation to that land.
- (4) Development consent must not be granted under this clause unless the consent authority is satisfied that—
- (a) the pattern of lots created by the subdivision, the provision of access and services and the location of any future buildings on the land will not have a significant detrimental impact on native vegetation, and
 - (b) each lot to be created by the subdivision contains a suitable land area for—
 - (i) a dwelling house, and
 - (ii) an appropriate asset protection zone relating to bush fire hazard, and
 - (iii) if reticulated sewerage is not available to the lot—on-site sewage treatment, management and disposal, and
 - (iv) other services related to the use of the land for residential occupation, and
 - (c) if reticulated sewerage is not available to the lot—a geotechnical assessment demonstrates to the consent authority's satisfaction that the lot can suitably accommodate the on-site treatment, management and disposal of effluent, and
 - (d) adequate arrangements are in place for the provision of infrastructure to service the needs of development in the locality.

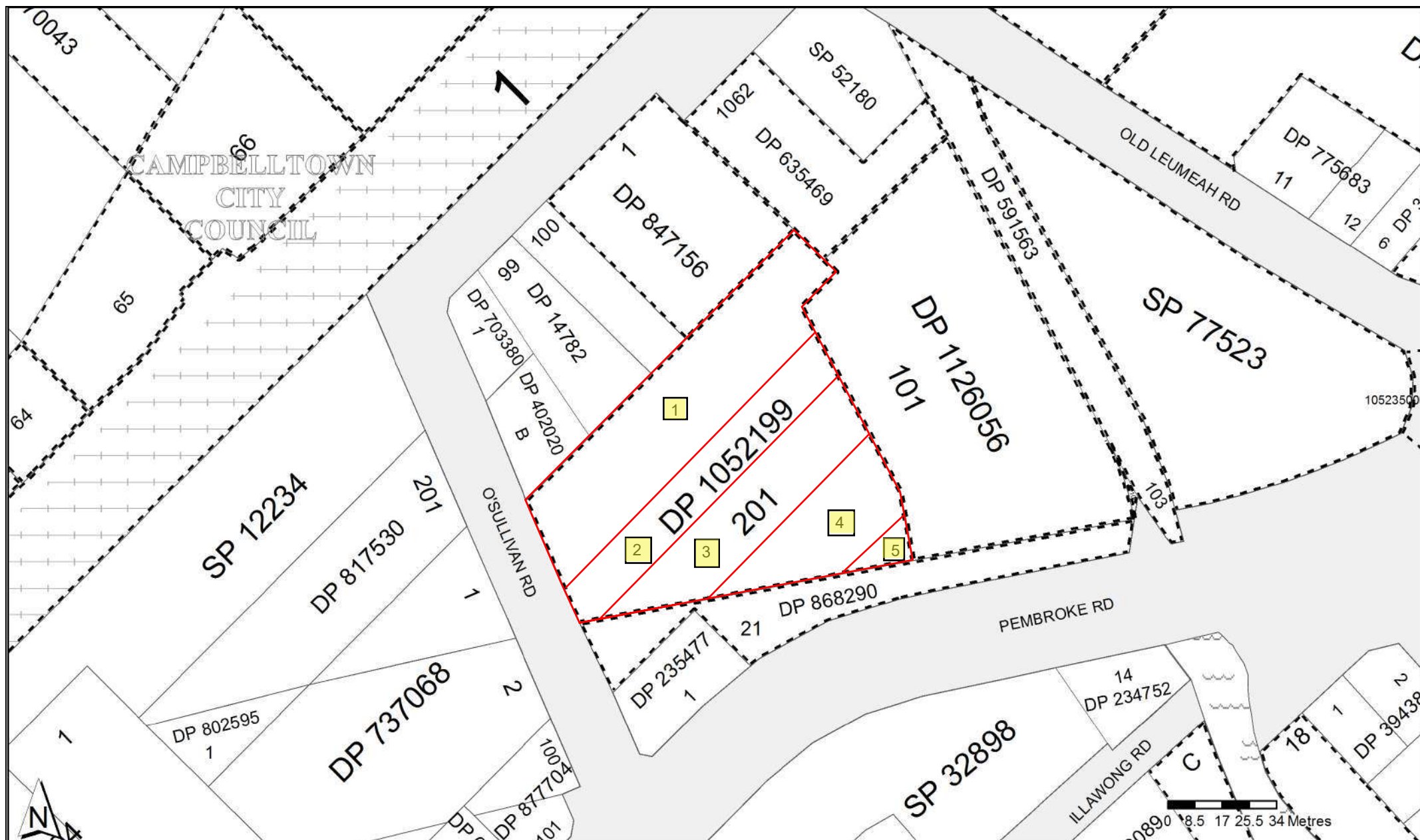
4.2E Subdivision of land in Zone E3

- (1) The objective of this clause is to provide flexibility in the application of standards for the subdivision of certain land to allow land owners a greater chance to achieve the objectives for development in the relevant zone.
- (2) Land in Zone E3 Environmental Management may, with development consent, be subdivided for the purpose of primary production to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land.
- (3) However, such a lot cannot be created if an existing dwelling would, as the result of the subdivision, be situated on the lot.
- (4) A dwelling cannot be erected on a lot created under this clause.

NOTE: A copy of the complete written instrument for the Campbelltown Local Environmental Plan 2015 is available on the NSW Legislation website at: <http://www.legislation.nsw.gov.au>



Annex C



SIGNATURE AND SEALS ONLY.

InfoTrack

Witnessed by PHILIP GERRARD KENNY, delegate of the Minister
 under the Environmental Planning and Assessment Act, 1979, and
 I hereby certify that I have no notice of the revocation of such delegation.

by **Phila May FERGUSON**
 Local Gov. Attorney General, New South Wales
 No. 546804 1334

Manager
APRIL SMYTH
 Witness/Sign. Officer
 255 George Street Sydney NSW



PAUL SMYTH
 DIRECTOR
 CAMPBELLTOWN CITY COUNCIL

CAMPBELLTOWN CITY COUNCIL
 ACCEPTED

General Manager, THORNTON PERSON

Crown Lands Office Approval

PLAN APPROVED
 Land Object: _____
 Paper No: _____
 Field Book: _____

Subdivision Certificate

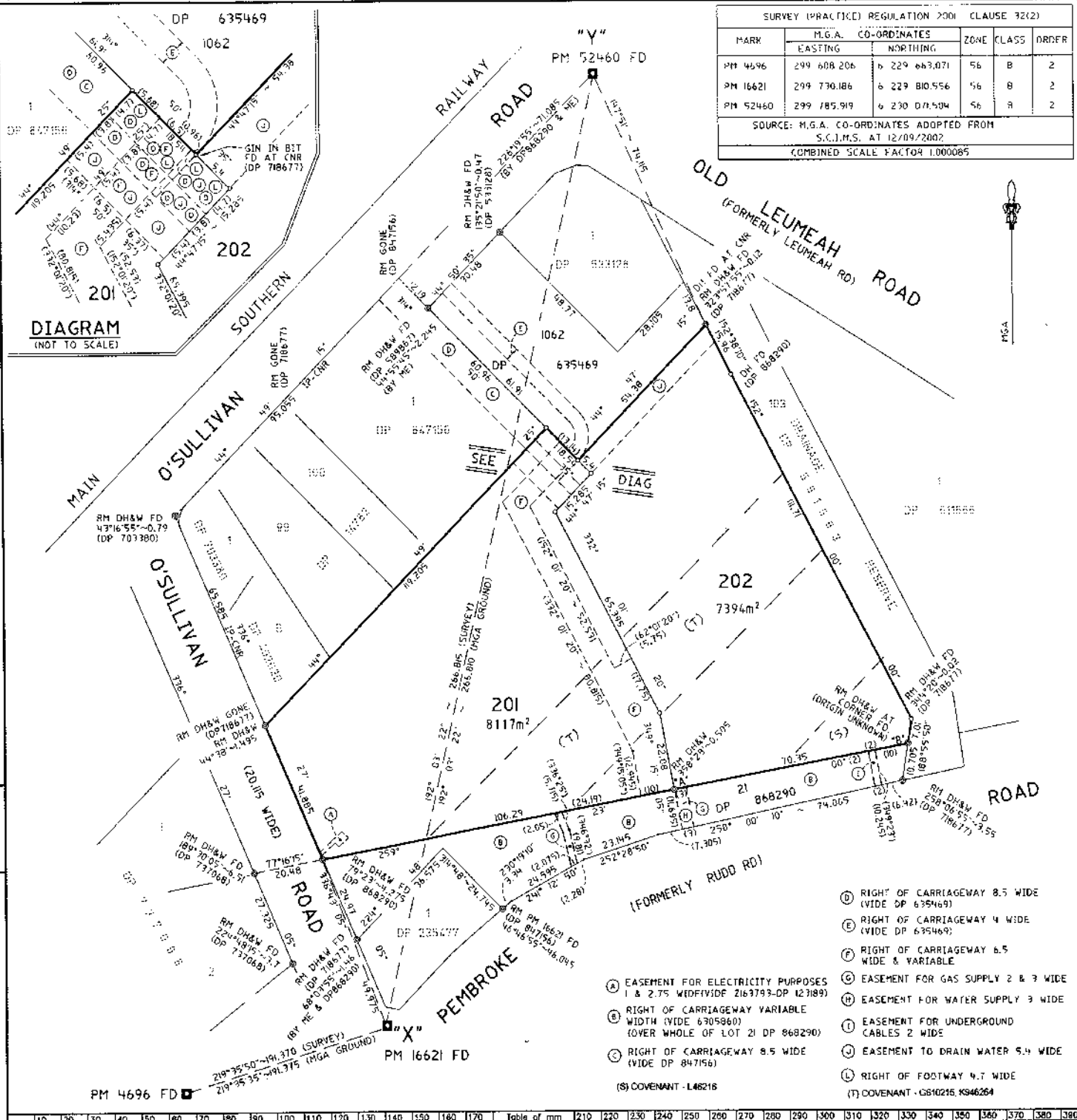
I certify that the provisions of a 10% of the Environmental Planning
 and Assessment Act 1979 have been satisfied in relation to the
 proposed

SUBDIVISION

Consent Authority:
 Date of Endorsement: **1ST SEPTEMBER 2003**
 Accreditation no: _____
 Subdivision Certificate no: **70 OF 2003**
 File no: **1347-7**

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

SURVEYOR'S REFERENCE: 74719.08.L01B



DP1052199

Registered: 8-10-2003

Title System: TORRENS

Purpose: SUBDIVISION

Ref Map: U 8230-744

Last Plan: DP 868290

PLAN OF SUBDIVISION OF
 LOT 20 DP 868290 &
 EASEMENTS OVER LOT 1062
 DP 635469 & LOT 21 DP 868290

Lengths are in metres. Reduction Ratio 1:800

LGA: CAMPBELLTOWN CITY

Locality: LEUMEAH

Parish: ST.PETER

County: CUMBERLAND

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

LARRY DEAN WARD
 LEAN & WAYWARD P/L
 of FOL 882, 232, CAMPBELLTOWN N.S.W. 2560
 a surveyor registered under the Surveyors Act 1959, hereby
 certify that the survey represented in this plan is accurate,
 has been made in accordance with the Surveyors (Practice)
 Regulation 2001 and was completed on 2nd April, 2003
 The survey relates to LOTS 201 & 202 & EASEMENTS
 OVER LOTS 1062 OF DP 635469 & LOT 21 DP 868290
 (here specify the land actually surveyed, or specify any land
 shown in this plan that is not the subject of the survey)
 Datum Used "50" - "44"
 Type Union

Plans used in preparation of Survey/Completion

DP 584867 DP 718677
 DP 533828 DP 137068
 DP 635469 DP 847156
 DP 703380 DP 868290

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

PURSUANT TO SECTION 88B OF THE
 CONVEYANCING ACT 1919 AS AMENDED,
 IT IS INTENDED TO CREATE:

- RIGHT OF CARRIAGEWAY 6.5 WIDE & VARIABLE
- EASEMENT FOR GAS SUPPLY 2 & 3 WIDE
- EASEMENT FOR WATER SUPPLY 3 WIDE
- EASEMENT FOR UNDERGROUND CABLES 2 WIDE
- EASEMENT TO DRAIN WATER 5.4 WIDE
- POSITIVE COVENANT
- RIGHT OF FOOTWAY 4.7 WIDE
- RESTRICTION ON THE USE OF LAND

RELEASE:

- RIGHT OF CARRIAGEWAY 5.4 WIDE (VIDE DP 635469)
- RIGHT OF CARRIAGEWAY 1.5 WIDE & VAR. (VIDE DP 635469)

- RIGHT OF CARRIAGEWAY 8.5 WIDE (VIDE DP 635469)
- RIGHT OF CARRIAGEWAY 4 WIDE (VIDE DP 635469)
- RIGHT OF CARRIAGEWAY 6.5 WIDE & VARIABLE
- EASEMENT FOR GAS SUPPLY 2 & 3 WIDE
- EASEMENT FOR WATER SUPPLY 3 WIDE
- EASEMENT FOR UNDERGROUND CABLES 2 WIDE
- EASEMENT TO DRAIN WATER 5.4 WIDE
- RIGHT OF FOOTWAY 4.7 WIDE

- EASEMENT FOR ELECTRICITY PURPOSES 1 & 2.75 WIDE (VIDE 2163793-DP 123189)
 - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (VIDE 6305960) (OVER WHOLE OF LOT 21 DP 868290)
 - RIGHT OF CARRIAGEWAY 8.5 WIDE (VIDE DP 847156)
- (S) COVENANT - L46218

NEW SOUTH WALES

Application No. 15302

Prior Titles Volume 7292 Folio 21b

Volume 8416 Folio 152

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



10763125



ID

Vol. 10763, Fol. 125
Edition Issued 3-4-1968.

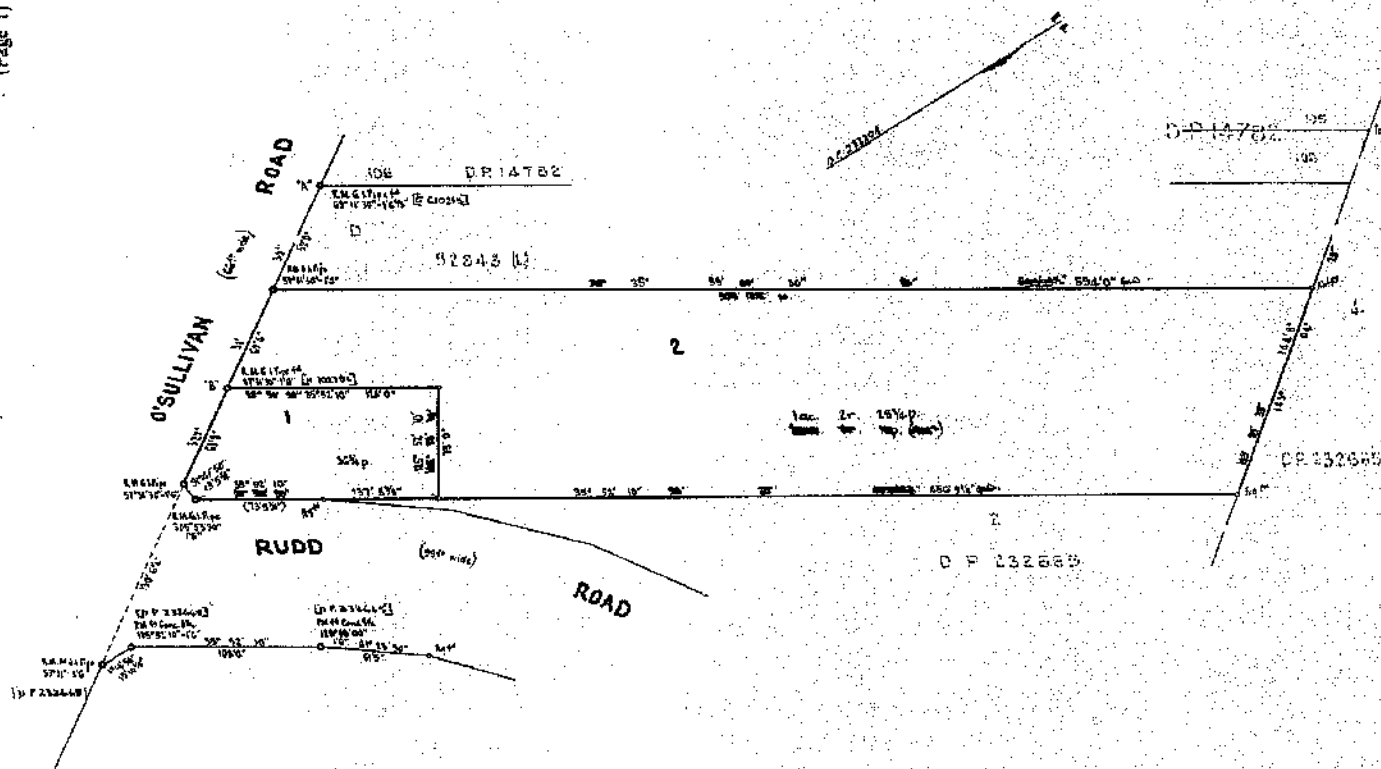
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *M. Flint*

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 233208 at Leumeah in the Municipality of Campbelltown Parish of St. Peter and County of Cumberland being part of Portion 96 granted to Jeremiah Smith on 20-6-1816.

FIRST SCHEDULE (continued overleaf)

TOOHEYS LIMITED.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Covenants created by Transfers Nos. 0610215 and K946264 affecting part.

Jawatson
Registrar General

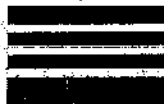
WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.

Vol. 10763 Fol 125

(Page 2 of 2 pages)

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

NEW SOUTH WALES



CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



REGISTERED

Application No. 15302

Prior Title Volume 5348 Folio 36



ID

Vol. 10769 Fol. 98

CANCELLED ☒

Edition issued 3-4-1968.

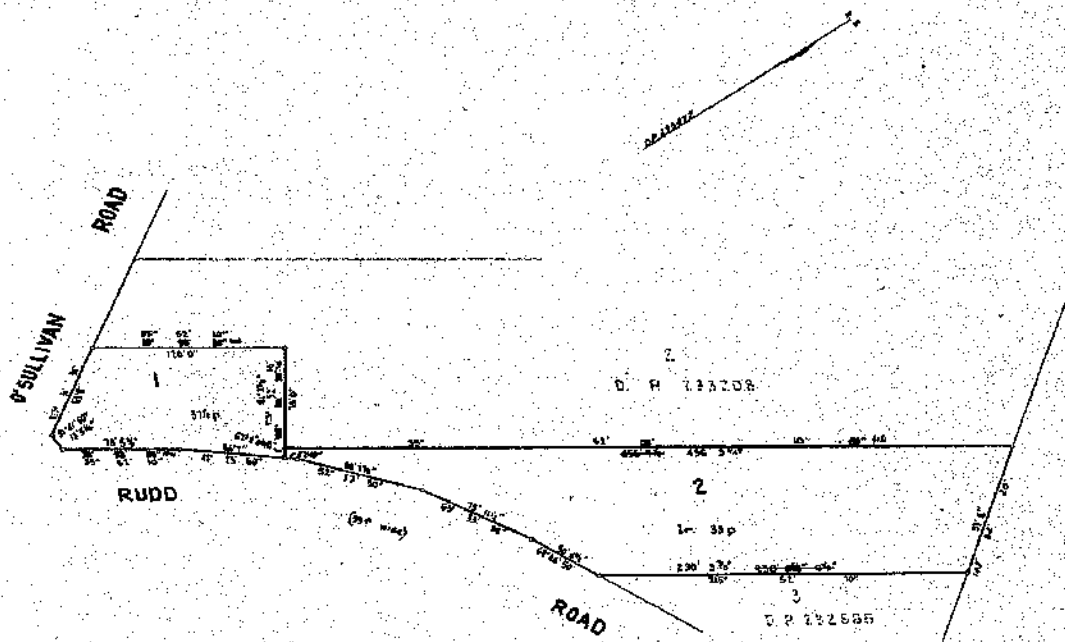
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *M. Flint*

J. Watson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 235477 at Leumeah in the Municipality of Campbelltown Parish of St. Peter and County of Cumberland being part of Portion 96 granted to Jeremiah Smith on 20-6-1816.

FIRST SCHEDULE (continued overleaf)

~~THE COUNCIL OF THE MUNICIPALITY OF CAMPBELLTOWN.~~

SECOND SCHEDULE (continued overleaf)

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

J. Watson
Registrar General



SEARCH DATE

15/6/2021 10:18AM

FOLIO: 1069/718677

First Title(s): OLD SYSTEM

Prior Title(s): VOL 5880 FOL 40 VOL 7794 FOL 181
VOL 10569 FOL 246 VOL 10757 FOL 51
VOL 10763 FOL 125 VOL 10769 FOL 98
VOL 15172 FOL 35

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
11/12/1985	DP718677	DEPOSITED PLAN	FOLIO CREATED EDITION 1
26/5/1986	W343215	CAVEAT	
5/9/1986	W502117	WITHDRAWAL OF CAVEAT	
11/9/1986	W485330	MORTGAGE	EDITION 2
25/9/1986	W533251	CAVEAT	
30/1/1987	W553467	TRANSFER OF MORTGAGE	EDITION 3
3/3/1987	W759371	MORTGAGE	EDITION 4
6/6/1989	Y22995	MORTGAGE	EDITION 5
6/3/1990	Y831738	CAVEAT	
6/3/1990	Y831739	CAVEAT	
8/5/1990	Y855853	REQUEST	EDITION 6
19/10/1990	Z289604	WITHDRAWAL OF CAVEAT	
15/2/1991	Z163793	TRANSFER GRANTING EASEMENT	
15/2/1991	Z197688	LEASE	
6/3/1991	Z344134	MORTGAGE	
6/3/1991	Z344135	MORTGAGE	EDITION 7
22/5/1991	Z632286	CAVEAT	
11/6/1992	E524384	CAVEAT	
24/11/1992	E863884	DISCHARGE OF MORTGAGE	
24/11/1992	E863904	DISCHARGE OF MORTGAGE	
24/11/1992	E863906	DISCHARGE OF MORTGAGE	

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

15/6/2021 10:18AM

FOLIO: 1069/718677

PAGE 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
24/11/1992	E863931	DISCHARGE OF MORTGAGE	
24/11/1992	E863935	DISCHARGE OF MORTGAGE	EDITION 8
30/11/1992	E863960	MORTGAGE	EDITION 9
20/5/1993	I348066	WITHDRAWAL OF CAVEAT	
20/5/1993	I348067	WITHDRAWAL OF CAVEAT	
20/5/1993	I348068	DISCHARGE OF MORTGAGE	
20/5/1993	I348069	TRANSFER	
20/5/1993	I348070	MORTGAGE	EDITION 10
2/3/1995	DP847156	DEPOSITED PLAN	FOLIO CANCELLED
7/11/2013	AI146844	DEPARTMENTAL DEALING	

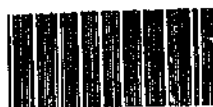
*** END OF SEARCH ***



STAMP
 10-00
 UTY



B



Y855853

See Annexures A, B, C, D, E, F, G, H, I, J, K

REQUEST
 REAL PROPERTY ACT, 1900

R	A 1 of 1	R/
	\$ 1730.	

DESCRIPTION OF LAND Note (a)	Torrens Title Reference	If part only, delete Whole and give details	Location
	See Schedule	WHOLE	

REGISTERED DEALING Note (b)	Type of Dealing	Registered Number	Torrens Title Reference
11/11/11 CH			

REGISTERED THROUGH THE FORM
 Note (c)

TOOHRS LIMITED (formerly known as Bond Brewing New South Wales Limited)

AUSTOTEL MANAGEMENT PTY LIMITED

(The above named applicant being the registered proprietor of the land above described hereby requests the Registrar General to

make such recording in the Register in accordance with the provisions of the Real Property Act 1900 as may be necessary to give effect to the order annexed hereto and marked "A".

OFFICE USE ONLY

Note (d)

D

DATE 8 FEBRUARY 1990

EXECUTION
 Note (e)

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

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

Pauline Tong
 Signature of Witness
 PAULINE TONG

Name of Witness (BLOCK LETTERS)

2/22 BEAUMONT, ROSE GAY NSW 2019
 Address and Occupation of Witness CLERK

Paul Bowman
 Signature of Applicant

Director - Austotel Management Pty Limited

TO BE COMPLETED BY LODGING PARTY

LODGED BY ROSENBLUM & PARTNERS

Notes (f) and (g)

91730
 5

Ref No.
 Delivery Box Number 751A

OFFICE USE ONLY



Checked	Passed
Signed	Extra Fee

REGISTERED 19-4-1990
 as regards 27/09268
 REGISTERED 19-4-1990

LOCATION OF DOCUMENTS	
CT	OTHER
	Herewith
	In L.T.O with
	Produced by
Secondary Directions	
Delivery Directions	

RP13



TRANSFER

Real Property Act, 1900



I
348069 S



00774



Office of _____

SD/745505003 to SP02 Per CoZ

(A) **LAND TRANSFERRED**

Show no more than 20 References to Title.
If appropriate, specify the share transferred.

FOLIO IDENTIFIER 1069/718677

(B) **LODGED BY**

L.T.O. Box

40L

Name, Address or DX and Telephone

STATE BANK OF NEW SOUTH WALES LIMITED
DX 1334 SYDNEY 266-3333

REFERENCE (max. 15 characters):

GOLDBELT P/L

(C) **TRANSFEROR**

AUSTOTEL MANAGEMENT PTY. LIMITED ACN 008 616 242

(D) acknowledges receipt of the consideration of \$2,088,664.00

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

(E) subject to the following **ENCUMBRANCES** 1. 2. 3.

(F) **TRANSFeree**

GOLD BELT PTY. LIMITED ACN 056 063 364

(G)



~~as joint tenants in common~~

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATE OF EXECUTION** 30-4-93

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

S. M. McElhone

Signature of Witness

DAVID MCELHONE

Name of Witness (BLOCK LETTERS)

44 MARTIN PLACE SYDNEY

Address of Witness

AUSTOTEL MANAGEMENT PTY LIMITED A.C.N
008 616 242 by its Attorney JOHN ANTHONY CLAPIN
pursuant to Power of Attorney registered Book 3874
No. 593 and I declare that I have no notice of the
revocation of the said Power of Attorney.

J. A. Clapin

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

R.W. Slater

Solicitor for the

Signature of Transferee

CHECKED BY (office use only)



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

15/6/2021 10:18AM

FOLIO: 2/847156

First Title(s): OLD SYSTEM

Prior Title(s): 1069/718677

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
2/3/1995	DP847156	DEPOSITED PLAN	FOLIO CREATED EDITION 1
16/5/1997	DP868290	DEPOSITED PLAN	
12/8/1997	3314707	DEPARTMENTAL DEALING	
9/9/1997	3233024	DISCHARGE OF MORTGAGE	
9/9/1997	3233025	TRANSFER	FOLIO CANCELLED
24/7/2000	6968084	DEPARTMENTAL DEALING	
7/11/2013	AI146844	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

97-01T



RELODGED

30 JUL 1997

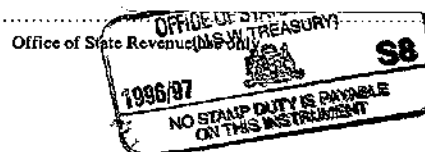
LAND TITLES OFFICE

TRANSFER

Real Property Act, 1900



3233025 F



(A) LAND TRANSFERRED

Show no more than 20 References to Title.
If appropriate, specify the share transferred.

2/847156 PART BEING
21/868290

(B) LODGED BY

L.T.O. Box 687E	Name, Address or DX and Telephone TRUMAN MOYLE REFERENCE (max. 15 characters): A.F 969247
------------------------	--

(C) TRANSFEROR

GOLDBELT PTY LIMITED ACN 056 063 364

(D) acknowledges receipt of the consideration of \$235,000.00

and as regards the land specified above transfers to the Transferee an estate in fee simple

(E) subject to the following ENCUMBRANCES 1. 2. 3.

