
**Report on Preliminary Site
(Contamination) Investigation (PSI)**

**Proposed Rezoning
45 Simmons Street, Revesby NSW**

**Prepared for Canterbury-Bankstown
Council**

Project 231466.00

6 February 2025

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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

Signature

Date

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Report on preliminary site (contamination) investigation (psi)

Proposed Rezoning

45 Simmons Street, Revesby NSW

1. Introduction

Douglas Partners Pty Ltd (Douglas) has been engaged by Canterbury-Bankstown Council (Council) to prepare this Preliminary Site (Contamination) Investigation (PSI) report for a proposed rezoning of the site at 45 Simmons Street, Revesby NSW (the site), as shown on Drawing 1, Appendix A.

The investigation was undertaken in accordance with Douglas' proposal 231466.00.R.001.Rev0 dated 28 August 2024.

Based on the information provided by Council, it is understood that Council is seeking to rezone the site from a Zone SP2 Road Infrastructure Facility to a Zone B2 Local Centre for the site Centre (supporting a maximum 3:1 FSR (Area 1) / maximum 26 m building height). The PSI is required to address the Gateway Determination's requirements regarding the addressing of potential contamination of the site and determining the suitability for redevelopment under the proposed new zoning.

It is noted under the Council LEP (2023) that a B2 Local Centre zone permits uses such as boarding houses, centre-based child care facilities, commercial premises, community facilities, educational establishments, entertainment facilities and function centres. These potential uses have been considered in undertaking this PSI.

The objectives of the PSI are to:

- Address the Gateway Determination's requirements;
- Based on site history searches, available previous contamination reports and a brief inspection from public accessible areas, identify potential sources of contamination on the site;
- Assess potential contamination risks that may preclude rezoning of the site; and
- Comment on the need for further detailed investigation where contamination may be present.

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

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

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

2. Scope of work

The scope of works for the PSI comprised the following:

- Review of the following site / history information, provided to Douglas by Council:
 - Section 10.7 (2 & 5) Planning Certificates;
 - Council records available under an Informal application under the Government Information (Public Access) Act 2009 (GIPA Act);
 - Available records / documents on current and historic site use / activities;
- Review of the following site history information / records:
 - Historical aerial photographs;
 - SafeWork NSW database search for records of dangerous goods licenses registered to the site;
 - Historical title deed searches for the site;
 - NSW EPA databases held under the CLM and POEO Acts for the site and adjoining properties;
 - Registered groundwater bores;
 - Regional geological, soil and hydrogeological mapping;
 - Acid sulfate soil and salinity risk maps;
- A walkover of the site peripheries from publicly accessible areas to observe and record (where possible) the external appearance of the site, current land uses, signs of historical uses, hydrogeological features, presence of fill, waste disposal practices, etc.;
- Based on the above information identify areas of environmental concern (AEC) and contaminants of potential concern (CoPCs);
- Preparation of a conceptual site model (CSM); and
- Prepare this PSI report.

3. Site information

Site address	45 Simmons Street, Revesby NSW
Legal description	Lot 1 Deposited Plan 1167733 and Lot 1 Deposited Plan 603762
Approximate area	5,400 m ²
Current zoning	Zone SP2 infrastructure (Lot 1 DP 1167733) Zone B2 Local Centre (Lot 1, DP603762)
Proposed zoning	Zone B2 Local Centre
Local council area	City of Canterbury-Bankstown Council
Current use	Park & Ride for Revesby Train Station (public carpark)

Surrounding uses (adjoining / nearby)	North – Largely urban residential
	East – The River Road then residential (low density)
	South – Haydock Lane, then commercial / retail (including a dry cleaner)
	West – Simmons Street, then commercial / retail



Figure 1: Approximate site boundary

4. Environmental setting

Regional topography	Reference to NSW 2 m Elevation Contours indicates that the regional topography around the site is a gentle hill, which slopes from north-east and north-west to south towards Little Salt Pan Creek.
Site topography	Reference to NSW 2 m Elevation Contours indicates that the site is relatively flat, at approximate reduced level (RL) 9 m Australia Height Datum (AHD), with the northern boundary and north-eastern corner of the site at approximate 8 m AHD.
Soil landscape	Reference to the Sydney 1:100,000 Soils Landscape Sheet indicates that the site is underlain by Blacktown soils. Blacktown soils are residual soils composed of red and brown podzolic soils (Dr3.21, Dr3.11, Db2.11) on crests, upper slopes and well drained areas in the shallow to moderately deep areas (<100 cm), and yellow podzolic soils and soloths (Dy2.11, Dy3.11) on lower slopes and in areas of poor drainage in the deep areas (150-300 cm).

Geology	Reference to the Sydney 1:100,000 Geology Sheet indicates that the site is underlain by Ashfield Shale and Bringelly Shale. The Ashfield consists of consisting of laminite and dark grey siltstone and Bringelly Shale consists of shale, with occasional calcareous claystone, laminite and coal.
Acid sulfate soils	Reference to the regional Acid Sulphate Soils (ASS) risk map indicates that the site is located within an area of no known occurrence of ASS. Review of the Section 10.7 (2&5) Planning Certificates for both lots indicated that the site is not affected by a policy restriction relating to ASS.
Surface water	No surface water bodies are present on the site. Rainfall at the site is anticipated to infiltrate into the unpaved ground or runoff into the local stormwater system. Based on the topography, drainage is likely to be towards Little Salt Pan Creek.(approximately 250 m to the south-east of the site).
Groundwater	There are no registered groundwater bores within the nearest 500 m of the site. Based on the regional topography, the anticipated flow direction of groundwater beneath the site is to the south-east, towards Little Salt Pan Creek, which flows into Georges River, the likely receiving surface water bodies for the groundwater flow path. Given the local geology (i.e. Ashfield Shale and Bringelly Shale), the groundwater in the fractured rock beneath the site is anticipated to be saline and very low yield. Accordingly, there are no expected to be significant potential beneficial uses of the groundwater at and proximate to the site.

5. Previous reports

The following previous reports were made available by the client for Douglas to review:

- Douglas, *Report on Phase 1 Contamination Assessment Revesby Commuter Carpark, 45 Simmons Street, Revesby NSW*, ref: 71297.01.Rev3, dated 2 December 2009 (Douglas, 2009); and
- Transport Infrastructure Development Corporation (TIDC), *Revesby Commuter Car Park, Review of Environmental Factors*, ref: volume 1, dated December 2009 (TIDC, 2009).

5.1 Douglas (2009)

The Phase 1 contamination assessment was conducted by Douglas to assess the potential for contamination at the site. The site was proposed for a multi-storey carpark across the majority of the site footprint at the time of reporting (now present).

The scope of work included a site historical desktop review, a site walkover, drilling four boreholes into natural materials at the western portion of the site (former Council carpark), collection and analysis of soil samples. It is noted that no borehole was installed in the eastern portion of the site (former car wash) due to the access restrictions.

It is understood that the eastern portion of the site used to be a service station. The former service station was subject to site remediation works, and a validation assessment was undertaken as part of remediation works by Johnstone Environmental Technology Pty Ltd (JET) in 2003. The JET validation work included collection and analysis of validation samples from the excavations following the removal of the contaminated soil, validation of the excavated soil for use as backfill to the excavations, imported material testing, construction of three groundwater monitoring wells, collection and analysis of one round of groundwater samples and reporting of the validation results. The validation assessment provided the following conclusions and recommendations:

- Testing of soil from the underground petroleum storage system (UPSS) excavation and forecourt were generally below the site criteria. The contaminated material removed from the UPSS excavations were stockpiled and returned to the excavation as backfill after landfarming of the soil resulted in the soil complying with the site criteria;
- There was some residual hydrocarbon odour in the remaining soil;
- There is some residual contamination beneath a section of the stormwater drain;
- There was a small amount of asbestos-cement fragments present within the former bowser area in fill soil;
- The analytical results for the groundwater samples collected from the three monitoring wells were at low or non-detected concentrations; and
- Further investigations were recommended during the redevelopment (post-demolition) stage.

The site historical information is summarised below:

- The site was generally in a rural / agricultural area prior to the 1930s. The western portion of site was used for residential purposes, with residential buildings demolished post 1970. The eastern portion of the site was used for commercial purposes including a former motor mechanic, former service station and car wash from 1956 until 2003. It was stated that there is contamination potential from the former service station located on the eastern portion of the site. It was also stated that there is a potential for asbestos contamination from the demolished buildings, due to the age of the buildings.

Soil samples were selected from the four bores installed by Douglas in the western portion of the site and submitted to a NATA accredited laboratory for analysis, with nine samples for analysis of heavy metals (including As, Cd, Cr, Cu, Pb, Hg, Ni, Zn) and PAH, eight samples for TPH, BTEX, six samples for phenols and asbestos (presence or absence), and five samples for OCP and PCB.

The site assessment criteria (SAC) adopted for soils were based on the proposed commercial development (carpark). The health-based investigation levels for a commercial land use were considered to be appropriate for this assessment (HIL Column 4, Appendix II of the NSW Site Auditor Scheme, 2006). Due to the possibility of landscaped areas on the site, provisional phototoxicity-based investigation levels (PPIL) were also considered for unpaved / unsealed areas. PPIL are sourced from Column 5, Appendix II of the NSW Site Auditor Scheme, 2006.

The soil laboratory results indicated that all concentrations were reported below the adopted SAC except nickel in soil sample BH02/0.4-0.5 (66 mg/kg) exceeded the PPIL of 60 ng/kg which was likely to indicate background levels for the area. Asbestos was detected sample BH1/1.5-1.6. No asbestos was detected in any other samples.

Based on the findings, Douglas concluded the following:

- *The potential for contamination is generally considered to be moderately low which was confirmed by the generally low level of contaminants in the samples analysed, and the fact that the eastern portion of the site has been significantly remediated from its former use as a service station. There were no exceedances of the SAC and PPIL used for the fill material and the published background levels for the underlying natural clay material, with the exception of asbestos being detected in BH1 at 1.5 metres depth in the filling material. The extent of the asbestos contamination is unknown at present, and augering is not a reliable method for retrieving asbestos fragments;*
- *It is recommended that the waste classification of the material should be checked during site excavation if off-site disposal is required, especially in regard to the potential of the filling material to be impacted by asbestos; and*
- *As the basis of the investigations was only preliminary in nature, further investigation would be required to assess the contamination potential of the site, and the suitability of the site for its proposed use. This is particularly relevant in the inaccessible eastern area of the site, which was formerly a service station. On review of the age and data gaps in the validation report for the service station site further testing, particularly groundwater monitoring would be required.*

Note that Douglas has not been provided with any reports confirming or otherwise that the additional investigations recommended by Douglas (and JET) had been carried out prior to development of the current carpark.

5.2 TIDC (2009)

The TIDC (2009) is a report to review the environmental factors for the proposed multi-storey carpark which included statutory and planning frameworks, stakeholder and community consultation, environmental impact assessment and environmental management. The contamination assessment for the site mentioned in the TIDC (2009) includes the validation assessment by JET and Phase 1 Contamination Assessment by Douglas which were summarised in Section 5.1.

6. Site history

6.1 Historical aerial photography

A number of historical aerial photographs were obtained from public databases. Extracts of the aerial photographs are included in Appendix C1. A summary of key features observed for the site and surrounding land is presented in Table 1.

Table 1: Summary of historical aerial photographs

Year	Site	Surrounding land use
1943	The site was open land with small amounts of vegetation (trees) on the northern and eastern boundary. A natural creek line was observed along the northern boundary of the site.	The majority of the region around the site was vacant land or farmland with residential buildings to the north and south of the site. Current River Road is present to the east and current train line is present to the south.
1951	Residential buildings were constructed in the south-western portion of the site. The eastern portion of the site remained vacant.	Significant development was observed surrounding the site. Residential buildings were constructed to the north, north-east and north-west of the site. New commercial / industrial buildings were constructed to south-west. The residential building immediate to the south of the site was demolished and replaced by a commercial / industrial building. Ground disturbance was apparent to the south and south-east.
1961	New residential buildings were constructed in the western portion of the site. Two commercial / industrial buildings were constructed in the south-eastern portion of the site (i.e. service station and car wash). Ground disturbance was observed in the north-east portion of the site, and may be partly associated with re-alignment or channelling of the creek.	Continuous development was observed surrounding the site. New residential buildings were constructed to the east, north and west of the site. Commercial / industrial buildings were constructed to the south and south-west. The residential buildings immediate to the west of the site were demolished and replaced by commercial / industrial buildings. Ground disturbance was apparent to the south-east.
1970	The central residential building in the western portion of the site was demolished and replaced as an open-air carpark. The creek in the northern part of the site appears to be further channelised.	More commercial / industrial buildings were constructed to the west and south-east of the site.
1985	The residential buildings in the western portion of the site were demolished and replaced as an open-air carpark. The service station / car wash in the east appears to have been reconfigured. The creek line previous noted in the north is no longer visible, possibly now piped beneath the site.	Some residential buildings to the west and south-west were demolished and replaced by commercial / industrial buildings. No other significant changes were observed.
1994	No significant changes were observed.	The commercial building to the east of the site was demolished and replaced by two commercial buildings. No other significant changes were observed.

Year	Site	Surrounding land use
2005	The eastern portion of the site appears to have ceased operating as a service station, and the canopy has been removed. No other significant changes were observed.	No significant changes were observed.
2009	The eastern portion of the site is being used as a car wash, with additional canopies erected. The remainder of the site continues to be used as an open air carpark.	No significant changes were observed.
2011	The site has been redeveloped into the multi-level commuter carpark.	The building immediately north-east of the site was demolished and replaced by a new commercial / industrial building.
2015	Cars are visible on the roof of the building.	No significant changes were observed.
2020	No significant changes were observed.	No significant changes were observed.
2024	Six shelters / covers of varying sizes have been installed across the entire roof of the building.	No significant changes were observed.

6.2 Title deeds

A historical title deeds search was used to obtain ownership and occupancy information including company names and the occupations of individuals. The title information can assist in the identification of previous land uses by the company names or the site owners and can, therefore, assist in establishing whether there were potentially contaminating activities occurring at the site. The results of the title deed search are provided in Appendix C2. It is noted that Lot 1, DP 603762 was divided in five parts as marked on the attached cadastre (see Appendix C2). A summary of the title deeds and possible land uses (with reference to the aerial photographs and other historical searches) is presented in Table 2.

Table 2: Historical title deeds

Date of acquisition and term held	Registered proprietor(s) / occupations	Inferred land use
Lot 1 DP 1167733 (western portion of the site)		
06.05.1932 (1932 to 1939)	Walter Barnett Smith (Engineer)	Residential
09.07.1945 (1945 to 1952)	Ellen May Verran (Married Woman)	Residential
07.03.1952 (1952 to 1952)	Robert Lyne Sands (Estate Agent)	Residential
26.06.1950 (1950 to 1967)	John Neville Reynolds (Engineer) Irene Beatrice Reynolds (Married Woman)	Residential
13.07.1967	# The Council of the Municipality of Bankstown	Public carpark

Date of acquisition and term held	Registered proprietor(s) / occupations	Inferred land use
Lot 1 DP 1167733 (western portion of the site)		
(1967 to date)	Now # Canterbury-Bankstown Council	
Lot 1 D.P. 603762 (eastern portion of the site)		
1931 to 1952	Varies private owners	Agricultural/residential
1952 to 1957	Ernest Lawrence Marion (Motor Mechanic) or Australian Merchandise & Enterprise Pty Limited or John Marion (Builder)	Commercial (motor mechanic)
1957 to 2003	Anglo United Petroleum Limited Then Total Australia Limited Now Ampol Property (Holdings) Limited	Service station / carwash
12.09.2003 (2003 to 2009)	Azar Building & Constructions Services Pty Limited Key sites Pty Limited	Carwash
09.10.2009 (2009 to 2013)	Transport Infrastructure Development Corporation	Public carpark
03.01.2013 (2013 to date)	# Transport Asset Holding Entity of New South Wales	Public carpark

6.3 Public registers and planning records

EPA Notices available under Section 58 of the Contaminated Land Management Act (CLM Act) Database searched 16 December 2024	There were no records of notices for the site or adjacent properties.
Sites notified to EPA under Section 60 of the CLM Act Database searched 16 December 2024	<p>The site was not listed as a notified contaminated site.</p> <p>However, the following property in the vicinity of the site was listed as a notified contaminated property.</p> <ul style="list-style-type: none"> Caltex Service Station Revesby – 181 The River Road [down-gradient, approximately 500 m south of the site] – regulation under CLM Act is not required. <p>Given the location downgradient of site, the potential for the site to be impacted by the property is considered to be low.</p>

Licences listed under Section 308 of the Protection of the Environment Operations Act 1997 (POEO Act) Database searched 16 December 2024	There were no records issued to the site or adjacent properties.
PFAS Investigation Sites listed on the EPA website	The site was not listed or adjacent to a site listed under: NSW EPA PFAS Investigation Program; Defence PFAS Investigation Program; Defence PFAS Management Program; Airservices Australia National PFAS Management Program
SafeWork NSW	No records found.
Planning Certificate	The certificates do not indicate that the council is aware of the land being affected by any matters as prescribed by Section 59 (2) of the <i>Contaminated Land management Act 1997</i> .
Council Records	A site search for council records on the current site was requested on the 11 November 2024. However, the search result has not been received at the time of preparation of this report. The report may need to be amended pending the results of the records provided.

6.4 Site history integrity assessment

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

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

6.5 Summary of site history

The site history information suggests that the western portion of the site was generally used for residential and commercial (carpark) purposes from 1930s to date. The eastern portion of the site was generally used for agricultural or residential purposes from 1930s to 1940s, until it was used as motor mechanic in the 1950s. It was acquired by Ampol Property (Holdings) Limited and Azar Building & Constructions Services Pty Limited from 1957 to 2009 for commercial purposes (former service station and / or car wash) until it was redeveloped as a carpark in 2009.

A search of properties with EPA notices and licences did not identify the site to be notified to the EPA as contaminated, regulated under the CLM Act, holding a licence, or have received any EPA notices. One property in the vicinity of the site were listed as a notified contaminated site. Given the location downgradient of site, the potential for the site to be impacted by the property is considered to be low.