(F) TRANSFEE

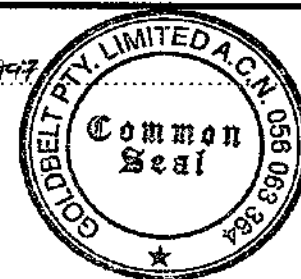
T TS (s713 LGA) TW (Sheriff)	MINISTER ADMINISTERING THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 TENANCY:
---	---

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

DATED 25.6.1997

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

THE COMMON SEAL of GOLDBELT PTY LIMITED
was hereunto affixed by authority of
the Board and in the presence of:



Name of Witness (BLOCK LETTERS)
X *[Signature]*
Address of Witness
Director

X *[Signature]*
Signature of Transferor
Secretary

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]

Signature of Transferee's Solicitor

ANDREW JAMES FLANNERY

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE

CHECKED BY (office use only)

[Signature]

REGISTRATION DIRECTION ANNEXURE

Use this side only for First and Second Schedule directions

DO NOT USE BOTH SIDES OF THE FORM

FIRST SCHEDULE DIRECTIONS

[illegible]

SECOND SCHEDULE AND OTHER DIRECTIONS

[illegible]



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

15/6/2021 10:18AM

FOLIO: 20/868290

First Title(s): OLD SYSTEM

Prior Title(s): 2/847156

Recorded	Number	Type of Instrument	C.T. Issue
16/5/1997	DP868290	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
9/9/1997	3233025	TRANSFER	FOLIO CREATED EDITION 1
27/8/1998	5198893	REQUEST	EDITION 2
6/10/1998	5310997	CAVEAT	
25/11/1999	6305858	WITHDRAWAL OF CAVEAT	
25/11/1999	6305859	DISCHARGE OF MORTGAGE	
25/11/1999	6305860	TRANSFER GRANTING EASEMENT	
25/11/1999	6305861	TRANSFER	EDITION 3
25/11/1999	6305862	MORTGAGE	
8/10/2003	DP1052199	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

LS021148_EP - 80 O?Sullivan Road

PRINTED ON 15/6/2021

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: 97-011

Licence: 026CN/0526/96

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

002\$

E0/090SS10Z 40 1Z4 66Z061

N.S.W. STAMP DUTY

- (A) **LAND TRANSFERRED**
Show no more than 20 titles.
If appropriate, specify the
share or part transferred.

Folio Identifier 20/868290

- (B) **LODGED BY**

LTO Box

426

45A

Name, Address or DX and Telephone

~~MIDDLETONS MOORE NATIONAL AUSTRALIA BANK~~
197 Prospect Highway
Seven Hills NSW 2147

45A Fax: 8825 0404

REFERENCE (15 character maximum): PY7308



- (C) **TRANSFEROR**

GOLDBELT PTY LIMITED ACN 056 063 364

- (D) acknowledges receipt of the consideration of \$3,600,000.00
and as regards the land specified above transfers to the transferee an estate in fee simple.

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

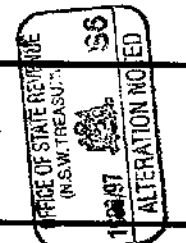
- (F) **TRANSFEE**

T
TS
(s713
LGA)
TW
(Sheriff)

STOKESTON PROJECTS PTY LIMITED ACN 065 344 765
069 908 005

- (G)

TENANCY:



- (H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 31.03.2001
Signed in my presence by the transferor who is personally known to me.

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness



Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Transferee's Solicitor

Theo Casimatis

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



SEARCH DATE

15/6/2021 10:17AM

FOLIO: 201/1052199

First Title(s): OLD SYSTEM

Prior Title(s): 20/868290

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
8/10/2003	DP1052199	DEPOSITED PLAN	FOLIO CREATED EDITION 1
6/4/2004	AA553011	CAVEAT	
19/4/2004	AA571830	CAVEAT	
28/4/2004	AA585573	DISCHARGE OF MORTGAGE	
28/4/2004	AA585575	TRANSFER	
28/4/2004	AA585579	MORTGAGE	EDITION 2
30/7/2004	AA589869	REJECTED - CAVEAT	
3/7/2006	AC431001	DISCHARGE OF MORTGAGE	EDITION 3
25/9/2006	AC625253	CHANGE OF NAME	
25/9/2006	AC625254	TRANSFER	
25/9/2006	AC625261	MORTGAGE	EDITION 4
15/11/2007	AD353073	CAVEAT	
15/11/2007	AD294547	DISCHARGE OF MORTGAGE	
15/11/2007	AD294548	LEASE	EDITION 5
17/12/2007	AD597597	TRANSFER OF LEASE	
17/12/2007	AD597598	MORTGAGE OF LEASE	
15/1/2008	AD693792	WITHDRAWAL OF CAVEAT	
11/3/2008	AD422041	REJECTED - VARIATION OF LEASE	
13/3/2008	AD422041	RE-INSTATED - VARIATION OF LEASE	
19/5/2008	AD859346	TRANSFER	
19/5/2008	AD422041	VARIATION OF LEASE	
19/5/2008	AD859683	MORTGAGE	EDITION 6
18/2/2009	AE508234	LEASE	EDITION 7
13/8/2009	AE899467	MORTGAGE OF LEASE	

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

15/6/2021 10:17AM

FOLIO: 201/1052199

PAGE 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
17/1/2013	AH496381	DISCHARGE OF MORTGAGE	
17/1/2013	AH496382	TRANSFER OF LEASE	
6/12/2013	AI202007	TRANSFER WITHOUT MONETARY CONSIDERATION	
6/12/2013	AI202008	TRANSFER WITHOUT MONETARY CONSIDERATION	
6/12/2013	AI202009	TRANSFER WITHOUT MONETARY CONSIDERATION	EDITION 8
28/7/2017	AM559641	TRANSFER	
28/7/2017	AM556805	MORTGAGE	EDITION 9
11/1/2018	AN34392	DEPARTMENTAL DEALING	
4/9/2019	AP507139	DISCHARGE OF MORTGAGE	
4/9/2019	AP507140	DISCHARGE OF MORTGAGE	
4/9/2019	AP507146	MORTGAGE	EDITION 10

*** END OF SEARCH ***

LS021148_EP - 80 O?Sullivan Road

PRINTED ON 15/6/2021

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Form: 01T
Licence: 03-08-144
Licensee: Freehills

TRANSFER

New South Wales
Real Property Act 1900



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

AA585575B

SECTION 18(2) - 1917851

STAMP DUTY

Office of State Revenue use only

DUTY

\$ *****2.00

(A) TORRENS TITLE

If appropriate, specify the part transferred

The land described in certificate of title Folio Identifier 201/1052199

(B) LODGED BY

Delivery
Box

Name, Address or DX and Telephone

Codes

415

MALLESONS STEPHEN JAUQUES

T

TW

(Sheriff)

Reference (optional): Jim Sullivan

(C) TRANSFEROR

Stokeston Projects Pty Limited ACN 069 908 005

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$as specified in the contract 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): 1.

2.

3.

(H) TRANSFEE

Leisure and Entertainment Acquisitions Pty Limited ACN 108 172 461

offx:
AA553011

(I)

TENANCY: N/A

DATE

05 / 04 / 2004
dd mm yyyy

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

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

Signature of witness:

Signature of transferor:

Name of witness:

Address of witness:

see annexure A

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

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

Signature of witness:

Signature of transferee:

Name of witness:

Address of witness:

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

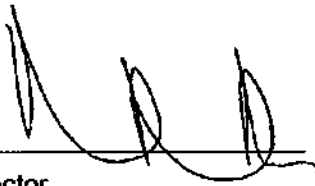
PHILLIP EDWARD RATTENBURY
(Solicitor for the Transferee)

ANNEXURE "A" TO FORM 0IT (TRANSFER)

Executed by **Stokeston Projects Pty Limited**
ACN 069 908 005

pursuant to s. 127 of the Corporations Act 2001 (Cth)

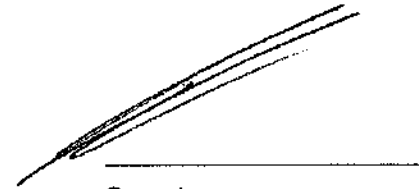
by:



Director

Brian Paul Smith

Name (please print)



Secretary

Ben Paul Smith

Name (please print)

Form: 01T
Release: 3.1
www.lands.nsw.gov.au

①

TRANSFER

New South Wales
Real Property Act 1900



AC625254E

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the

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

03-07-2006

0003565862-001

SECTION 18(2)

DUTY

\$ *****2.00

(A) TORRENS TITLE

201/1052199

(B) LODGED BY

Document
Collection
Box

Name, Address or DX and Telephone

CODES

T

TW

(Sheriff)

236S

HDY

12315411

Reference:

L-BTE / 3108737

(C) TRANSFEROR

CHG AUSTRALIA PTY LIMITED ACN 108 172 461 (FORMERLY LEISURE AND ENTERTAINMENT ACQUISITIONS PTY LIMITED)

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ SEE SCHEDULE 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

IRIS HOTEL GROUP PTY LIMITED ACN 078 437 251

(I)

TENANCY:

DATE 29 JUNE 2000

(J) 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: CHG AUSTRALIA PTY LIMITED ACN 108 172 461

Authority: section 127 of the Corporations Act 2001

Signature of authorised person:

[Signature]
Robert Lee
Director

Signature of authorised person:

[Signature]
Name of authorised person:
Office held:

George Panklis
Director

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

Signature:

[Signature]

Signatory's name:

LORRAINE STRAMAN

Signatory's capacity:

transferee's solicitor

ANNEXURE A

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration in accordance with the terms of a contract between:

CHG Australia Pty Limited (ACN 108 172 461) (formerly Leisure and Entertainment Acquisitions Pty Limited) as Transferor
of the one part

and

Iris Hotel Group Pty Limited (ACN 078 437 251) as Transferee
of the other part

dated 29 JUNE 2006.

(J)

Executed by

CHG AUSTRALIA PTY LIMITED

ACN 108 172 461

pursuant to section 127 of the Corporations

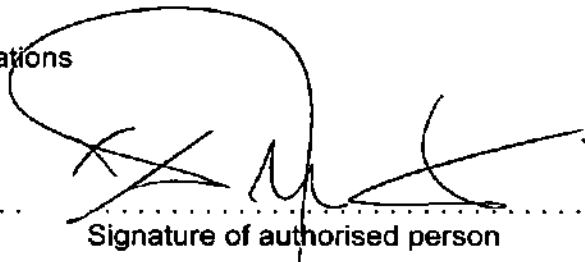
Act:

X 

.....
Signature of authorised person

..... Director
Office held

..... Robert Lee
Name of authorised person (print)



.....
Signature of authorised person

..... Director
Office held

..... George Paniklis
Name of authorised person (print)

Form: 01-T
Release: 3.3
www.lands.nsw.gov.au



TRANSFER

New South Wales
Real Property Act 1900



AD859346S

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises

by this form for the establishment and maintenance of the Real Property Act Register. Section 31B of the RP Act provides 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

NEW SOUTH WALES DUTY

12-07-2007

0004408822-003

SECTION 18(2)

DUTY

\$ *****12.00

(A) FOLIO OF THE REGISTER

201/1052199

(B) LODGED BY

Document
Collection
Box

Name, Address or DX, Telephone, and LLPN if any

Alvens Arthur Robinson
DX 105, Sydney

LLPN: 123024W

745

Reference: ARBS: 205832839

CODES

T

TW

(Sheriff)

(C) TRANSFEROR

IRIS HOTEL GROUP PTY LIMITED (ACN 078 437 251)

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ As per Contract for Sale of Land dated 8/7/07 and as regards

(E) ESTATE the above folio of the Register transfers to the transferee an estate in fee simple

(F) SHARE TRANSFERRED

(G) Encumbrances (if applicable):

(H) TRANSFEREE

HEDLEY LEISURE & GAMING PROPERTY SERVICES LIMITED (ACN 010 330 515)

(I) TENANCY:

DATE

16 July 2007

(J) 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:

Authority:

IRIS HOTEL GROUP PTY LIMITED

SOLE DIRECTOR

127 of the Corporations Act 2001

Signature of authorised person:

Signature of authorised person:

Name of authorised person:

Name of authorised person:

Office held:

SOLE DIRECTOR

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

Signature:

Signatory's name:

John Nelson Miller

Signatory's capacity:

transferee's solicitor

Form: 01T
Release: 6-1

TRANSFER
New South Wales
Real Property Act 1900



AI202007H

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.

NEW SOUTH WALES DUTY

STAMP DUTY

Office of State Revenue use only

22-11-2013

0007370047-001

SECTION 54A(4)

DUTY

\$ *****50.00

(A) TORRENS TITLE

Refer to Annexure A

(B) LODGED BY

Document
Collection
Box

Name, Address or DX, Telephone, and Customer Account Number if any

Arnold Bloch Leibler

DX 489

Sydney

9226 7100

Reference: 011777311 LYT

CODES

T

TW

(C) TRANSFEROR

Redcape Property Services Pty Ltd ACN 010 330 515

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$

and as regards

(E) ESTATE

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

(F) SHARE TRANSFERRED

(G) ENCUMBRANCES (if applicable):

(H) TRANSFEE

The Trust Company Limited ACN 004 027 749

(I)

TENANCY:

DATE 14 November 2013

(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: Redcape Property Services Pty Ltd ACN 010 330 515

Authority: section 127 of the Corporations Act 2001

Signature of authorised person:

Name of authorised person:

Office held:

DAVID CHARLES

DIRECTOR

Signature of authorised person:

Name of authorised person:

Office held:

JOHN R. HELL

DIRECTOR

I certify that I am an eligible witness and that the transferee's attorney signed this dealing in my presence.
[See note* below].

Signature of witness:

Name of witness:

Address of witness:

Zoe Clare Peers

Level 15,
20 Bond Street,
Sydney

Certified correct for the purposes of the Real Property Act 1900 by the transferee's attorney who signed this dealing pursuant to the power of attorney specified.

Signature of attorney:

Head of Property and Infrastructure Custody Services
Attorney's name:

Signing on behalf of:

Power of attorney-Book:

-No.:

the Transferee

4594

26

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 525988 Full name: Liam Thomson Signature: [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

Page 1 of 2

1303

prod 124e 29/11/13

Evidence sighted re c/n
Refer EV112977
6/12/2013

**THIS IS ANNEXURE A TO THE TRANSFER BETWEEN REDCAPE PROPERTY SERVICES
PTY LTD ACN 010 330 515 (AS TRANSFEROR) AND THE TRUST COMPANY LIMITED ACN
004 027 749 (AS TRANSFEREE)**

(A) TORRENS TITLE

Auto-Consol 15454-213
Folio Identifier 32/21984
Folio Identifier 1/510946
Folio Identifier 11/1185626
Folio Identifier 19/618303
Folio Identifier 14/SP64303
Folio Identifier 15/SP64303
Folio Identifier 16/SP64303
Folio Identifier 48/SP64303
Folio Identifier 49/SP64303
Folio Identifier 51/SP64303
Folio Identifier 52/SP64303
Folio Identifier 64/SP71278
Folio Identifier 1/978290
Folio Identifier 1/655963
Folio Identifier 1/230756
Folio Identifier 111/838108
Folio Identifier 5/801454
Folio Identifier 100/747211
Folio Identifier 1/34603
Folio Identifier 1/869214
Folio Identifier 6/834036
Folio Identifier C/405186
Folio Identifier B/348916
Folio Identifier 401/1018681
Auto-Consol 7717-101
Folio Identifier 201/1052199
Folio Identifier 200/1035657
Folio Identifier 1/738377
Folio Identifier 1/105551

Form: 01T
Release: 6-1

TRANSFER
New South Wales
Real Property Act 1900



AI202008F

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

NEW SOUTH WALES DUTY

22-11-2013

0007370047-002

SECTION 54A(2)

DUTY

\$ *****50.00

(A) **TORRENS TITLE**

Refer to Annexure A

(B) **LODGED BY**

Document
Collection
Box

Name, Address or DX, Telephone, and Customer Account Number if any

Arnold Bloch Leibler
DX 489
Sydney

Reference: 011777311 LYT

CODES

T

TW

(C) **TRANSFEROR**

The Trust Company Limited ACN 004 027 749

(D) **CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$

and as regards

(E) **ESTATE**

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

(F) **SHARE
TRANSFERRED**

(G)

Encumbrances (if applicable):

(H) **TRANSFeree**

The Trust Company (RE Services) Limited ACN 003 278 831

(I)

TENANCY:

DATE 15 November 2013

- (J) I certify that I am an eligible witness and that the transferor's attorney signed this dealing in my presence.
[See note* below].

Signature of witness:

Zoe Clare Peers

Name of witness:

Zoe Clare Peers

Address of witness:

Level 15,
20 Bond Street,
Sydney

Certified correct for the purposes of the Real Property Act 1900 by the transferor's attorney who signed this dealing pursuant to the power of attorney specified.

Signature of attorney:

John Newby

Attorney's name: Property and Infrastructure Custody Services

Signing on behalf of:

Power of attorney-Book: the Transferor

-No.: 4594

26

I certify that I am an eligible witness and that the transferee's attorney signed this dealing in my presence.
[See note* below].

Signature of witness:

Signature of attorney:

Name of witness:

Attorney's name:

Address of witness:

Signing on behalf of:

Power of attorney-Book:

Refer to Annexure A

-No.:

- (K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 526031 Full name: Liam Thomson Signature: *[Signature]*

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

**THIS IS ANNEXURE A TO THE TRANSFER BETWEEN THE TRUST COMPANY LIMITED
ACN 004 027 749 (AS TRANSFEROR) AND THE TRUST COMPANY (RE SERVICES)
LIMITED ACN 003 278 831 (AS TRANSFEREE)**

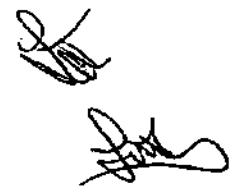
(A) TORRENS TITLE

Auto-Consol 15454-213
Folio Identifier 32/21984
Folio Identifier 1/510946
Folio Identifier 11/1185626
Folio Identifier 19/618303
Folio Identifier 14/SP64303
Folio Identifier 15/SP64303
Folio Identifier 16/SP64303
Folio Identifier 48/SP64303
Folio Identifier 49/SP64303
Folio Identifier 51/SP64303
Folio Identifier 52/SP64303
Folio Identifier 64/SP71278
Folio Identifier 1/978290
Folio Identifier 1/655963
Folio Identifier 1/230756
Folio Identifier 111/838108
Folio Identifier 5/801454
Folio Identifier 100/747211
Folio Identifier 1/34803
Folio Identifier 1/869214
Folio Identifier 6/834036
Folio Identifier C/405186
Folio Identifier B/348916
Folio Identifier 401/1018681
Auto-Consol 7717-101
Folio Identifier 201/1052199
Folio Identifier 200/1035657
Folio Identifier 1/738377
Folio Identifier 1/105551



Document Number: 3100124

Page 2 of 3



I **CERTIFY** that the person signing opposite,)
with whom I am personally acquainted or as)
to whose identity I am otherwise satisfied,)
signed this instrument in my presence:)

R. Singh
Signature of witness

RAJIV SINGH

Name of witness (print)

L15, 20 BOND ST
SYDNEY

Address of witness

CERTIFIED correct for the purposes of the
Real Property Act 1900 by the person
named below who signed this instrument
pursuant to the power of attorney specified:

Bart Bourgeois
Signature of attorney

Client Service Manager
Responsible Entity Services

BART BOURGEOIS

Name of attorney

Signing on behalf of

The Trust Company (RE Services) Limited
ACN 003 278 831

Power of attorney Book: 4597

No.: 37

I **CERTIFY** that the person signing opposite,)
with whom I am personally acquainted or as)
to whose identity I am otherwise satisfied,)
signed this instrument in my presence:)

R. Singh
Signature of witness

RAJIV SINGH

Name of witness (print)

L15, 20 BOND ST
SYDNEY

Address of witness

CERTIFIED correct for the purposes of the
Real Property Act 1900 by the person
named below who signed this instrument
pursuant to the power of attorney specified:

John O'Connell
Signature of attorney

Business Development Manager
Responsible Entity Services

JOHN O'CONNELL

Name of attorney

Signing on behalf of

The Trust Company (RE Services) Limited
ACN 003 278 831

Power of attorney Book: 4597

No.: 37

Form: 01T
Release: 6-1

TRANSFER

New South Wales
Real Property Act 1900



AI202009D

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

NEW SOUTH WALES DUTY

22-11-2013

0007370086-001

SECTION 273B(1)-ORIGINAL

NO DUTY PAYABLE

(A) TORRENS TITLE

Refer to Annexure A

(B) LODGED BY

Document
Collection
Box

Name, Address or DX, Telephone, and Customer Account Number if any

Arnold Bloch Leibler
DX 489
Sydney

Reference: 011777311 LYT

CODES

T

TW

(C) TRANSFEROR

The Trust Company (RE Services) Limited ACN 003 278 831

(D) CONSIDERATION

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

(E) ESTATE

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

(F) SHARE TRANSFERRED

(G)

Encumbrances (if applicable):

(H) TRANSFEREE

RHG Properties Pty Ltd ACN 165 988 296

(I)

TENANCY:

DATE 18 November 2013

(J) I certify that I am an eligible witness and that the transferor's attorney signed this dealing in my presence.
[See note* below].

Certified correct for the purposes of the Real Property Act 1900 by the transferor's attorney who signed this dealing pursuant to the power of attorney specified.

Signature of witness:

Signature of attorney:

Name of witness:

Refer to Annexure A

Address of witness:

Attorney's name:

Signing on behalf of:

Refer to Annexure A

Power of attorney-Book:

-No.:

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: RHG Properties Pty Ltd ACN 165 988 296
Authority: section 127 of the Corporations Act 2001

Signature of authorised person:

Signature of authorised person:

Name of authorised person:

John Russell
Director

Name of authorised person:

Office held:

David Charles
Director

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 526039 Full name: Liam Thomson Signature: [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

THIS IS ANNEXURE A TO THE TRANSFER BETWEEN THE TRUST COMPANY (RE SERVICES) LIMITED ACN 003 278 831 (AS TRANSFEROR) AND RHG PROPERTIES PTY LTD ACN 165 988 296 (AS TRANSFEREE)

(A) TORRENS TITLE

Auto-Consol 15454-213
Folio Identifier 32/21984
Folio Identifier 1/510946
Folio Identifier 11/1185626
Folio Identifier 19/618303
Folio Identifier 14/SP64303
Folio Identifier 15/SP64303
Folio Identifier 16/SP64303
Folio Identifier 48/SP64303
Folio Identifier 49/SP64303
Folio Identifier 51/SP64303
Folio Identifier 52/SP64303
Folio Identifier 64/SP71278
Folio Identifier 1/978290
Folio Identifier 1/655963
Folio Identifier 1/230756
Folio Identifier 111/838108
Folio Identifier 5/801454
Folio Identifier 100/747211
Folio Identifier 1/34603
Folio Identifier 1/869214
Folio Identifier 6/834036
Folio Identifier C/405186
Folio Identifier B/348916
Folio Identifier 401/1018681
Auto-Consol 7717-101
Folio Identifier 201/1052199
Folio Identifier 200/1035657
Folio Identifier 1/738377
Folio Identifier 1/105551

I **CERTIFY** that the person signing opposite,)
with whom I am personally acquainted or as)
to whose identity I am otherwise satisfied,)
signed this instrument in my presence:)



Signature of witness

RAJIV SINGH

Name of witness (print)

L15, 20 BOND ST
SYDNEY

Address of witness

CERTIFIED correct for the purposes of the
Real Property Act 1900 by the person
named below who signed this instrument
pursuant to the power of attorney specified:



Signature of attorney

JOHN O'CONNELL **Business Development Manager
Responsible Entity Services**

Name of attorney

Signing on behalf of

The Trust Company (RE Services) Limited
ACN 003 278 831

Power of attorney Book: 4597

No.: 37

I **CERTIFY** that the person signing opposite,)
with whom I am personally acquainted or as)
to whose identity I am otherwise satisfied,)
signed this instrument in my presence:)



Signature of witness

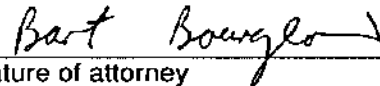
RAJIV SINGH

Name of witness (print)

L15, 20 BOND ST
SYDNEY

Address of witness

CERTIFIED correct for the purposes of the
Real Property Act 1900 by the person
named below who signed this instrument
pursuant to the power of attorney specified:



Signature of attorney

BART BOURGEOIS **Client Service Manager
Responsible Entity Services**

Name of attorney

Signing on behalf of

The Trust Company (RE Services) Limited
ACN 003 278 831

Power of attorney Book: 4597

No.: 37



FOLIO: 201/1052199

SEARCH DATE	TIME	EDITION NO	DATE
15/6/2021	10:17 AM	10	4/9/2019

LAND

LOT 201 IN DEPOSITED PLAN 1052199
AT LEUMEAH
LOCAL GOVERNMENT AREA CAMPBELLTOWN
PARISH OF ST PETER COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1052199

FIRST SCHEDULE

MAHF CUSTODIAN PTY LTD (T AM559641)

SECOND SCHEDULE (15 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 G610215 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 K946264 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 DP635469 RIGHT OF CARRIAGEWAY 8.5 WIDE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 Z163793 EASEMENT FOR ELECTRICITY PURPOSES 1 & 2.75 WIDE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 DP847156 RIGHT OF CARRIAGEWAY 8.5 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 7 6305860 RIGHT OF CARRIAGEWAY VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- 8 DP1052199 RIGHT OF CARRIAGEWAY 6.5 METRE(S) WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 9 DP1052199 EASEMENT FOR GAS SUPPLY 2 & 3 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 10 DP1052199 EASEMENT TO DRAIN WATER 5.4 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 11 DP1052199 EASEMENT TO DRAIN WATER 5.4 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 12 DP1052199 POSITIVE COVENANT
- 13 DP1052199 RIGHT OF FOOTWAY 4.7 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 14 AE508234 LEASE TO NLG OPERATIONS PTY LTD EXPIRES: 14/2/2022. OPTION TO PURCHASE. OPTION OF RENEWAL: 2 FURTHER OPTIONS OF 15 YEARS EACH.

END OF PAGE 1 - CONTINUED OVER

FOLIO: 201/1052199

PAGE 2

SECOND SCHEDULE (15 NOTIFICATIONS) (CONTINUED)

AH496382 TRANSFER OF LEASE AE508234 LESSEE NOW REDCAPE
HOTEL GROUP PTY LTD

15 AP507146 MORTGAGE TO CBA CORPORATE SERVICES (NSW) PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

LS021148_EP - 80 O'Sullivan Road

PRINTED ON 15/6/2021

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



Annex D



LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 10 Jun 2021 11:59:56

Reference: LS021148 EP

Address: 80 O'Sullivan Road, Leumeah, NSW 2560

Disclaimer:

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features.

You should obtain independent advice before you make any decision based on the information within the report.

The detailed terms applicable to use of this report are set out at the end of this report.

Dataset Listing

Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Finance, Services & Innovation	31/05/2021	31/05/2021	Quarterly	-	-	-	-
Topographic Data	NSW Department of Finance, Services & Innovation	25/06/2019	25/06/2019	As required	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	14/04/2021	12/04/2021	Monthly	1000m	0	1	3
Contaminated Land Records of Notice	Environment Protection Authority	03/05/2021	03/05/2021	Monthly	1000m	0	0	0
Former Gasworks	Environment Protection Authority	11/05/2021	11/10/2017	Quarterly	1000m	0	0	0
National Waste Management Facilities Database	Geoscience Australia	12/05/2021	07/03/2017	Annually	1000m	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	15/02/2021	13/07/2012	Annually	1000m	0	1	2
EPA PFAS Investigation Program	Environment Protection Authority	12/05/2021	28/04/2021	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	26/05/2021	26/05/2021	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	26/05/2021	26/05/2021	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	26/05/2021	26/05/2021	Monthly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	11/05/2021	11/05/2021	Quarterly	2000m	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority	02/02/2021	13/12/2018	Annually	1000m	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	11/05/2021	11/05/2021	Monthly	1000m	0	2	2
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority	11/05/2021	11/05/2021	Monthly	1000m	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	11/05/2021	11/05/2021	Monthly	1000m	0	5	5
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150m	0	44	45
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150m	-	30	32
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500m	0	17	20
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500m	-	0	26
Points of Interest	NSW Department of Finance, Services & Innovation	14/05/2021	14/05/2021	Quarterly	1000m	0	2	25
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	14/05/2021	14/05/2021	Quarterly	1000m	0	0	0
Tanks (Points)	NSW Department of Customer Service - Spatial Services	14/05/2021	14/05/2021	Quarterly	1000m	0	0	1
Major Easements	NSW Department of Finance, Services & Innovation	14/05/2021	14/05/2021	Quarterly	1000m	0	0	10
State Forest	Forestry Corporation of NSW	25/02/2021	14/02/2021	Annually	1000m	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment & Heritage	22/01/2021	11/12/2020	Annually	1000m	0	0	0
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	08/10/2014	17/03/2000	As required	1000m	1	1	1
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018	NSW Department of Planning, Industry and Environment	26/10/2020	21/02/2018	Annually	1000m	0	0	0
Groundwater Boreholes	NSW Dept. of Primary Industries - Water NSW; Commonwealth of Australia (Bureau of Meteorology)	24/07/2018	23/07/2018	Annually	2000m	0	0	11

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Geological Units 1:100,000	NSW Department of Planning, Industry and Environment	20/08/2014		Annually	1000m	1	2	4
Geological Structures 1:100,000	NSW Department of Planning, Industry and Environment	20/08/2014		Annually	1000m	0	0	0
Naturally Occurring Asbestos Potential	NSW Dept. of Industry, Resources & Energy	04/12/2015	24/09/2015	Unknown	1000m	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	19/05/2017	17/02/2011	As required	1000m	1	1	1
Soil Landscapes of Central and Eastern NSW	NSW Department of Planning, Industry and Environment	14/10/2020	27/07/2020	Annually	1000m	1	2	3
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Industry and Environment	06/05/2021	26/02/2021	Monthly	500m	0	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000m	1	1	1
Dryland Salinity - National Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	None planned	1000m	0	0	0
Dryland Salinity Potential of Western Sydney	NSW Department of Planning, Industry and Environment	12/05/2017	01/01/2002	None planned	1000m	2	2	11
Mining Subsidence Districts	NSW Department of Customer Service - Subsidence Advisory NSW	14/05/2021	28/04/2021	Quarterly	1000m	0	0	0
Current Mining Titles	NSW Department of Industry	12/05/2021	12/05/2021	Monthly	1000m	0	1	1
Mining Title Applications	NSW Department of Industry	12/05/2021	12/05/2021	Monthly	1000m	0	0	0
Historic Mining Titles	NSW Department of Industry	12/05/2021	12/05/2021	Monthly	1000m	8	9	9
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Industry and Environment	06/05/2021	07/12/2018	Monthly	1000m	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Industry and Environment	06/05/2021	30/04/2021	Monthly	1000m	1	9	57
Commonwealth Heritage List	Australian Government Department of the Agriculture, Water and the Environment	18/05/2021	20/11/2019	Annually	1000m	0	0	0
National Heritage List	Australian Government Department of the Agriculture, Water and the Environment	18/05/2021	20/11/2019	Annually	1000m	0	0	0
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	14/05/2021	26/03/2021	Quarterly	1000m	0	0	2
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Industry and Environment	06/05/2021	30/04/2021	Monthly	1000m	0	0	4
Bush Fire Prone Land	NSW Rural Fire Service	07/06/2021	29/04/2021	Weekly	1000m	1	2	4
Native Vegetation of the Sydney Metropolitan Area	NSW Office of Environment & Heritage	01/03/2017	16/12/2016	As required	1000m	1	3	14
Ramsar Wetlands of Australia	Australian Government Department of Agriculture, Water and the Environment	24/02/2021	19/03/2020	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	14/08/2017	15/05/2017	Annually	1000m	0	0	3
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000m	0	0	4
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	08/06/2021	08/06/2021	Weekly	10000m	-	-	-

Site Diagram

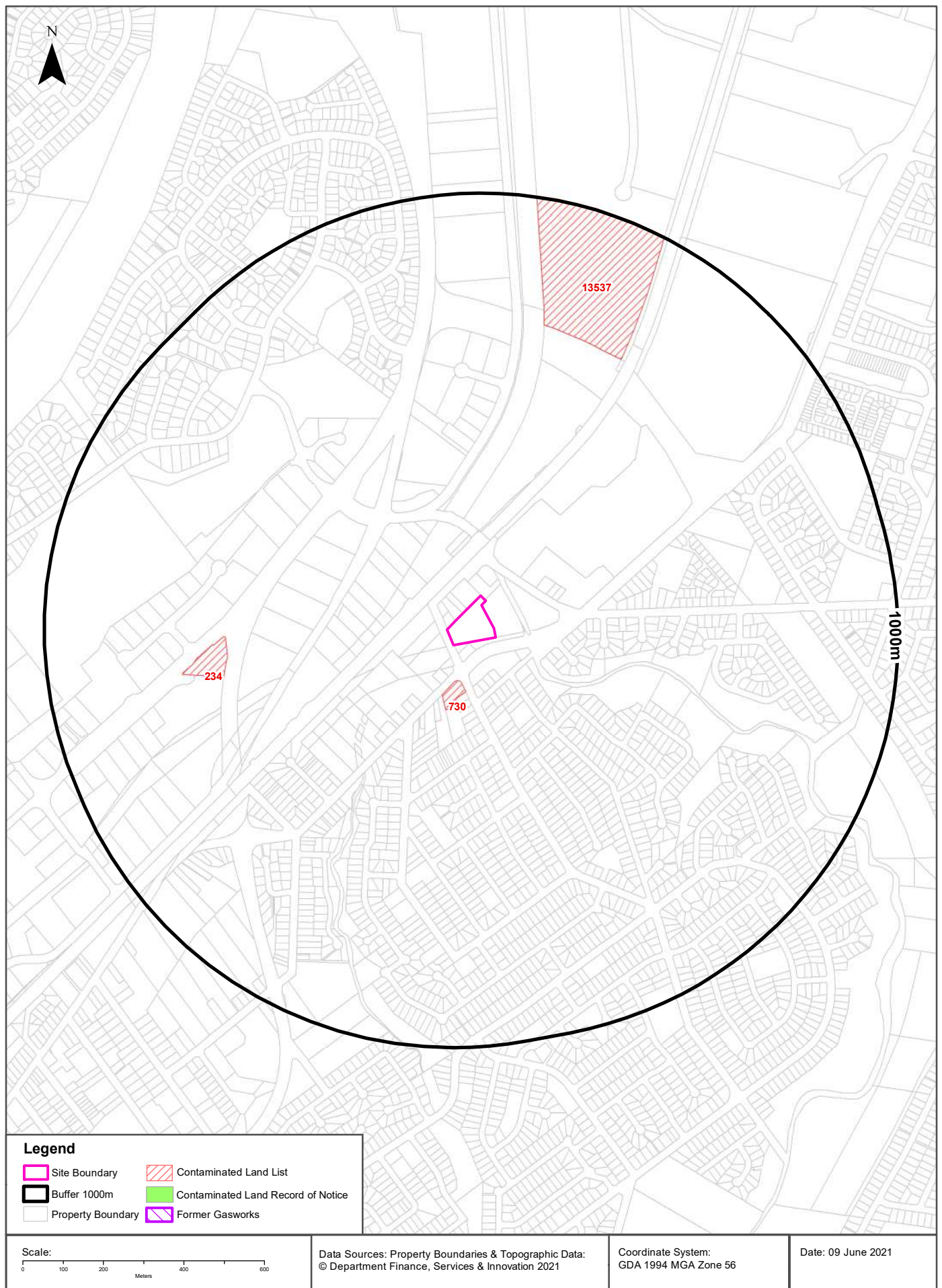
80 O’Sullivan Road, Leumeah, NSW 2560



Legend <div><div></div> Site Boundary</div> <div><div></div> Internal Parcel Boundaries</div>	Total Area: 8118m² Total Perimeter: 389m Disclaimers: Measurements are approximate only and may have been simplified or smaller lengths removed for readability. Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.	Scale: 0 15 30 Meters Data Sources: Data Sources: Aerial Imagery: © Aerometrex Pty Ltd Coordinate System: GDA 1994 MGA Zone 56 Date: 09 June 2021
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Contaminated Land

80 O'Sullivan Road, Leumeah, NSW 2560



Contaminated Land

80 O'Sullivan Road, Leumeah, NSW 2560

List of NSW contaminated sites notified to EPA

Records from the NSW EPA Contaminated Land list within the dataset buffer:

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist	Direction
730	Caltex Service Station	6 Rudd Road	Leumeah	Service Station	Regulation under CLM Act not required	Current EPA List	Premise Match	88m	South
234	BP Macarthur Service Station	Cnr Blaxland Road and Campbelltown Road	Campbelltown	Service Station	Regulation under CLM Act not required	Current EPA List	Premise Match	550m	West
13537	Logistics Hub - Culverston Road, Minto	Culverston Road	MINTO	Other Petroleum	Regulation under CLM Act not required	Current EPA List	Premise Match	680m	North

The values within the EPA site management class in the table above, are given more detailed explanations in the table below:

EPA site management class	Explanation
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the Environmental Planning and Assessment Act 1979 (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination currently regulated under CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record of Notices.
Contamination currently regulated under POEO Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. Management of the contamination is regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA's regulatory actions under the POEO Act are available on the POEO public register.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the Protection of the Environment Operations Act 1997 (POEO Act).
Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the Environmental Planning and Assessment Act 1979 (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record of Notices.
Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997. A regulatory approach is being finalised.
Regulation under the CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the Contaminated Land Management Act 1997 is not required.
Under assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or Protection of the Environment Operations Act 1997. Alternatively, the EPA may require information via a notice issued under s77 of the Contaminated Land Management Act 1997 or issue a Preliminary Investigation Order.

NSW EPA Contaminated Land List Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Contaminated Land

80 O'Sullivan Road, Leumeah, NSW 2560

Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

Map Id	Name	Address	Suburb	Notices	Area No	Location Confidence	Distance	Direction
N/A	No records in buffer							

Contaminated Land Records of Notice Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority
Terms of use and disclaimer for Contaminated Land: Record of Notices, please visit
<http://www.epa.nsw.gov.au/clm/clmdisclaimer.htm>

Former Gasworks

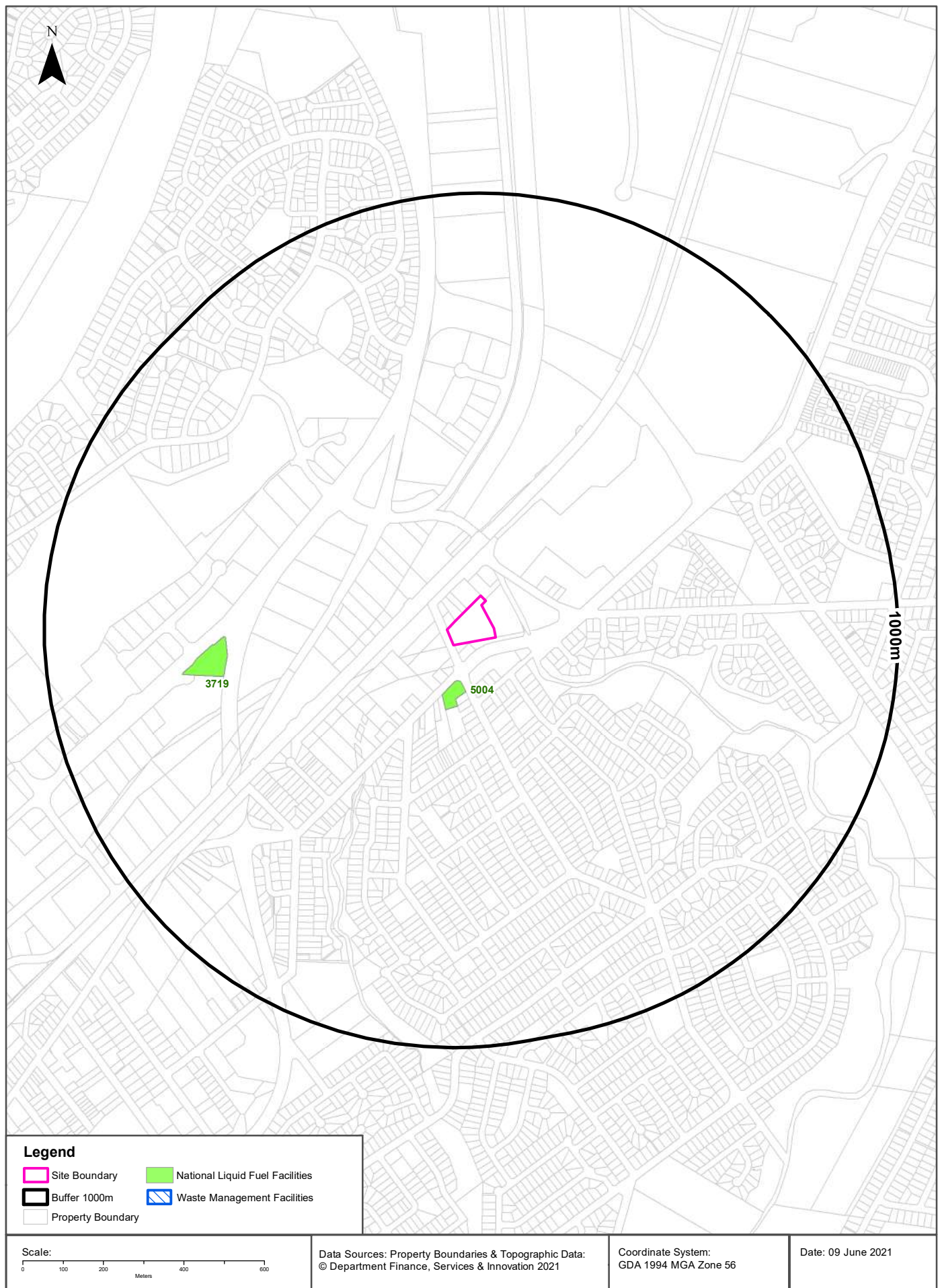
Former Gasworks within the dataset buffer:

Map Id	Location	Council	Further Info	Location Confidence	Distance	Direction
N/A	No records in buffer					

Former Gasworks Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Waste Management & Liquid Fuel Facilities

80 O'Sullivan Road, Leumeah, NSW 2560



Waste Management & Liquid Fuel Facilities

80 O'Sullivan Road, Leumeah, NSW 2560

National Waste Management Site Database

Sites on the National Waste Management Site Database within the dataset buffer:

Site Id	Owner	Name	Address	Suburb	Class	Landfill	Reprocess	Transfer	Comments	Loc Conf	Dist	Direction
N/A	No records in buffer											

Waste Management Facilities Data Source: Geoscience Australia

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National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Direction
5004	Caltex	Caltex Leumeah	6 Rudd Road	Leumeah	Petrol Station	Operational		25/07/2011	Premise Match	88m	South
3719	BP	BP Connect Macarthur	2 Blaxland Road	Campbelltown	Petrol Station	Operational		25/07/2011	Premise Match	550m	West

National Liquid Fuel Facilities Data Source: Geoscience Australia

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PFAS Investigation & Management Programs

80 O'Sullivan Road, Leumeah, NSW 2560

EPA PFAS Investigation Program

Sites that are part of the EPA PFAS investigation program, within the dataset buffer:

Map ID	Site	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

EPA PFAS Investigation Program: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Defence PFAS Investigation Program

Sites being investigated by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Investigation Program Data Custodian: Department of Defence, Australian Government

Defence PFAS Management Program

Sites being managed by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Management Program Data Custodian: Department of Defence, Australian Government

Airservices Australia National PFAS Management Program

Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

Map ID	Site Name	Impacts	Loc Conf	Dist	Dir
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites

80 O'Sullivan Road, Leumeah, NSW 2560

Defence 3 Year Regional Contamination Investigation Program

Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

Property ID	Base Name	Address	Known Contamination	Loc Conf	Dist	Dir
N/A	No records in buffer					

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

EPA Other Sites with Contamination Issues

80 O'Sullivan Road, Leumeah, NSW 2560

EPA Other Sites with Contamination Issues

This dataset contains other sites identified on the EPA website as having contamination issues. This dataset currently includes:

- James Hardie asbestos manufacturing and waste disposal sites
- Radiological investigation sites in Hunter's Hill
- Pasminco Lead Abatement Strategy Area

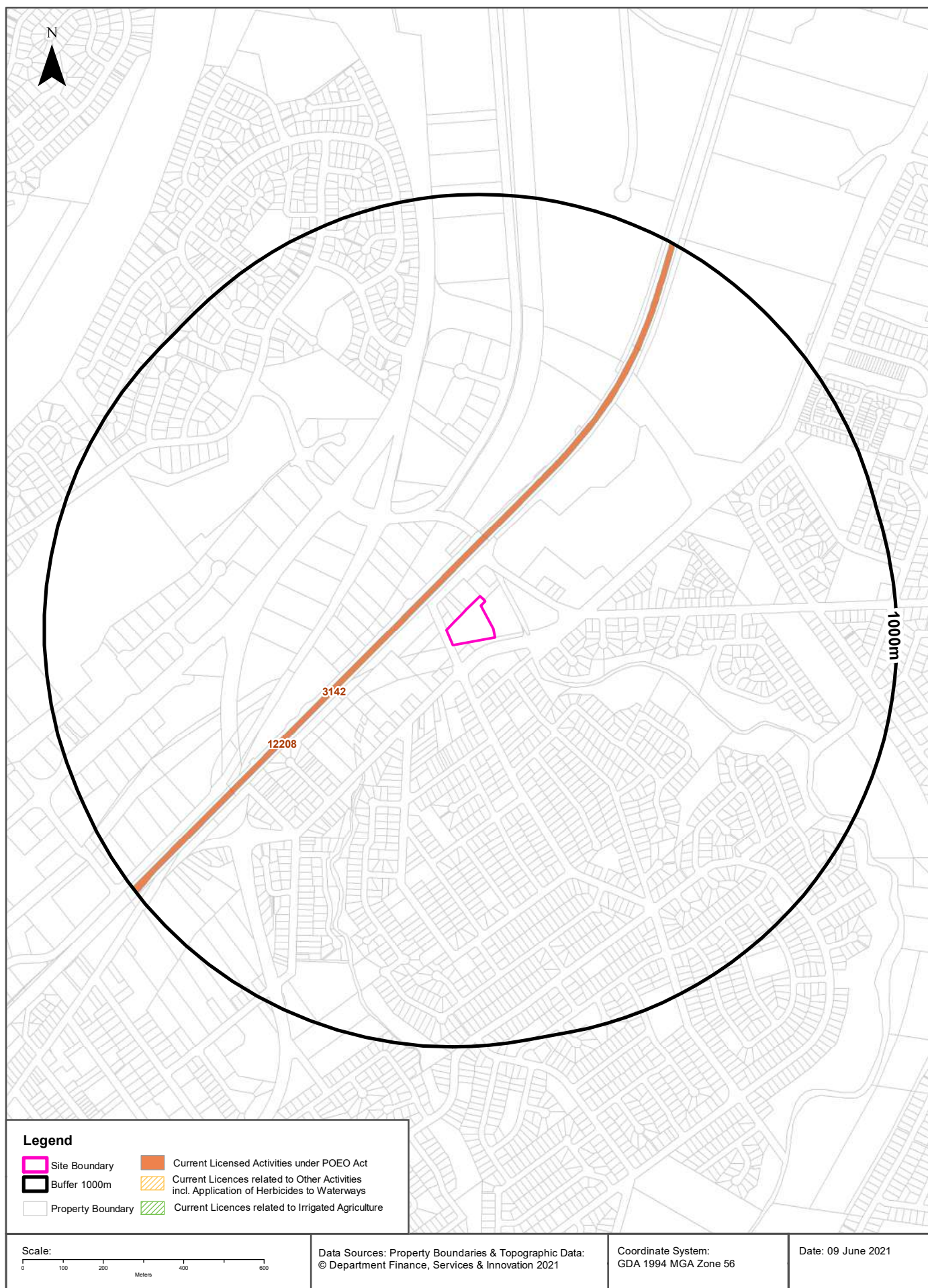
Sites within the dataset buffer:

Site Id	Site Name	Site Address	Dataset	Comments	Location Confidence	Distance	Direction
N/A	No records in buffer						

EPA Other Sites with Contamination Issues: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Current EPA Licensed Activities

80 O'Sullivan Road, Leumeah, NSW 2560



EPA Activities

80 O'Sullivan Road, Leumeah, NSW 2560

Licensed Activities under the POEO Act 1997

Licensed activities under the Protection of the Environment Operations Act 1997, within the dataset buffer:

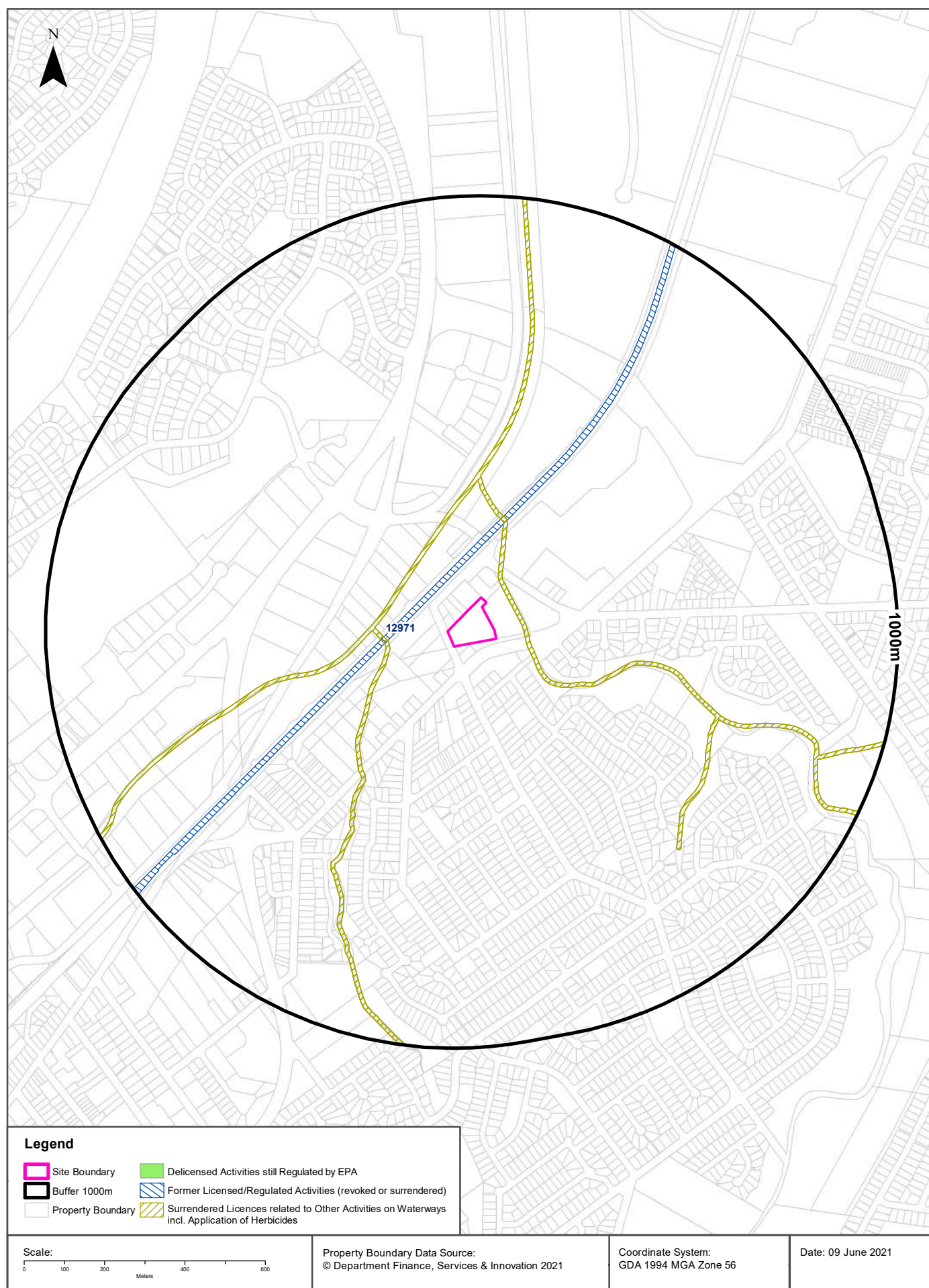
EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
3142	AUSTRALIAN RAIL TRACK CORPORATION LIMITED		AUSTRALIAN RAIL TRACK CORPORATION (ARTC) NETWORK, SYDNEY, NSW 2001		Railway systems activities	Network of Features	89m	North West
12208	SYDNEY TRAINS		SYDNEY TRAINS, HAYMARKET, NSW 1238		Railway systems activities	Network of Features	89m	North West

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Delicensed & Former Licensed EPA Activities

80 O'Sullivan Road, Leumeah, NSW 2560



EPA Activities

80 O'Sullivan Road, Leumeah, NSW 2560

Delicensed Activities still regulated by the EPA

Delicensed activities still regulated by the EPA, within the dataset buffer:

Licence No	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
N/A	No records in buffer							

Delicensed Activities Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Former Licensed Activities under the POEO Act 1997, now revoked or surrendered

Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the dataset buffer:

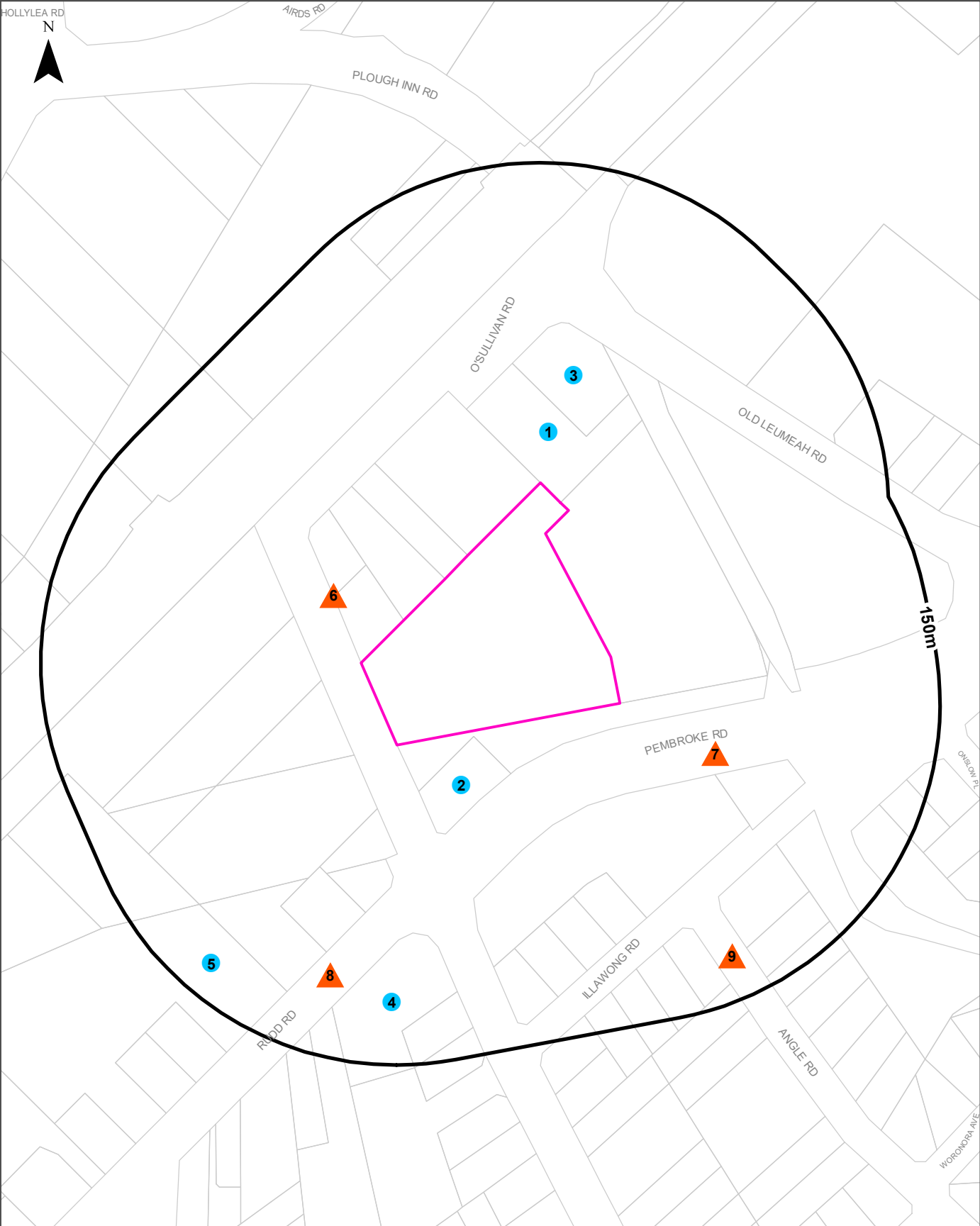
Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	52m	East
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered	07/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	52m	East
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered	09/11/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	52m	East
6651	CAMPBELLTOWN CITY COUNCIL	WATERWAYS OF CAMPBELLTOWN CITY COUNCIL AREA - CAMPBELLTOWN NSW 2560	Surrendered	08/05/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	52m	East
12971	AUSTRALIAN RAIL TRACK CORPORATION LIMITED	Amy Street Berala to Menangle Road Glen Alpine , BERALA, NSW 2141	Surrendered	26/11/2008	Railway systems activities	Network of Features	89m	North West

Former Licensed Activities Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Historical Business Directories

80 O'Sullivan Road, Leumeah, NSW 2560



Legend		Scale: 0 30 60 90 120 Metres	Coordinate System: GDA 1994 MGA Zone 56
Site Boundary	Business directory records mapped to a specific premise		Date: 09 June 2021
Buffer 150m	Business directory records mapped to a road intersection	Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018	
Property Boundary	Business directory records mapped to a road corridor		
Business directory records mapped to a general area			