7. Site walkover

7.1 Observations

A site walkover was undertaken by an environmental engineer on 20 December 2024. The general site topography was consistent with that described in Section 4. The site layout appears to have remained unchanged from the 2011 aerial photograph. The following key site features pertinent to the PSI were observed (refer to photographs in Appendix D):

- The carpark occupies the majority of the site footprint with a small portion of landscape areas (with trees and grass) in the north-west of the site (refer to photographs 1 to 8);
- The seven-story carpark was entirely paved by concrete / asphaltic concrete / pavers except for an area under the outdoor ramp from ground floor to the second floor in the north-eastern boundary. Exposed soil with mulch was observed in this area (refer to photographs 2 and 9);
- Oil staining was observed in some parking spots in the lower levels (refer to photograph 10);
- Water-proof membrane and concrete was used as roofing material in the lower levels while concrete was used in the higher levels (refer to photographs 11 and 12); and
- Residential and commercial buildings such as a dry cleaner which is immediately south of the site and restaurants were observed surrounding the site (refer to photographs 13 to 14).

8. Preliminary conceptual site model

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

Based on the information reviewed and the site walkover, the following potential sources of contamination and associated contaminants of potential concern (CoPC) have been identified and summarised in Table 4.

Table 3: Summary of potential sources

Potential sources and associated CoPC
On-site sources
S1: Fill: Associated with levelling, creek diversion, demolition of former buildings on the site and construction of current buildings (the carpark) CoPC: metals, TRH, BTEX, PAH, PCB, OCP, OPP, phenols and asbestos

Potential sources and associated CoPC
On-site sources
<p>S2: Former and existing buildings (potential hazardous building materials) CoPC include asbestos, lead (in paint) and PCB</p> <p>S3: Former commercial uses as a petrol station / car wash / motor mechanic CoPC: metals, TRH, BTEX, PAH, PFAS, phenols and VOCs</p>
Off-site sources
<p>S4: Adjacent commercial activities (e.g. dry cleaner) CoPC: metals, TRH, BTEX, PAH, PCB, phenols, VOCs and PFAS</p>

The following potential human and environmental receptors, along with relevant potential pathways, have been identified and summarised in Table 5.

Table 4: Summary of potential receptors and pathways

Potential human receptors
<p>HR1: Construction and maintenance workers</p> <p>HR2: End users [under the proposed zoning may include commercial workers and users, child care, and education facility users]</p> <p>HR3: Adjacent site users [residential / commercial / retail]</p>
Potential environmental receptors
<p>ER1: Surface water [Little Salt Pan Creek]</p> <p>ER2: Groundwater</p> <p>ER3: Terrestrial and aquatic ecosystems</p>
Potential pathways to human receptors
<p>HP1: Ingestion and dermal contact</p> <p>HP2: Inhalation of dust and / or vapours</p>
Potential pathways to environmental receptors
<p>EP1: Surface water run-off</p> <p>EP2: Leaching of contaminants and vertical migration into groundwater</p> <p>EP3: Lateral migration of groundwater providing base flow to water bodies</p> <p>EP4: Inhalation, ingestion and absorption</p>

Summary of potentially complete exposure pathways

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

In formulating the CSM, the following information has been considered:

- The current and previous uses of the site and nearby premises, including the potential for contamination to migrate beneath the site from off-site sources;
- The recommendations of previous reports prepared for the site, in particular recommendations for further assessment of the former service station part of the site (eastern portion); and
- Potential uses of the site under the proposed zoning (including the current use as a carpark).

Table 5: Summary of potentially complete exposure pathways

Source and CoPC	Exposure pathway	Receptor
S1: Fill: metals, TRH, BTEX, PAH, PCB, OCP, OPP, phenols and asbestos S2: Former and existing buildings: asbestos, lead (in paint) and PCB S3: Former commercial uses as a petrol station / car wash / motor mechanic: metals, TRH, BTEX, PAH, PFAS, phenols and VOCs	HP1: Ingestion and dermal contact	HR1: Construction and maintenance workers
	HP2: Inhalation of dust and / or vapours	HR2: End users
	HP2: Inhalation of dust and / or vapours	HR3: Adjacent site users
	EP1: Surface water run-off EP3: Lateral migration of groundwater providing base flow to water bodies	ER1: Surface water
	EP2: Leaching of contaminants and vertical migration into groundwater	ER2: Groundwater
	EP4: Inhalation, ingestion and absorption	ER3: Terrestrial ecosystems
S4: Adjacent commercial activities: metals, TRH, BTEX, PAH, PCB, phenols, VOCs and PFAS	HP1: Ingestion and dermal contact	HR1: Construction and maintenance workers
	HP2: Inhalation of dust and / or vapours	HR1: Construction and maintenance workers HR2: End users

9. Conclusions and recommendations

Based on the available site history information obtained and reviewed, the western portion of the site was generally used for residential and commercial (carpark) purposes from 1930s to date. The eastern portion of the site was generally used for agricultural or residential purposes from 1930s to 1940s, as a motor mechanic in the 1950s, then a service station and car wash between *circa* 1957 and 2009. The whole site was developed into the current multi-level carpark from *circa* 2009.

Potential sources of contamination identified in this PSI include imported fill, former and existing buildings/structures, former commercial uses (such as a petrol station/car wash/motor mechanic), and adjacent commercial activities.

Whilst previous investigations, remediation and validation has been undertaken at the site, the resultant consultant reports had recommended additional investigations be undertaken prior to the current carpark development in 2009. Douglas has not been provided with any such reports and therefore there is a possibility of soil, groundwater and/or soil vapour contamination beneath the site.

The site is proposed for rezoning to B2 Local Centre. Under the Council LEP (2023) the zoning permits uses such as boarding houses, centre-based child care facilities, commercial premises, community facilities, educational establishments, entertainment facilities and function centres. These potential uses have been considered in undertaking this PSI.

On the basis of the information and discussions presented in this report, and particularly the CSM, it is concluded that the site is suitable for the proposed rezoning, subject to the following:

- The current commuter carpark on the site is not an enclosed structure and has a concrete floor slab which precludes access to soils by the general public utilising the carpark. However, it is recommended that if any below slab works are undertaken (e.g. maintenance teams, utilities repair or maintenance) that a Worker Health & Safety (WHS) and Environmental management plan be prepared and implemented to address any contamination exposure scenarios that may eventuate; and
- Should the site be proposed for any development (other than the current carpark) permitted under the B2 Local Centre zoning, then a detailed site investigation be undertaken, addressing the potential contaminant source – pathway – receptor linkages, and including soil, groundwater and soil vapour sampling and testing, to assess the suitability of the site for the proposed development. If required on the basis of the investigation, preparation and implementation of a remediation action plan (RAP) to manage identified contamination at the site.

10. References

Douglas. (2009). *Report on Phase 1 Contamination Assessment Revesby Commuter Carpark, 45 Simmons Street, Revesby NSW, ref: 71297.01.Rev3, dated 2 December 2009.*

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

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

TIDC. (2009). *Revesby Commuter Car Park, Review of Environmental Factors, ref: volume 1, dated December 2009*.

11. Limitations

Douglas Partners Pty Ltd (Douglas) has prepared this report for this project at 45 Simmons Street, Revesby NSW in line with Douglas' proposal dated 28 August 2024 and acceptance received from Jackson Caires of Canterbury-Bankstown Council dated 2 December 2024. The work was carried out under Canterbury Bankstown Council' Consultancy Agreement t (Ref: SB FO003-03-02). This report is provided for the exclusive use of Canterbury-Bankstown Council for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of Douglas, does so entirely at its own risk and without recourse to Douglas for any loss or damage. In preparing this report Douglas has necessarily relied upon information provided by the client and / or their agents.

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

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

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

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

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

Appendix A

Drawing

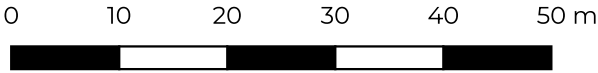


SITE LOCATION

LEGEND

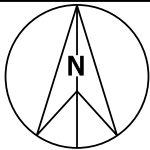
Approximate Site boundary

NOTE:
1. Drawing projection in GDA2020 / MGA zone 56, adapted from aerial imagery



CLIENT: Jackson Cairns	
OFFICE: Sydney	DRAWN BY: JZ
SCALE: 1:700 @A3	DATE: 10.January.2025

TITLE: **Site Boundary**
Rezoning Development
45 Simmons Street, Revesby NSW



PROJECT:	231466.00
DRAWING No:	1
REVISION:	0

Appendix B

About This Report

Introduction

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

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

Copyright

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

Borehole and Test Pit Logs

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

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

Groundwater

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

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;
- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at

the time of construction as are indicated in the report; and

- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

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

Reports

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

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

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

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

continued next page

About this Report

Site Anomalies

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

Information for Contractual Purposes

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

Site Inspection

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

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Appendix C

Site History Information

Appendix C1

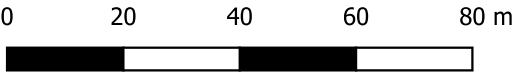
Historical Aerial Photographs



SITE LOCATION

LEGEND

Site boundary

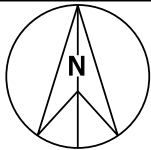


NOTE:
1. Drawing projection in GDA 2020.
2. The site boundary is approximate only.



CLIENT:	Canterbury-Bankstown Council	
OFFICE:	Sydney	DRAWN BY: ML
SCALE:	1:1300 @A3	DATE: 08.January.2025

TITLE: **1943 Historical Aerial Imagery
Rezoning Development
45 Simmons Street, Revesby NSW**



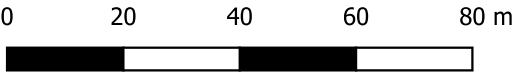
PROJECT:	231466.00
DRAWING NO:	A
REVISION:	0



SITE LOCATION

LEGEND

Site boundary

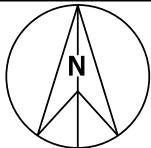


NOTE:
1. Drawing projection in GDA 2020.
2. The site boundary is approximate only.



CLIENT: Canterbury-Bankstown Council	
OFFICE: Sydney	DRAWN BY: ML
SCALE: 1:1300 @A3	DATE: 08.January.2025

TITLE: **1951 Historical Aerial Imagery
Rezoning Development
45 Simmons Street, Revesby NSW**



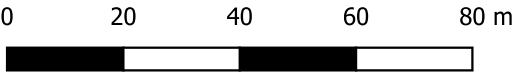
PROJECT:	231466.00
DRAWING NO:	B
REVISION:	0



SITE LOCATION

LEGEND

Site boundary

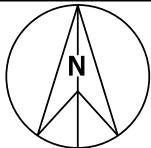


NOTE:
1. Drawing projection in GDA 2020.
2. The site boundary is approximate only.



CLIENT:	Canterbury-Bankstown Council		
OFFICE:	Sydney	DRAWN BY:	ML
SCALE:	1:1300 @A3	DATE:	08.January.2025

TITLE: **1961 Historical Aerial Imagery
Rezoning Development
45 Simmons Street, Revesby NSW**



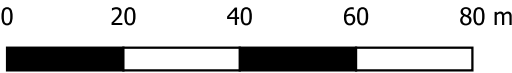
PROJECT:	231466.00
DRAWING NO:	C
REVISION:	0



SITE LOCATION

LEGEND

Site boundary

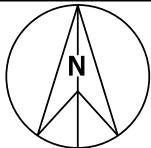


NOTE:
1. Drawing projection in GDA 2020.
2. The site boundary is approximate only.



CLIENT:	Canterbury-Bankstown Council	
OFFICE:	Sydney	DRAWN BY: ML
SCALE:	1:1300 @A3	DATE: 08.January.2025

TITLE: **1970 Historical Aerial Imagery
Rezoning Development
45 Simmons Street, Revesby NSW**



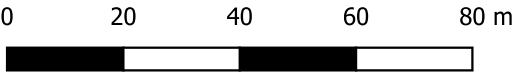
PROJECT:	231466.00
DRAWING NO:	D
REVISION:	0



SITE LOCATION

LEGEND

Site boundary

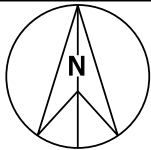


NOTE:
1. Drawing projection in GDA 2020.
2. The site boundary is approximate only.



CLIENT:	Canterbury-Bankstown Council		
OFFICE:	Sydney	DRAWN BY:	ML
SCALE:	1:1300 @A3	DATE:	08.January.2025

TITLE: **1985 Historical Aerial Imagery
Rezoning Development
45 Simmons Street, Revesby NSW**



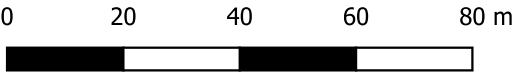
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DRAWING NO:	E
REVISION:	0



SITE LOCATION

LEGEND

Site boundary

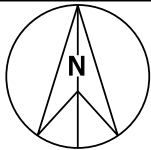


NOTE:
1. Drawing projection in GDA 2020.
2. The site boundary is approximate only.



CLIENT:	Canterbury-Bankstown Council		
OFFICE:	Sydney	DRAWN BY:	ML
SCALE:	1:1300 @A3	DATE:	08.January.2025

TITLE: **1994 Historical Aerial Imagery
Rezoning Development
45 Simmons Street, Revesby NSW**



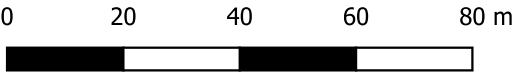
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DRAWING NO:	F
REVISION:	0



SITE LOCATION

LEGEND

Site boundary

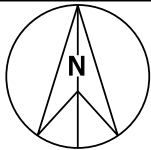


NOTE:
1. Drawing projection in GDA 2020.
2. The site boundary is approximate only.



CLIENT:	Canterbury-Bankstown Council	
OFFICE:	Sydney	DRAWN BY: ML
SCALE:	1:1300 @A3	DATE: 08.January.2025

TITLE: **2005 Historical Aerial Imagery
Rezoning Development
45 Simmons Street, Revesby NSW**



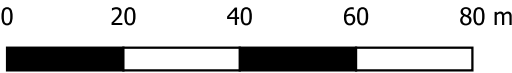
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DRAWING NO:	G
REVISION:	0



SITE LOCATION

LEGEND

Site boundary

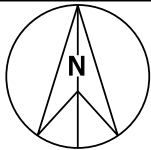


NOTE:
1. Drawing projection in GDA 2020.
2. The site boundary is approximate only.



CLIENT: Canterbury-Bankstown Council	
OFFICE: Sydney	DRAWN BY: ML
SCALE: 1:1300 @A3	DATE: 08.January.2025

TITLE: **2009 Historical Aerial Imagery
Rezoning Development
45 Simmons Street, Revesby NSW**



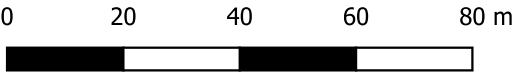
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DRAWING NO:	H
REVISION:	0



SITE LOCATION

LEGEND

Site boundary

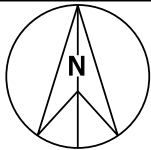


NOTE:
1. Drawing projection in GDA 2020.
2. The site boundary is approximate only.



CLIENT:	Canterbury-Bankstown Council
OFFICE:	Sydney
DRAWN BY:	ML
SCALE:	1:1300 @A3
DATE:	08.January.2025

TITLE: **2011 Historical Aerial Imagery
Rezoning Development
45 Simmons Street, Revesby NSW**



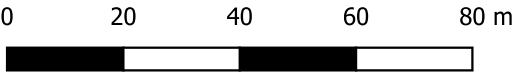
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DRAWING NO:	I
REVISION:	0



SITE LOCATION

LEGEND

Site boundary

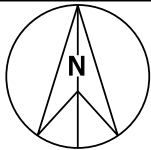


NOTE:
1. Drawing projection in GDA 2020.
2. The site boundary is approximate only.



CLIENT: Canterbury-Bankstown Council	
OFFICE: Sydney	DRAWN BY: ML
SCALE: 1:1300 @A3	DATE: 08.January.2025

TITLE: **2015 Historical Aerial Imagery
Rezoning Development
45 Simmons Street, Revesby NSW**



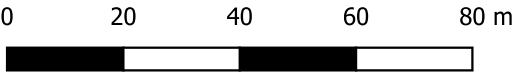
PROJECT:	231466.00
DRAWING NO:	J
REVISION:	0



SITE LOCATION

LEGEND

Site boundary

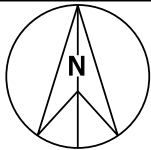


NOTE:
1. Drawing projection in GDA 2020.
2. The site boundary is approximate only.



CLIENT:	Canterbury-Bankstown Council	
OFFICE:	Sydney	DRAWN BY: ML
SCALE:	1:1300 @A3	DATE: 08.January.2025

TITLE: **2020 Historical Aerial Imagery
Rezoning Development
45 Simmons Street, Revesby NSW**



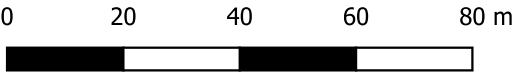
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SITE LOCATION

LEGEND

Site boundary

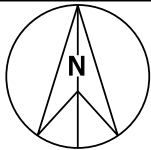


NOTE:
1. Drawing projection in GDA 2020.
2. The site boundary is approximate only.