Historical Business Directories

80 O'Sullivan Road, Leumeah, NSW 2560

Business Directory Records 1950-1991 Premise or Road Intersection Matches

Universal Business Directory records from years 1991, 1986, 1982, 1970, 1961 & 1950, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	DELICATESSENS.	Deli, The, Leumeah Shopping Centre, Leumeah. 2560	21676	1986	Premise Match	0m	North
	TAKE-AWAY FOODS.	Deli, The, Leumeah Shopping Centre, Leumeah. 2560.	90740	1986	Premise Match	0m	North
	BUTCHERS-RETAIL.	James Quality Meats, Leumeah Shopping Centre, Leumeah. 2560	10093	1986	Premise Match	0m	North
	FRUITERERS &/OR GREENGROCERS.	Leumeah Fruit Shop, Leumeah Shopping Centre, Leumeah. 2560	36121	1986	Premise Match	0m	North
	CHEMISTS-PHARMACEUTICAL.	Leumeah Pharmacy, Leumeah Shopping Centre, Leumeah. 2560	14459	1986	Premise Match	0m	North
	PHOTOGRAPHIC EQUIPMENT &/OR SUPPLIES - W/SALERS &/OR DEALERS.	Leumeah Pharmacy, Leumeah Shopping Centre, Leumeah. 2560	73312	1986	Premise Match	0m	North
	PROPERTY MANAGEMENT.	Leumeah Real Estate Pty. Ltd., Shop 5, 12 O'Sullivan Rd., Leumeah. 2560	77747	1986	Premise Match	0m	North
	REAL ESTATE AGENTS.	Leumeah Real Estate Pty. Ltd., Shop 5, 12 O'Sullivan Rd., Leumeah. 2560	79806	1986	Premise Match	0m	North
	TAKE-AWAY FOODS.	Leumeah Take Away, 12 O'Sullivan Rd., Leumeah. 2560.	91211	1986	Premise Match	0m	North
	HAIRDRESSERS-LADIES &/OR BEAUTY SALONS.	Liz's Hair Stop, Leumeah Shopping Centre, Leumeah. 2560	42664	1986	Premise Match	0m	North
	MEDICAL PRACTITIONERS.	Mills, B., Leumeah Shopping Centre, Leumeah. 2560	56528	1986	Premise Match	0m	North
	DENTISTS.	Tan, D., B. H., Leumeah Shopping Centre. Leumeah. 2560	23414	1986	Premise Match	0m	North
	VIDEO RECORDER &/OR CASSETTE SALES &/OR HIRE &/OR SERVICE.	Video Movie Hire, Leumeah Shopping Centre, Leumeah. 2560	97833	1986	Premise Match	0m	North
	BUTCHERS - RETAIL. (B8040)	D & B Meats, Leumeah Shopping Centre, Leumeah. 2560.	10730	1982	Premise Match	0m	North
	FISH MERCHANTS - RETAIL (F2825)	Fish Market, The, Leumeah Shopping Centre, Leumeah. 2560.	30946	1982	Premise Match	0m	North
	TAKE-AWAY FOODS. (T0235)	Fish Market. The, Leumeah Shopping Centre, Leumeah. 2560.	78343	1982	Premise Match	0m	North
	CHEMISTS - PHARMACEUTICAL.(C4110)	Leumeah Pharmacy, Leumeah Shopping Centre, Leumeah. 2560.	15273	1982	Premise Match	0m	North
	PHOTOGRAPHIC SUPPLIES. (P3940)	Leumeah Pharmacy, Leumeah Shopping Centre, Leumeah. 2560.	63867	1982	Premise Match	0m	North
	BEAUTY SALONS &/OR LADIES HAIRDRESSERS. (B2000)	Liz's Hair Stop, Leumeah Shopping Centre, Leumeah. 2560.	6099	1982	Premise Match	0m	North
	MEDICAL PRACTITIONERS. (M2020)	Mills, B., Leumeah Shopping Centre, Leumeah. 2560.	49433	1982	Premise Match	0m	North
	DENTISTS. (D1800)	Tan, D., B. H., Leumeah Shopping Centre, Leumeah. 2560.	20904	1982	Premise Match	0m	North
2	Motor Garages & Service Stations	Golden Fleece Leumeah Service Station, 92 O'Sullivan Rd., Leumeah 2560	53741	1991	Premise Match	3m	South
	MOTOR GARAGES & SERVICE STATIONS.	Golden Fleece Leumeah Service Station, 92 O'Sullivan Rd., Leumeah. 2560	64769	1986	Premise Match	3m	South

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
2	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Golden Fleece Leumeah Service Station, 92 O'Sullivan Rd., Leumeah. 2560.	56843	1982	Premise Match	3m	South
3	MILK, FRUIT JUICE BARS &/OR CONFECTIONERS.	Cheetham, C. & E. M., 4 O'Sullivan Rd., Leumeah. 2560	59104	1986	Premise Match	31m	North
	NEWSAGENTS.	Cheetham, C. & E. M., 4 O'Sullivan Rd., Leumeah. 2560	69243	1986	Premise Match	31m	North
	TOY DEALERS - RETAIL.	Cheetham, C. & E. M., 4 O'Sullivan Rd., Leumeah. 2560	94368	1986	Premise Match	31m	North
	BOOKSELLERS-RETAIL.	Cheetham, C. & E. M., 4 O'Sullivan Rd., Leumeah.2560	6955	1986	Premise Match	31m	North
	WINE &/OR SPIRIT MERCHANTS RETAIL.	Leumeah Liquor Shop, 2 O'Sullivan Rd., Leumeah. 2560	99372	1986	Premise Match	31m	North
	GROCERS-RETAIL.	M.F.C. Cut Price Food Market, 2 O'Sullivan Rd., Leumeah. 2560	40972	1986	Premise Match	31m	North
	BUTCHERS-RETAIL.	Poulter, Ron, 8 O'Sullivan Rd., Leumeah. 2560	10483	1986	Premise Match	31m	North
	NEWSAGENTS. (N0800)	Cheetham, C. & E. M., 4 O'Sullivan Rd., Leumeah 2560	60442	1982	Premise Match	31m	North
	BOOKSELLERS - RETAIL. (B4475)	Cheetham, C. & E. M., 4 O'Sullivan Rd., Leumeah. 2560.	7800	1982	Premise Match	31m	North
	MILK, FRUIT JUICE BARS &/OR CONFECTIONERS, (M3180)	Cheetham, C. & E. M., 4 O'Sullivan Rd., Leumeah. 2560.	52137	1982	Premise Match	31m	North
	TOY DEALERS - RETAIL. (T6200)	Cheetham, C. & E. M., 4 O'Sullivan Rd., Leumeah. 2560.	81045	1982	Premise Match	31m	North
	BUTCHERS - RETAIL. (B8040)	Conley, J., 8 O'Sullivan Rd., Leumeah. 2560.	10710	1982	Premise Match	31m	North
	FRUITERERS &/OR GREENGROCERS. (F6775)	Leumeah Fruit Shop, 6 O'Sullivan Rd., Leumeah. 2560.	33687	1982	Premise Match	31m	North
	GROCERS - RETAIL. (G7850)	M.F.C. Cut Price Food Market, 2 O'Sullivan Rd., Leumeah. 2560.	37828	1982	Premise Match	31m	North
	FRUITERERS & GREENGROCERS	Leumeah Fruit Shop, 6 O'Sullivan Rd. Leumeah	535586	1970	Premise Match	31m	North
	MIXED BUSINESSES	Merce, G. J. & B. E., 4 O'Sullivan Rd. Leumeah	535591	1970	Premise Match	31m	North
	BUTCHERS-RETAIL	Richard-Ross, 8 O'Sullivan St. Leumeah	535585	1970	Premise Match	31m	North
	GROCERS & SELF SERVICE STORES	Wri9ht Ass. Foodlands, 2 O'Sullivan Rd. Leumeah	535588	1970	Premise Match	31m	North
4	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Blue Gum Garage, 6 Rudd Rd., Leumeah. 2560.	56133	1982	Premise Match	88m	South
	WELDERS - ELECTRIC &/OR OXY.(W3160)	Blue Gum Garage, 6 Rudd Rd., Leumeah. 2560.	84069	1982	Premise Match	88m	South
5	GRAVEL, SAND &/OR SOIL SUPPLIES. (G7050)	Campbelltown Lanscape Supply, 17 Rudd Rd., Leumeah. 2560.	37157	1982	Premise Match	118m	South West

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Business Directory Records 1950-1991

Road or Area Matches

Universal Business Directory records from years 1991, 1986, 1982, 1970, 1961 & 1950, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

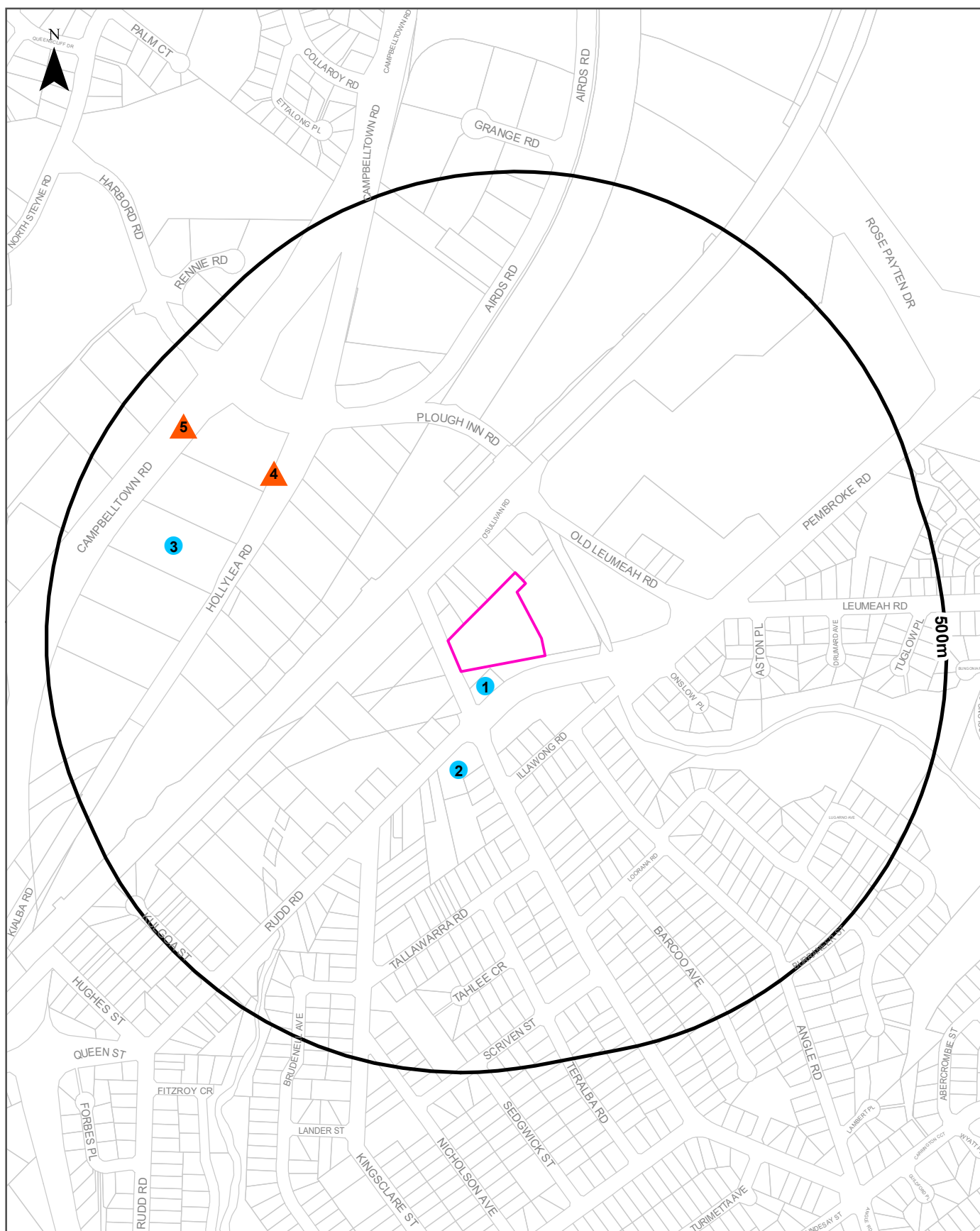
Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
6	Real Estate Agents	Leumeah United Realty, Shop 6, O'sullivan Rd., Leumeah 2560	60431	1991	Road Match	0m
	ELECTRICAL CONTRACTORS - LICENSED.	Emmett, D. B., O'Sullivan Rd., Leumeah. 2560	27100	1986	Road Match	0m
	ELECTRICAL CONTRACTORS - LICENSED. (E3360)	Emmett, D. B., O'Sullivan Rd., Leumeah. 2560.	25438	1982	Road Match	0m
	CARRIERS &/OR CARTAGE CONTRACTORS. (C2115)	Longhurst, K. T., O'Sullivan Rd., Leumeah 2560.	13737	1982	Road Match	0m
	HAULAGE CONTRACTORS. (H2750)	Longhurst, K. T., O'Sullivan Rd., Leumeah. 2560.	39434	1982	Road Match	0m
	HAULAGE CONTRACTORS	Longhurst, K. T., O'Sullivan Rd. Leumeah	535589	1970	Road Match	0m
	GROCERS & GENERAL STOREKEEPERS	Gaskill, Mrs. M. G., O'Sullivan Rd., Leumeah	212718	1961	Road Match	0m
	TIMBER MERCHANTS & SAWMILLERS	Medway, J. H., O'Sullivan Rd., Leumeah	212720	1961	Road Match	0m
	GROCERS & GENERAL STOREKEEPERS	Medways (also Hardware), O'Sullivan Rd., Leumeah	212719	1961	Road Match	0m
	BUILDERS & CONTRACTORS	Zephyr Construction Pty. Ltd., O'Sullivan Rd., Lumeah, Campbelltown	193340	1961	Road Match	0m
	GROCERS & GENERAL STOREKEEPERS	Gaskill, Mrs. M. G., O'Sullivan Rd. Leumeah	118584	1950	Road Match	0m
	TIMBER MERCHANTS & SAWMILLERS	Medway, J. H., O'Sullivan Rd. Leumeah	118587	1950	Road Match	0m
7	GROCERS & GENERAL STOREKEEPERS	Medways (also Hardware) (J. H. Medway), O'Sullivan Leumeah	118585	1950	Road Match	0m
	TYRE DEALERS &/OR RETREADERS &/OR VULCANISERS.	Alan Jones Pit-Stop - Minto, 511 Pembroke Rd., Minto. 2566	96260	1986	Road Match	11m
	TANK &/OR TANKSTAND MFRS. &/OR DIST.	Bell, W. Tom Tanks, 523 Pembroke Rd., Leumeah. 2560	92012	1986	Road Match	11m
	TANK &/OR TANKSTAND MFRS.&/OR DIST. (T0525)	Bell, W., 523 Pembroke Rd., Leumeah. 2560.	79032	1982	Road Match	11m
	BRICKLAYERS. (B6260)	Kershaw, A. G., 509 Pembroke Rd., Leumeah. 2560.	8722	1982	Road Match	11m
	ELECTRICAL CONTRACTORS - LICENSED. (E3360)	Moreau, L., 501 Pembroke Rd., Leumeah 2560.	25509	1982	Road Match	11m
8	TANK & TANKSTAND MFRS. & DIST.	Bell, W., 523 Pembroke Rd. Leumeah	535596	1970	Road Match	11m
	HEALTH CENTRES &/OR CLINICS.	Beverley Park Orthopaedic Hospital, Rudd Rd., Campbelltown. 2560	45011	1986	Road Match	67m
	HOTELS-LICENSED.	Leumeah Inn, The, Rudd Rd., Leumeah. 2560	46836	1986	Road Match	67m
	MOTELS.	Leumeah Inn, The, Rudd Rd., Leumeah. 2560	60603	1986	Road Match	67m
	HEALTH CENTRES &/OR CLINICS.(H2800)	Beverley Park Orthopaedic Hospital, Rudd Rd., Campbelltown. 2560.	39481	1982	Road Match	67m
	HOTELS - LICENSED. (H7150)	Leumeah Inn, The, Rudd Rd., Leumeah. 2560.	40874	1982	Road Match	67m
	MOTELS. (M4620)	Leumeah Inn, The, Rudd Rd., Leumeah. 2560.	53638	1982	Road Match	67m
	HOSPITALS & HEALTH CENTRES	Beverley Park Orthopaedic Hospital, Rudd Rd. Campbelltown	535148	1970	Road Match	67m
	SCHOOLS & COLLEGES-PRIVATE & PUBLIC	Campbelltown High School, Rudd St. Campbelltown	535294	1970	Road Match	67m
	MOTELS	Leumeah Inn (Motor Inns), Rudd Rd. Leumeah	535593	1970	Road Match	67m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
8	HOSPITALS & HEALTH CENTRES	Beverly Park Hospital for Crippled Children, Rudd St., Campbelltown	193465	1961	Road Match	67m
	ELECTRICAL CONTRACTORS-LICENSED	Mitcherson, J., 59a Rudd Rd., Campbelltown	193400	1961	Road Match	67m
9	PLUMBERS, GASFITTERS &/OR DRAINLAYERS.	Robinson, R. B., Angle Rd., Campbelltown. 2560	75012	1986	Road Match	108m
	PLUMBERS, GASFITTERS &/OR DRAINLAYERS. (P6680)	Robinson, R. B., Angle Rd., Campbelltown. 2560.	65238	1982	Road Match	108m

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Dry Cleaners, Motor Garages & Service Stations

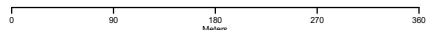
80 O'Sullivan Road, Leumeah, NSW 2560



Legend

- Site Boundary
- Buffer 500m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- ▲ Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale:



Coordinate System:
GDA 1994 MGA Zone 56

Date: 09 June 2021

Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018

Historical Business Directories

80 O'Sullivan Road, Leumeah, NSW 2560

Dry Cleaners, Motor Garages & Service Stations 1948-1993 Premise or Road Intersection Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a premise or road intersection, within the dataset buffer.

Note: The Universal Business Directories were published between 1948 and 1993. Dry Cleaners, Motor Garages & Service Stations have been extracted from all of these directories except the following years 1951, 1955, 1957, 1960, 1963, 1973, 1974, 1977, 1987.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	Motor Garages & Service Stations	Golden Fleece Leumeah Service Station, 92 O'Sullivan Rd., Leumeah 2560	53741	1991	Premise Match	3m	South
	MOTOR GARAGES & SERVICE STATIONS.	Golden Fleece Leumeah Service Station, 92 O'Sullivan Rd., Leumeah. 2560	11643	1990	Premise Match	3m	South
	MOTOR GARAGE & SERVICE STATIONS.	Golden Fleece Leumeah Service Station, 92 O'Sullivan Rd., Leumeah. 2560	65118	1989	Premise Match	3m	South
	MOTOR GARAGES & SERVICE STATIONS.	Golden Fleece Leumeah Service Station, 92 O'Sullivan Rd., Leumeah. 2560	59351	1988	Premise Match	3m	South
	MOTOR GARAGES & SERVICE STATIONS.	Golden Fleece Leumeah Service Station, 92 O'Sullivan Rd., Leumeah. 2560	64769	1986	Premise Match	3m	South
	MOTOR GARAGES & SERVICE STATIONS.	Golden Fleece Leumeah Service Station, 92 O'Sullivan Rd., Leumeah. 2560	44859	1985	Premise Match	3m	South
	MOTOR GARAGES & OR ENGINEERS & OR SERVICE STATIONS.	Golden Fleece Leumeah Service Station, 92 O'Sullivan Rd., Leumeah. 2560	28358	1984	Premise Match	3m	South
	MOTOR GARAGES & OR ENGINEERS & OR SERVICE STATIONS.	Golden Fleece Leumeah Service Station., 92 O'Sullivan Rd., Leumeah 2560	14781	1983	Premise Match	3m	South
	MOTOR GARAGES & OR ENGINEERS & OR SERVICE STATIONS. (M6860)	Golden Fleece Leumeah Service Station, 92 O'Sullivan Rd., Leumeah. 2560.	56843	1982	Premise Match	3m	South
	MOTOR GARAGES & OR ENGINEERS & OR SERVICE STATIONS.	Golden Fleece Leumeah Service Station., 92 O'Sullivan Rd., Leumeah. 2560	3403	1981	Premise Match	3m	South
	MOTOR GARAGES & OR ENGINEERS & OR SERVICE STATIONS.	Golden Fleece Leumeah Service Station., 92 O'Sullivan Rd., Leumeah. 2560	58137	1980	Premise Match	3m	South
	MOTOR GARAGES & OR ENGINEERS & OR SERVICE STATIONS.	Golden Fleece Service Station Leumeah., 92 O'Sullivan Rd., Leumeah. 2560.	41600	1979	Premise Match	3m	South
2	MOTOR GARAGES & OR ENGINEERS & OR SERVICE STATIONS.	Blue Gum Garage., 6 Rudd Rd., Leumeah 2560	9040	1983	Premise Match	88m	South
	MOTOR GARAGES & OR ENGINEERS & OR SERVICE STATIONS. (M6860)	Blue Gum Garage, 6 Rudd Rd., Leumeah. 2560.	56133	1982	Premise Match	88m	South
	MOTOR GARAGES & OR ENGINEERS & OR SERVICE STATIONS.	Blue Gum Garage., 6 Rudd Rd., Leumeah. 2560	63805	1981	Premise Match	88m	South
	MOTOR GARAGES & OR ENGINEERS & OR SERVICE STATIONS.	Blue Gum Garage., 6 Rudd Rd., Leumeah. 2560	50279	1980	Premise Match	88m	South

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
2	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Blue Gum Garage., 6 Rudd Rd., Leumeah. 2560.	65622	1979	Premise Match	88m	South
3	MOTOR GARAGES & SERVICE STATIONS.	Campbelltown Automotive Services, 14/5 Hollylea Rd., Leumeah. 2560	11398	1990	Premise Match	289m	West
	MOTOR GARAGE & SERVICE STATIONS.	Campbelltown Automotive Services, 14/5 Hollylea Rd., Leumeah. 2560	64839	1989	Premise Match	289m	West
	MOTOR GARAGES & SERVICE STATIONS.	Campbelltown Automotive Services, 5 Hollylea Rd., Leumeah. 2560	53957	1988	Premise Match	289m	West

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Dry Cleaners, Motor Garages & Service Stations 1948-1993

Road or Area Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

Note: The Universal Business Directories were published between 1948 and 1993. Dry Cleaners, Motor Garages & Service Stations have been extracted from all of these directories except the following years 1951, 1955, 1957, 1960, 1963, 1973, 1974, 1977, 1987.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
4	MOTOR GARAGES & ENGINEERS	Macarthur District Service Station, Campbelltown Rd. Campbelltown	535240	1970	Road Match	260m
	MOTOR GARAGES & ENGINEERS	MacArthur Motors, Campbelltown Rd. Campbelltown	535241	1970	Road Match	260m
	MOTOR GARAGES & ENGINEERS	Sarkis Bros., Campbelltown Rd. Campbelltown	535242	1970	Road Match	260m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	MacArthur District Service Station, Campbelltown Rd, Campbelltown	193555	1961	Road Match	260m
5	Motor Garages & Service Stations	BP Macarthur District Service Station, Campbelltown Rd., Campbelltown 2560	97637	1991	Road Match	395m
	MOTOR GARAGES & SERVICE STATIONS.	BP Macarthur District Service Station, Campbelltown Rd., Campbelltown. 2560	7103	1990	Road Match	395m
	MOTOR GARAGE & SERVICE STATIONS.	BP Macarthur District Service Station, Campbelltown Rd., Campbelltown. 2560	64597	1989	Road Match	395m
	MOTOR GARAGES & SERVICE STATIONS.	BP Macarthur District Service Station, Campbelltown Rd., Campbelltown. 2560	53709	1988	Road Match	395m
	MOTOR GARAGES & SERVICE STATIONS.	BP Macarthur District Service Station, Campbelltown Rd., Campbelltown. 2560	64171	1986	Road Match	395m
	MOTOR GARAGES & SERVICE STATIONS.	BP Macarthur District Service Station, Campbelltown Rd., Campbelltown. 2560	39179	1985	Road Match	395m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	BP Macarthur District Service Station, Campbelltown Rd., Campbelltown. 2560	27783	1984	Road Match	395m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	BP Macarthur District Service Station., Campbelltown Rd., Campbelltown 2560	9139	1983	Road Match	395m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	C.C Tyre Services (Campbelltown) Pty. Ltd., 1 Campbelltown Rd., Campbelltown 2560	14320	1983	Road Match	395m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Pioneer Motor Repairs., Campbelltown Rd., Campbelltown 2560	21400	1983	Road Match	395m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	BP Macarthur District Service Station, Campbelltown Rd., Campbelltown. 2560.	56244	1982	Road Match	395m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	C.C. Tyre Services (Campbelltown) Pty. Ltd., 1 Campbelltown Rd., Campbelltown. 2560.	56374	1982	Road Match	395m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Pioneer Motor Repairs, Campbelltown Rd., Campbelltown. 2560.	57387	1982	Road Match	395m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	BP Macarthur District Service Station., Campbelltown Rd., Campbelltown. 2560	63922	1981	Road Match	395m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	C.C. Tyre Services (Campbelltown) Pty. Ltd., 1 Campbelltown Rd., Campbelltown. 2560	64047	1981	Road Match	395m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Pioneer Motor Repairs., Campbelltown Rd., Campbelltown 2560	3932	1981	Road Match	395m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	BP Macarthur District Service Station., Campbelltown Rd., Campbelltown. 2560	51422	1980	Road Match	395m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
5	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	C.C. Tyre Services (Campbelltown) Pty. Ltd., 1 Campbelltown Rd., Campbelltown 2560	51552	1980	Road Match	395m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Pioneer Motor Repairs., Campbelltown Rd., Campbelltown. 2560	58673	1980	Road Match	395m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	BP Macarthur District Service Station., Campbelltown Rd., Campbelltown. 2560.	41030	1979	Road Match	395m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	C C. Tyre Service (Campbelltown) Pty. Ltd., Campbelltown Rd., Campbelltown. 2560.	41127	1979	Road Match	395m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Pioneer Motor Repairs., Campbelltown Rd., Campbelltown. 2560.	46170	1979	Road Match	395m

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Aerial Imagery 2020

80 O'Sullivan Road, Leumeah, NSW 2560



Scale:
0 25 50 75 100
Meters

Data Sources: Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56

Date: 09 June 2021

Aerial Imagery 2014

80 O'Sullivan Road, Leumeah, NSW 2560



Scale:
0 25 50 75 100
Meters

Data Sources: Aerial Imagery:
© Aerometrex Pty Ltd

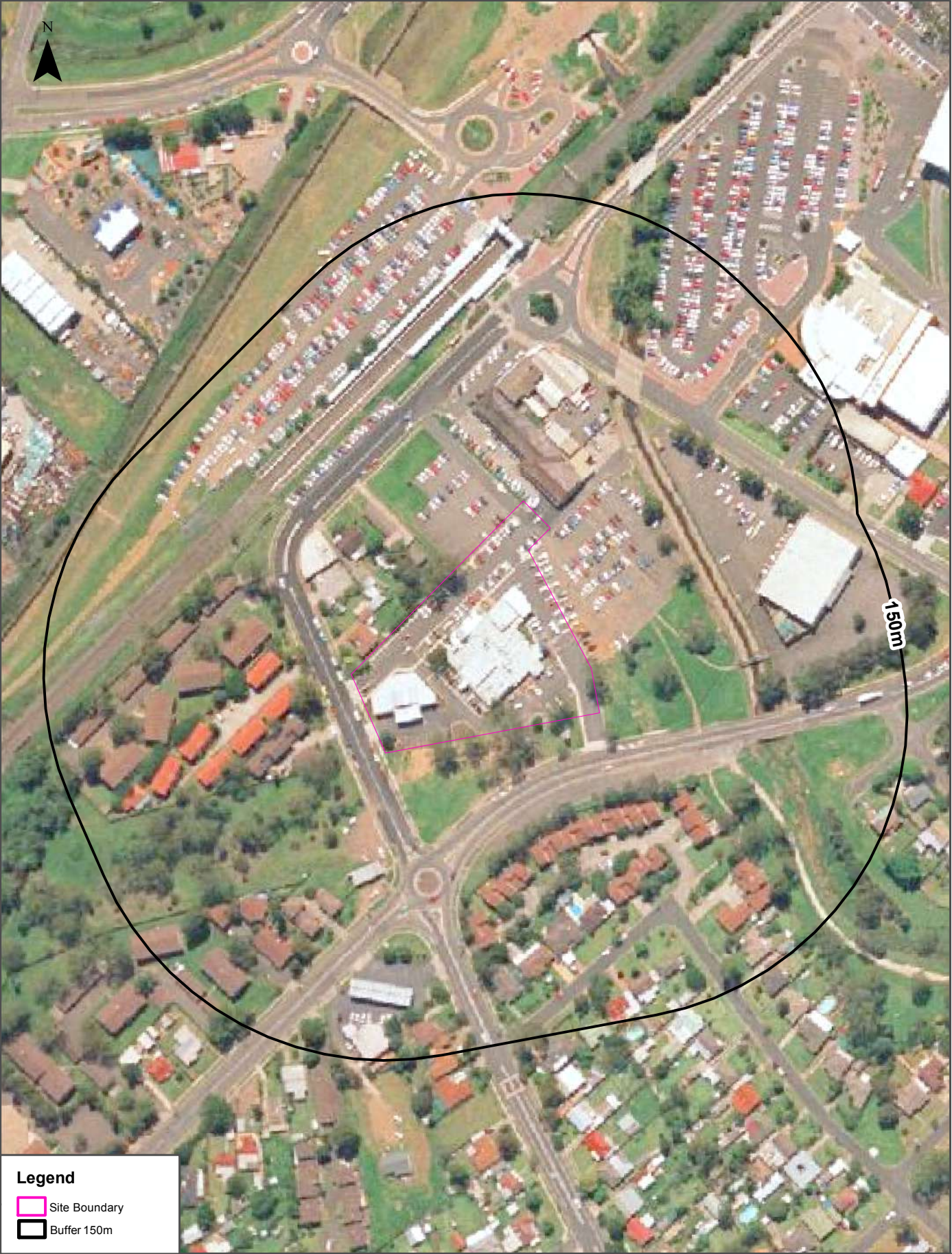
Coordinate System:
GDA 1994 MGA Zone 56

Date: 09 June 2021

Aerial Imagery 2009

80 O'Sullivan Road, Leumeah, NSW 2560





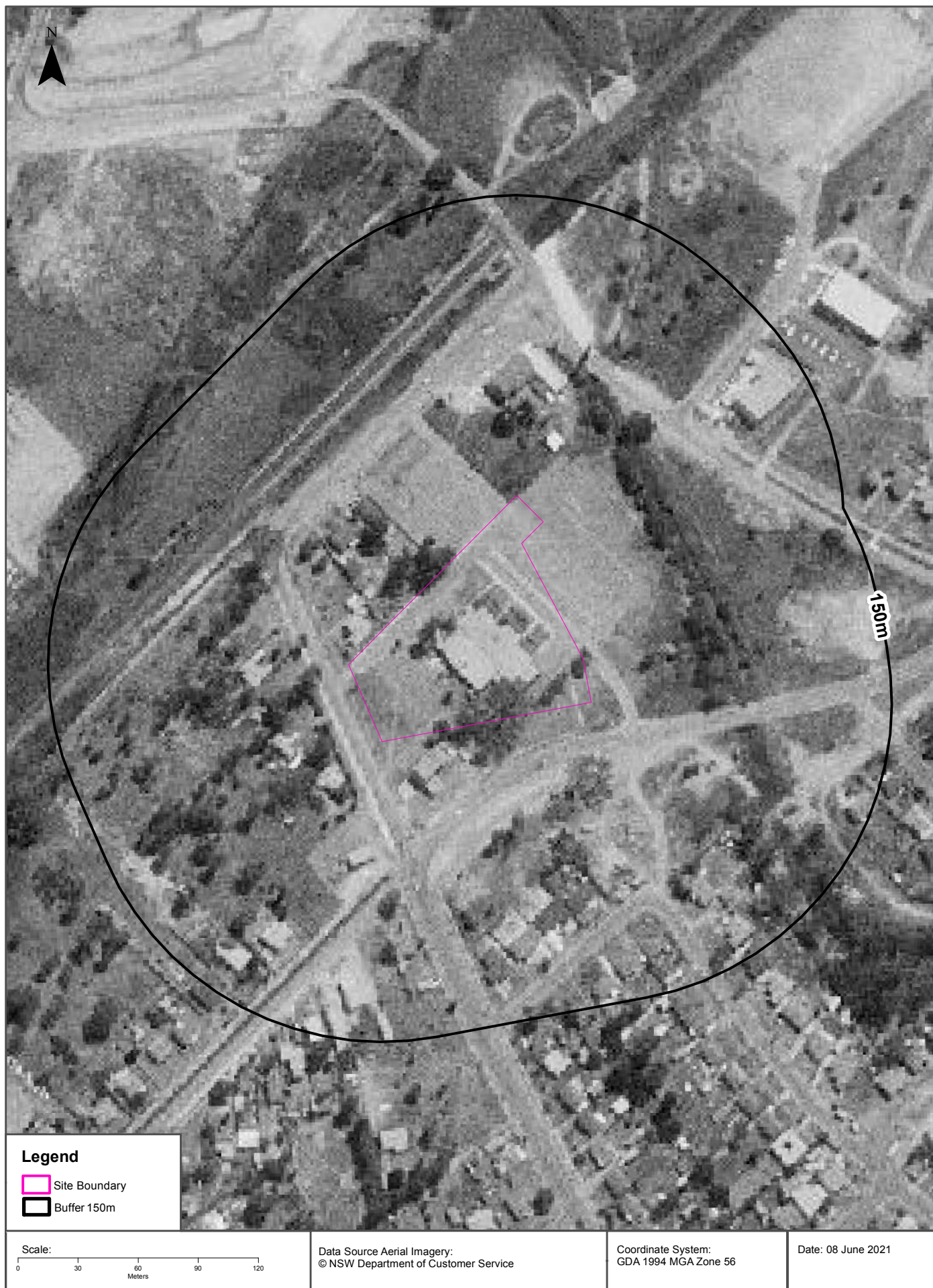


Scale: 0 30 60 90 120 Meters	Data Source Aerial Imagery: © NSW Department of Customer Service	Coordinate System: GDA 1994 MGA Zone 56	Date: 08 June 2021
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Aerial Imagery 1984

80 O'Sullivan Road, Leumeah, NSW 2560







Scale: 0 25 50 75 100 Meters	Data Sources: Aerial Imagery: © NSW Department of Customer Service	Coordinate System: GDA 1994 MGA Zone 56	Date: 09 June 2021
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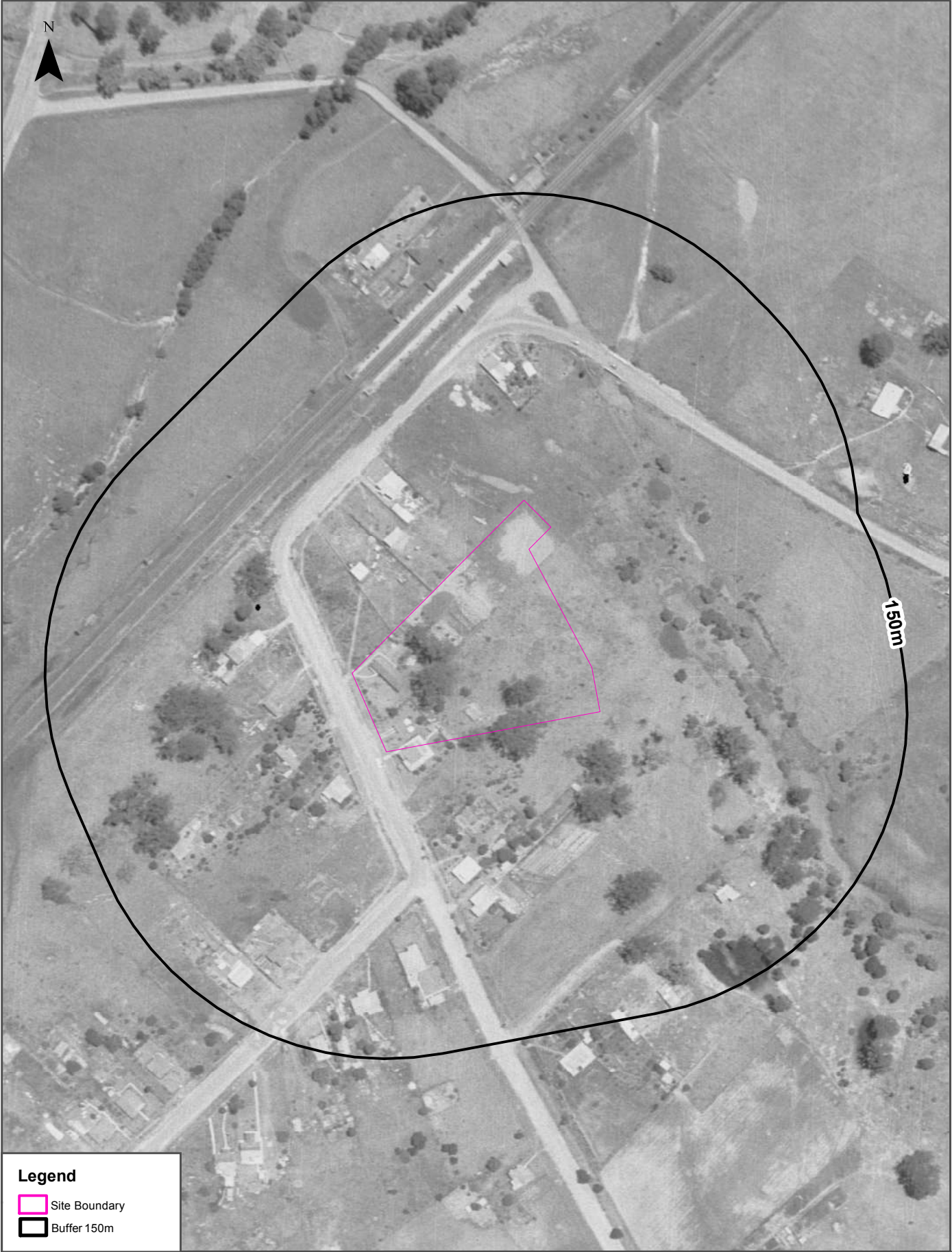
Aerial Imagery 1961

80 O'Sullivan Road, Leumeah, NSW 2560



- Legend**
- Site Boundary
 - Buffer 150m

<p>Scale:</p> <p>0 30 60 90 120</p> <p>Meters</p>	<p>Data Source Aerial Imagery:</p> <p>© NSW Department of Customer Service</p>	<p>Coordinate System:</p> <p>GDA 1994 MGA Zone 56</p>	<p>Date: 08 June 2021</p>
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Scale: 0 30 60 90 120 Meters	Data Source Aerial Imagery: © NSW Department of Customer Service	Coordinate System: GDA 1994 MGA Zone 56	Date: 08 June 2021
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Scale: 0 30 60 90 120 Meters	Data Source Aerial Imagery: © NSW Department of Customer Service	Coordinate System: GDA 1994 MGA Zone 56	Date: 08 June 2021
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Topographic Map 2015

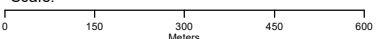
80 O'Sullivan Road, Leumeah, NSW 2560



Legend

- Site Boundary
- Buffer 1000m

Scale:



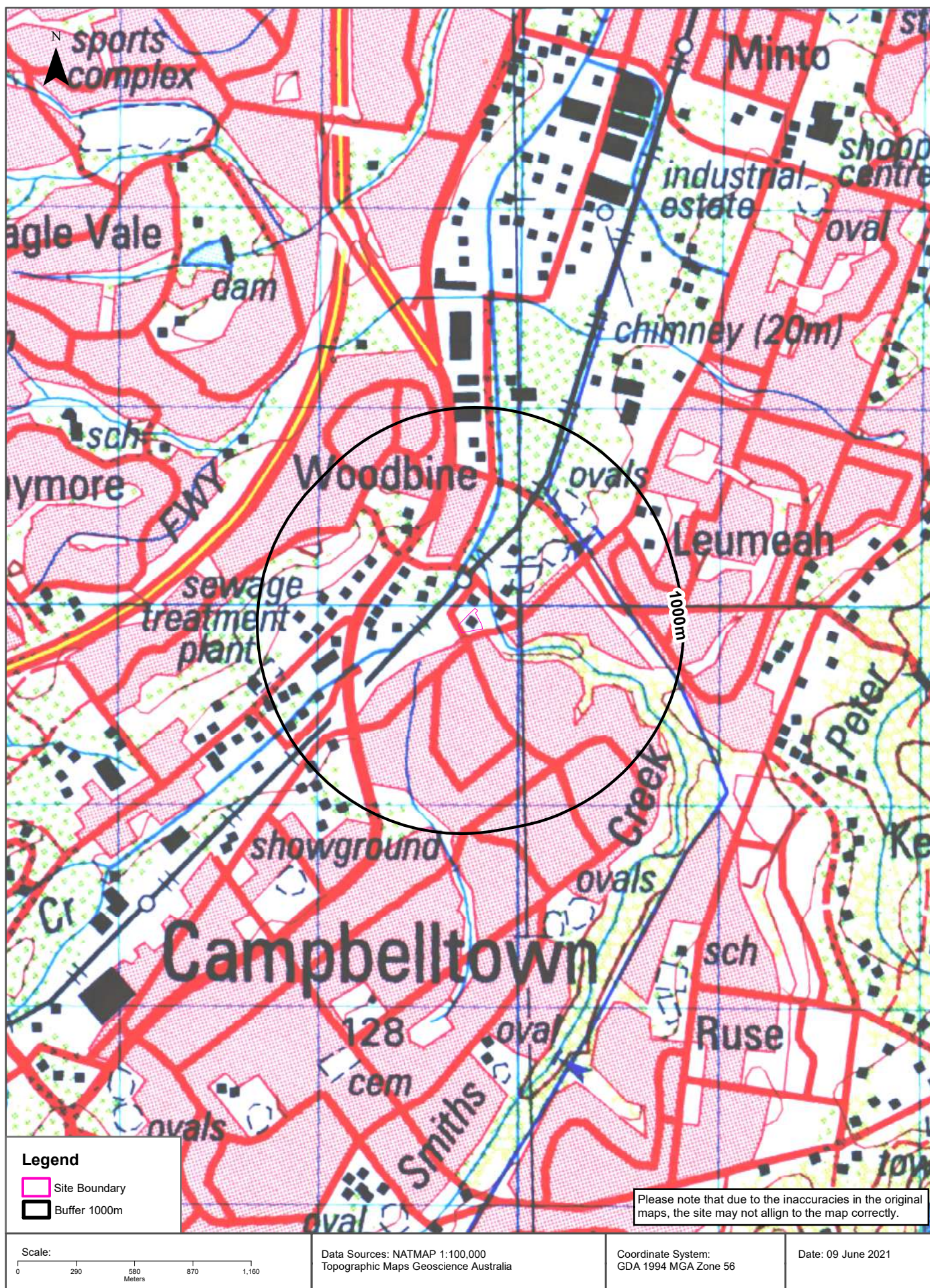
Data Sources: Topographic Map Data
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Coordinate System:
GDA 1994 MGA Zone 56

Date: 09 June 2021

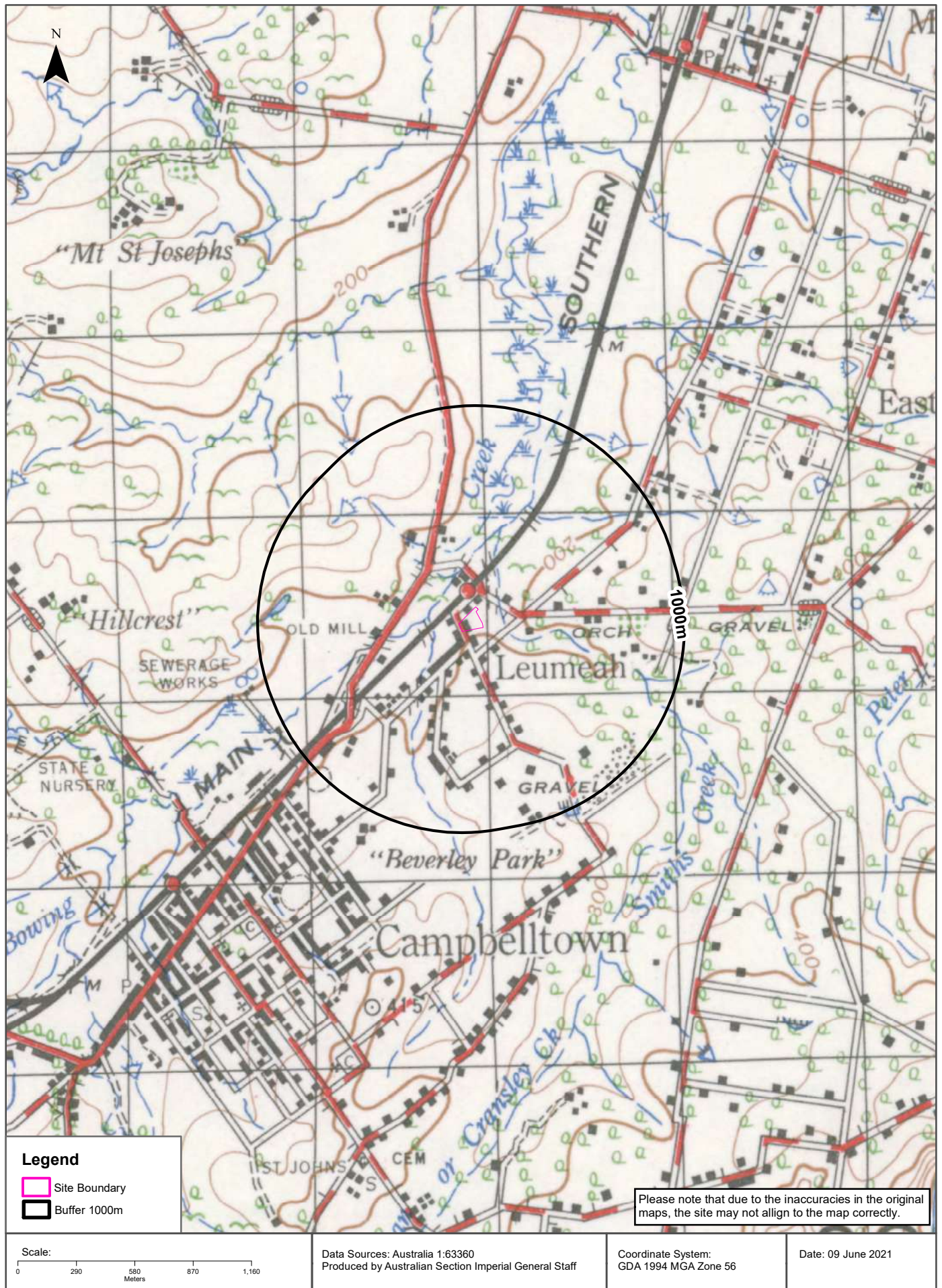
Historical Map 1998

80 O'Sullivan Road, Leumeah, NSW 2560



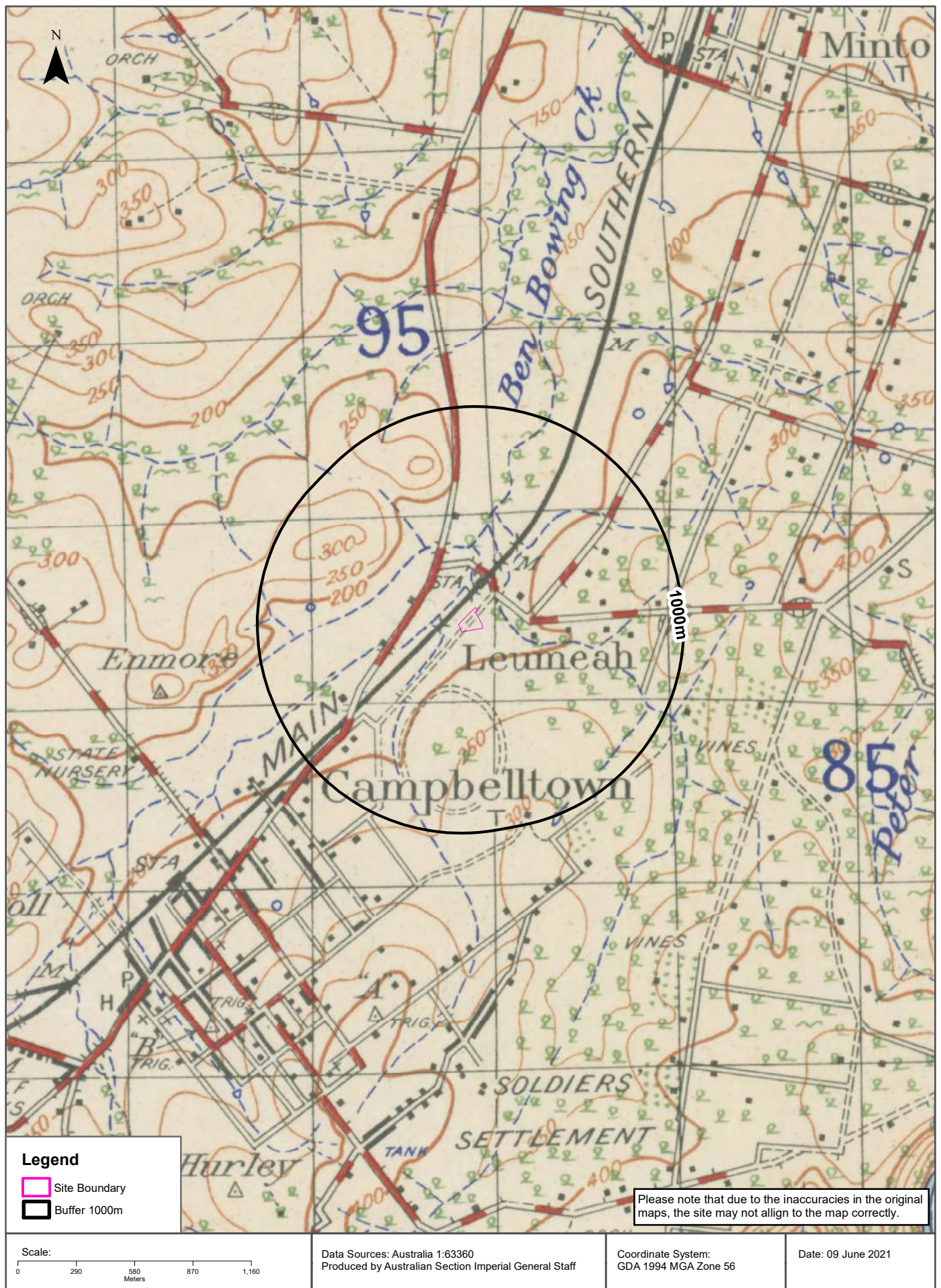
Historical Map c.1954

80 O'Sullivan Road, Leumeah, NSW 2560

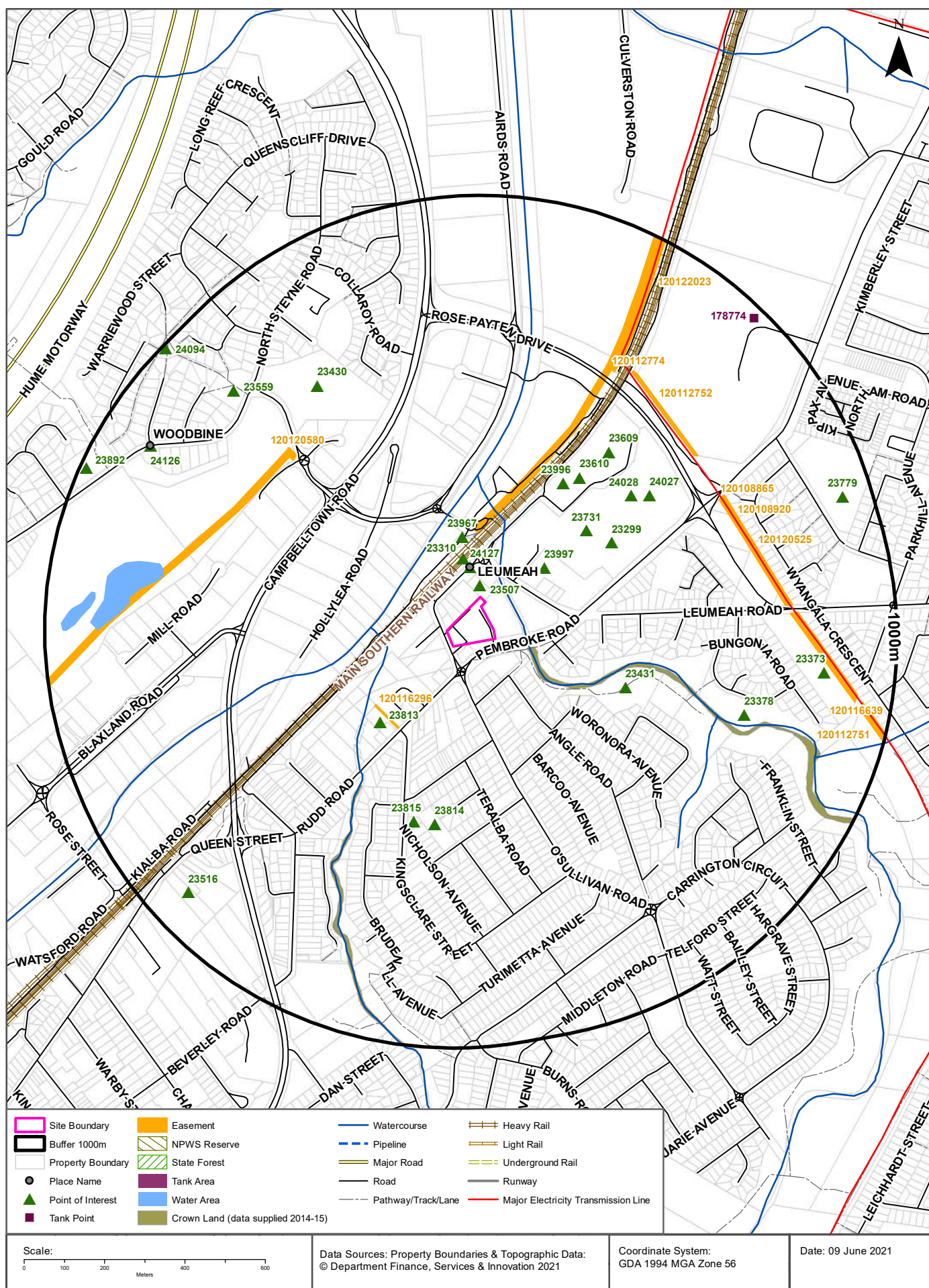


Historical Map c.1934

80 O'Sullivan Road, Leumeah, NSW 2560



80 O'Sullivan Road, Leumeah, NSW 2560



Topographic Features

80 O'Sullivan Road, Leumeah, NSW 2560

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
23507	Post Office	LEUMEAH POST OFFICE	29m	North
24127	Suburb	LEUMEAH	79m	North
23310	Railway Station	LEUMEAH RAILWAY STATION	105m	North
23967	Parking Area	Parking Area	157m	North
23997	Club	WESTERN SUBURBS LEAGUE CLUB (CAMPBELLTOWN)	170m	North East
23813	Place Of Worship	SALVATION ARMY CHURCH	263m	South West
23731	Sports Field	CAMPBELLTOWN SPORTSGROUND	308m	North East
23431	Park	SMITHS CREEK RESERVE	346m	East
23299	Sports Centre	CAMPBELLTOWN STADIUM	347m	North East
23996	Club	WEST'S TENNIS CLUB	351m	North East
23610	Sports Court	TENNIS COURTS	387m	North East
23814	Park	SCRIVIN RESERVE	445m	South
23815	Place Of Worship	Place Of Worship	447m	South
24028	Athletics Track	Athletics Track	449m	North East
23609	Sports Court	TENNIS COURTS	482m	North East
24027	Sports Field	Sports Field	487m	North East
23378	Park	COLONG RESERVE	648m	East
23430	Park	PAYTEN RESERVE	664m	North West
23559	Park	LORRAINE CIBILIC RESERVE	798m	North West
23373	Park	Park	823m	East
24126	Suburb	WOODBINE	869m	North West
23516	Sports Centre	TEN PIN BOWLING CENTRE	899m	South West
23779	Primary School	LEUMEAH PUBLIC SCHOOL	927m	East
23892	Community Facility	WOODBINE NEIGHBOURHOOD CENTRE	984m	West
24094	Park	CLAREVILLE RESERVE	992m	North West

Topographic Data Source: © Land and Property Information (2015)

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Topographic Features

80 O'Sullivan Road, Leumeah, NSW 2560

Tanks (Areas)

What are the Tank Areas located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
N/A	No records in buffer					

Tanks (Points)

What are the Tank Points located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
178774	Water	Operational		01/01/2014	972m	North East

Tanks Data Source: © Land and Property Information (2015)

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Major Easements

What Major Easements exist within the dataset buffer?

Note. Easements provided by LPI are not at the detail of local governments. They are limited to major easements such as Right of Carriageway, Electrical Lines (66kVa etc.), Easement to drain water & Significant subterranean pipelines (gas, water etc.).

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
120112774	Primary	Undefined		161m	North East
120116296	Primary	Undefined		239m	South West
120120580	Primary	Undefined		571m	West
120112752	Primary	Undefined		635m	North East
120108865	Primary	Undefined		635m	North East
120108920	Primary	Undefined		644m	East
120122023	Primary	Undefined		653m	North East
120120525	Primary	Undefined		670m	East
120116639	Primary	Undefined		738m	East
120112751	Primary	Undefined		923m	East

Easements Data Source: © Land and Property Information (2015)

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Topographic Features

80 O'Sullivan Road, Leumeah, NSW 2560

State Forest

What State Forest exist within the dataset buffer?