CLIENT: Canterbury-Bankstown Council	
OFFICE: Sydney	DRAWN BY: ML
SCALE: 1:1300 @A3	DATE: 08.January.2025

TITLE: **2024 Historical Aerial Imagery
Rezoning Development
45 Simmons Street, Revesby NSW**



PROJECT:	231466.00
DRAWING NO:	L
REVISION:	0

Appendix C2

Historical Title Deeds

Cadastral Records Enquiry Report : Lot 1 DP 603762

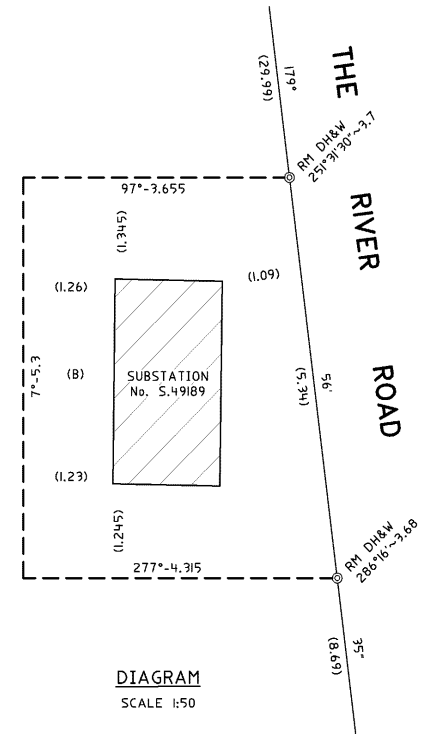
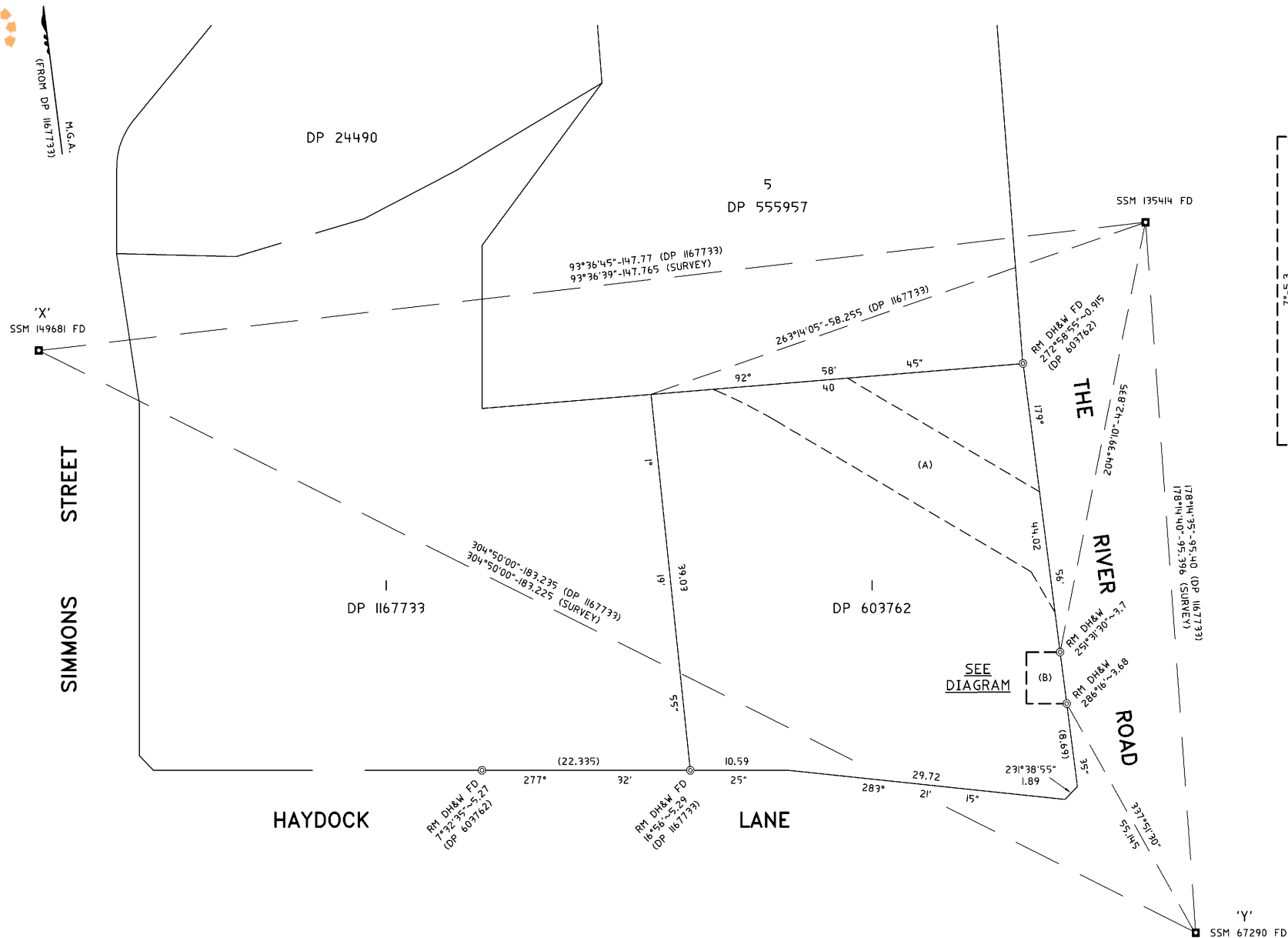
Locality : REVESBY

LGA : CANTERBURY-BANKSTOWN

Parish : BANKSTOWN

County : CUMBERLAND





SURVEYING & SPATIAL INFORMATION REGULATION 2006, CLAUSE 35(1)(b) & CLAUSE 61(2)						
MGA CO-ORDINATES ZONE 56						
MARK	EASTING	NORTHING	CLASS	ORDER	METHOD	ORIGIN
SSM 67290	316793	6241415	U	U	SCIMS	SCIMS
SSM 135414	316791	6241512	U	U	SCIMS	SCIMS
SSM 149681	316632	6241524	U	U	SCIMS	SCIMS

COMBINED SEA LEVEL AND SCALE FACTOR: 1.000009
 SOURCE: M.G.A. CO-ORDINATES ADOPTED FROM
 THE DEPT. OF LANDS N.S.W. ON 31-8-2011.

(A) EASEMENT TO DRAIN WATER 7.62 WIDE AND VARIABLE WIDTH (DP 603762)
 (B) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH

Surveyor: JARROD RALPH HOCKING
 Date of Survey: 24-8-2011
 Surveyor's Ref: 9655-037
 E. No. 11/070 - Clause 12(2)(a)

PLAN OF EASEMENTS WITHIN LOT 1 IN DP 603762

L.G.A.: BANKSTOWN
 Locality: REVESBY
 Subdivision No: —
 Lengths are in metres, Reduction Ratio 1: 300

Registered
 13.2.2012

DP1172480

PLAN FORM 6

WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads, public reserves and drainage reserves or create easements, restrictions on the use of land and positive covenants

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

1. EASEMENT FOR ELECTRICITY AND
OTHER PURPOSES VARIABLE WIDTH (B)

SEE SHEET TWO

FOR SIGNATURES & SEALS

If space is insufficient use PLAN FORM 6A annexure sheet

Crown Lands NSW/Western Lands Office Approval

I, In approving this plan certify
(Authorised Officer)

that all necessary approvals in regard to the allocation of the land
shown herein have been given

Signature:

Date:

File Number:

Office:

Subdivision Certificate

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

the proposed set out herein
(insert 'subdivision' or 'new road')

* Authorised Person/*General Manager/*Accredited Certifier

Consent Authority:

Date of Endorsement:

Accreditation no:

Subdivision Certificate no:

File no:

* Strike through inapplicable parts.

Office Use Only

DP1172480

Office Use Only

Registered:  13.2.2012

Title System: TORRENS

Purpose: EASEMENT

PLAN OF EASEMENTS WITHIN
LOT 1 IN DP 603762

LGA: BANKSTOWN

Locality: REVESBY

Parish: BANKSTOWN

County: CUMBERLAND

Survey Certificate

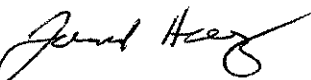
I, Jarrod Ralph Hocking

of Boxall Surveyors Pty Ltd Tel: 9521 5737

a surveyor registered under the Surveying and Spatial Information Act,
2002, certify that the survey represented in this plan is accurate, has
been made in accordance with the Surveying and Spatial Information
Regulation, 2006 and was completed on: 24-8-2011

The survey relates to Easements within Lot 1

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

Signature  Dated: 24-8-2011

Surveyor registered under the Surveying and Spatial
Information Act, 2002

Datum Line: 'X' ~ 'Y'

Type: Urban/Rural

Plans used in the preparation of survey/compilation

DP 603762

DP 1167733

If space is insufficient use PLAN FORM 6A annexure sheet

Surveyor's Reference: 9655-037 (E. No. 11/070) - Clause 12(2)(a)

PLAN FORM 6A

WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

PLAN OF EASEMENTS WITHIN
LOT 1 IN DP 603762

Office Use Only

DP1172480

Office Use Only

Registered:



13.2.2012

Subdivision Certificate No.: —

Date of Endorsement: —

THE SEAL OF TRANSPORT
CONSTRUCTION AUTHORITY
ABN 28 458 799 157 was affixed
and the sealing was attested by:)
)
)
)

Christopher Lock
Chief Executive

Signature of witness

Justine Gray
Print name of witness

821 Pacific Highway Chatswood
Address of witness



SIGNED SEALED AND DELIVERED

for and on behalf of Ausgrid

by KATHERINE MARGARET GUNTON

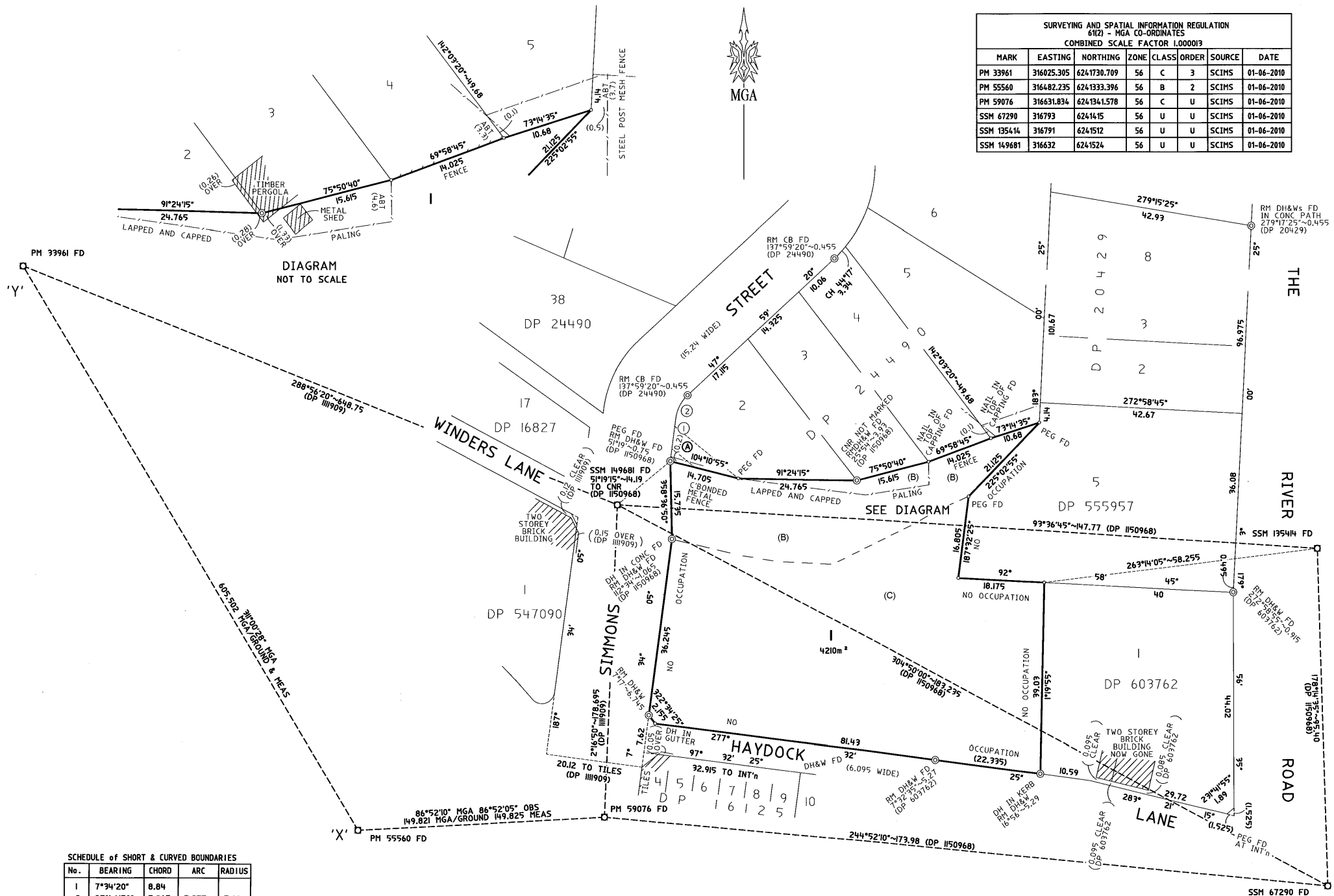
its duly constituted Attorney pursuant

to Power of Attorney registered

Book 4528 No. 401

Attorney

Witness



No.	BEARING	CHORD	ARC	RADIUS
1	7°34'20"	8.84		
2	27°46'50"	5.265	5.375	7.62

- (A) EASEMENT TO DRAIN WATER VARIABLE WIDTH (DP 24490)
(B) LAND EXCLUDES MINERALS - T447400
(C) RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

Surveyor: **MICHAEL JOHN GORDON**

Date of Survey: 01-06-2010

Surveyor's Ref: 09173 DP

(ISSUE E)

PLAN OF CONSOLIDATION OF
LOTS 1, 2, 2A, 3 AND 3A IN DP 16430
AND LOT 1 IN DP 1150968
AND LOT 2 IN DP 603762

L.G.A.: BANKSTOWN

Locality: REVESBY

Subdivision No: _____
Lengths are in metres. Reduction Ratio: 1:500

Registered:

9.11.2011



DP1167733 P

PLAN FORM 6

WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 1 sheet(s)

SIGNATURES, SEALS and STATEMENTS of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.



THE COMMON SEAL OF BANKSTOWN
CITY COUNCIL WAS AFFIXED HERETO
ON 12 DAY OF July
2011 PURSUANT TO A RESOLUTION
OF COUNCIL PASSED AT THE MEETING
OF COUNCIL HELD ON 23
DAY OF March 2010

MATTHEW STEWART
ACTING GENERAL MANAGER

KHAL ASFOUR
MAYOR

Use PLAN FORM 6A
for additional certificates, signatures, seals and statements

Crown Lands NSW/Western Lands Office Approval

Iin approving this plan certify
(Authorised Officer)
that all necessary approvals in regard to the allocation of the land
shown herein have been given

Signature:
Date:
File Number:
Office:

Subdivision Certificate

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

the proposed set out herein
(insert "subdivision" or "new road")

* Authorised Person/General Manager/Accredited Certifier

Consent Authority:
Date of Endorsement:
Accreditation no:
Subdivision Certificate no:
File no:

* Strike through inapplicable parts.



3 Only

DP1167733 S

Registered: 9.11.2011



Office Use Only

Title System: TORRENS

Purpose: CONSOLIDATION

PLAN OF

CONSOLIDATION OF
LOTS 1, 2, 2A, 3 AND 3A IN DP 16430
AND LOT 1 IN DP 1150968
AND LOT 2 IN DP 603762

L.G.A.: BANKSTOWN

Locality: REVESBY

Parish: BANKSTOWN

County: CUMBERLAND

Surveying Certificate

I, MICHAEL JOHN GORDON
of JOHN M. DALY & ASSOC. PTY. LTD. P.O. BOX 25 CAMPBELLTOWN
a surveyor registered under the Surveying and Spatial Information Act,
2002, certify that the survey represented in this plan is accurate, has
been made in accordance with the Surveying and Spatial Information
Regulation, 2006 and was completed on: 01-06-2010

The survey relates to
LOT 1

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

Signature: Michael John Gordon Dated: 1.6.10
Surveyor registered under the Surveying and Spatial
Information Act 2002

Datum Line: 'X' - 'Y'
Type: Urban/Rural

Plans used in the preparation of survey/compilation

DP 16125 DP 1111909
DP 16430 DP 1123281
DP 20429 DP 1150968
DP 24490
DP 394994
DP 555957
DP 603762

(if insufficient space use Plan Form 6A annexure sheet)

SURVEYOR'S REFERENCE: 09173 DP

(ISSUE E)

CERTIFICATE OF TITLE

NEW SOUTH WALES

PROPERTY ACT, 1900

Appln. Nos.7303. 8299 } (part)
and 54522 }

Prior Title Vol.7288 Fol.145



14055242

Vol. 14055 Fol. 242

CANCELLED NOT ISSUED
4 2 1980

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

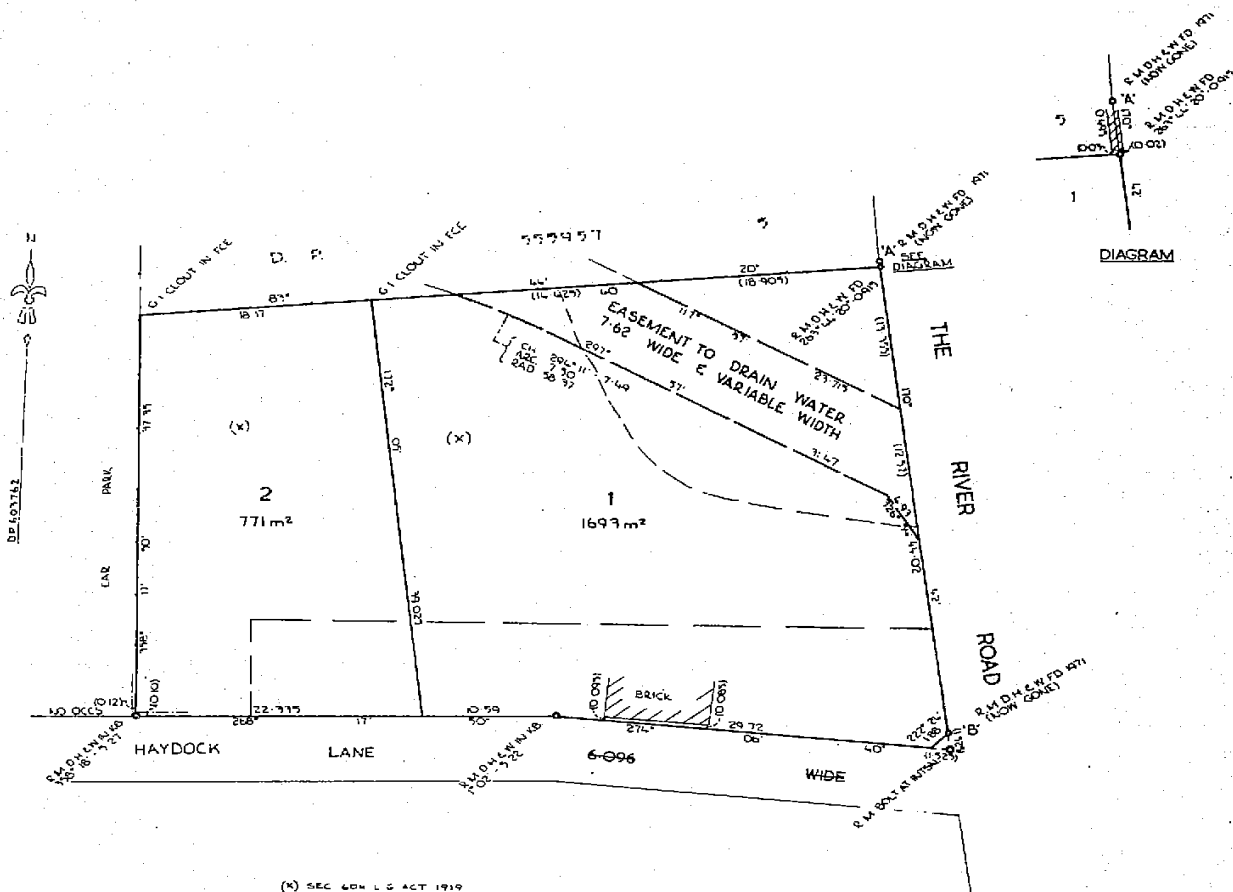
SEE AUTO FOLIO

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 603762 at Revesby in the Municipality of Bankstown Parish of Bankstown and County of Cumberland being part of Portion 39 granted to George Johnston Junior on 23-4-1804.