State Forest Number	State Forest Name	Distance	Direction
N/A	No records in buffer		

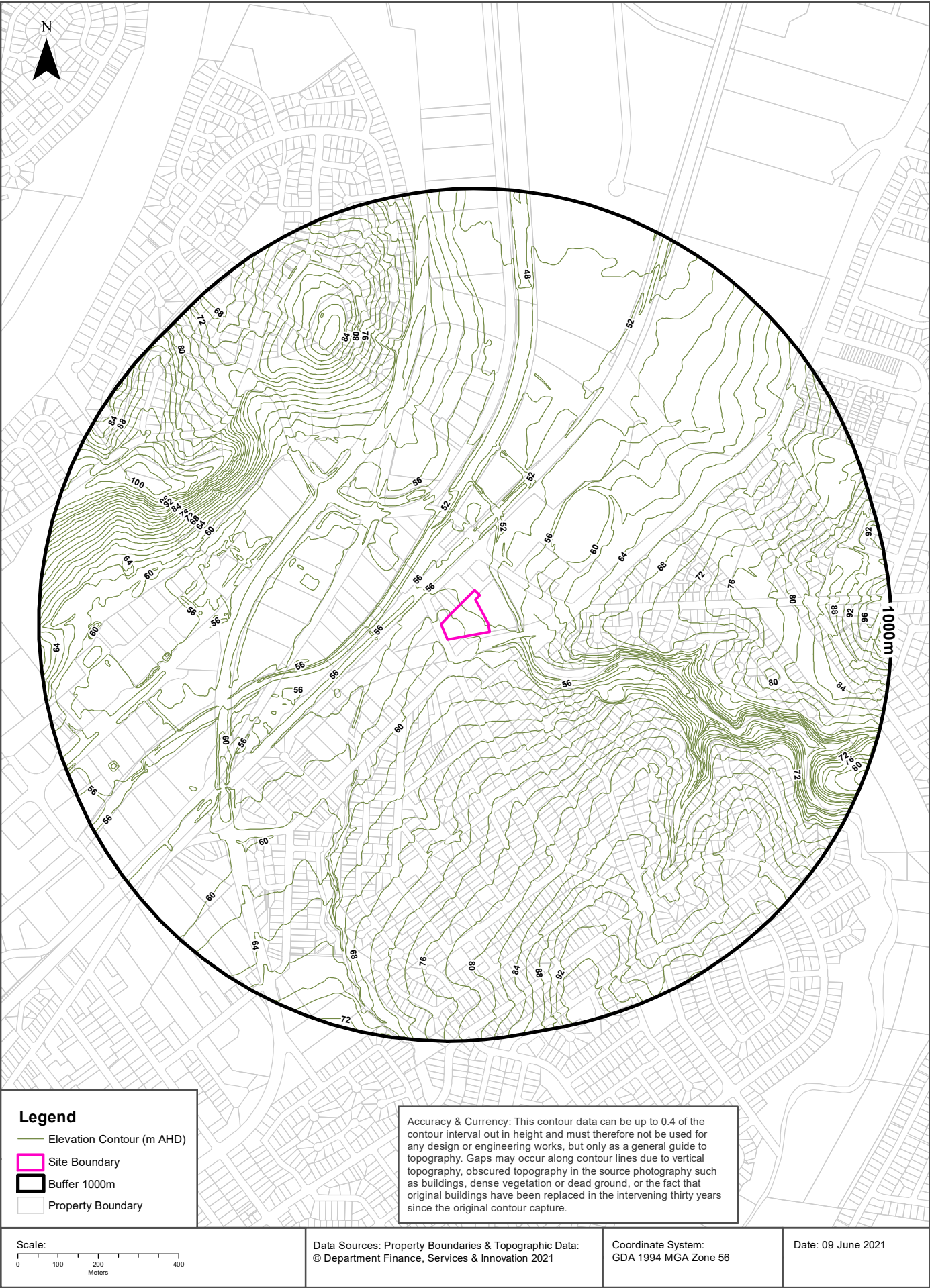
State Forest Data Source: © NSW Department of Finance, Services & Innovation (2018)
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

National Parks and Wildlife Service Reserves

What NPWS Reserves exist within the dataset buffer?

Reserve Number	Reserve Type	Reserve Name	Gazetted Date	Distance	Direction
N/A	No records in buffer				

NPWS Data Source: © NSW Department of Finance, Services & Innovation (2018)
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Hydrogeology & Groundwater

80 O'Sullivan Road, Leumeah, NSW 2560

Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Porous, extensive aquifers of low to moderate productivity	0m	On-site

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)

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Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018

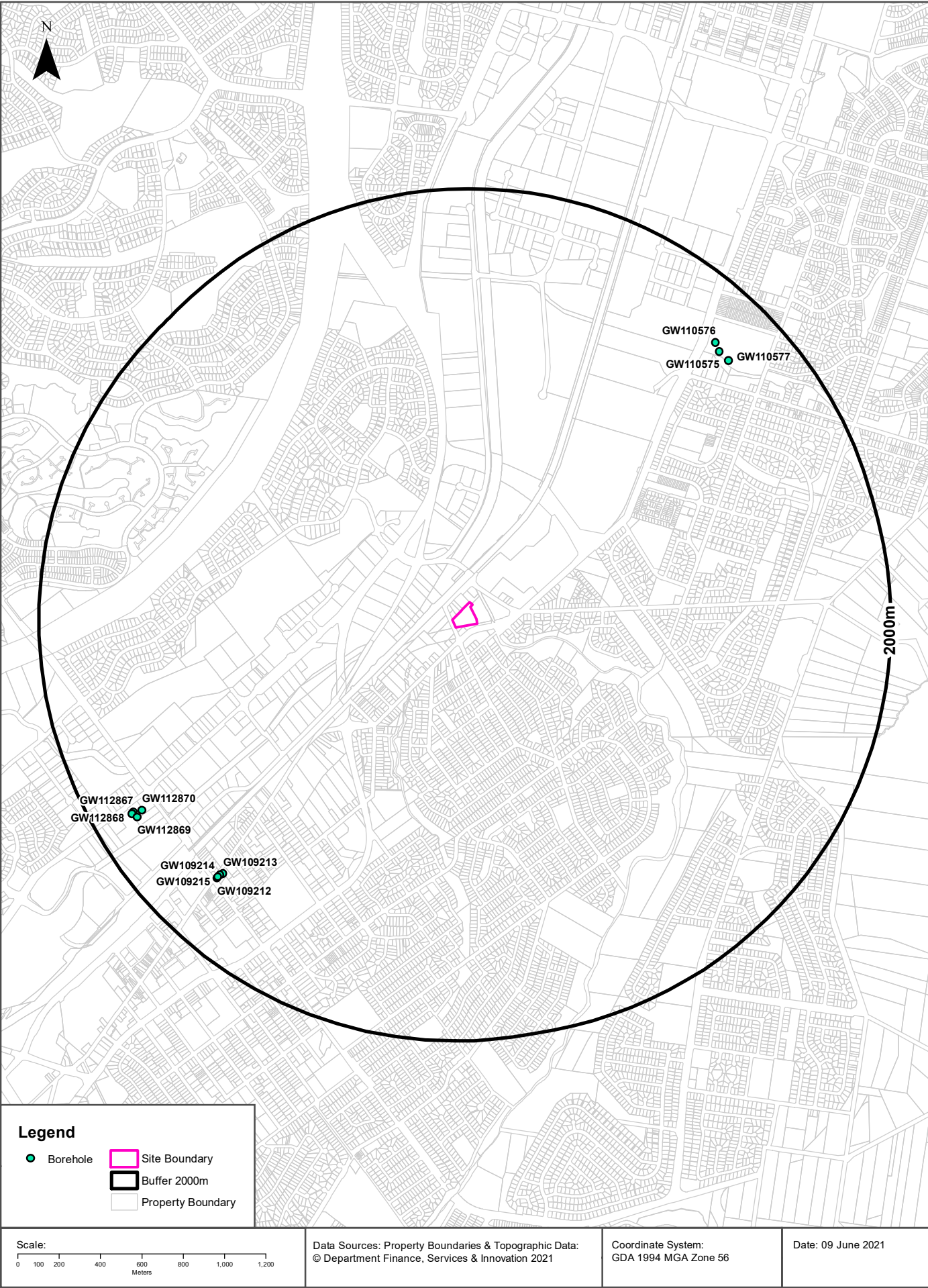
Temporary water restrictions relating to the Botany Sands aquifer within the dataset buffer:

Prohibition Area No.	Prohibition	Distance	Direction
N/A	No records in buffer		

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018 Data Source : NSW Department of Primary Industries

Groundwater Boreholes

80 O’Sullivan Road, Leumeah, NSW 2560



Hydrogeology & Groundwater

80 O'Sullivan Road, Leumeah, NSW 2560

Groundwater Boreholes

Boreholes within the dataset buffer:

GW No.	Licence No	Work Type	Owner Type	Authorised Purpose	Intended Purpose	Name	Complete Date	Final Depth (m)	Drilled Depth (m)	Salinity (mg/L)	SWL (m bgl)	Yield (L/s)	Elev (AHD)	Dist	Dir
GW109 213	10BL602 480	Bore	Private	Monitoring Bore	Monitoring Bore		14/08/2008	5.00	5.00					1639m	South West
GW109 214	10BL602 480	Bore	Private	Monitoring Bore	Monitoring Bore		14/08/2008	7.00	7.00					1652m	South West
GW109 215	10BL602 480	Bore	Private	Monitoring Bore	Monitoring Bore		15/08/2008	5.00	5.00					1666m	South West
GW109 212	10BL602 480	Bore	Private	Monitoring Bore	Monitoring Bore		14/08/2008	9.00	9.00					1675m	South West
GW110 575	10BL600 119	Well	Private	Monitoring Bore	Monitoring Bore		17/10/2005	14.20	14.20		4.30			1711m	North East
GW110 577	10BL600 119	Well	Private	Monitoring Bore	Monitoring Bore		11/01/2010	15.00	15.00		6.30			1712m	North East
GW110 576	10BL600 119	Well	Private	Monitoring Bore	Monitoring Bore		18/10/2005	13.10	13.10		1.40			1729m	North East
GW112 870	10BL604 497	Bore	Private	Monitoring Bore	Monitoring Bore		07/03/2011	6.50	6.50		4.50			1756m	South West
GW112 869	10BL604 497	Bore	Private	Monitoring Bore	Monitoring Bore		07/03/2011	6.50	6.50		4.50			1792m	South West
GW112 867	10BL604 497	Bore	Private	Monitoring Bore	Monitoring Bore		07/03/2011	6.50	6.50		4.50			1796m	South West
GW112 868	10BL604 497	Bore	Private	Monitoring Bore	Monitoring Bore		07/03/2011	6.50	6.50		4.50			1806m	South West

Borehole Data Source : NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corporation for all bores prefixed with GW. All other bores © Commonwealth of Australia (Bureau of Meteorology) 2015. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Hydrogeology & Groundwater

80 O'Sullivan Road, Leumeah, NSW 2560

Driller's Logs

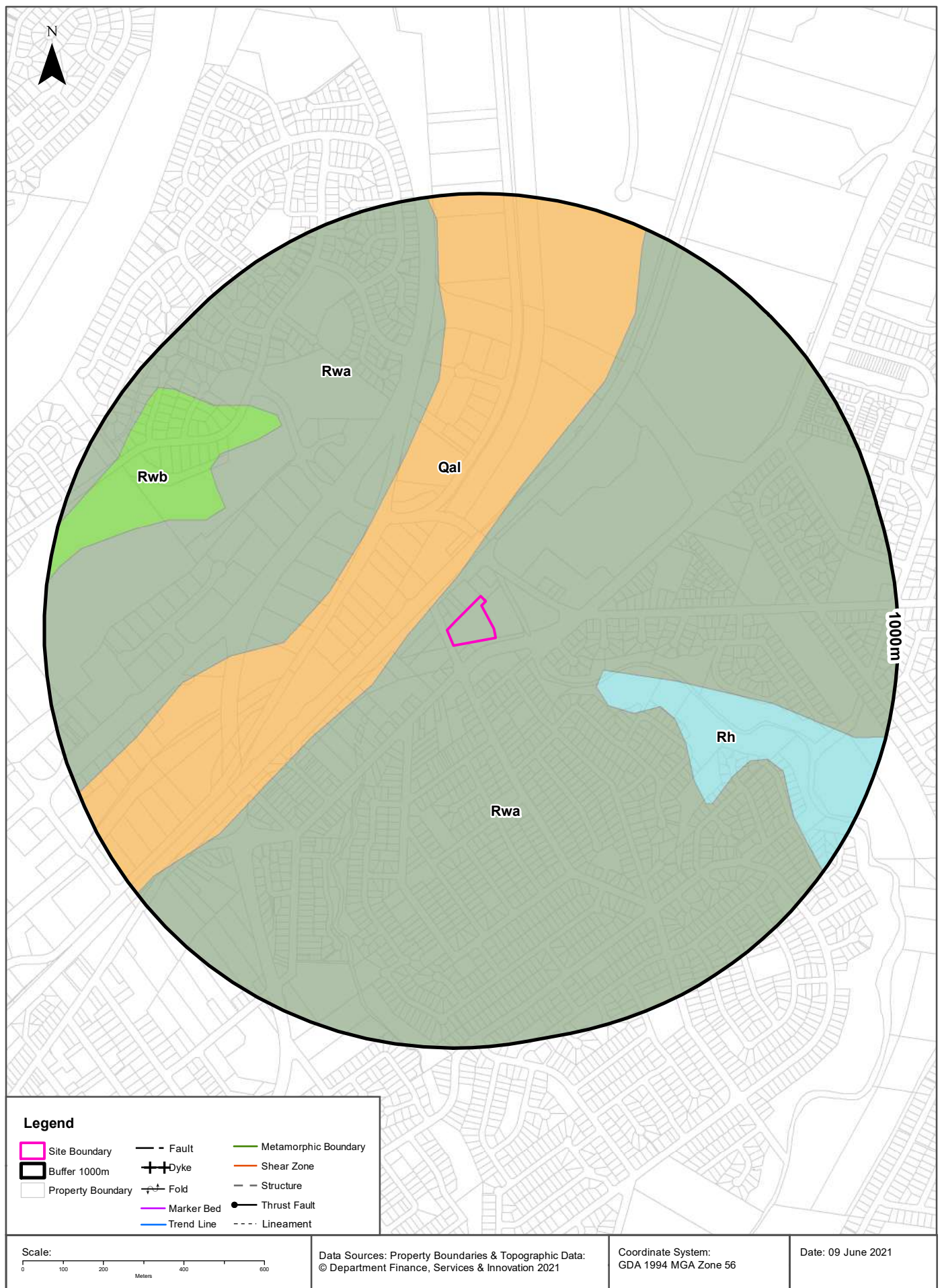
Drill log data relevant to the boreholes within the dataset buffer:

Groundwater No	Drillers Log	Distance	Direction
GW109213	0.00m-0.10m CONCRETE 0.10m-0.20m FILL, SAND, FINETO MEDIUM GRAINED 0.20m-0.60m FILL, GRAVELLY CLAY 0.60m-0.90m SILTY CLAY, MEDIUM PLASTICITY, GREY /BROWN 0.90m-1.20m SILTY CLAY, GREY /ORANGE 1.20m-2.40m SILTY CLAY, GREY AND RED BROWN MOTTLED. 2.40m-3.30m SILTY CLAY, PALE WITH SOME PALE ORANGE MOTT. 3.30m-4.20m SILTY CLAY, MED. PLASTICITY 4.20m-5.00m SHALE GREY	1639m	South West
GW109214	0.00m-0.10m CONCRETE 0.10m-0.20m FILL, SAND 0.20m-0.30m FILL, SANDY CLAY, LOW TO MED. PLASTICITY 0.30m-0.60m SILTY CLAY, RED BROWN AND ORANGE 0.60m-1.70m SILTY CLAY, MED TO HIGH PLASTICITY, RED, BROWN 1.70m-2.30m SILTY CLAY, GREY AND PALE YELLOW MOTTLED 2.30m-3.10m SILTY CLAY PALE GREY, PALE YELLOW 3.10m-3.20m SILTY CLAY, LOW TO MED PLASTICITY, GRAVELS 3.20m-4.20m SILTY CLAY, PALE GREY AND PALE ORANGE MOTT. 4.20m-7.00m SHALE GREY, GREY TO DARK GREY.	1652m	South West
GW109215	0.00m-0.10m CONCRETE 0.10m-0.40m FILL, SILTY CLAY, ORANGE, GREY, M/GRAVEL 0.40m-0.80m SILTY CLAY RED BROWN AND GREY 0.80m-1.50m SILTY CLAY MED TO HIGH PLASTICITY, RED BROWN AND GREY 1.50m-3.60m SILTY CLAY MED. PLASTICITY, SOME GRAVEL 3.60m-4.40m SILTY CLAY, MED. PLASTICITY, DARK GREY, GRAINED SAND 4.40m-5.00m SHALE GREY TO DARK GREY	1666m	South West
GW109212	0.00m-0.40m FILL, SAND 0.40m-0.60m FILL, SANDY CLAY, GRAINED GRAVEL 0.60m-1.10m SILTY CLAY, ORANGE RED 1.10m-1.50m SILTY CLAY, PALE GREY, RED/BROWN MOTTLED. 1.50m-2.70m SILTY CLAY MED/PLASTICITY, SOME GRAVEL 2.70m-3.50m SILTY CLAY, MED PLASTICITY, GREY AND BROWN 3.50m-4.50m SHALE, GREY 4.50m-5.30m SHALE, DARK GREY 5.30m-9.00m SHALE, GREY TO DARK GREY	1675m	South West
GW110575	0.00m-0.30m ROAD BASE 0.30m-2.00m FILL, SANDY CLAY, M/H PLAST. GRAVEL 2.00m-2.50m GRAVELLY SAND, SOME CLAY 2.50m-14.20m SANDSTONE, SOME GRAVEL	1711m	North East
GW110577	0.00m-0.20m ROAD BASE 0.20m-0.50m FILL, CLAYEY GRAVEL, SOME COARSE SAND 0.50m-2.00m FILL, GRAVELLY CLAY, M/PLASTICITY 2.00m-2.00m CLAY, M/PLASTICITY, SOME GRAVEL 2.00m-15.00m SANDSTONE, WELL GRADED, WHITE	1712m	North East
GW110576	0.00m-0.30m ROAD BASE 0.30m-1.00m FILL, SANDY SILT, SOME GRAVEL 1.00m-1.80m SANDY CLAY, MEDIUM H/PLASTICITY 1.80m-13.10m SANDSTONE, SOME GRAVEL	1729m	North East

Drill Log Data Source: NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corp
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Geology

80 O'Sullivan Road, Leumeah, NSW 2560



Geology

80 O'Sullivan Road, Leumeah, NSW 2560

Geological Units 1:100,000

What are the Geological Units within the dataset buffer?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dist	Dir
Rwa	laminite and dark-grey siltstone	Ashfield Shale	Wianamatta Group				Wollongong & Port Hacking	0m	On-site
Qal	quartz and lithic "fluvial" sand, silt, and clay						Wollongong & Port Hacking	68m	North West
Rh	medium to coarse-grained quartz sandstone, very minor shale and laminite lenses	Hawkesbury Sandstone					Wollongong & Port Hacking	276m	South East
Rwb	shale, carbonaceous claystone, laminite, fine to medium-grained lithic sandstone, rare coal and tuff	Bringelly Shale	Wianamatta Group				Wollongong & Port Hacking	631m	North West

Geological Structures 1:100,000

What are the Geological Structures within the dataset buffer?

Feature	Name	Description	Map Sheet	Distance	Direction
N/A	No records in buffer				

Geological Data Source : NSW Department of Industry, Resources & Energy

© State of New South Wales through the NSW Department of Industry, Resources & Energy

Naturally Occurring Asbestos Potential

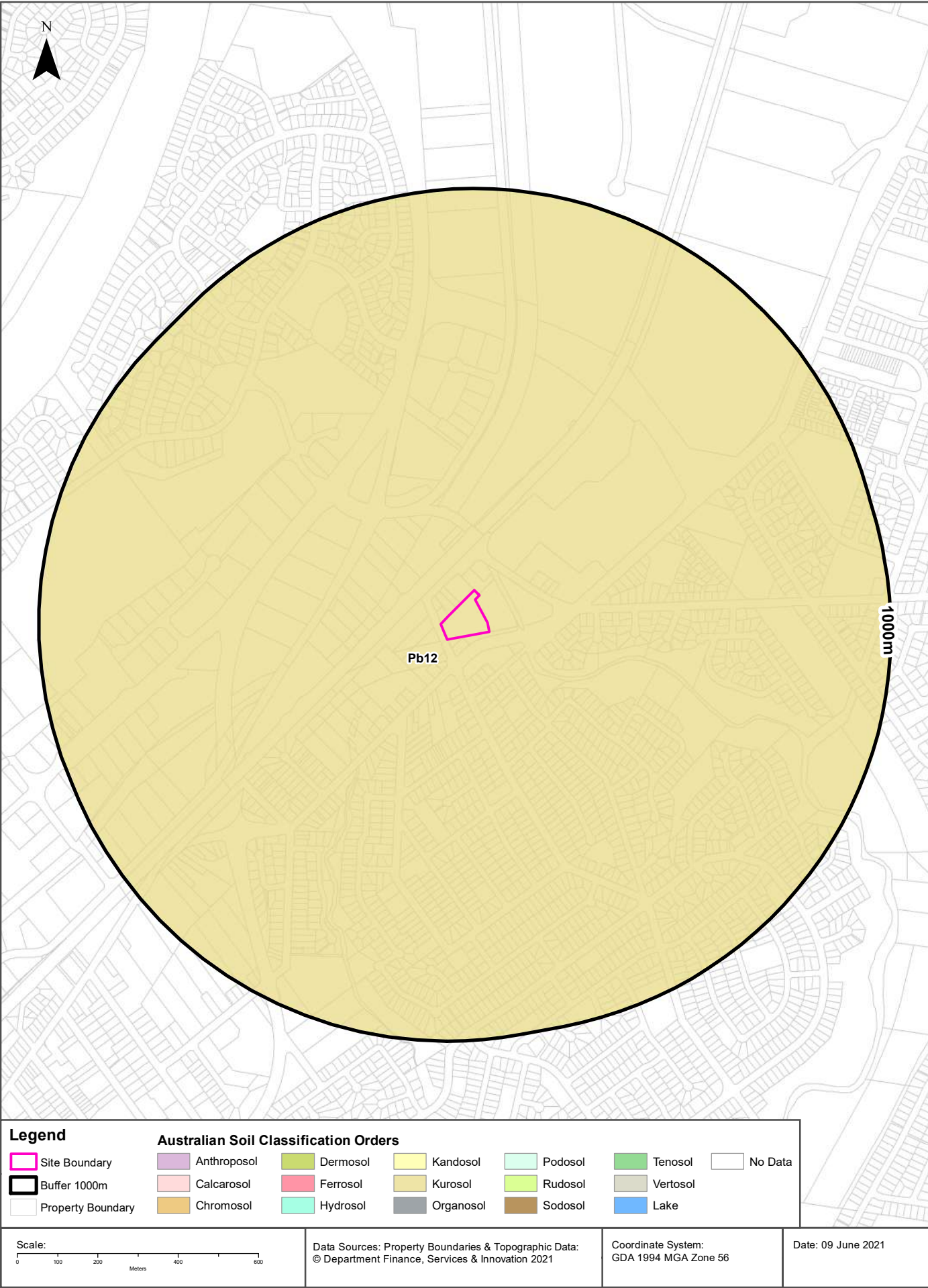
80 O’Sullivan Road, Leumeah, NSW 2560

Naturally Occurring Asbestos Potential

Naturally Occurring Asbestos Potential within the dataset buffer:

Potential	Sym	Strat Name	Group	Formation	Scale	Min Age	Max Age	Rock Type	Dom Lith	Description	Dist	Dir
No records in buffer												

Naturally Occurring Asbestos Potential Data Source: © State of New South Wales through NSW Department of Industry, Resources & Energy



Soils

80 O'Sullivan Road, Leumeah, NSW 2560

Atlas of Australian Soils

Soil mapping units and Australian Soil Classification orders within the dataset buffer:

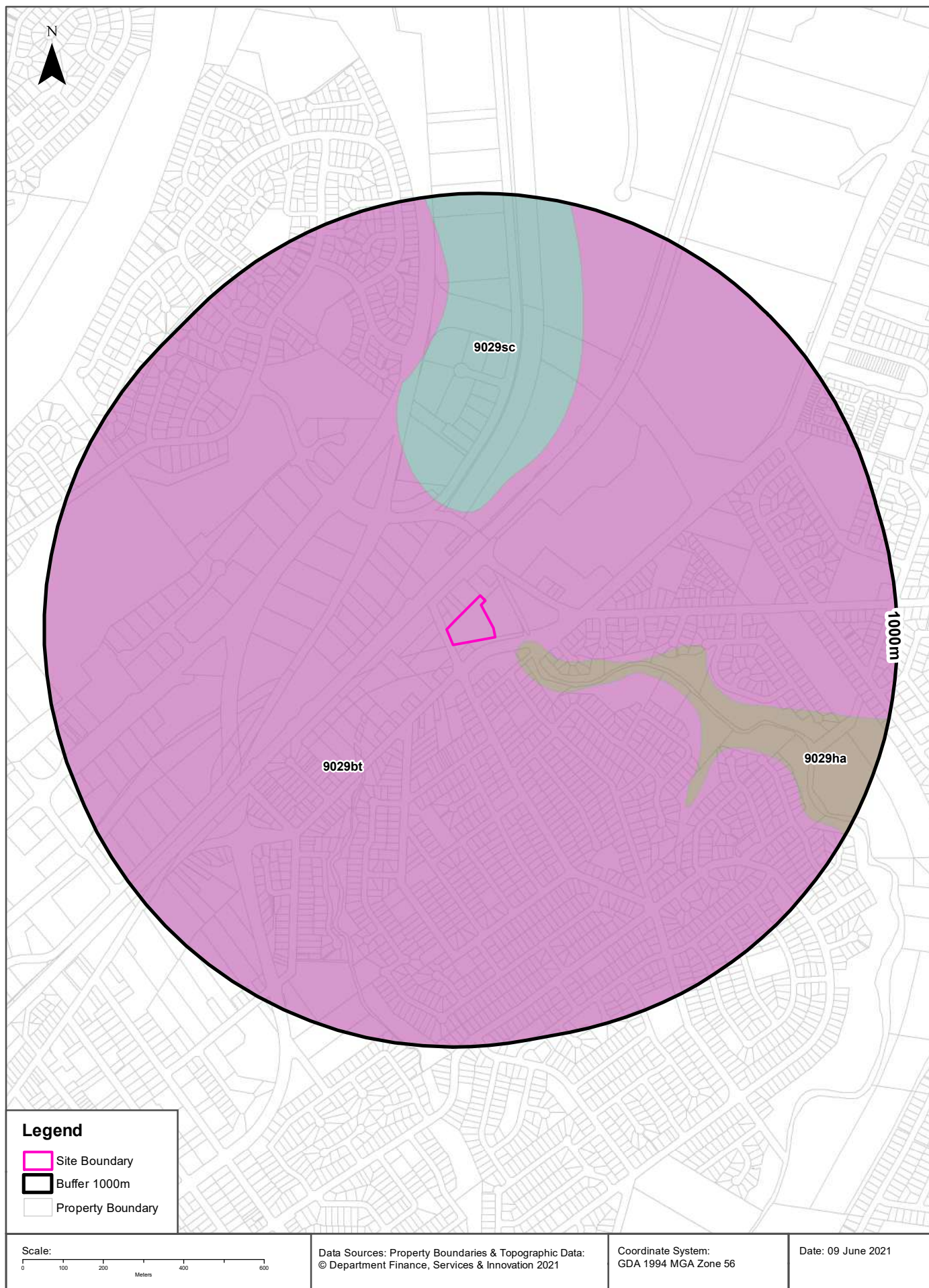
Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Pb12	Kurosol	Gently rolling to rounded hilly country with some steep slopes and broad valleys: chief soils are hard acidic red soils (Dr2.21) with hard neutral and acidic yellow mottled soils (Dy3.42 and Dy3.41) on lower slopes and in valleys. Associated are small areas of various soils including (Gn3.54) on some ridges, (Dr3.31) on some slopes; (Dr2.23) in saddles and some mid-slope positions, and some low-lying swampy areas of (Uf6) soils and (Uc1.2) soils with peaty surfaces. Small areas of other soils such as (Db1.2) are likely throughout.	0m	On-site

Atlas of Australian Soils Data Source: CSIRO

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Soil Landscapes of Central and Eastern NSW

80 O'Sullivan Road, Leumeah, NSW 2560



Soils

80 O'Sullivan Road, Leumeah, NSW 2560

Soil Landscapes of Central and Eastern NSW

Soil Landscapes of Central and Eastern NSW within the dataset buffer:

Soil Code	Name	Distance	Direction
9029bt	Blacktown	0m	On-site
9029ha	Hawkesbury	63m	East
9029sc	South Creek	209m	North

Soil Landscapes of Central and Eastern NSW: NSW Department of Planning, Industry and Environment
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Acid Sulfate Soils

80 O'Sullivan Road, Leumeah, NSW 2560

Environmental Planning Instrument - Acid Sulfate Soils

What is the on-site Acid Sulfate Soil Plan Class that presents the largest environmental risk?