FIRST SCHEDULE

TOTAL AUSTRALIA LIMITED.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. DP603762 Easement to drain water affecting the part of the land above described shown so burdened in Deposited Plan 603762.
3. The registered proprietor holds subject to section 604 of Local Government Act, 1919, as regards the land so indicated in the plan hereon.

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

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



SEARCH DATE

11/12/2024 5:25PM

FOLIO: 1/603762

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

Prior Title(s): VOL 14055 FOL 242

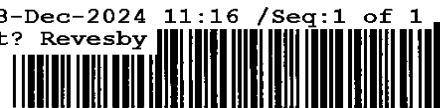
Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
5/9/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
12/9/2003	9965570	TRANSFER	
12/9/2003	9965571	MORTGAGE	EDITION 1
28/8/2008	AE94769	LEASE	EDITION 2
8/9/2009	AE962181	SURRENDER OF LEASE	EDITION 3
8/10/2009	AF12250	REQUEST	
15/10/2009	AF46924	DEPARTMENTAL DEALING	
3/3/2010	AF199886	REQUEST	
3/3/2010	AF347260	DEPARTMENTAL DEALING	EDITION 4
14/4/2011	AG178590	CAVEAT	
13/2/2012	AG805250	DEPARTMENTAL DEALING	
13/2/2012	DP1172480	DEPOSITED PLAN	EDITION 5
15/5/2012	AG983879	CHANGE OF NAME	EDITION 6
10/7/2012	AG984631	TRANSFER GRANTING EASEMENT	
10/7/2012	AG984632	TRANSFER GRANTING EASEMENT	EDITION 7
3/1/2013	AH417783	APPLICATION TO RECORD A NEW REGISTERED PROPRIETOR	EDITION 8
8/11/2021	AR593043	DEPARTMENTAL DEALING	EDITION 9

*** END OF SEARCH ***

Form: 10CN
Release: 5-0

CHANGE OF NAME

New South Wales
Real Property Act 1900



AG983879K

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.

(A) **TORRENS TITLE**

FOL ID 1/603762

(B) **REGISTERED DEALING**

Number

Torrens Title

(C) **LODGED BY**

Document
Collection
Box

134B

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

Shaw Reynolds Barker - Generaly

1230701

Reference:

EB 110164

CODE

CN

(D) **REGISTERED PROPRIETOR**

Whose name is to be changed; show the name as it currently appears on the Torrens Title

TRANSPORT INFRASTRUCTURE DEVELOPMENT CORPORATION

(E) **NEW NAME**

Of the above registered proprietor in full

TRANSPORT CONSTRUCTION AUTHORITY ABN 28 458 799 157

(F) The registered proprietor of the above land applies to have its new name recorded in the Register in respect of that land and hereby consents to the Registrar General contacting the relevant issuing authorities to validate any supporting evidence lodged with this application.

(G) **STATUTORY DECLARATION BY THE APPLICANT***

I, CAROLYN LEE BAKER of Level 3, 151 Macquarie Street, Sydney NSW 2000, Solicitor solemnly and sincerely declare that—

1. I am the Solicitor for the registered proprietor.

2. ~~on~~ at in the ~~SELECT~~

~~I married~~

3. Annexed "A" is a copy of S.18A of the Transport Administration Act, 2010 relating to the change of name of the registered proprietor.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act 1900, and I certify this application to be correct for the purposes of the Real Property Act 1900.

Made and subscribed at SYDNEY in the State of New South Wales

on 10 MAY 2012

in the presence of THERESA SUKKAR of 13, 151 MACQUARIE ST, SYDNEY 2000

☐ Justice of the Peace ☒ Practising Solicitor ☐ Other qualified witness [specify]

who certifies the following matters concerning the making of this statutory declaration by the person who made it:

1. I saw the face of the person / ~~I did not see the face of the person because the person was wearing a face covering, but I am satisfied that the person had a special justification for not removing the covering; and~~

2. I have known the person for at least 12 months / ~~I have not known the person for at least 12 months, but I have confirmed the person's identity using an identification document and the document I relied on was~~

Signature of witness:

Signature of applicant:

* As the services of a qualified witness cannot be provided at lodgment, the statutory declaration should be signed and witnessed prior to lodgment of the form.

(H) This section is to be completed where a notice of sale is required and the relevant data has been forwarded through eNOS.

The applicant certifies that the eNOS data relevant to this dealing has been submitted and stored under

eNOS ID No. 267688

Full name: CAROLYN BAKER

Signature: [Signature]

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

TRANS

New South W
Real Property A



ional

9965570U

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

STAMP DUTY

Office of State Revenue use only

OFFICE OF STATE REVENUE (N.S.W. TREASURY)

CLIENT No. 5700288

STAMP No. 002

STAMP DUTY

SIGNATURE

TRANSACTION No. 27212

DATE

ASSESSMENT DETAILS

(A) TORRENS TITLE

Folio Identifier 1/603762

(B) LODGED BY

Delivery
Box

Name, Address or DX and Telephone

CODES

985X

George Shad

T

Reference:

H: STB/Keysite/60445

TW

(Sheriff)

(C) TRANSFEROR

Ampol Property (Holdings) Limited (formerly Total Australia Limited)
ACN 000 126 938

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 1,600,000.00 and as regards

(E) ESTATE

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

**(F) SHARE
TRANSFERRED**

(G) ENCUMBRANCES (if applicable):

(H) TRANSFEE

Azar Building & Construction Services Pty Limited ACN 054 719 005 and
Key Sites Pty Limited ACN 074 889 722

(I) TENANCY: Tenants in Common in Equal Shares

(J) DATE

29 AUGUST 2003

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:

Signature of authorised person:

Signature of authorised person:

Name of authorised person:

Name of authorised person:

Office held:

Office held:

For execution by the vendor, Refer
to Annexure A.

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

Signature:

Signatory's name:
Signatory's capacity:

George Shad
transferee's solicitor

This page is Annexure A to the Transfer from Ampol Property (Holdings) Limited
(Transferor) to Azar Building & Construction Services Pty Limited and Key Sites Pty Limited
(together the Transferee) dated:

Executed by the Transferor

Signed for Ampol Property (Holdings)

Limited by its attorney under power of
attorney registered book 4224 No. 373 dated
18 January 1999, the attorney certifying that
he or she has no notice of revocation or
suspension of his or her power of attorney, in
the presence of:

Witness Signature

Attorney Signature

Print Name

Print Name

SIGNED FOR AND ON BEHALF OF AMPOL PROPERTY (HOLDINGS) LIMITED
A.C.N. 000 126 938 BY MICHAEL LEE ITS DULY
AUTHORISED ATTORNEY UNDER POWER OF ATTORNEY DATED THE
24th DAY OF MARCH 2000 REGISTERED
No. Book 4224 No. 373 WHO HEREBY STATES THAT HE HAS NO NOTICE
OF REVOCATION OF THE SAID POWER OF ATTORNEY AT THE TIME
OF EXECUTING THIS INSTRUMENT AND IN THE PRESENCE OF:
M Lee
ATTORNEY

WITNESS
GARTH HUNT
NAME (BLOCK LETTERS)
57 CAMPBELL AVE NORMANHURST 2076
ADDRESS & OCCUPATION

Form: 11R
Release: 2.1
www.lands.nsw.gov.au

REQUEST

New South Wales
Real Property Act 1900



AF199886K

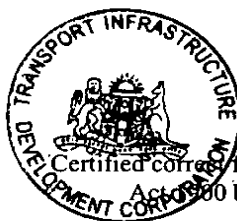
PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for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

(A) STAMP DUTY	If applicable. Office of State Revenue use only		NEW SOUTH WALES DUTY 01-12-2009 0005656953-001 SECTION 308-ORIGINAL NO DUTY PAYABLE
(B) FOLIO OF THE REGISTER	1/603762		
(C) REGISTERED DEALING	Number	Folio of the Register	
(D) LODGED BY	Document Collection Box 818T	Name, Address or DX, Telephone, and LLPN if any LLPN 107486W TRANSPORT INFRASTRUCTURE DEVELOPMENT CORPORATION, LOCKED BAG 6501, ST LEONARDS NSW 2065 PH: 9200 0282 Reference: REVESBY CARWASH	CODE R
(E) APPLICANT	TRANSPORT INFRASTRUCTURE DEVELOPMENT CORPORATION, ABN 28 458 799 157		
(F) NATURE OF REQUEST	REQUEST FOR PRODUCTION OF CERTIFICATE OF TITLE S.31A REAL PROPERTY ACT 1900, S.33(5) REAL PROPERTY ACT 1900		
(G) TEXT OF REQUEST			

THE APPLICANT in consequence of the compulsory acquisition of land by notice published in Government Gazette No.143 dated 9 October 2009 folio 5363, a true copy of which is attached, requests the Registrar-General to issue a Certificate of Title for the land acquired.

DATE 13 NOVEMBER 2009

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



Signature of witness:

Name of witness: DONNA WHITE
Address of witness: Level 5, Tower A
821 Pacific Hwy
Chatswood 2067

Signature of authorised officer:

CHRISTOPHER DECCAN LOCK

Authorised officer's name:

Authority of officer:

Signing on behalf of:

9 October 2009

OFFICIAL NOTICES

5363

LAND TAX MANAGEMENT ACT 1956

Land Tax Threshold

THIS Determination of the Land Tax threshold is made under section 62TBA of the Land Tax Management Act 1956, as amended by the State Revenue and Other Legislation Amendment (Budget Measures) Act 2006.

Indexation Factor

It is hereby notified that pursuant to section 62TBB(3) of the Land Tax Management Act 1956, -0.003% has been determined as the percentage by which average land values of land within residential, commercial and industrial zones have changed between 1 July 2008 and 1 July 2009. The indexation factor is determined at 0% for the 2010 land tax year.

Indexed Amount

It is hereby notified that pursuant to section 62TBA (7) (a) of the Land Tax Management Act 1956 that \$380,000 is the determined indexed amount for the 2010 land tax year.

Average of Indexed Amounts

It is hereby notified that pursuant to section 62TBA (7) (b) of the Land Tax Management Act 1956 that the average of the indexed amounts pursuant to section 62TBA (7) (b) is \$376,000; and the indexed amounts used to calculate that average amount are:

For the 2008 land tax year \$369,000
For the 2009 land tax year \$380,000
For the 2010 land tax year \$380,000

Determination of the Tax Threshold

Under section 62TBA (2) of the Land Tax Management Act 1956, the tax threshold for the 2010 land tax year is the average of the indexed amounts \$376,000 or the \$368,000 tax threshold for the 2009 land tax year, whichever is the greater.

It is hereby notified that pursuant to section 62TBA (7) (c) of the Land Tax Management Act 1956, that the amount of \$376,000 has been determined as the tax threshold for the 2010 land tax year.

PHILIP WESTERN,
Valuer General

NATIONAL PARKS AND WILDLIFE ACT 1974

LAND ACQUISITION (JUST TERMS COMPENSATION) ACT 1991

Notice of Compulsory Acquisition

THE Minister for Climate Change and the Environment, with the approval of Her Excellency the Governor, declares that the land described in the Schedule below is acquired by compulsory process under the provisions of the Land Acquisition (Just Terms Compensation) Act 1991, for the purposes of the National Parks and Wildlife Act 1974.

The land is, on publication of this notice, vested in the Minister administering the National Parks and Wildlife Act 1974.

CARMEL TEBBUTT, M.P.,
Minister for Climate Change and the Environment

SCHEDULE

All those pieces or parcels of land situated in the Local Government Area of the City of Shoalhaven, Parish of Bherwerre, County of St Vincent, containing an area of 0.3718 hectares and being Lot 1520 in Deposited Plan 8515, Lot 1805 in Deposited Plan 8516 and Lot 347 in Deposited Plan 8517. DECC: 09/2112.

NATIONAL PARKS AND WILDLIFE ACT 1974

Belford Nature Reserve

Plan of Management

A draft plan of management for Belford Nature Reserve has been prepared and is available free of charge from the NPWS Central Coast Hunter Range Regional Office at 207 Albany Street North, Gosford (ph 4320 4200).

The plan may also be obtained from the NPWS Hunter Range Area Office, 2156 Putty Rd, Bulga (Ph 6574 5555), and may be viewed at Cessnock Library, 65 Vincent St, Cessnock; Singleton Library, 8 Queen St, Singleton; and Maitland Library, 480 High St, Maitland. The plan is also on the NPWS website: www.environment.nsw.gov.au/parkmanagement/ParkManagementPlans.htm.

Written submissions on the plan must be received by The Planning Officer, NPWS, PO Box 1477, GOSFORD NSW 2250 or CCHR.Plans@environment.nsw.gov.au by Monday 18 January 2010.

All submissions received by NPWS are a matter of public record and are available for public inspection upon request. Your comments may contain information that is defined as "personal information" under the NSW Privacy and Personal Information Protection Act 1998. The submission of personal information with your comments is voluntary.

TRANSPORT ADMINISTRATION ACT 1988

Land Acquisition (Just Terms Compensation) Act 1991

Notice of Compulsory Acquisition of land for the purposes of the Transport Infrastructure Development Corporation

THE Transport Infrastructure Development Corporation, with the approval of Her Excellency the Governor with the advice of the Executive Council, declares that the land described in the Schedule hereto is acquired by compulsory process under the provisions of the Land Acquisition (Just Terms Compensation) Act 1991 for the purposes of the Transport Infrastructure Development Corporation, as authorised by the Transport Administration Act, 1988.

Dated this 7th day of October 2009

CHRIS LOCK,
Chief Executive Officer

SCHEDULE

All that piece or parcel of land situated at Revesby, in the Local Government Area of Bankstown, Parish of Bankstown, County of Cumberland, being the land described as Lot 1 in Deposited Plan 603762 said to be in the possession of Azar Building & Construction Services Pty Ltd and Key Sites Pty Ltd but excluding:

1. Registered Lease AE94769 to Typhoon Investments Pty Ltd, and
2. Registered Easement to drain water affecting the part(s) shown so burdened in the title diagram.


WITNESS


CEO



FOLIO: 1/603762

SEARCH DATE	TIME	EDITION NO	DATE
11/12/2024	5:22 PM	9	8/11/2021

LAND

LOT 1 IN DEPOSITED PLAN 603762
AT REVESBY
LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN
PARISH OF BANKSTOWN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP603762

FIRST SCHEDULE

TRANSPORT ASSET HOLDING ENTITY OF NEW SOUTH WALES (RP AH417783)

SECOND SCHEDULE (4 NOTIFICATIONS)

1	DP603762	EASEMENT TO DRAIN WATER AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
2	DP1172480	EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1172480
3	AG984631	EASEMENT FOR SUPPORT APPURTENANT TO THE WHOLE OF THE LAND ABOVE DESCRIBED
4	AG984632	EASEMENT FOR SUPPORT AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



SEARCH DATE

11/12/2024 5:25PM

FOLIO: AUTO CONSOL 6540-50

Recorded	Number	Type of Instrument	C.T. Issue
20/1/1993		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 6540-50	

PARCELS IN CONSOL ARE:

2/16430, 2A/16430.

3/11/2011	AG375376	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE
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3/11/2011	AG590163	CHANGE OF NAME
-----------	----------	----------------

9/11/2011	DP1167733	DEPOSITED PLAN	FOLIO CANCELLED
-----------	-----------	----------------	-----------------

*** END OF SEARCH ***



SEARCH DATE

11/12/2024 5:25PM

FOLIO: 1/1167733

First Title(s): OLD SYSTEM

Prior Title(s): 1/16430

2/603762

1/1150968

VOL 6448 FOL 62

VOL 6540 FOL 50

Recorded	Number	Type of Instrument	C.T. Issue
9/11/2011	DP1167733	DEPOSITED PLAN	FOLIO CREATED EDITION 1

25/6/2012 AG984630 LEASE

10/7/2012 AG984631 TRANSFER GRANTING EASEMENT

10/7/2012 AG984632 TRANSFER GRANTING EASEMENT EDITION 2

9/12/2013 AI223463 DEPARTMENTAL DEALING

1/4/2015 AJ378410 REQUEST

19/12/2018 AN862089 APPLICATION TO RECORD A NEW EDITION 3
REGISTERED PROPRIETOR

*** END OF SEARCH ***



FOLIO: 1/1167733

SEARCH DATE	TIME	EDITION NO	DATE
11/12/2024	5:24 PM	3	19/12/2018

LAND

LOT 1 IN DEPOSITED PLAN 1167733
AT REVESBY
LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN
PARISH OF BANKSTOWN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1167733

FIRST SCHEDULE

CANTERBURY-BANKSTOWN COUNCIL (RP AN862089)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 2 T447400 LAND EXCLUDES MINERALS WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 3 AG984630 LEASE TO TRANSPORT CONSTRUCTION AUTHORITY EXPIRES: 29/4/2111.
NOW VESTED IN TRANSPORT FOR NSW
AJ378410 TRANSFER OF LEASE AG984630 LESSEE NOW RAILCORP NSW
- 4 AG984631 EASEMENT FOR SUPPORT AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED
- 5 AG984632 EASEMENT FOR SUPPORT APPURTENANT TO THE WHOLE OF THE LAND ABOVE DESCRIBED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



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

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

Summary of Owners Report

Address: 45 Simmons Street, Revesby

Description: - Lot 1 D.P. 603762 and Part Lot 1 D.P. 1167733

As regards Lot 1 D.P. 603762

As regards the part tinted yellow 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>
10.09.1931 (1931 to 1952)	William John Lamond (Farmer) Emily Maud Lamond (Married Woman)	Volume 4499 Folio 215
18.11.1952 (1952 to 1952)	Robert Lyne Sands (Estate Agent)	Volume 4499 Folio 215
18.11.1952 (1952 to 1957)	Ernest Lawrence Marion (Motor Mechanic)	Volume 4499 Folio 215
10.05.1957 (1957 to 2003)	Anglo United Petroleum Limited Then Total Australia Limited Now Ampol Property (Holdings) Limited	Volume 4499 Folio 215 Then Volume 7288 Folio 145 Volume 14055 Folio 242 Now 1/603762

As regards the part tinted pink 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>
06.05.1932 (1932 to 1949)	Walter Barnett Smith (Engineer)	Volume 4528 Folio 193
21.07.1949 (1949 to 1952)	Ada Mary Stinchcombe (Married Woman)	Volume 4528 Folio 193 Now Volume 6040 Folio 169
31.10.1952 (1952 to 1952)	Robert Lyne Sands (Estate Agent)	Volume 6040 Folio 169
18.11.1952 (1952 to 1957)	Ernest Lawrence Marion (Motor Mechanic)	Volume 6040 Folio 169
10.05.1957 (1957 to 2003)	Anglo United Petroleum Limited Then Total Australia Limited Now Ampol Property (Holdings) Limited	Volume 6040 Folio 169 Then Volume 7288 Folio 145 Volume 14055 Folio 242 Now 1/603762

Continued over.



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

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

As regards the part tinted pink 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>
06.05.1932 (1932 to 1951)	Walter Barnett Smith (Engineer)	Volume 4528 Folio 193
10.01.1951 (1951 to 1951)	Raymond Edward Fitzpatrick (Contractor)	Volume 4528 Folio 193 Now Volume 6253 Folio 183
24.12.1951 (1951 to 1952)	Geoffrey Hart (Shearer)	Volume 6253 Folio 183
17.10.1952 (1952 to 1952)	Robert Lyne Sands (Estate Agent)	Volume 6253 Folio 183
18.11.1952 (1952 to 1957)	Ernest Lawrence Marion (Motor Mechanic)	Volume 6253 Folio 183
10.05.1957 (1957 to 2003)	Anglo United Petroleum Limited Then Total Australia Limited Now Ampol Property (Holdings) Limited	Volume 6253 Folio 183 Then Volume 7288 Folio 145 Volume 14055 Folio 242 Now 1/603762

As regards the part tinted brown 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>
11.07.1918 (1918 to 1951)	John Barden (Engineer)	Volume 2142 Folio 99 Now Volume 5715 Folio 187
05.09.1951 (1951 to 1953)	Australian Merchandise & Enterprise Pty Limited	Volume 5715 Folio 187 Then Volume 6379 Folio 199 Now Volume 6534 Folio 149
22.06.1953 (1953 to 1957)	John Marion (Builder)	Volume 6534 Folio 149
10.05.1957 (1957 to 2003)	Anglo United Petroleum Limited Then Total Australia Limited Now Ampol Property (Holdings) Limited	Volume 6534 Folio 149 Then Volume 7288 Folio 145 Volume 14055 Folio 242 Now 1/603762

Continued over.



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

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

As regards the part tinted blue 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>
	This part was formerly part of a Water Course known as Winders Waterholes	
04.02.1980 (1980 to 2003)	Total Australia Limited Now Ampol Property (Holdings) Limited	Volume 14055 Folio 242 (First title) Now 1/603762

Continued as regards the whole of Lot 1 D.P. 603762

<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>
12.09.2003 (2003 to 2009)	Azar Building & Constructions Services Pty Limited Key sites Pty Limited	1/603762
09.10.2009 (2009 to 2013)	Transport Infrastructure Development Corporation	1/603762 (Gazette)
03.01.2013 (2013 to date)	# Transport Asset Holding Entity of New South Wales	1/603762

Denotes Current Registered Proprietor

Leases: -

- 28.08.2008 (AE 94769) – Surrendered 08.09.2009, not investigated.

Easements: -

- 24.12.1979 (D.P. 603762) Easement to Drain Water.
- 13.02.2012 (D.P. 1172480) Easement for Electricity and other purposes variable width.
- 10.07.2012 (AG 984632) Easement for Support affecting the whole of the land.

Continued over.



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

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

As regards Part Lot 1 D.P. 1167733 formerly comprising Lot 2 D.P. 16430, shown tinted green 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>
06.05.1932 (1932 to 1939)	Walter Barnett Smith (Engineer)	Volume 4528 Folio 193
27.04.1939 (1939 to 1945)	Wandandian Limited	Volume 4528 Folio 193 Then Volume 5038 Folio 76 Volume 5329 Folio 158 Now Volume 5452 Folio 15
09.07.1945 (1945 to 19520)	Ellen May Verran (Married Woman)	Volume 5452 Folio 15 Now Volume 5509 Folio 98
07.03.1952 (1952 to 1952)	Robert Lyne Sands (Estate Agent)	Volume 5509 Folio 98 Now Volume 6498 Folio 72
26.06.1950 (1950 to 1967)	John Neville Reynolds (Engineer) Irene Beatrice Reynolds (Married Woman)	Volume 6498 Folio 72 Volume 6540 Folio 50
13.07.1967 (1967 to	# The Council of the Municipality of Bankstown Now # Canterbury-Bankstown Council	Volume 6540 Folio 50 Then Auto Consol 6540-50 Now 1/1167733

Denotes Current Registered Proprietors

Easements: -

- 10.07.2012 (AG 984631) Easement for Support affecting the whole of the land.

Leases: -

- (AG 984630) to Transport Construction Authority – expires 29th April 2111
 - Now Transport for NSW.
 - 01.04.2015 (AJ 378410) transfer to Railcorp NSW.

Yours Sincerely
Mark Groll
23 December 2024

Appendix C3

Public Registers and Planning Records

Canterbury Bankstown Council
PO Box 8
BANKSTOWN NSW 2200

PLANNING CERTIFICATE

Section 10.7(2)(5) of the Environmental Planning and Assessment Act 1979

Certificate No: 20249100
22 November 2024

Land which Certificate is issued for:

Lot 1 DP 1167733

45 Simmons Street, REVESBY NSW 2212

Note: The information in this certificate is provided pursuant to Section 10.7(2) and (5) of the Environmental Planning and Assessment Act 1979 (the Act), and as prescribed by Schedule 2 of the Environmental Planning and Assessment Regulation 2021 (the Regulation). The information has been extracted from Council's records, as it existed at the date listed on the certificate.

Planning certificates are issued on the Strata Plan, not the lot number. The information on a planning certificate is the same for all the lots in the same Strata Plan property. Your Strata may or may not have a Lot 0. A Planning Certificate issued for Lot 0 has the same information as other lots in that same Strata Plan property.

Please note that the accuracy of the information contained within the certificate may change after the date of this certificate due to changes in Legislation, planning controls or the environment of the land.



CAMILLE LATTOUF
MANAGER CITY STRATEGY AND DESIGN

**INFORMATION PROVIDED UNDER SECTION 10.7 (2)
OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.****1 ENVIRONMENTAL PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS****1.1 Relevant Planning Instruments**

Canterbury Bankstown Local Environmental Plan 2023

1.2 Relevant Development Control Plans

Canterbury Bankstown Development Control Plan 2023

1.3 State Environmental Planning Policies

Note: The following information indicates those State Environmental Planning Policies (SEPP) which may apply to the subject land. A summary explanation of each SEPP can be sourced from the Department of Planning and Environment (DPE) website at www.planning.nsw.gov.au. The full wording of each SEPP can also be accessed via the NSW Legislation website at <https://legislation.nsw.gov.au/>.

State Environmental Planning Policies:

State Environmental Planning Policy (Sustainable Buildings) 2022

State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development

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

State Environmental Planning Policy (Housing) 2021

State Environmental Planning Policy (Industry and Employment) 2021

Chapter 3: Advertising and Signage

State Environmental Planning Policy (Planning Systems) 2021

Chapter 2: State and regional development

Chapter 3: Aboriginal Land

Chapter 4: Concurrences and consents

State Environmental Planning Policy (Precincts - Central River City) 2021

State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021

State Environmental Planning Policy (Precincts - Regional) 2021

State Environmental Planning Policy (Precincts - Western Parkland City) 2021

State Environmental Planning Policy (Primary Production) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 2: Coastal Management

Chapter 3: Hazardous and offensive development

Chapter 4: Remediation of Land

State Environmental Planning Policy (Resources and Energy) 2021

Chapter 2: Mining, petroleum production and extractive industries

Chapter 3: Extractive industries in Sydney area

State Environmental Planning Policy (Transport and Infrastructure) 2021

Chapter 2: Infrastructure

Chapter 3: Educational establishments and child care facilities

Chapter 4: Major infrastructure corridors

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2: Vegetation in non-rural areas

Chapter 3: Koala habitat protection 2020

Chapter 6: Bushland in urban areas

Chapter 7: Canal estate development

Chapter 10: Sydney Harbour Catchment

Chapter 11: Georges River Catchment

Encompassed within the Biodiversity and Conservation SEPP is the former Greater Metropolitan Regional Environmental Plan No. 2 - Georges River Catchment which applies to the site. The SEPP aims to protect the water quality of the Georges River and its tributaries and the environmental quality of the whole catchment. The objectives of the plan are to be achieved through coordinated land use planning and development control. The plan establishes the framework within which local, State and Federal agencies will consult so that there is a consistent approach to planning and development within the catchment

- 1.4 Proposed Environmental Planning Instruments (including any Planning Proposals) that are or have been the subject of community consultation or on public exhibition under the Act**
Not applicable.

2 Zoning and Land Use Under Relevant Planning Instruments

Note: The information below will assist in determining how the subject land may be developed. It is recommended that you read this section in conjunction with a full copy of any relevant environmental planning instrument as there may be additional provisions that affect how the land may be developed.

2.1 Land Use Zone

Canterbury Bankstown Local Environmental Plan 2023

Date effective from

23 June 2023

Land Use Zone

ZONE R2 LOW DENSITY RESIDENTIAL

1. Permitted without consent

Home occupations

2. Permitted with consent

Bed and breakfast accommodation; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Early education and care facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Tank-based aquaculture

3. Prohibited

Any development not specified in item 1 or 2

Date effective from

23 June 2023

Land Use Zone

ZONE SP2 INFRASTRUCTURE (ROAD INFRASTRUCTURE FACILITY)

1. Permitted without consent

Nil

2. Permitted with consent

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

3. Prohibited

Any development not specified in item 1 or 2

2.2 Additional Permitted Uses

The land, or part of land is affected by Schedule 1 Additional Permitted Uses of the Canterbury Bankstown Local Environmental Plan 2023. For further information visit <https://legislation.nsw.gov.au/> or contact Council on 02 9707 9000.

Note: Due to the subdivision and/or consolidation of land, the Lot and Deposited Plans referenced in Schedule 1 of the relevant Local Environmental Plan may change. It is your responsibility to confirm the

applicability of Additional Permitted Uses before undertaking any development on the site that relies upon provisions in Schedule 1.

2.3 Minimum Land Dimensions for the Erection of a Dwelling House

For land zoned R2, R3 or R4 and on land identified as 'Area 2' on the Clause Application Map within the Canterbury Bankstown Local Environmental Plan 2023, the minimum lot size required for dwelling houses on a battle-axe lot or other lot with an access handle is 600m². For land without an access handle, please refer to the Minimum Lot Sizes Map of the Local Environmental Plan for minimum lot sizes for dwelling houses.

2.4 Area of Outstanding Biodiversity Value

Not applicable

2.5 Conservation Area and/or Environmental Heritage

The land is not affected by a heritage item or within a heritage conservation area under the relevant Principal Environmental Planning Instrument.

3 Contribution Plans

Canterbury Bankstown Local Infrastructure Contributions Plan 2022

This Development Contributions Plan was prepared and adopted under the Environmental Planning and Assessment Act, 1979 and Environmental Planning and Assessment Regulation 2021.

The Plan allows the Council or other consent authority to levy contributions on selected new development to pay for local public infrastructure (such as parks, roads and libraries), required to meet the needs of our growing and changing City. A copy of the development contributions plan can be viewed on Council's website.

Housing and Productivity Contribution

The Housing and Productivity Contribution applies to development applications for new residential, commercial and industrial development and is collected by Council on behalf of the NSW State Government. The Contributions will help deliver essential State infrastructure such as schools, hospitals, major roads, public transport infrastructure and regional open space.

The subject land is within Greater Sydney to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 applies. For more information visit <https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system>

4 Complying Development

Whether or not the land is land on which complying development may be carried out under each of the Codes for complying development because of the provisions of clauses 1.17A(1) (c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and, if no complying development may be carried out on that land under that Policy, the reasons why complying development may not be carried out on that land.

Note that in order for complying development to be able to be carried out, it must be permissible in the relevant zone in the first place.

Housing Code (if in a residential zone)	Yes
Rural Housing Code (if in a rural residential zone)	Not applicable
Low Rise Housing Diversity Code	Yes
Housing Alterations Code	Yes
General Development Code	Yes
Greenfield Housing Code	Not applicable

Inland Code	Not applicable
Commercial and Industrial (New Building and Alterations) Code	Yes
Commercial and Industrial Alterations Code	Yes
Container Recycling Facilities Code	Yes
Demolition Code	Yes
Subdivision Code	Yes
Fire Safety Code	Yes

**Note: The reason(s) why complying development may not be carried may only apply to part of, or all of, the property. For more information go to the NSW ePlanning Spatial Viewer and search the property address <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>.*

4.1 Variation of Complying Development Codes

A variation to the Complying Development Code applies to certain lots in Zone R2 Low Density Residential areas which are no more than 450m² in area and are located in land to which the former Bankstown Local Environmental Plan 2015 applied. For further information on the variation to the Complying Development Code, please refer to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 at the NSW Legislation website at <https://legislation.nsw.gov.au/>

5 Exempt Development

Whether or not the land is land on which exempt development may be carried out under each of the exempt development codes under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 because of the provisions of clauses 1.16(1)(b1)-(d) or 1.16A, the development (new or alterations proposed to the existing structures) must meet the following criteria:

General Exempt Development Code

Yes

Advertising and Signage Exempt Development Code

Yes

Temporary Uses and Structures Exempt Development Code

Yes

Note: Despite the above, if the exempt development meets the requirements and standards specified by the State Environmental Planning Policy (Exempt and Complying Development) 2008 and that development (a) has been granted an exemption under section 57(2) of the Heritage Act 1977, or (b) is subject to an exemption under section 57(1A) or (3) of that Act, the development is exempt development. For further information refer to the Heritage NSW website at <https://www.heritage.nsw.gov.au/>.

Important Disclaimer: Clause 4 and 5 of this Certificate only contain information in respect of that required by clause 4 and 5 of Schedule 2 of the Environmental Planning and Assessment Regulation 2021, in relation to Complying and Exempt Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Other provisions contained in the SEPP, including but not limited to, minimum allotment size requirements, specified development standards or any other general exclusions, may preclude Exempt or Complying Development under the SEPP from being able to be carried out. You will need to refer to the SEPP for complete details. It is your responsibility to ensure that you comply with all other general requirements of the SEPP. Failure to comply with these provisions may mean that any Complying Development Certificate issued, or work carried out as Exempt Development under the provisions of the SEPP is invalid.

6 Affected Building Notices and Building Product Rectification Orders

Not applicable

7 Land Reserved for Acquisition

There is no environmental planning instrument, or proposed environmental planning instrument, applying to the land that makes provision for the acquisition of the land (or any part thereof) by a public authority, as referred to in Section 3.15 of the Environmental Planning and Assessment Act 1979.

8 Road Widening and Road Realignment

Whether or not the land is affected by a road widening or road realignment proposal under Division 2 or Part 3 of the Roads Act 1993 or an environmental planning instrument:

The land is not affected by a road widening or road realignment proposal under Division 2 or Part 3 of the Roads Act 1993, or an environmental planning instrument.

Whether or not the land is affected by a road widening or road realignment proposal under any resolution of Council:

The land is not affected by a road widening or road realignment proposal under any resolution of Council.

9 Flooding

The land, or part of the land, **is within** the flood planning area (FPA) and consequently the probable maximum flood (PMF).

The land, or part of the land, **is subject to** flood related development controls.

Please note that a Stormwater Systems Report (SSR) will be required from Council (cost applies) to further understand constraints that may relate to development of the property. An SSR can be ordered online from Council website.

You are advised to refer to the following:

- The relevant Development Control Plan (noted in Section 1.2 of this certificate) for further information on Council's approach to Flood Risk Management, and
- Frequently Asked Questions and details on the study relevant to your catchment area are available at Council's Floodplain Management webpage (<https://cb.city/flooding>).

NB: The FPA is the 1% Annual Exceedance Probability (AEP) plus generally a 0.5m freeboard or as outlined in relevant Development Control Plan.

10 Council and Other Public Authority Policies on Hazard Risk Restrictions

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

Land Slip

The land is not affected by a policy restriction relating to landslip

Tidal Inundation

The land is not affected by a policy restriction relating to tidal inundation

Subsidence

The land is not affected by a policy restriction relating to subsidence

Acid Sulfate Soils

The land is not affected by a policy restriction relating to acid sulfate soils.

Contamination

Council has adopted by resolution a policy concerning the management of contaminated land. The policy applies to all land in the Canterbury-Bankstown Local Government Area and will restrict development of the land if the circumstances set out in the policy prevail. A copy of the policy is available on Council's website at www.cbc.city.nsw.gov.au.

Council is not aware of the land being affected by any matters as prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

Please refer to the *NSW Environment Protection Authority (EPA)* for more information.

Salinity

Not applicable

Coastal Hazards

Not applicable

Sea Level Rise

Not applicable

Unhealthy Building Land

The land is not affected by a policy restriction relating to Unhealthy Building Land.

Any Other Risk (including Aircraft Noise)

Not applicable

11 Bush Fire Prone Land

Not applicable

12 Loose-Fill Asbestos Ceiling Insulation

Not applicable

13 Mine Subsidence

The subject land is not within a mine subsidence district within the meaning of Section 20 of the *Coal Mine Subsidence Compensation Act 2017*.

14 Paper Subdivision Information

Not applicable

15 Property Vegetation Plans

Not applicable

16 Biodiversity Stewardship Sites

Not applicable

17 Biodiversity Certified Land

Not applicable

18 Orders Under Trees (Disputes Between Neighbours) Act 2006

Not applicable

19 Annual Charges Under Local Government Act 1993 For Coastal Protection Services That Relate to Existing Coastal Protection Works

Not applicable

20 Western Sydney Aerotropolis

Not applicable

21 Development Consent Conditions for Seniors Housing

Not applicable

22 Site Compatibility Certificates and Development Consent Conditions For Affordable Rental Housing

Not applicable

23

Water or sewerage services

Council has not received a notice from a public water utility that water or sewerage services are, or are to be, provided to the land under the [Water Industry Competition Act 2006](#), a statement to that effect.

Note— A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the [Water Industry Competition Act 2006](#), a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the [Water Industry Competition Act 2006](#) is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the [Water Industry Competition Act 2006](#) become the responsibility of the purchaser.

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

Note: When information pursuant to Section 10.7(5) of the Act is requested the Council is under no obligation to furnish any of the information supplied herein pursuant to that Section. Council draws your attention to Section 10.7(6), which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this Certificate.