Soil Class	Description	EPI Name
N/A		

If the on-site Soil Class is 5, what other soil classes exist within 500m?

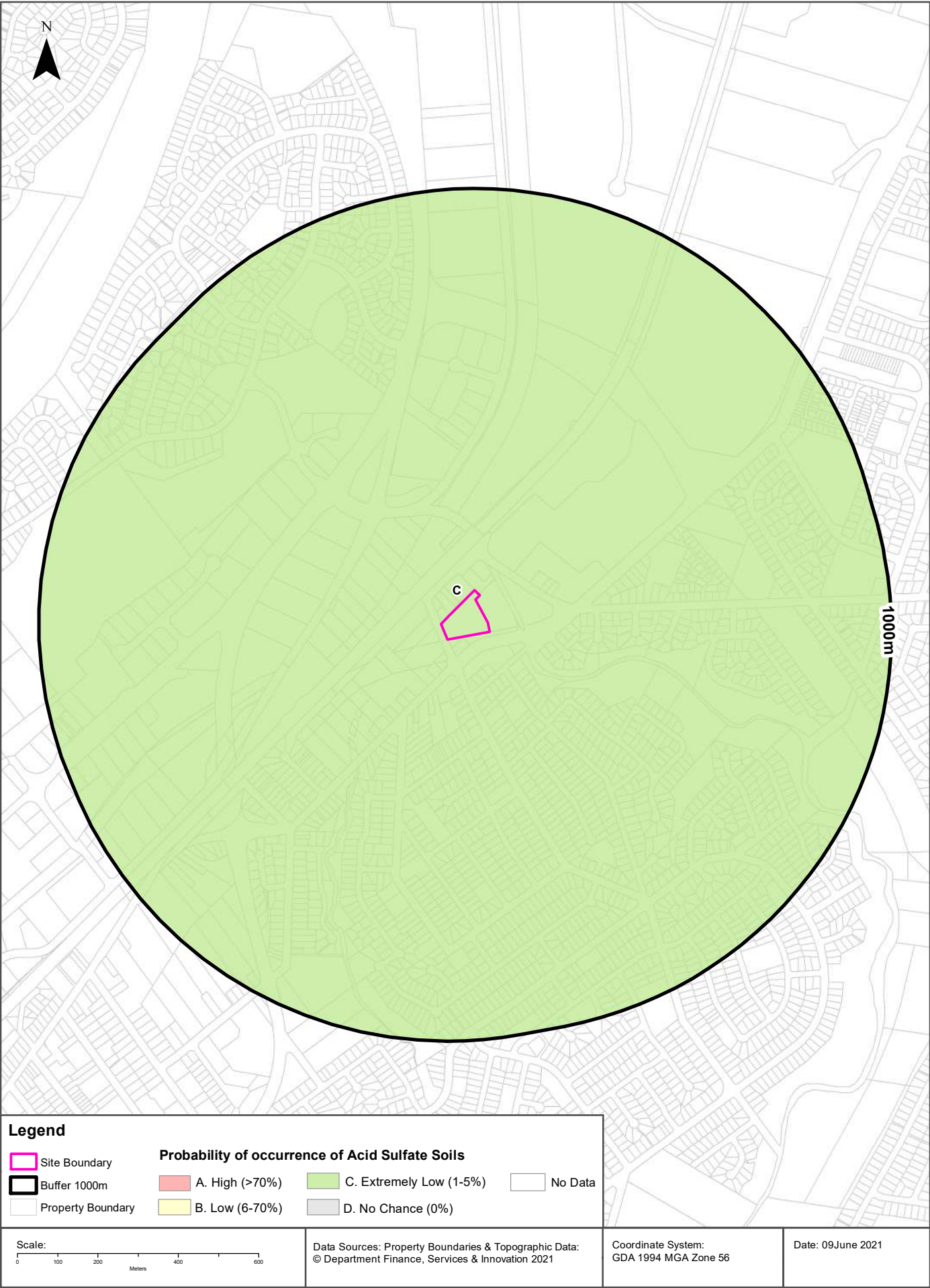
Soil Class	Description	EPI Name	Distance	Direction
N/A				

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Atlas of Australian Acid Sulfate Soils

80 O’Sullivan Road, Leumeah, NSW 2560



Acid Sulfate Soils

80 O'Sullivan Road, Leumeah, NSW 2560

Atlas of Australian Acid Sulfate Soils

Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

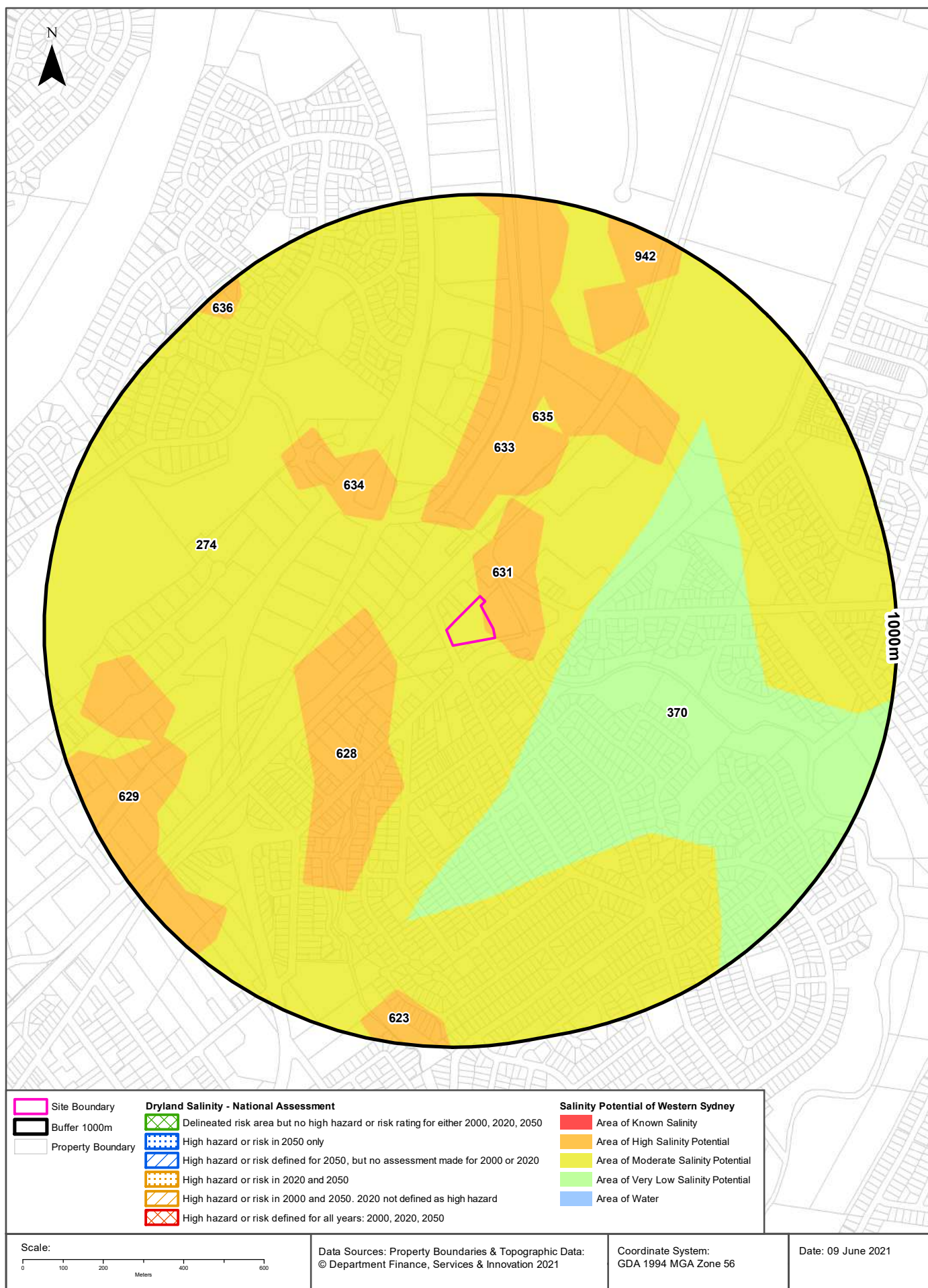
Class	Description	Distance	Direction
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m	On-site

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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Dryland Salinity

80 O'Sullivan Road, Leumeah, NSW 2560



Dryland Salinity

80 O'Sullivan Road, Leumeah, NSW 2560

Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

No

Is there Dryland Salinity - National Assessment data within the dataset buffer?

No

What Dryland Salinity assessments are given?

Assessment 2000	Assessment 2020	Assessment 2050	Distance	Direction
N/A	N/A	N/A		

Dryland Salinity Data Source : National Land and Water Resources Audit

The Commonwealth and all suppliers of source data used to derive the maps of "Australia, Forecast Areas Containing Land of High Hazard or Risk of Dryland Salinity from 2000 to 2050" do not warrant the accuracy or completeness of information in this product. Any person using or relying upon such information does so on the basis that the Commonwealth and data suppliers shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Any persons using this information do so at their own risk.

In many cases where a high risk is indicated, less than 100% of the area will have a high hazard or risk.

Dryland Salinity Potential of Western Sydney

Dryland Salinity Potential of Western Sydney within the dataset buffer?

Feature Id	Classification	Description	Distance	Direction
274	MODERATE	Area of Moderate Salinity Potential	0m	On-site
631	HIGH	Area of High Salinity Potential	0m	On-site
628	HIGH	Area of High Salinity Potential	145m	South West
633	HIGH	Area of High Salinity Potential	166m	North
370	LOW	Area of Very Low Salinity Potential	173m	South East
634	HIGH	Area of High Salinity Potential	308m	North West
635	MODERATE	Area of Moderate Salinity Potential	452m	North
942	HIGH	Area of High Salinity Potential	670m	North East
629	HIGH	Area of High Salinity Potential	703m	South West
623	HIGH	Area of High Salinity Potential	868m	South
636	HIGH	Area of High Salinity Potential	928m	North West

Dryland Salinity Potential of Western Sydney Data Source : NSW Office of Environment and Heritage

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Mining

80 O'Sullivan Road, Leumeah, NSW 2560

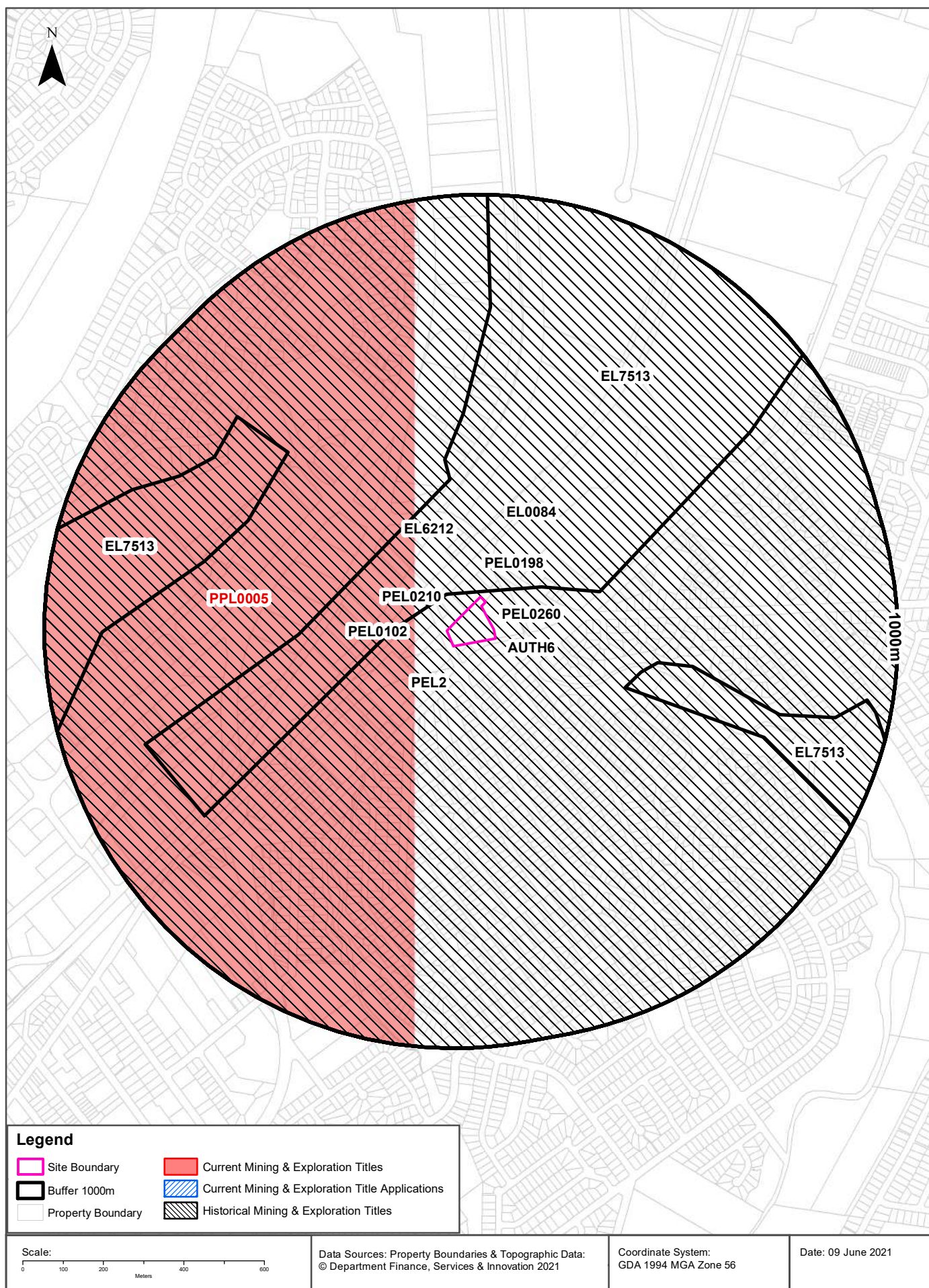
Mining Subsidence Districts

Mining Subsidence Districts within the dataset buffer:

District	Distance	Direction
There are no Mining Subsidence Districts within the report buffer		

Mining Subsidence District Data Source: © Land and Property Information (2016)

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Mining

80 O'Sullivan Road, Leumeah, NSW 2560

Current Mining & Exploration Titles

Current Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Grant Date	Expiry Date	Last Renewed	Operation	Resource	Minerals	Dist	Dir
PPL0005	AGL UPSTREAM INVESTMENT S PTY LIMITED	28/02/2007	27/02/2028	28 Feb 2007	MINING	PETROLEU M	Petroleum	83m	West

Current Mining & Exploration Titles Data Source: © State of New South Wales through NSW Department of Industry

Current Mining & Exploration Title Applications

Current Mining & Exploration Title Applications within the dataset buffer:

Application Ref	Applicant	Application Date	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer						

Current Mining & Exploration Title Applications Data Source: © State of New South Wales through NSW Department of Industry

Mining

80 O'Sullivan Road, Leumeah, NSW 2560

Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist	Dir
PEL2	AGL UPSTREAM INVESTMENTS PTY LIMITED			MINERALS		0m	On-site
EL0084	CONTINENTAL OIL CO OF AUSTRALIA LIMITED	01 Feb 1967	01 Feb 1968	MINERALS		0m	On-site
PEL0210	THE AUSTRALIAN GAS LIGHT COMPANY (AGL), NORTH BULLI COLLIERIES PTY LTD			PETROLEUM	Petroleum	0m	On-site
AUTH6	SECRETARY OF THE DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT			MINERALS		0m	On-site
PEL0198	JOHN STREVS (TERRIGAL) NL			PETROLEUM	Petroleum	0m	On-site
PEL0102	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	On-site
PEL0260	NORTH BULLI COLLIERIES PTY LTD, AGL PETROLEUM OPERATIONS PTY LTD, THE AUSTRALIAN GAS LIGHT CO.	9/09/1981	8/03/1993	PETROLEUM	Petroleum	0m	On-site
EL6212	HOT ROCK ENERGY PTY LTD, LONGREACH OIL LIMITED	4 Mar 2004	3 Mar 2013	MINERALS	Geothermal	0m	On-site
EL7513	GRADIENT ENERGY LIMITED	7 Apr 2010	15 Apr 2011	MINERALS	Geothermal	13m	North

Historical Mining & Exploration Titles Data Source: © State of New South Wales through NSW Department of Industry

State Environmental Planning Policy

80 O'Sullivan Road, Leumeah, NSW 2560

State Significant Precincts

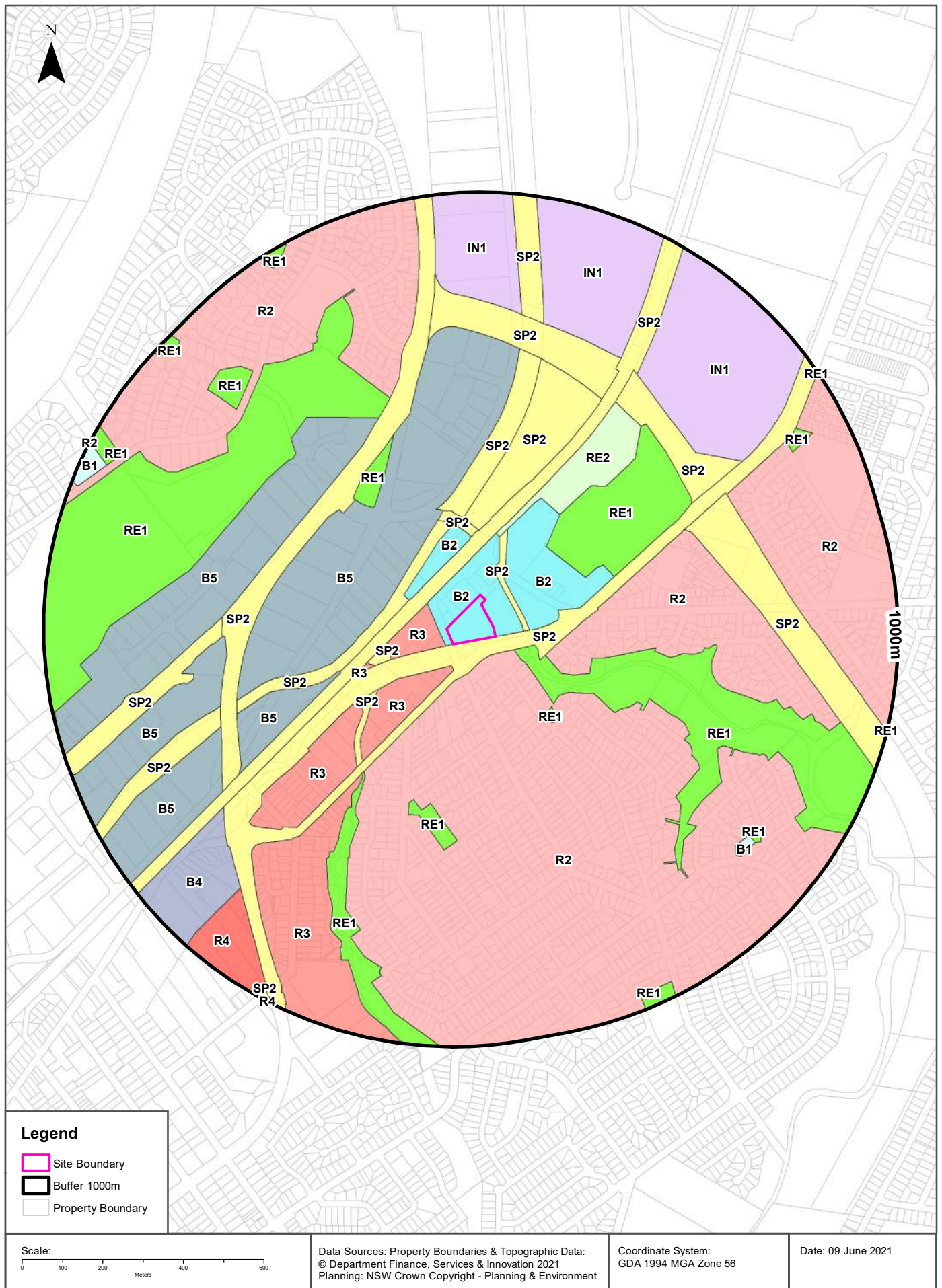
What SEPP State Significant Precincts exist within the dataset buffer?

Map Id	Precinct	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
N/A	No records in buffer							

State Environment Planning Policy Data Source: NSW Crown Copyright - Planning & Environment
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EPI Planning Zones

80 O'Sullivan Road, Leumeah, NSW 2560



Environmental Planning Instrument

80 O'Sullivan Road, Leumeah, NSW 2560

Land Zoning

What EPI Land Zones exist within the dataset buffer?

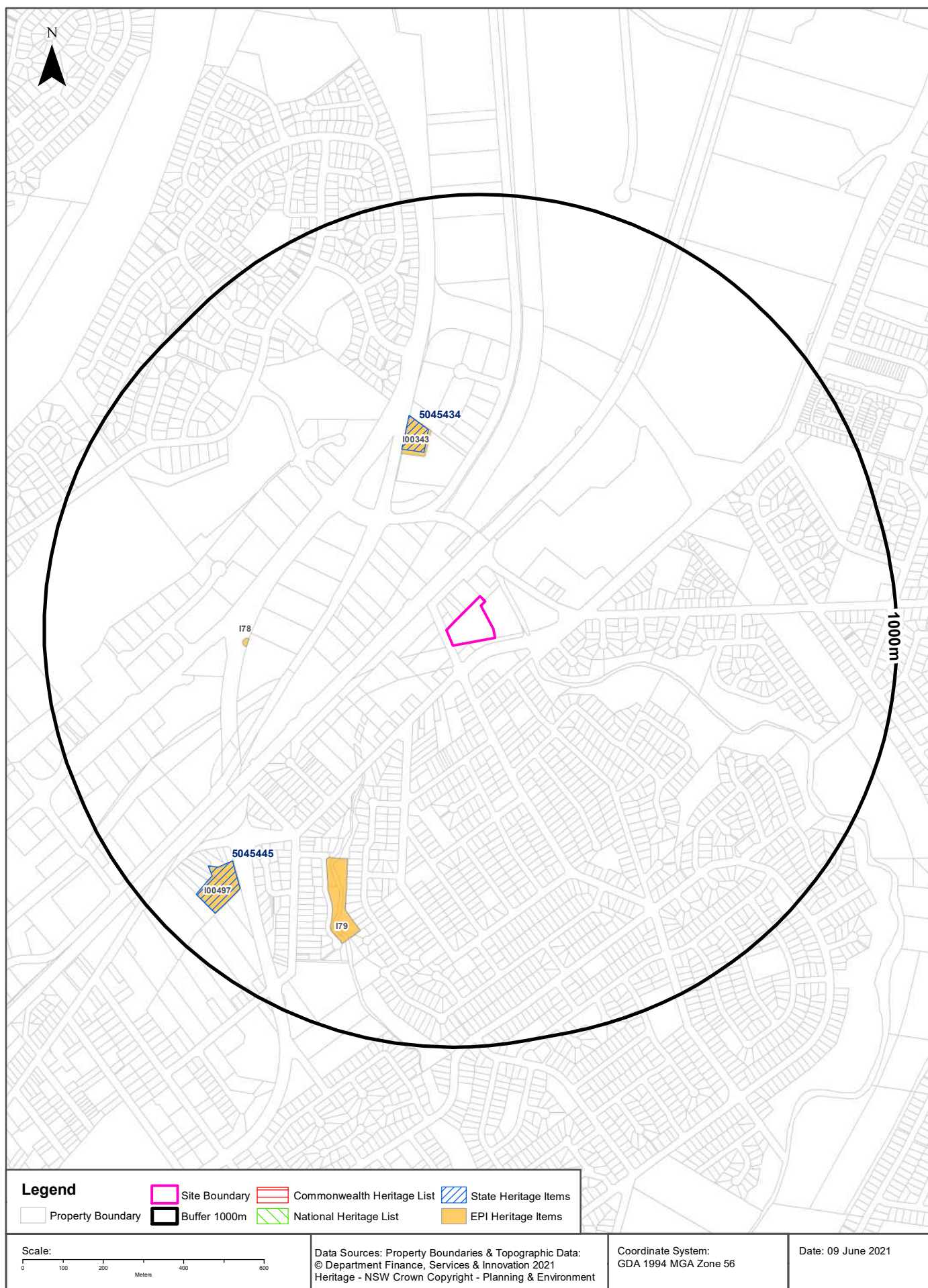
Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
B2	Local Centre		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		0m	On-site
SP2	Infrastructure	Classified Road	Campbelltown Local Environmental Plan 2015	02/10/2020	02/10/2020	30/04/2021	Local Environmental Plan Amendment (Major Infrastructure Corridors? Maps) 2020	0m	South
R3	Medium Density Residential		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		20m	West
R2	Low Density Residential		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		42m	South
SP2	Infrastructure	Drainage	Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		50m	North East
R3	Medium Density Residential		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		54m	South West
RE1	Public Recreation		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		56m	South East
B2	Local Centre		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		63m	North East
SP2	Infrastructure	Railway Corridor	Campbelltown Local Environmental Plan 2015	30/04/2021	30/04/2021	30/04/2021	Amendment No 24	81m	North
B2	Local Centre		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		116m	North West
SP2	Infrastructure	Drainage	Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		119m	West
R2	Low Density Residential		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		131m	East
SP2	Infrastructure	Drainage	Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		147m	West
SP2	Infrastructure	Road	Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		147m	North
RE2	Private Recreation		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		151m	North East
SP2	Infrastructure	Car Park	Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		160m	North
B5	Business Development		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		160m	North West
SP2	Infrastructure	Drainage	Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		196m	North
R3	Medium Density Residential		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		199m	West
RE1	Public Recreation		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		200m	North East
SP2	Infrastructure	Drainage	Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		220m	South West
RE1	Public Recreation		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		222m	South East
R3	Medium Density Residential		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		277m	South West
B5	Business Development		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		286m	South West
RE1	Public Recreation		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		341m	North West
SP2	Infrastructure	Classified Road	Campbelltown Local Environmental Plan 2015	30/04/2021	30/04/2021	30/04/2021	Amendment No 24	386m	North West

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RE1	Public Recreation		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		388m	South
R3	Medium Density Residential		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		394m	South West
RE1	Public Recreation		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		400m	South
B5	Business Development		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		451m	West
RE1	Public Recreation		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		508m	North West
SP2	Infrastructure	Road	Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		521m	East
R2	Low Density Residential		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		538m	North West
B5	Business Development		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		550m	South West
SP2	Infrastructure	Road	Campbelltown Local Environmental Plan 2015	30/04/2021	30/04/2021	30/04/2021	Amendment No 24	557m	West
SP2	Infrastructure	Road	Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		564m	North East
SP2	Infrastructure	Road	Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		571m	North
SP2	Infrastructure	Drainage	Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		594m	South West
IN1	General Industrial		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		635m	North East
R2	Low Density Residential		Campbelltown Local Environmental Plan 2015	27/07/2018	27/07/2018	30/04/2021	Amendment No 9	651m	East
IN1	General Industrial		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		680m	North
SP2	Infrastructure	Drainage	Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		690m	North
B4	Mixed Use		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		700m	South West
RE1	Public Recreation		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		755m	North West
RE1	Public Recreation		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		790m	South East
B1	Neighbourhood Centre		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		790m	South East
RE1	Public Recreation		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		799m	South East
R4	High Density Residential		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		804m	South West
RE1	Public Recreation		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		842m	North East
RE1	Public Recreation		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		918m	North West
B1	Neighbourhood Centre		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		937m	North West
RE1	Public Recreation		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		960m	South East
RE1	Public Recreation		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		960m	North West
SP2	Infrastructure	Road	Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		972m	South West
R4	High Density Residential		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		989m	South West
RE1	Public Recreation		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		994m	East
RE1	Public Recreation		Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	30/04/2021		995m	North East

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Heritage Items

80 O'Sullivan Road, Leumeah, NSW 2560



Heritage

80 O'Sullivan Road, Leumeah, NSW 2560

Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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National Heritage List

What are the National Heritage List Items located within the dataset buffer?

Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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State Heritage Register - Curtilages

What are the State Heritage Register Items located within the dataset buffer?