(a) Additional Flood Planning Advice

In addition to Section 9 of this certificate, the following information may assist in interpreting the Canterbury Bankstown Development Control Plan 2023:

Flooding - Little Salt Pan C25 Study 2009, Policy

The land, or part of the land, is subject to flood related development controls under the principal EPI (noted in section 1.1 of this certificate) and the Development Control Plan (noted in section 1.4 of this certificate).

These flood related development controls are informed by the Little Salt Pan Creek Stormwater Catchment Study (June 2007) and Report Addendum (October 2009). The study can be viewed online at <https://cb.city/flooding> – Council’s Floodplain Management webpage. The study identifies where the land, or part of the land, is affected by the 100 year flood and which, or both, of the following flood risk precincts may apply:

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

The principal EPI can be viewed online at the NSW legislation website – www.legislation.nsw.gov.au. The relevant Development Control Plan includes flood related development controls for properties based on the relevant flood risk precinct in the Flood Risk Management Chapter. This can be viewed on Council’s website - www.cbcity.nsw.gov.au.

(b) Tree Preservation Order

A tree preservation order applies to the whole of the City of Canterbury Bankstown.

(c) Additional Contaminated Land Advice

On 22 August 2017 Council adopted a policy on contaminated land. This policy will restrict development of land:

- a) which is affected by contamination;
- b) which has been used for certain purposes;
- c) in respect of which there is not sufficient information about contamination;
- d) which is proposed to be used for certain purposes;
- e) in other circumstances contained in the policy.

(d) General Advice Regarding Use of Property

Persons considering commencing a use of or purchasing a property are advised to seek confirmation that the current, or intended, use (as the case may be) has been approved by Council, or does not require Council approval. It is pointed out that the question of “existing use rights” within the meaning of the Environmental Planning and Assessment Act, 1979, is a complex matter, and that the commencement of a use without Council approval (where required) is unlawful and may be subject to enforcement action.

(e) Other Matters

Not applicable.

Douglas Partners
PO Box 472
West Ryde
NSW 1685

PLANNING CERTIFICATE

Section 10.7(2)(5) of the Environmental Planning and Assessment Act 1979

Certificate No: 20250148
14 January 2025

Land which Certificate is issued for:

Lot 1 DP 603762

168 The River Road, REVESBY NSW 2212

Note: The information in this certificate is provided pursuant to Section 10.7(2) and (5) of the Environmental Planning and Assessment Act 1979 (the Act), and as prescribed by Schedule 2 of the Environmental Planning and Assessment Regulation 2021 (the Regulation). The information has been extracted from Council's records, as it existed at the date listed on the certificate.

Planning certificates are issued on the Strata Plan, not the lot number. The information on a planning certificate is the same for all the lots in the same Strata Plan property. Your Strata may or may not have a Lot 0. A Planning Certificate issued for Lot 0 has the same information as other lots in that same Strata Plan property.

Please note that the accuracy of the information contained within the certificate may change after the date of this certificate due to changes in Legislation, planning controls or the environment of the land.



CAMILLE LATTOUF
MANAGER CITY STRATEGY AND DESIGN

**INFORMATION PROVIDED UNDER SECTION 10.7 (2)
OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.**

1 ENVIRONMENTAL PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

1.1 Relevant Planning Instruments

Canterbury Bankstown Local Environmental Plan 2023

1.2 Relevant Development Control Plans

Canterbury Bankstown Development Control Plan 2023

1.3 State Environmental Planning Policies

Note: The following information indicates those State Environmental Planning Policies (SEPP) which may apply to the subject land. A summary explanation of each SEPP can be sourced from the Department of Planning and Environment (DPE) website at www.planning.nsw.gov.au. The full wording of each SEPP can also be accessed via the NSW Legislation website at <https://legislation.nsw.gov.au/>.

State Environmental Planning Policies:

State Environmental Planning Policy (Sustainable Buildings) 2022

State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development

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

State Environmental Planning Policy (Housing) 2021

State Environmental Planning Policy (Industry and Employment) 2021

Chapter 3: Advertising and Signage

State Environmental Planning Policy (Planning Systems) 2021

Chapter 2: State and regional development

Chapter 3: Aboriginal Land

Chapter 4: Concurrences and consents

State Environmental Planning Policy (Precincts - Central River City) 2021

State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021

State Environmental Planning Policy (Precincts - Regional) 2021

State Environmental Planning Policy (Precincts - Western Parkland City) 2021

State Environmental Planning Policy (Primary Production) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 2: Coastal Management

Chapter 3: Hazardous and offensive development

Chapter 4: Remediation of Land

State Environmental Planning Policy (Resources and Energy) 2021

Chapter 2: Mining, petroleum production and extractive industries

Chapter 3: Extractive industries in Sydney area

State Environmental Planning Policy (Transport and Infrastructure) 2021

Chapter 2: Infrastructure

Chapter 3: Educational establishments and child care facilities

Chapter 4: Major infrastructure corridors

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2: Vegetation in non-rural areas

Chapter 3: Koala habitat protection 2020

Chapter 6: Bushland in urban areas

Chapter 7: Canal estate development

Chapter 10: Sydney Harbour Catchment

Chapter 11: Georges River Catchment

Encompassed within the Biodiversity and Conservation SEPP is the former Greater Metropolitan Regional Environmental Plan No. 2 - Georges River Catchment which applies to the site. The SEPP aims to protect the water quality of the Georges River and its tributaries and the environmental quality of the whole catchment. The objectives of the plan are to be achieved through coordinated land use planning and development control. The plan establishes the framework within which local, State and Federal agencies will consult so that there is a consistent approach to planning and development within the catchment

- 1.4 Proposed Environmental Planning Instruments (including any Planning Proposals) that are or have been the subject of community consultation or on public exhibition under the Act**
Not applicable.

2 Zoning and Land Use Under Relevant Planning Instruments

Note: The information below will assist in determining how the subject land may be developed. It is recommended that you read this section in conjunction with a full copy of any relevant environmental planning instrument as there may be additional provisions that affect how the land may be developed.

2.1 Land Use Zone

Canterbury Bankstown Local Environmental Plan 2023

Date effective from

23 June 2023

Land Use Zone

ZONE B2 LOCAL CENTRE

1. Permitted without consent

Home occupations

2. Permitted with consent

Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 1 or 3

3. Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Recreation facilities(outdoor); Research stations; Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

2.2 Additional Permitted Uses

The land, or part of land is affected by Schedule 1 Additional Permitted Uses of the Canterbury Bankstown Local Environmental Plan 2023. For further information visit <https://legislation.nsw.gov.au/> or contact Council on 02 9707 9000.

Note: Due to the subdivision and/or consolidation of land, the Lot and Deposited Plans referenced in Schedule 1 of the relevant Local Environmental Plan may change. It is your responsibility to confirm the applicability of Additional Permitted Uses before undertaking any development on the site that relies upon provisions in Schedule 1.

2.3 Minimum Land Dimensions for the Erection of a Dwelling House

For land zoned R2, R3 or R4 and on land identified as 'Area 2' on the Clause Application Map within the Canterbury Bankstown Local Environmental Plan 2023, the minimum lot size required for dwelling houses on a battle-axe lot or other lot with an access handle is 600m². For land without an access handle, please refer to the Minimum Lot Sizes Map of the Local Environmental Plan for minimum lot sizes for dwelling houses.

2.4 Area of Outstanding Biodiversity Value

Not applicable

2.5 Conservation Area and/or Environmental Heritage

The land is not affected by a heritage item or within a heritage conservation area under the relevant Principal Environmental Planning Instrument.

3 Contribution Plans

Canterbury Bankstown Local Infrastructure Contributions Plan 2022

This Development Contributions Plan was prepared and adopted under the Environmental Planning and Assessment Act, 1979 and Environmental Planning and Assessment Regulation 2021.

The Plan allows the Council or other consent authority to levy contributions on selected new development to pay for local public infrastructure (such as parks, roads and libraries), required to meet the needs of our growing and changing City. A copy of the development contributions plan can be viewed on Council's website.

Housing and Productivity Contribution

The Housing and Productivity Contribution applies to development applications for new residential, commercial and industrial development and is collected by Council on behalf of the NSW State Government. The Contributions will help deliver essential State infrastructure such as schools, hospitals, major roads, public transport infrastructure and regional open space.

The subject land is within Greater Sydney to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 applies. For more information visit

<https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system>

4 Complying Development

Whether or not the land is land on which complying development may be carried out under each of the Codes for complying development because of the provisions of clauses 1.17A(1) (c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and, if no complying development may be carried out on that land under that Policy, the reasons why complying development may not be carried out on that land.

Note that in order for complying development to be able to be carried out, it must be permissible in the relevant zone in the first place.

Housing Code (if in a residential zone)	Yes
Rural Housing Code (if in a rural residential zone)	Not applicable
Low Rise Housing Diversity Code	Yes
Housing Alterations Code	Yes
General Development Code	Yes
Greenfield Housing Code	Not applicable
Inland Code	Not applicable
Commercial and Industrial	Yes

(New Building and Alterations) Code	
Commercial and Industrial Alterations Code	Yes
Container Recycling Facilities Code	Yes
Demolition Code	Yes
Subdivision Code	Yes
Fire Safety Code	Yes

**Note: The reason(s) why complying development may not be carried may only apply to part of, or all of, the property. For more information go to the NSW ePlanning Spatial Viewer and search the property address <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>.*

4.1 **Variation of Complying Development Codes**

A variation to the Complying Development Code applies to certain lots in Zone R2 Low Density Residential areas which are no more than 450m² in area and are located in land to which the former Bankstown Local Environmental Plan 2015 applied. For further information on the variation to the Complying Development Code, please refer to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 at the NSW Legislation website at <https://legislation.nsw.gov.au/>

5 **Exempt Development**

Whether or not the land is land on which exempt development may be carried out under each of the exempt development codes under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 because of the provisions of clauses 1.16(1)(b1)-(d) or 1.16A, the development (new or alterations proposed to the existing structures) must meet the following criteria:

General Exempt Development Code

Yes

Advertising and Signage Exempt Development Code

Yes

Temporary Uses and Structures Exempt Development Code

Yes

Note: Despite the above, if the exempt development meets the requirements and standards specified by the State Environmental Planning Policy (Exempt and Complying Development) 2008 and that development (a) has been granted an exemption under section 57(2) of the Heritage Act 1977, or (b) is subject to an exemption under section 57(1A) or (3) of that Act, the development is exempt development. For further information refer to the Heritage NSW website at <https://www.heritage.nsw.gov.au/>.

Important Disclaimer: Clause 4 and 5 of this Certificate only contain information in respect of that required by clause 4 and 5 of Schedule 2 of the Environmental Planning and Assessment Regulation 2021, in relation to Complying and Exempt Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Other provisions contained in the SEPP, including but not limited to, minimum allotment size requirements, specified development standards or any other general exclusions, may preclude Exempt or Complying Development under the SEPP from being able to be carried out. You will need to refer to the SEPP for complete details. It is your responsibility to ensure that you comply with all other general requirements of the SEPP. Failure to comply with these provisions may mean that any Complying Development Certificate issued, or work carried out as Exempt Development under the provisions of the SEPP is invalid.

6 **Affected Building Notices and Building Product Rectification Orders**

Not applicable

7 Land Reserved for Acquisition

There is no environmental planning instrument, or proposed environmental planning instrument, applying to the land that makes provision for the acquisition of the land (or any part thereof) by a public authority, as referred to in Section 3.15 of the Environmental Planning and Assessment Act 1979.

8 Road Widening and Road Realignment

Whether or not the land is affected by a road widening or road realignment proposal under Division 2 or Part 3 of the Roads Act 1993 or an environmental planning instrument:

The land is not affected by a road widening or road realignment proposal under Division 2 or Part 3 of the Roads Act 1993, or an environmental planning instrument.

Whether or not the land is affected by a road widening or road realignment proposal under any resolution of Council:

The land is not affected by a road widening or road realignment proposal under any resolution of Council.

9 Flooding

The land, or part of the land, **is within** the flood planning area (FPA) and consequently the probable maximum flood (PMF).

The land, or part of the land, **is subject to** flood related development controls.

Please note that a Stormwater Systems Report (SSR) will be required from Council (cost applies) to further understand constraints that may relate to development of the property. An SSR can be ordered online from Council website.

You are advised to refer to the following:

- The relevant Development Control Plan (noted in Section 1.2 of this certificate) for further information on Council's approach to Flood Risk Management, and
- Frequently Asked Questions and details on the study relevant to your catchment area are available at Council's Floodplain Management webpage (<https://cb.city/flooding>).

NB: The FPA is the 1% Annual Exceedance Probability (AEP) plus generally a 0.5m freeboard or as outlined in relevant Development Control Plan.

10 Council and Other Public Authority Policies on Hazard Risk Restrictions

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

Land Slip

The land is not affected by a policy restriction relating to landslip

Tidal Inundation

The land is not affected by a policy restriction relating to tidal inundation

Subsidence

The land is not affected by a policy restriction relating to subsidence

Acid Sulfate Soils

The land is not affected by a policy restriction relating to acid sulfate soils.

Contamination

Council has adopted by resolution a policy concerning the management of contaminated land. The policy applies to all land in the Canterbury-Bankstown Local Government Area and will restrict development of the land if the circumstances set out in the policy prevail. A copy of the policy is available on Council's website at www.cbc.city.nsw.gov.au.

Council is not aware of the land being affected by any matters as prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

Please refer to the *NSW Environment Protection Authority (EPA)* for more information.

Salinity

Not applicable

Coastal Hazards

Not applicable

Sea Level Rise

Not applicable

Unhealthy Building Land

The land is not affected by a policy restriction relating to Unhealthy Building Land.

Any Other Risk (including Aircraft Noise)

Not applicable

11 Bush Fire Prone Land

Not applicable

12 Loose-Fill Asbestos Ceiling Insulation

Not applicable

13 Mine Subsidence

The subject land is not within a mine subsidence district within the meaning of Section 20 of the *Coal Mine Subsidence Compensation Act 2017*.

14 Paper Subdivision Information

Not applicable

15 Property Vegetation Plans

Not applicable

16 Biodiversity Stewardship Sites

Not applicable

17 Biodiversity Certified Land

Not applicable

18 Orders Under Trees (Disputes Between Neighbours) Act 2006

Not applicable

19 Annual Charges Under Local Government Act 1993 For Coastal Protection Services That Relate to Existing Coastal Protection Works

Not applicable

20 Western Sydney Aerotropolis

Not applicable

21 Development Consent Conditions for Seniors Housing

Not applicable

22 Site Compatibility Certificates and Development Consent Conditions For Affordable Rental Housing

Not applicable

23

Water or sewerage services

Council has not received a notice from a public water utility that water or sewerage services are, or are to be, provided to the land under the [Water Industry Competition Act 2006](#), a statement to that effect.

Note— A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the [Water Industry Competition Act 2006](#), a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the [Water Industry Competition Act 2006](#) is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the [Water Industry Competition Act 2006](#) become the responsibility of the purchaser.

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

Note: When information pursuant to Section 10.7(5) of the Act is requested the Council is under no obligation to furnish any of the information supplied herein pursuant to that Section. Council draws your attention to Section 10.7(6), which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this Certificate.

(a) Additional Flood Planning Advice

In addition to Section 9 of this certificate, the following information may assist in interpreting the Canterbury Bankstown Development Control Plan 2023:

Flooding - Little Salt Pan C25 Study 2009, Policy

The land, or part of the land, is subject to flood related development controls under the principal EPI (noted in section 1.1 of this certificate) and the Development Control Plan (noted in section 1.4 of this certificate).

These flood related development controls are informed by the Little Salt Pan Creek Stormwater Catchment Study (June 2007) and Report Addendum (October 2009). The study can be viewed online at <https://cb.city/flooding> – Council’s Floodplain Management webpage. The study identifies where the land, or part of the land, is affected by the 100 year flood and which, or both, of the following flood risk precincts may apply:

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

The principal EPI can be viewed online at the NSW legislation website – www.legislation.nsw.gov.au. The relevant Development Control Plan includes flood related development controls for properties based on the relevant flood risk precinct in the Flood Risk Management Chapter. This can be viewed on Council’s website - www.cbcity.nsw.gov.au.

(b) Tree Preservation Order

A tree preservation order applies to the whole of the City of Canterbury Bankstown.

(c) Additional Contaminated Land Advice

On 22 August 2017 Council adopted a policy on contaminated land. This policy will restrict development of land:

- a) which is affected by contamination;
- b) which has been used for certain purposes;
- c) in respect of which there is not sufficient information about contamination;
- d) which is proposed to be used for certain purposes;
- e) in other circumstances contained in the policy.

(d) General Advice Regarding Use of Property

Persons considering commencing a use of or purchasing a property are advised to seek confirmation that the current, or intended, use (as the case may be) has been approved by Council, or does not require Council approval. It is pointed out that the question of “existing use rights” within the meaning of the Environmental Planning and Assessment Act, 1979, is a complex matter, and that the commencement of a use without Council approval (where required) is unlawful and may be subject to enforcement action.

(e) Other Matters

Not applicable.



Your environment

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Search results

Your search for: Suburb: REVESBY

Matched 14 notices relating to 2 sites.

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
REVESBY	21 Marigold STREET	Mirotone Pty Ltd	3 former
REVESBY	33-35 Violet STREET	Thetis Pty Ltd - Bituminous Products	4 current and 7 former

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9 January 2025

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
REDFERN	BP Service Station	116 Regent STREET	Service Station	Regulation under CLM Act not required	-33.89367876	151.1995256
REDFERN	Former Printing Works	101a Marriott STREET	Other Industry	Regulation under CLM Act not required	-33.89512556	151.2113422
REDFERN	BP-branded Jasbe Surry Hills	411 Cleveland STREET	Service Station	Regulation under CLM Act not required	-33.89183974	151.2132466
REDFERN	Surry Hills Shopping Village	397-399 Cleveland & 2-38 Baptist STREET	Other Industry	Regulation under CLM Act not required	-33.89229521	151.2119397
REVESBY	Dorf Clark Industries	184-194 Milperra ROAD	Metal Industry	Regulation under CLM Act not required	-33.93387149	151.000553
REVESBY	Thetis Pty Ltd - Bituminous Products	33-35 Violet STREET	Chemical Industry	Contamination currently regulated under CLM Act	-33.93702092	151.0067896
REVESBY	Mirotone Pty Ltd	21 Marigold STREET	Chemical Industry	Contamination currently regulated under POEO Act	-33.93559608	151.0002207
REVESBY	Caltex Service Station Revesby	181 The River ROAD	Service Station	Regulation under CLM Act not required	-33.95573605	151.0171779
REVESBY	Commercial Premises	40 Marigold STREET	Unclassified	Regulation under CLM Act not required	-33.936897	150.998204
RHODES	Homebush Bay Sediments adjoining the former UCAL and Allied Feeds sites	Homebush BAY	Chemical Industry	Ongoing maintenance required to manage residual contamination (CLM Act)	-33.8263749	151.0839216
RHODES	Former Glad factory site	10-16 Marquet STREET	Chemical Industry	Regulation under CLM Act not required	-33.82884048	151.0848716
RHODES	Former Allied Feeds site	Walker STREET	Other Industry	Contamination formerly regulated under the CLM Act	-33.82465376	151.0870401
RHODES	Former UCAL site	Walker STREET	Chemical Industry	Ongoing maintenance required to manage residual contamination (CLM Act)	-33.82727505	151.0853195
RHODES	Homebush Bay sediments adjoining former Berger Paint factory	Oulton AVENUE	Chemical Industry	Ongoing maintenance required to manage residual contamination (CLM Act)	-33.83535308	151.083238
RICHMOND	Caltex Richmond Service Station	98 March (Cnr East Market St) STREET	Service Station	Regulation under CLM Act not required	-33.59937996	150.7514483

Number	Name	Location	Type	Status	Issued date
1614406		78 VIOLET STREET, REVESBY, NSW 2212	s.80 Surrender of a Licence	Issued	6-Jan-22
1617315		37-51 VIOLET STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	8-Apr-22
1620028		21 MARIGOLD STREET, REVESBY, NSW 2212	s.80 Surrender of a Licence	Issued	4-Jul-23
1629368		146 CARRINGTON STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	19-Jul-23
1629883		30-32 MARIGOLD STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	6-Dec-23
6850	AUSTRALIAN SPRINGS PTY LTD	44 FITZPATRICK ST, REVESBY, NSW 2212	POEO licence	No longer in force	26-Jun-00
1048391	AUSTRALIAN SPRINGS PTY LTD	44 FITZPATRICK ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	1-Jun-05
744	BANKSTOWN CITY COUNCIL	MARCO AVENUE, REVESBY, NSW 2212	POEO licence	Surrendered	27-Apr-00
1011338	BANKSTOWN CITY COUNCIL	MARCO AVENUE, REVESBY, NSW 2212	s.58 Licence Variation	Issued	19-Oct-01
1046090	BANKSTOWN CITY COUNCIL	MARCO AVENUE, REVESBY, NSW 2212	s.58 Licence Variation	Issued	21-Apr-05
1049647	BANKSTOWN CITY COUNCIL	MARCO AVENUE, REVESBY, NSW 2212	s.80 Surrender of a Licence	Issued	8-Jul-05
21265	BDC RECYCLING PTY LTD	263 Milperra Road, REVESBY, NSW 2212	POEO licence	Issued	21-Feb-20
3085781362	Bells Hire Pty Ltd	57 Violet Street, REVESBY, NSW 2212	Penalty Notice	Withdrawn	
1547621	Bells Hire Pty Ltd	57 Violet Street, REVESBY, NSW 2212	s.91 Clean Up Notice	Issued	15-Dec-16
5267	BITUMINOUS PRODUCTS PTY LTD	29-33 VIOLET ST, REVESBY, NSW 2212	POEO licence	Issued	4-Aug-00
1068825	BITUMINOUS PRODUCTS PTY LTD	29-33 VIOLET ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	30-Jan-07
1073819	BITUMINOUS PRODUCTS PTY LTD	29-33 VIOLET ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	3-Jul-07
1078262	BITUMINOUS PRODUCTS PTY LTD	29-33 VIOLET ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	19-Sep-07
1081695	BITUMINOUS PRODUCTS PTY LTD	29-33 VIOLET ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	8-Dec-08
1095767	BITUMINOUS PRODUCTS PTY LTD	29-33 VIOLET ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	10-Dec-08
1539643	BITUMINOUS PRODUCTS PTY LTD	29-33 VIOLET ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	23-Sep-16
1550457	BITUMINOUS PRODUCTS PTY LTD	29-33 VIOLET ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	14-Sep-17
1622454	BITUMINOUS PRODUCTS PTY LTD	29-33 VIOLET ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	26-Sep-22
1034122	BITUMINOUS PRODUCTS PTY LTD (OLD)	29-33 VIOLET ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	11-Mar-04
1041166	BITUMINOUS PRODUCTS PTY LTD (OLD)	29-33 VIOLET ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	10-Nov-04
1052992	BITUMINOUS PRODUCTS PTY LTD (OLD)	29-33 VIOLET ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	22-Feb-06
1059013	BITUMINOUS PRODUCTS PTY LTD (OLD)	29-33 VIOLET ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	10-May-06

Number	Name	Location	Type	Status	Issued date
11607	BORAL INVESTMENTS PTY LIMITED	2A Mavis Street, REVESBY, NSW 2212	POEO licence	Surrendered	5-Jun-02
1043668	BORAL INVESTMENTS PTY LIMITED	2A Mavis Street, REVESBY, NSW 2212	s.58 Licence Variation	Issued	10-Jan-05
1067909	BORAL INVESTMENTS PTY LIMITED	2A Mavis Street, REVESBY, NSW 2212	s.80 Surrender of a Licence	Issued	2-Mar-07
1522399	BSV TYRE RECYCLING AUSTRALIA PTY LTD	30 Daisy Street, REVESBY, NSW 2212	s.91 Clean Up Notice	Issued	29-May-14
3085774221	BSV TYRE RECYCLING AUSTRALIA PTY LTD	30 Daisy Street, REVESBY, NSW 2212	Penalty Notice	Issued	4-Jun-14
3085775377	BSV TYRE RECYCLING AUSTRALIA PTY LTD	30 Daisy Street, REVESBY, NSW 2212	Penalty Notice	Issued	5-Nov-14
20387	BSV TYRE RECYCLING AUSTRALIA PTY LTD	30 Daisy Street, REVESBY, NSW 2212	POEO licence	Issued	29-Apr-15
1532301	BSV TYRE RECYCLING AUSTRALIA PTY LTD	30 Daisy Street, REVESBY, NSW 2212	s.58 Licence Variation	Issued	7-Sep-15
3085779602	BSV TYRE RECYCLING AUSTRALIA PTY LTD	30 Daisy Street, REVESBY, NSW 2212	Penalty Notice	Issued	1-Jun-16
3085782967	BSV TYRE RECYCLING AUSTRALIA PTY LTD	30 Daisy Street, REVESBY, NSW 2212	Penalty Notice	Issued	26-Jul-17
3173523504	BSV TYRE RECYCLING AUSTRALIA PTY LTD	30 Daisy Street, REVESBY, NSW 2212	Penalty Notice	Issued	9-Oct-17
1557613	BSV TYRE RECYCLING AUSTRALIA PTY LTD	30 Daisy Street, REVESBY, NSW 2212	s.110 Revocation of Prevention Notice	Issued	20-Oct-17
1572707	BSV TYRE RECYCLING AUSTRALIA PTY LTD	30 Daisy Street, REVESBY, NSW 2212	s.58 Licence Variation	Issued	17-Dec-18
3173529417	BSV TYRE RECYCLING AUSTRALIA PTY LTD	30 Daisy Street, REVESBY, NSW 2212	Penalty Notice	Issued	25-Aug-20
3173529408	BSV TYRE RECYCLING AUSTRALIA PTY LTD	30 Daisy Street, REVESBY, NSW 2212	Penalty Notice	Issued	25-Aug-20
3502246	BSV TYRE RECYCLING AUSTRALIA PTY LTD	30 Daisy Street, REVESBY, NSW 2212	s.96 Prevention Notice	Issued	8-Apr-22
13211	CLEANAWAY INDUSTRIAL SOLUTIONS PTY LTD	112 Milperra Road, REVESBY, NSW 2212	POEO licence	Surrendered	3-Nov-09
1518295	CLEANAWAY INDUSTRIAL SOLUTIONS PTY LTD	112 Milperra Road, REVESBY, NSW 2212	s.80 Surrender of a Licence	Issued	20-May-14
1087613	CLEANAWAY OPERATIONS PTY LTD	76 VIOLET ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	24-Aug-08
1093339	CLEANAWAY OPERATIONS PTY LTD	76 VIOLET ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	3-Mar-10
1520006	CLEANAWAY OPERATIONS PTY LTD	76 VIOLET ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	11-Feb-14
1059685	CLEANAWAY SOLID WASTE PTY LTD	76 VIOLET ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	28-Sep-06
1042513	CLINGCAST METALS PTY. LIMITED	37-51 VIOLET STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	9-Feb-05
11950	CMA RECYCLING AUSTRALIA PTY LIMITED C/- PPB ADVISORY	37-51 VIOLET STREET, REVESBY, NSW 2212	POEO licence	Surrendered	21-Aug-03
1054656	CMA RECYCLING AUSTRALIA PTY LIMITED C/- PPB ADVISORY	37-51 VIOLET STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	4-Apr-06

Number	Name	Location	Type	Status	Issued date
1090907	CMA RECYCLING AUSTRALIA PTY LIMITED C/- PPB ADVISORY	37-51 VIOLET STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	4-Nov-08
1093894	CMA RECYCLING AUSTRALIA PTY LIMITED C/- PPB ADVISORY	37-51 VIOLET STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	1-Dec-08
1103756	CMA RECYCLING AUSTRALIA PTY LIMITED C/- PPB ADVISORY	37-51 VIOLET STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	18-May-10
1117889	CMA RECYCLING AUSTRALIA PTY LIMITED C/- PPB ADVISORY	37-51 VIOLET STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	27-Aug-10
1124438	CMA RECYCLING AUSTRALIA PTY LIMITED C/- PPB ADVISORY	37-51 VIOLET STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	2-Feb-11
1504563	CMA RECYCLING AUSTRALIA PTY LIMITED C/- PPB ADVISORY	37-51 VIOLET STREET, REVESBY, NSW 2212	s.80 Surrender of a Licence	Issued	11-Apr-13
1027329	DUMPEX WASTE DISPOSAL PTY LTD	76 VIOLET ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	21-May-03
10994	E.P.C. ENGINEERING PTY LTD	39-41 FITZPATRICK STREET, REVESBY, NSW 2212	POEO licence	No longer in force	12-Jul-00
1036205	E.P.C. ENGINEERING PTY LTD	39-41 FITZPATRICK STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	17-May-04
1041129	E.P.C. ENGINEERING PTY LTD	39-41 FITZPATRICK STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	7-Apr-05
512	ECOLAB PTY LTD	30-32 MARIGOLD STREET, REVESBY, NSW 2212	POEO licence	Issued	16-May-00
1016499	ECOLAB PTY LTD	30-32 MARIGOLD STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	23-Apr-02
1019265	ECOLAB PTY LTD	30-32 MARIGOLD STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	26-Jul-02
1063245	ECOLAB PTY LTD	30-32 MARIGOLD STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	11-Sep-06
1072203	ECOLAB PTY LTD	30-32 MARIGOLD STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	28-Aug-07
1103884	ECOLAB PTY LTD	30-32 MARIGOLD STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	28-Sep-09

Number	Name	Location	Type	Status	Issued date
1524023	ECOLAB PTY LTD	30-32 MARIGOLD STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	27-Aug-14
1537002	ECOLAB PTY LTD	30-32 MARIGOLD STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	22-Jan-16
3507341	ECOLAB PTY LTD	30-32 MARIGOLD STREET, REVESBY, NSW 2212	s.91 Clean Up Notice	Issued	6-Nov-23
1540623	Enviro Recycling Pty Ltd	37-51 VIOLET STREET, REVESBY, NSW 2212	s.91 Clean Up Notice	Issued	30-May-16
3085780482	Enviro Recycling Pty Ltd	37-51 VIOLET STREET, REVESBY, NSW 2212	Penalty Notice	Issued	12-Oct-16
1546062	Enviro Recycling Pty Ltd	37-51 VIOLET STREET, REVESBY, NSW 2212	s.96 Prevention Notice	Issued	4-Nov-16
1547466	Enviro Recycling Pty Ltd	37-51 VIOLET STREET, REVESBY, NSW 2212	s.91 Clean Up Notice	Issued	7-Dec-16
1547472	Enviro Recycling Pty Ltd	57 Violet Street, REVESBY, NSW 2212	s.91 Clean Up Notice	Issued	7-Dec-16
1547619	Enviro Recycling Pty Ltd	57 Violet Street, REVESBY, NSW 2212	s.91 Clean Up Notice	Issued	15-Dec-16
3085780830	Enviro Recycling Pty Ltd	37-51 VIOLET STREET, REVESBY, NSW 2212	Penalty Notice	Issued	16-Dec-16
1547235	Enviro Recycling Pty Ltd	37-51 VIOLET STREET, REVESBY, NSW 2212	s.110 Variation of Prevention Notice	Issued	16-Dec-16
3085781088	Enviro Recycling Pty Ltd	37-51 VIOLET STREET, REVESBY, NSW 2212	Penalty Notice	Issued	23-Dec-16
1548229	Enviro Recycling Pty Ltd	37-51 VIOLET STREET, REVESBY, NSW 2212	s.110 Variation of Clean Up Notice	Issued	11-Jan-17
1548231	Enviro Recycling Pty Ltd	37-51 VIOLET STREET, REVESBY, NSW 2212	s.110 Variation of Clean Up Notice	Issued	11-Jan-17
1548917	Enviro Recycling Pty Ltd	37-51 VIOLET STREET, REVESBY, NSW 2212	s.110 Variation of Clean Up Notice	Issued	31-Jan-17
1550255	Enviro Recycling Pty Ltd	37-51 VIOLET STREET, REVESBY, NSW 2212	s.110 Variation of Clean Up Notice	Issued	23-Mar-17

Number	Name	Location	Type	Status	Issued date
1551773	Enviro Recycling Pty Ltd	37-51 VIOLET STREET, REVESBY, NSW 2212	s.110 Revocation of Clean Up Notice	Issued	11-May-17
3085782509	Enviro Recycling Pty Ltd	57-67 Violet Streeet , REVESBY, NSW 2212	Penalty Notice	Issued	30-May-17
3085782480	Enviro Recycling Pty Ltd	57-67 Violet Streeet , REVESBY, NSW 2212	Penalty Notice	Issued	30-May-17
3085782490	Enviro Recycling Pty Ltd	57-67 Violet Streeet , REVESBY, NSW 2212	Penalty Notice	Issued	30-May-17
3085782518	Enviro Recycling Pty Ltd	37-51 VIOLET STREET, REVESBY, NSW 2212	Penalty Notice	Issued	30-May-17
3085782527	Enviro Recycling Pty Ltd	37-51 VIOLET STREET, REVESBY, NSW 2212	Penalty Notice	Issued	30-May-17
3085782536	Enviro Recycling Pty Ltd	37-51 VIOLET STREET, REVESBY, NSW 2212	Penalty Notice	Issued	30-May-17
2846	LOCKER GROUP PTY LTD	36-42 FITZPATRICK STREET, REVESBY, NSW 2212	POEO licence	Surrendered	22-Aug-00
1044223	LOCKER GROUP PTY LTD	36-42 FITZPATRICK STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	6-Feb-05
1056678	LOCKER GROUP PTY LTD	36-42 FITZPATRICK STREET, REVESBY, NSW 2212	s.80 Surrender of a Licence	Issued	6-Mar-06
11664	MACDERMID OVERSEAS ASIA LTD	299 CANTERBURY ROAD, REVESBY, NSW 2212	POEO licence	Surrendered	31-May-02
1022905	MACDERMID OVERSEAS ASIA LTD	299 CANTERBURY ROAD, REVESBY, NSW 2212	s.58 Licence Variation	Issued	8-Jan-03
1039631	MACDERMID OVERSEAS ASIA LTD	299 CANTERBURY ROAD, REVESBY, NSW 2212	s.58 Licence Variation	Issued	22-Sep-04
1081021	MACDERMID OVERSEAS ASIA LTD	299 CANTERBURY ROAD, REVESBY, NSW 2212	s.58 Licence Variation	Issued	20-Dec-07
1087492	MACDERMID OVERSEAS ASIA LTD	299 CANTERBURY ROAD, REVESBY, NSW 2212	s.80 Surrender of a Licence	Issued	21-May-08
6747	MCILWRAITH-DAVEY PTY. LTD.	194 MILPERRA RD, REVESBY, NSW 2212	POEO licence	No longer in force	26-Jun-00

Number	Name	Location	Type	Status	Issued date
1044572	MCILWRAITH-DAVEY PTY. LTD.	194 MILPERRA RD, REVESBY, NSW 2212	s.58 Licence Variation	Issued	22-Feb-05
2586	MIROTONE PTY LTD	21 MARIGOLD STREET, REVESBY, NSW 2212	POEO licence	Surrendered	29-Jun-00
1010150	MIROTONE PTY LTD	21 MARIGOLD STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	14-Aug-01
1030784	MIROTONE PTY LTD	21 MARIGOLD STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	13-Oct-03
1072494	MIROTONE PTY LTD	21 MARIGOLD STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	3-Dec-07
1081045	MIROTONE PTY LTD	21 MARIGOLD STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	13-Dec-07
1106903	MIROTONE PTY LTD	21 MARIGOLD STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	10-Nov-09
1529753	MIROTONE PTY LTD	21 MARIGOLD STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	30-May-18
1577555	MIROTONE PTY LTD	21 MARIGOLD STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	18-Apr-19
1006635	ORORA LIMITED	146 CARRINGTON STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	24-Apr-01
1044290	ORORA LIMITED	146 CARRINGTON STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	8-Feb-05
1093362	ORORA LIMITED	146 CARRINGTON STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	16-Dec-08
643	ORORA PACKAGING AUSTRALIA PTY LTD	146 CARRINGTON STREET, REVESBY, NSW 2212	POEO licence	Issued	21-Jun-00
1520010	ORORA PACKAGING AUSTRALIA PTY LTD	146 CARRINGTON STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	11-Feb-14
1527920	ORORA PACKAGING AUSTRALIA PTY LTD	146 CARRINGTON STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	29-Jan-15
1545649	ORORA PACKAGING AUSTRALIA PTY LTD	146 CARRINGTON STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	23-Nov-16