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
5045434	Holly Lea & Plough Inn	Holly Lea Road, Leumeah	CAMPBELLTOWN	02/04/1999	00343	809	384m	North
5045445	Warbys Barn & Warbys Stables	14 - 20 Queen Street Campbelltown	CAMPBELLTOWN	02/04/1999	00497	1293	766m	South West

Heritage Data Source: NSW Crown Copyright - Office of Environment & Heritage
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Environmental Planning Instrument - Heritage

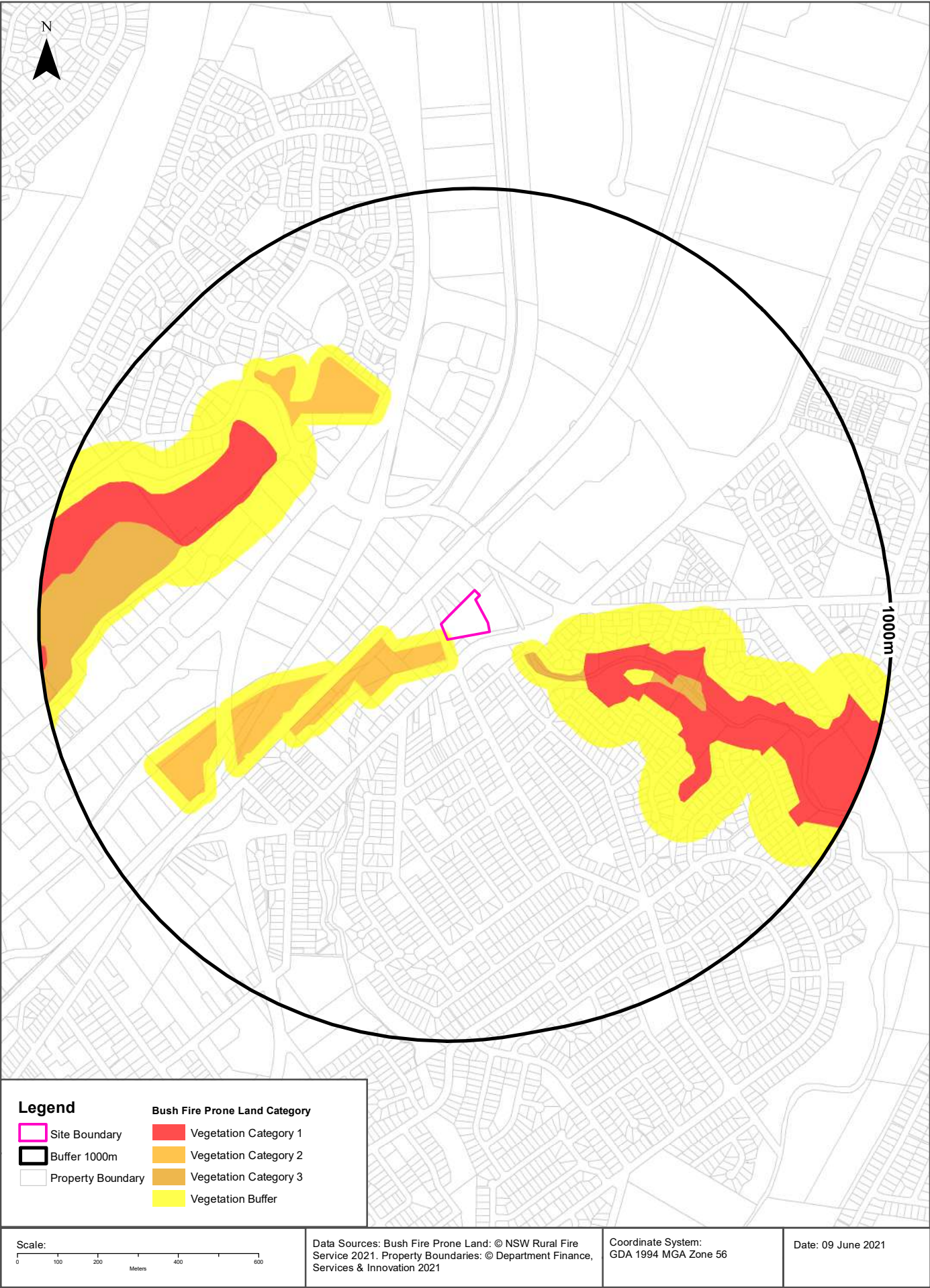
What are the EPI Heritage Items located within the dataset buffer?

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I00343	Hollylea and former Plough Inn	Item - General	State	Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	22/02/2019	374m	North
I78	Milestone XXXII	Item - General	Local	Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	22/02/2019	492m	West
I79	Warby's Dams 1 and 2 on Leumeah Creek	Item - General	Local	Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	22/02/2019	592m	South West

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I00497	Warby's Stables and Barn	Item - General	State	Campbelltown Local Environmental Plan 2015	11/12/2015	11/03/2016	22/02/2019	766m	South West

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Natural Hazards

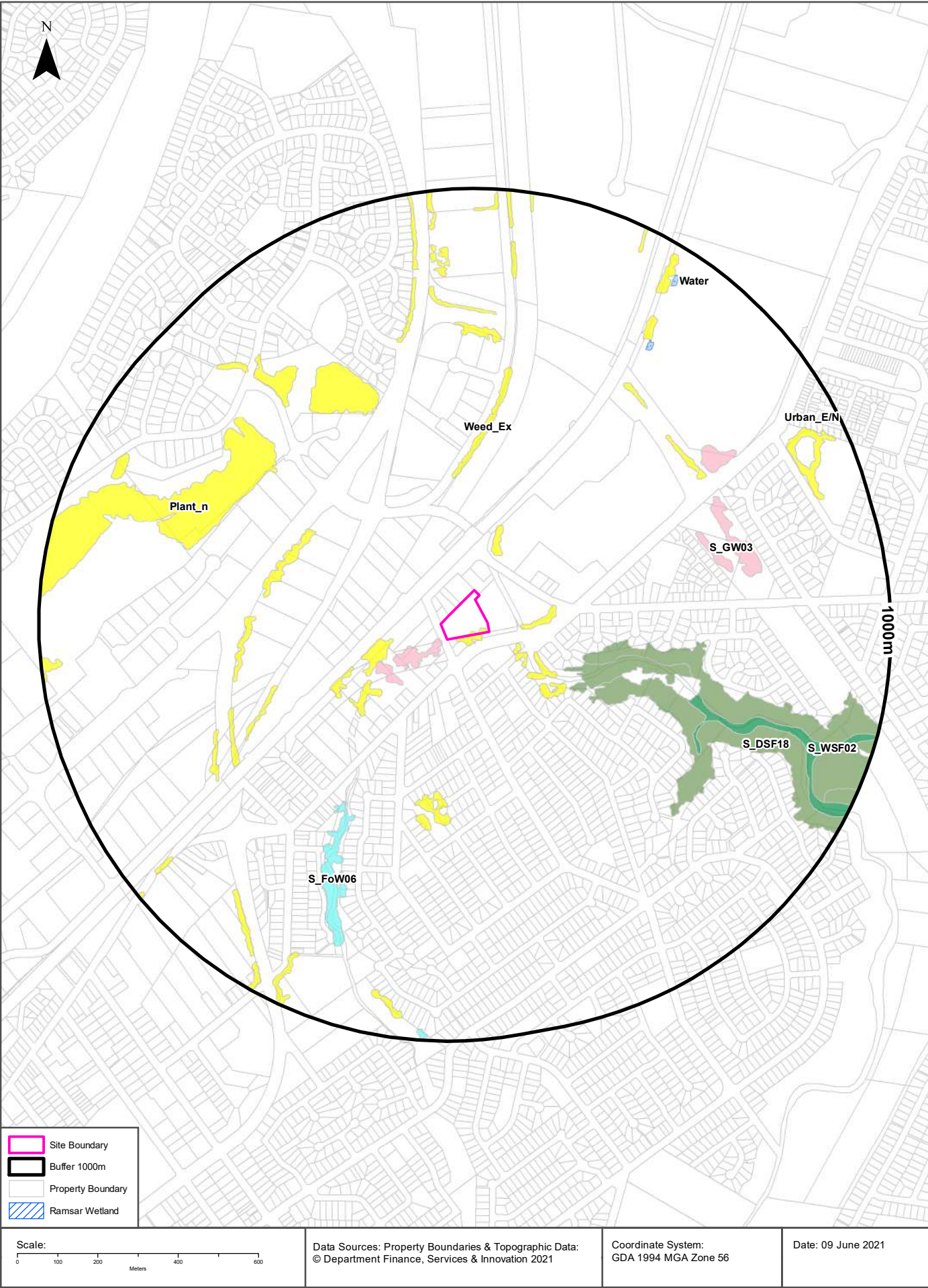
80 O'Sullivan Road, Leumeah, NSW 2560

Bush Fire Prone Land

What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
Vegetation Buffer	0m	On-site
Vegetation Category 2	20m	South West
Vegetation Category 3	102m	South East
Vegetation Category 1	245m	East

NSW Bush Fire Prone Land - © NSW Rural Fire Service under Creative Commons 4.0 International Licence



Ecological Constraints

80 O'Sullivan Road, Leumeah, NSW 2560

Native Vegetation

What native vegetation exists within the dataset buffer?

Map ID	Map Unit Name	Threatened Ecological Community NSW	Threatened Ecological Community EPBC Act	Understorey	Disturbance	Disturbance Index	Dominant Species	Dist	Dir
Urban_E/N	Urban_E/N: Urban Exotic/Native			00: Not assessed	00: Not assessed	0: Not assessed	Urban Exotic/Native	0m	On-site
S_GW03	S_GW03: Cumberland Shale Plains Woodland	Cumberland Plain Woodland	Cumberland Plain Woodland/ Shale Gravel Forest (possible)	15: Grassy natives and exotics	31: Parkland open understorey	4: Very high	E.tereticornis/E.molucannaE.crebra/E.eugeinioides	15m	South West
Weed_Ex	Weed_Ex: Weeds and Exotics			00: Not assessed	00: Not assessed	0: Not assessed	Exotic Species >90%cover	77m	East
S_DSF18	S_DSF18: Sydney Hinterland Grey Gum Ridgetop Forest			13: Dry shrubs and grasses	13: Weeds	3: High	E.pilularis/E.punctata/A.costataE.racemosa	207m	East
S_DSF18	S_DSF18: Sydney Hinterland Grey Gum Ridgetop Forest			13: Dry shrubs and grasses	25: Edge disturbances only	2: Moderate	E.pilularis/E.punctata/A.costataE.racemosa	239m	East
S_FoW06	S_FoW06: Cumberland Riverflat Forest	River Flat Eucalypt Forest		11: Semi sheltered dry/mesic	13: Weeds	3: High	E.tereticornis/E.amplifolia/A.floribunda	478m	South West
Plant_n	Plant_n: Plantation (native and/or exotic)			00: Not assessed	00: Not assessed	0: Not assessed	Native or Exotic Plantations	509m	North West
S_WSF02	S_WSF02: Coastal Enriched Sandstone Moist Forest			10: Mesic/rainforest	13: Weeds	3: High	E.pilularis/E.punctata/A.costataE.racemosa	520m	East
S_GW03	S_GW03: Cumberland Shale Plains Woodland	Cumberland Plain Woodland	Cumberland Plain Woodland/ Shale Gravel Forest (possible)	13: Dry shrubs and grasses	14: Canopy gaps	3: High	E.tereticornis/E.molucannaE.crebra/E.eugeinioides	557m	East
S_GW03	S_GW03: Cumberland Shale Plains Woodland	Cumberland Plain Woodland	Cumberland Plain Woodland/ Shale Gravel Forest (possible)	13: Dry shrubs and grasses	15: Regrowth	2: Moderate	E.tereticornis/E.molucannaE.crebra/E.eugeinioides	641m	North East
Water	Water			00: Not assessed	00: Not assessed	0: Not assessed	Water	735m	North East
S_DSF18	S_DSF18: Sydney Hinterland Grey Gum Ridgetop Forest			13: Dry shrubs and grasses	19: Clearing/Part clearing	4: Very high	E.punctata/C.gummifera.sclerophylla/E.resinifera/E.punctata	868m	East
S_DSF18	S_DSF18: Sydney Hinterland Grey Gum Ridgetop Forest			13: Dry shrubs and grasses	13: Weeds	2: Moderate	E.pilularis/E.punctata/A.costataE.racemosa	927m	South East
S_FoW06	S_FoW06: Cumberland Riverflat Forest	River Flat Eucalypt Forest		15: Grassy natives and exotics	31: Parkland open understorey	4: Very high	E.tereticornis/E.amplifolia/A.floribunda	973m	South

Native Vegetation of the Sydney Metropolitan Area : NSW Office of Environment and Heritage

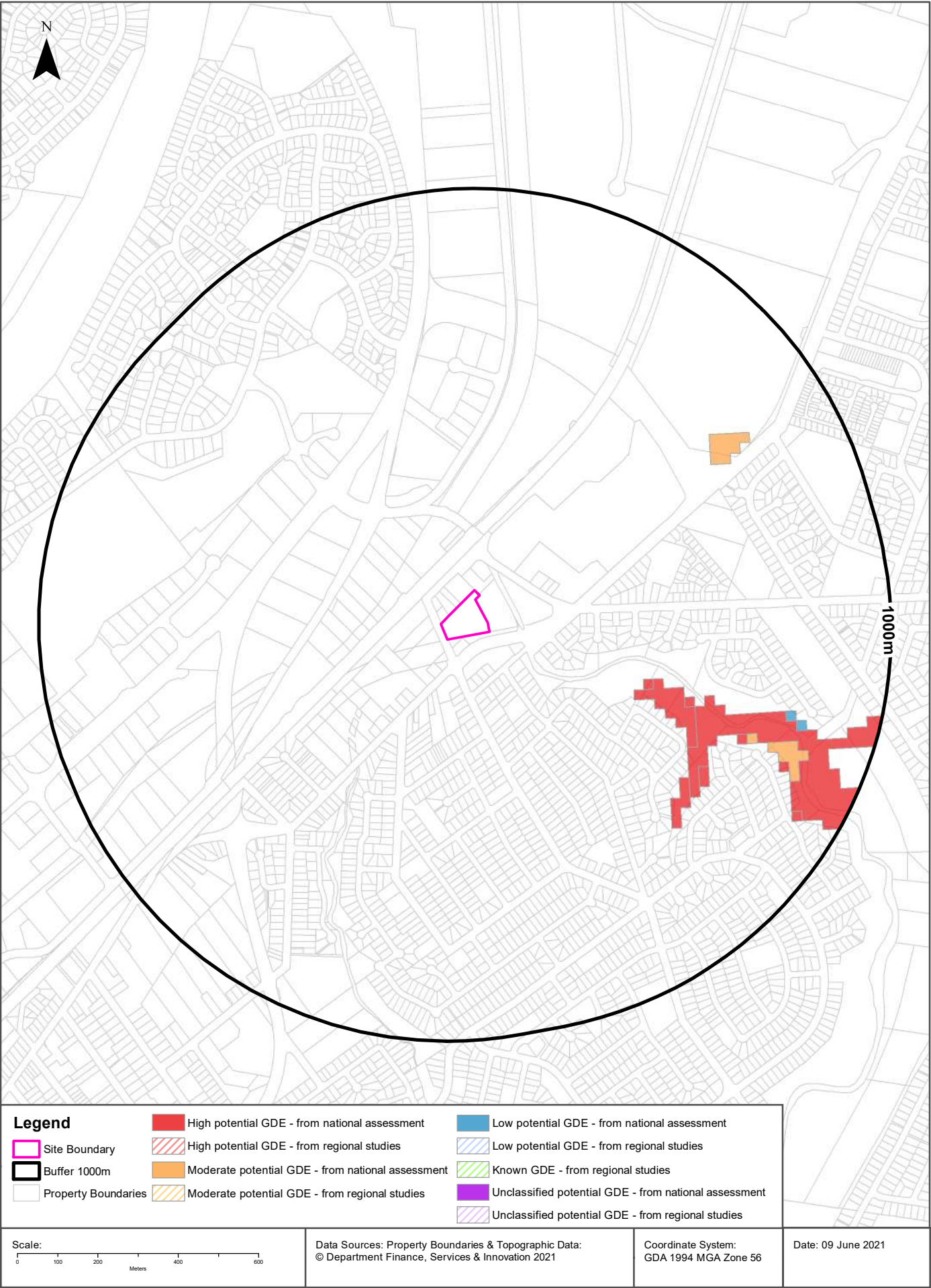
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Ramsar Wetlands

What Ramsar Wetland areas exist within the dataset buffer?

Map Id	Ramsar Name	Wetland Name	Designation Date	Source	Distance	Direction
N/A	No records in buffer					

Ramsar Wetlands Data Source: © Commonwealth of Australia - Department of Agriculture, Water and the Environment



Ecological Constraints

80 O'Sullivan Road, Leumeah, NSW 2560

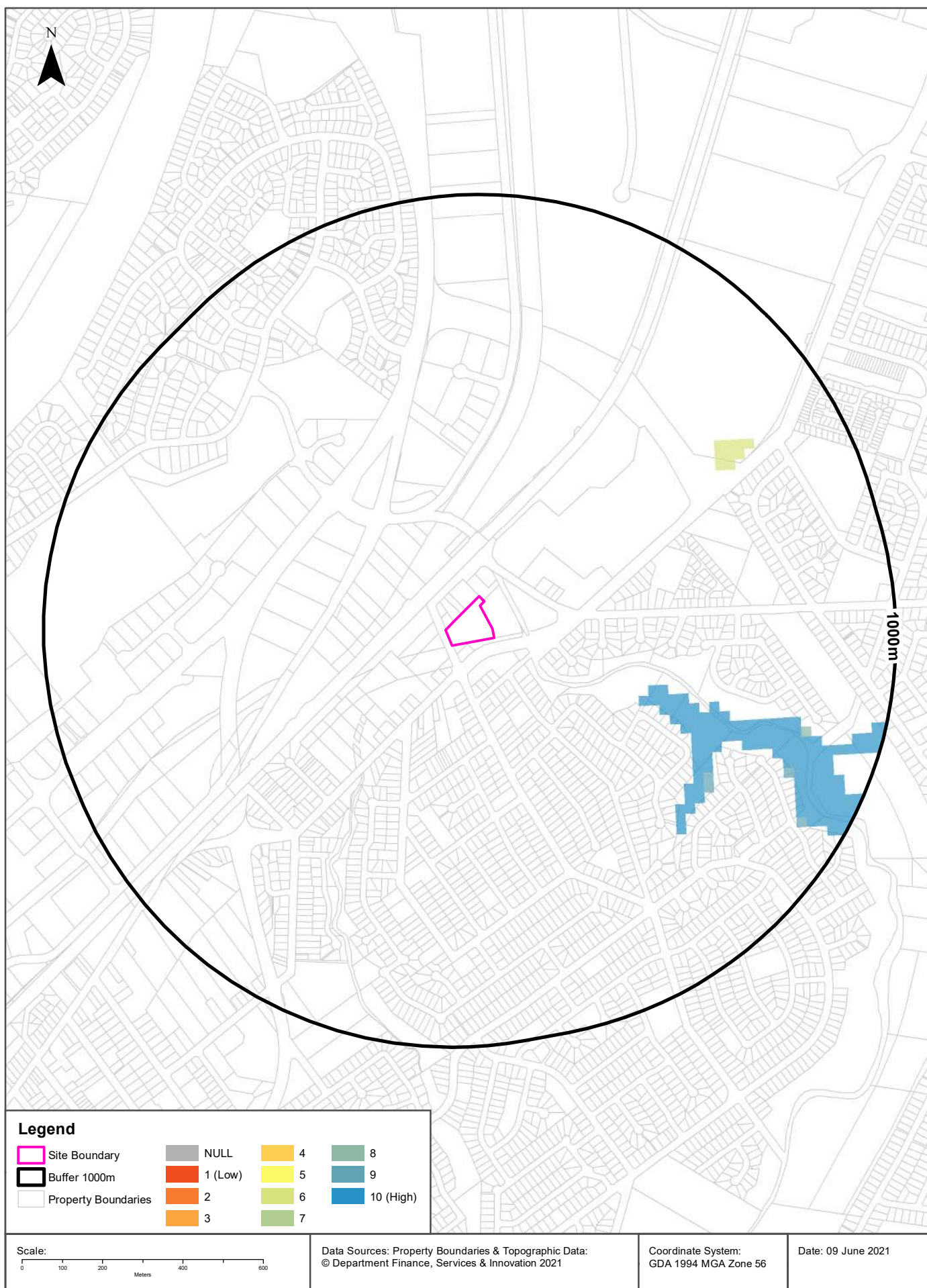
Groundwater Dependent Ecosystems Atlas

Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial	High potential GDE - from national assessment	Undulating to low hilly country, mainly on shale.	Vegetation	Consolidated sedimentary	386m	South East
Terrestrial	Moderate potential GDE - from national assessment	Undulating to low hilly country, mainly on shale.	Vegetation	Consolidated sedimentary	659m	North East
Terrestrial	Low potential GDE - from national assessment	Undulating to low hilly country, mainly on shale.	Vegetation	Consolidated sedimentary	762m	East

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology
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Ecological Constraints - Inflow Dependent Ecosystems Likelihood

80 O'Sullivan Road, Leumeah, NSW 2560



Ecological Constraints

80 O'Sullivan Road, Leumeah, NSW 2560

Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial	10	Undulating to low hilly country, mainly on shale.	Vegetation	Consolidated sedimentary	386m	South East
Terrestrial	9	Undulating to low hilly country, mainly on shale.	Vegetation	Consolidated sedimentary	618m	South East
Terrestrial	6	Undulating to low hilly country, mainly on shale.	Vegetation	Consolidated sedimentary	659m	North East
Terrestrial	8	Undulating to low hilly country, mainly on shale.	Vegetation	Consolidated sedimentary	793m	East

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology
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Ecological Constraints

80 O'Sullivan Road, Leumeah, NSW 2560

NSW BioNet Atlas

Species on the NSW BioNet Atlas that have a NSW or federal conservation status, a NSW sensitivity status, or are listed under a migratory species agreement, and are within 10km of the site?

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	Heleioporus australiacus	Giant Burrowing Frog	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Amphibia	Litoria aurea	Green and Golden Bell Frog	Endangered	Not Sensitive	Vulnerable	
Animalia	Amphibia	Litoria brevipalmata	Green-thighed Frog	Vulnerable	Not Sensitive	Not Listed	
Animalia	Amphibia	Litoria littlejohni	Littlejohn's Tree Frog	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Amphibia	Pseudophryne australis	Red-crowned Toadlet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Anseranas semipalmata	Magpie Goose	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Critically Endangered	Not Sensitive	Critically Endangered	
Animalia	Aves	Apus pacificus	Fork-tailed Swift	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Botaurus poiciloptilus	Australasian Bittern	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Burhinus grallarius	Bush Stone-curlew	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Calyptorhynchus banksii samueli	Red-tailed Black-Cockatoo (inland subspecies)	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Calyptorhynchus lathamii	Glossy Black-Cockatoo	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Coracina lineata	Barred Cuckoo-shrike	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Cuculus optatus	Oriental Cuckoo	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Cyanoramphus novaezelandiae subflavescens	Red-crowned Parakeet (Lord Howe Is. subsp.)	Presumed Extinct	Not Sensitive	Extinct	
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ephippiorhynchus asiaticus	Black-necked Stork	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Glossopsitta pusilla	Little Lorikeet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needle-tail	Not Listed	Not Sensitive	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Hirundo rustica	Barn Swallow	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Lathamus discolor	Swift Parrot	Endangered	Category 3	Critically Endangered	
Animalia	Aves	Lophoictinia isura	Square-tailed Kite	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Melithreptus gularis gularis	Black-chinned Honeyeater (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Neophema pulchella	Turquoise Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Ninox connivens	Barking Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Ninox strenua	Powerful Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Petroica boodang	Scarlet Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pezoporus wallicus wallicus	Eastern Ground Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Pluvialis squatarola	Grey Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Polytelis anthopeplus monarchoides	Regent Parrot (eastern subspecies)	Endangered	Category 3	Vulnerable	
Animalia	Aves	Stagonopleura guttata	Diamond Firetail	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Stictonetta naevosa	Freckled Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Thinornis cucullatus cucullatus	Eastern Hooded Dotterel	Critically Endangered	Not Sensitive	Vulnerable	
Animalia	Aves	Tyto novaehollandiae	Masked Owl	Vulnerable	Category 3	Not Listed	
Animalia	Gastropoda	Meridolum corneovirens	Cumberland Plain Land Snail	Endangered	Not Sensitive	Not Listed	
Animalia	Gastropoda	Pommerhelix duralensis	Dural Land Snail	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Cercartetus nanus	Eastern Pygmy-possum	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Chalinolobus dwyeri	Large-eared Pied Bat	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Dasyurus maculatus	Spotted-tailed Quoll	Vulnerable	Not Sensitive	Endangered	
Animalia	Mammalia	Falsistrellus tasmaniensis	Eastern False Pipistrelle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Micronomus norfolkensis	Eastern Coastal Free-tailed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus australis	Little Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus orianae oceanensis	Large Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Myotis macropus	Southern Myotis	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petauroides volans	Greater Glider	Not Listed	Not Sensitive	Vulnerable	
Animalia	Mammalia	Petaurus australis	Yellow-bellied Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petaurus norfolkensis	Squirrel Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Phascolarctos cinereus	Koala	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheath-tail-bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad-nosed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Vespadelus troungtoni	Eastern Cave Bat	Vulnerable	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Reptilia	Caretta caretta	Loggerhead Turtle	Endangered	Not Sensitive	Endangered	
Animalia	Reptilia	Chelonia mydas	Green Turtle	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Reptilia	Eulamprus leuraensis	Blue Mountains Water Skink	Endangered	Not Sensitive	Endangered	
Animalia	Reptilia	Hoplocephalus bungaroides	Broad-headed Snake	Endangered	Category 2	Vulnerable	
Animalia	Reptilia	Suta flagellum	Little Whip Snake	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Tiliqua occipitalis	Western Blue-tongued Lizard	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Varanus rosenbergi	Rosenberg's Goanna	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Acacia bakeri	Marblewood	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Acacia pubescens	Downy Wattle	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Callistemon linearifolius	Netted Bottle Brush	Vulnerable	Category 3	Not Listed	
Plantae	Flora	Eucalyptus benthamii	Camden White Gum	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Eucalyptus nicholii	Narrow-leaved Black Peppermint	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Eucalyptus scoparia	Wallangarra White Gum	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Genoplesium baueri	Bauer's Midge Orchid	Endangered	Category 2	Endangered	
Plantae	Flora	Grevillea parviflora subsp. parviflora	Small-flower Grevillea	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Gyrostemon thesioides		Endangered	Category 3	Not Listed	
Plantae	Flora	Hibbertia puberula		Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Hibbertia sp. Bankstown		Critically Endangered	Not Sensitive	Critically Endangered	
Plantae	Flora	Lepidium hyssopifolium	Aromatic Peppergrass	Endangered	Not Sensitive	Endangered	
Plantae	Flora	Leucopogon exolasius	Woronora Beard-heath	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Leucopogon fletcheri subsp. fletcheri		Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Marsdenia viridiflora subsp. viridiflora	Native Pear	Endangered Population	Not Sensitive	Not Listed	
Plantae	Flora	Melaleuca deanei	Deane's Paperbark	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Persoonia hirsuta	Hairy Geebung	Endangered	Category 3	Endangered	
Plantae	Flora	Persoonia nutans	Nodding Geebung	Endangered	Not Sensitive	Endangered	
Plantae	Flora	Pimelea spicata	Spiked Rice-flower	Endangered	Not Sensitive	Endangered	
Plantae	Flora	Pomaderris brunnea	Brown Pomaderris	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Prostanthera marifolia	Seaforth Mintbush	Critically Endangered	Category 3	Critically Endangered	
Plantae	Flora	Pterostylis saxicola	Sydney Plains Greenhood	Endangered	Category 2	Endangered	
Plantae	Flora	Syzygium paniculatum	Magenta Lilly Pilly	Endangered	Not Sensitive	Vulnerable	

Data does not include NSW category 1 sensitive species.

NSW BioNet: © State of NSW and Office of Environment and Heritage

Location Confidences

Where Lotsearch has had to georeference features from supplied addresses, a location confidence has been assigned to the data record. This indicates a confidence to the positional accuracy of the feature. Where applicable, a code is given under the field heading “LC” or “LocConf”. These codes lookup to the following location confidences:

LC Code	Location Confidence
Premise Match	Georeferenced to the site location / premise or part of site
Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered to x metres
Adjacent Match	Land adjacent to a georeferenced feature
Network of Features	Georeferenced to a network of features
Suburb Match	Georeferenced to a suburb boundary
As Supplied	Spatial data supplied by provider

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Annex E

Photographic Log



Photograph 1 – Northern corner of hotel carpark facing southwest



Photograph 2 – Northern corner of hotel carpark facing south



Photograph 3 – South west of carpark and bottle shop



Photograph 4 – Rear carpark of bottle shop facing south



Photograph 5 – Hotel carpark facing north east



Photograph 6 – South eastern fascia of current hotel



Photograph 7 – Middle carpark and hotel rooms facing northwest