Number	Name	Location	Type	Status	Issued date
1594258	ORORA PACKAGING AUSTRALIA PTY LTD	146 CARRINGTON STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	12-May-20
1639240	ORORA PACKAGING AUSTRALIA PTY LTD	146 CARRINGTON STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	6-Jun-24
1644352	ORORA PACKAGING AUSTRALIA PTY LTD	146 CARRINGTON STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	25-Oct-24
3085778686	Perfect Demo Pty Ltd	58 Turvey St, REVESBY, NSW 2212	Penalty Notice	Issued	26-Feb-16
3085780749	Perfect Demo Pty Ltd	58 Turvey Street, REVESBY, NSW 2212	Penalty Notice	Issued	13-Jan-17
3085780730	Perfect Demo Pty Ltd	58 Turvey Street, REVESBY, NSW 2212	Penalty Notice	Issued	13-Jan-17
3085782150	Perfect Demo Pty Ltd	58 Turvey St, REVESBY, NSW 2212	Penalty Notice	Issued	5-May-17
20607	REVESBY RECYCLING PTY LTD	37-51 VIOLET STREET, REVESBY, NSW 2212	POEO licence	Issued	13-Aug-15
3173530131	REVESBY RECYCLING PTY LTD	37-51 VIOLET STREET, REVESBY, NSW 2212	Penalty Notice	Issued	18-Mar-21
1598787	REVESBY RECYCLING PTY LTD	37-51 VIOLET STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	5-Jul-21
1014097	SERVICE ELECTROPLATING PTY LTD	31-33 MARIGOLD STREET, REVESBY, NSW 2212	s.58 Licence Variation	Issued	21-Jan-02
6661	SURFACE COATING TECHNOLOGIES PTY. LIMITED	31-33 MARIGOLD STREET, REVESBY, NSW 2212	POEO licence	Surrendered	3-Mar-00
1081844	SURFACE COATING TECHNOLOGIES PTY. LIMITED	31-33 MARIGOLD STREET, REVESBY, NSW 2212	s.80 Surrender of a Licence	Issued	23-Jan-08
6192	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	36A MAVIS STREET, REVESBY, NSW 2212	POEO licence	Surrendered	15-May-00
1016547	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	36A MAVIS STREET, REVESBY, NSW 2212	s.80 Surrender of a Licence	Issued	11-Apr-02
7518	VEOLIA RECYCLING & RECOVERY PTY LTD	76 VIOLET ST, REVESBY, NSW 2212	POEO licence	Issued	2-May-00
20026	VEOLIA RECYCLING & RECOVERY PTY LTD	78 VIOLET STREET, REVESBY, NSW 2212	POEO licence	Surrendered	8-Feb-12
3173523880	VEOLIA RECYCLING & RECOVERY PTY LTD	76 VIOLET ST, REVESBY, NSW 2212	Penalty Notice	Issued	13-Nov-17
1603203	VEOLIA RECYCLING & RECOVERY PTY LTD	76 VIOLET ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	23-Nov-20
3173530003	VEOLIA RECYCLING & RECOVERY PTY LTD	76 VIOLET ST, REVESBY, NSW 2212	Penalty Notice	Issued	9-Feb-21

Number	Name	Location	Type	Status	Issued date
1605391	VEOLIA RECYCLING & RECOVERY PTY LTD	76 VIOLET ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	20-Jul-21
1615897	VEOLIA RECYCLING & RECOVERY PTY LTD	76 VIOLET ST, REVESBY, NSW 2212	s.58 Licence Variation	Issued	8-Apr-22

Appendix D

Site Photographs

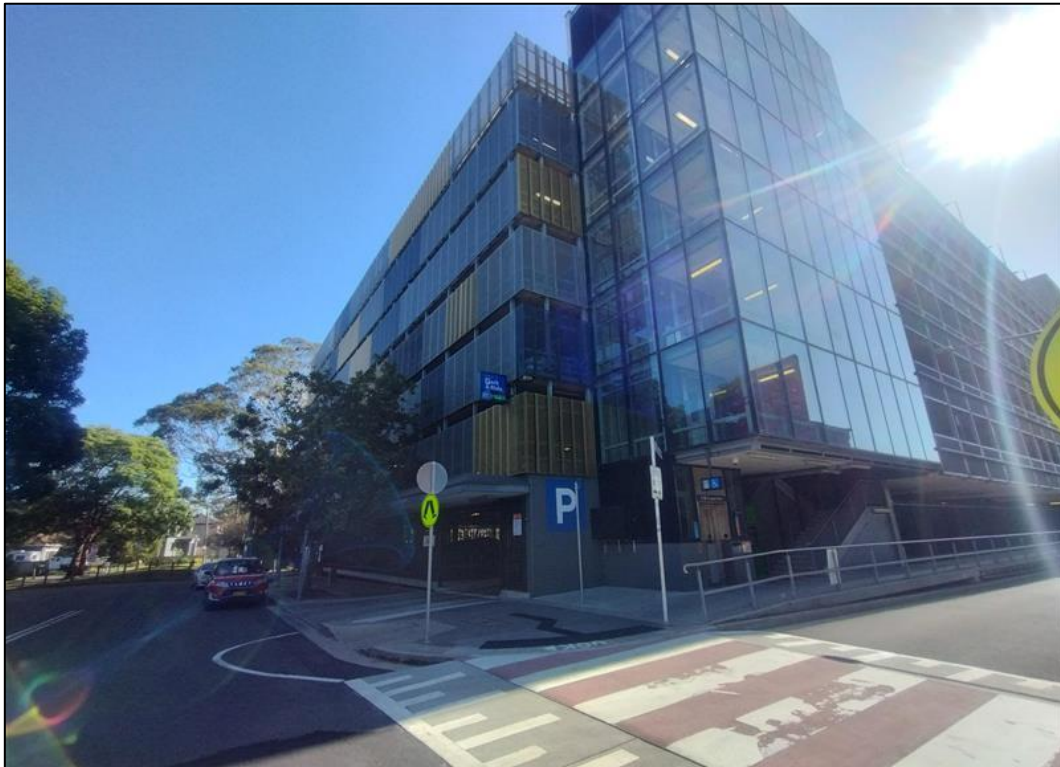


Photo 1: General photo of the carpark (facing north-east)

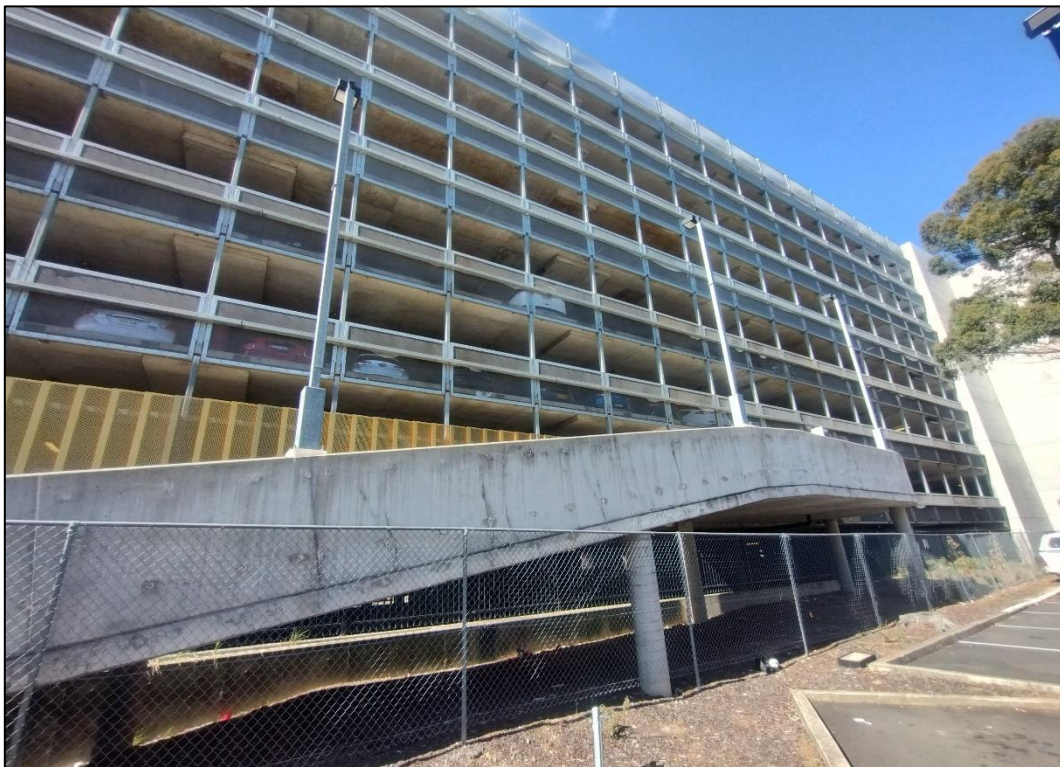


Photo 2: General photo of the carpark (facing south)



Site Photographs

**Preliminary Site Investigation
(PSI) (contamination)
45 Simmons Street, Revesby
NSW**

CLIENT

Canterbury-Bankstown Council

PROJECT: 231466.00

PLATE No: 1

REV: Dft0



Photo 3: General photo of ground level 1B

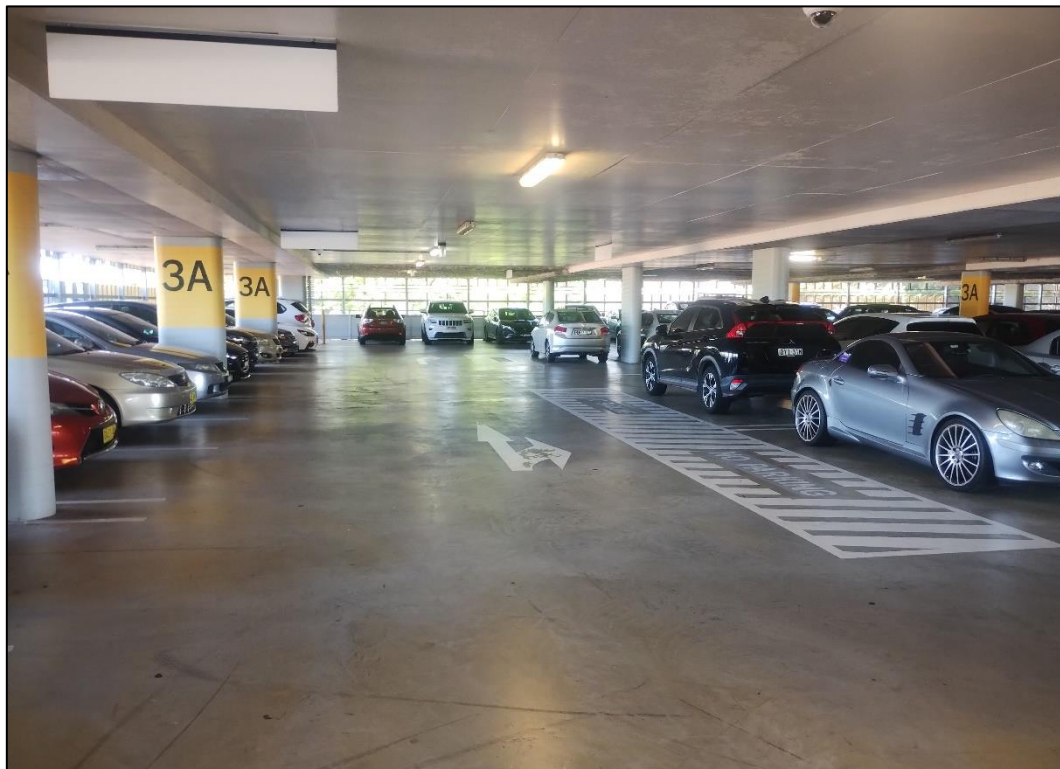


Photo 4: General photo of level 3A


	Site Photographs		PROJECT:	231466.00
	Preliminary Site Investigation (PSI) (contamination)		PLATE No:	2
	45 Simmons Street, Revesby NSW		REV:	Dft0
	CLIENT	Canterbury-Bankstown Council		



Photo 5: General photo of level 5B



Photo 6: General photo of the roof level



Site Photographs

**Preliminary Site Investigation
(PSI) (contamination)
45 Simmons Street, Revesby
NSW**

CLIENT

Canterbury-Bankstown Council

PROJECT: 231466.00

PLATE No: 3

REV: Dft0



Photo 7: Landscape area in the northern boundary (facing north)

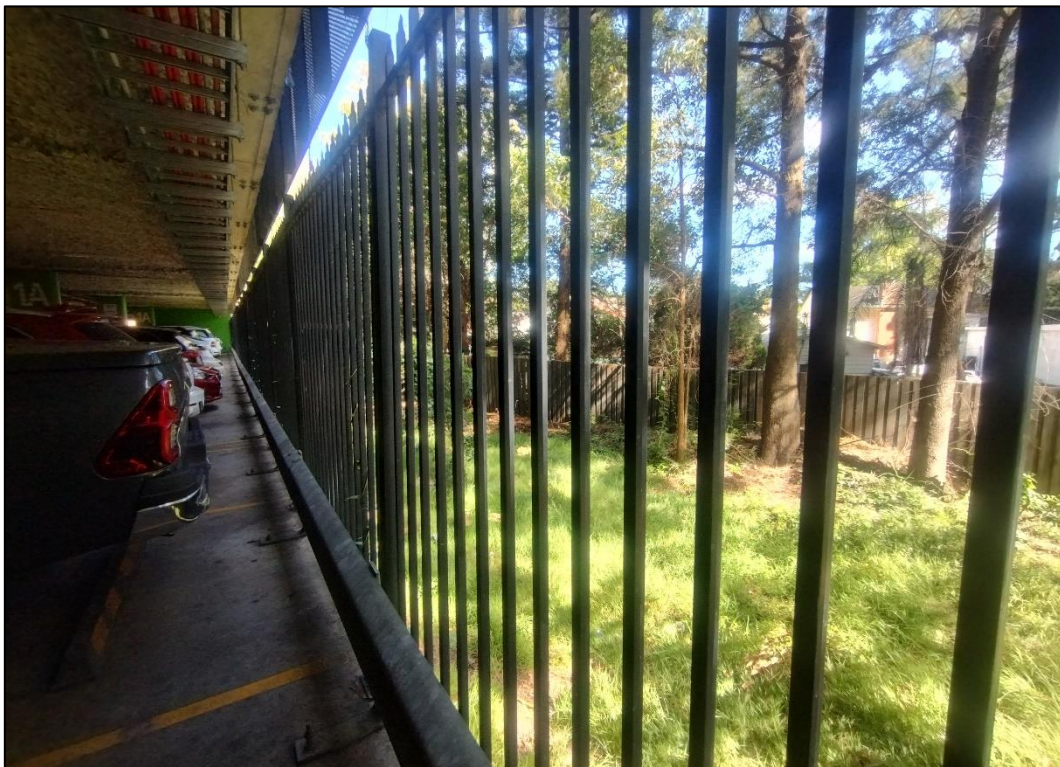


Photo 8: Landscape area in the northern boundary (facing north)



Site Photographs

**Preliminary Site Investigation
(PSI) (contamination)**

**45 Simmons Street, Revesby
NSW**

CLIENT

Canterbury-Bankstown Council

PROJECT:

231466.00

PLATE No:

4

REV:

Dft0



Photo 9: Exposed soil observed under the ramp in the north-eastern boundary

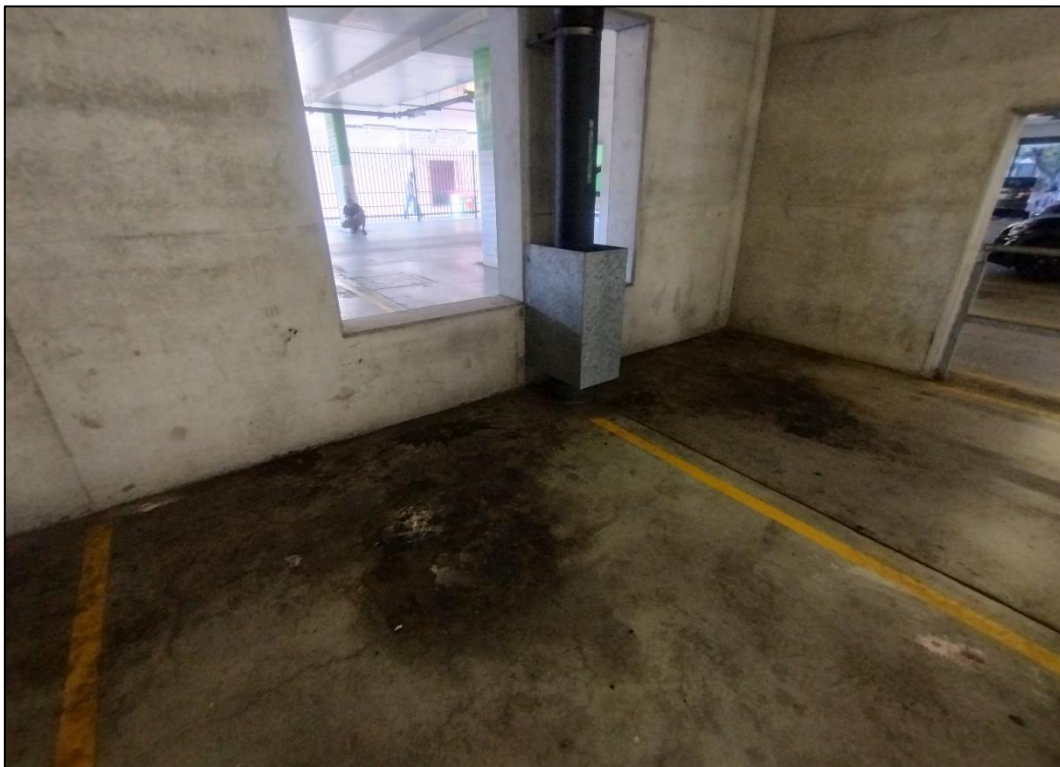


Photo 10: Oil stain observed on the ground level



Site Photographs

**Preliminary Site Investigation
(PSI) (contamination)**

**45 Simmons Street, Revesby
NSW**

CLIENT

Canterbury-Bankstown Council

PROJECT: 231466.00

PLATE No: 5

REV: Dft0



Photo 11: Water-proof membrane and concrete was used as roofing material at ground level



Photo 12: Water-proof membrane material observed on the roof at ground level



Site Photographs

**Preliminary Site Investigation
(PSI) (contamination)**

**45 Simmons Street, Revesby
NSW**

CLIENT

Canterbury-Bankstown Council

PROJECT: 231466.00

PLATE No: 6

REV: Dft0



Photo 13: A dry cleaner shop observed immediate south of the site (facing south)



Photo 14: KFC observed immediate north of the site (facing north)



Site Photographs

**Preliminary Site Investigation
(PSI) (contamination)**
**45 Simmons Street, Revesby
NSW**

CLIENT

Canterbury-Bankstown Council

PROJECT: 231466.00

PLATE No: 7

REV: Dft0