

**155 Fifth Avenue and 50 Edmondson Avenue Austral, NSW** 

Austral 1 Pty Ltd – September 2016





# **DOCUMENT CONTROL**

# PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

155 Fifth Avenue and 50 Edmondson Avenue Austral, NSW

# **PREPARED FOR**

Austral 1 Pty Ltd C/- Vantage Property Pty Ltd Suite 205, 12 O'Connell Street Sydney NSW 2000

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Principal, Contaminated Land



# **EXECUTIVE SUMMARY**

Geo-Logix Pty Ltd (Geo-Logix) was engaged by Austral 1 Pty Ltd on behalf of Vantage Property Pty Ltd to conduct a Phase 1 Environmental Site Assessment (ESA) of the property located at 155 Fifth Avenue and 50 Edmondson Avenue, Austral, NSW. The objective of the Phase I ESA was to conduct a site inspection and collate site historical information in order to establish whether activities have occurred on site which may have resulted in contamination of land. The findings of the report are based on a review of historical site data and a site inspection conducted on 6 September 2016.

The site is located within a rural residential area on the corner of Fifth Avenue and Edmondson Avenue, Austral NSW. The site, accessed via by both Fifth Avenue and Edmondson Avenue, consists of one 'L' shaped lot encompassing an area of 18,194 m². At the time of Geo-Logix investigation the site was occupied by two separate residential dwellings with landscaped gardens, numerous farm sheds and open grassed areas.

The dwelling at 155 Fifth Avenue consists of a single story brick house, landscaped gardens with some mature trees and an above ground swimming pool. Hazardous building materials were not observed in the construction of the house however a small fragment of potential asbestos containing material (ACM) was observed in exposed road base material beneath the asphalt driveway. Faint market garden furrows were observed in the back garden near a children's play house and climbing wall. The house and gardens were fenced from the remainder of the property. The dwelling at 50 Edmondson Avenue consists of a plastic and metal clad cement fibre sheet house, detached laundry and metal clad shed. Cement fibre sheeting on the house and laundry appears to be ACM and was in good to moderate condition. Peeling paint was observed across the exterior of the dwelling. Landscaped gardens surround the house and appear in in good health. A small vegetable garden is located to the rear of the laundry.

A gravel driveway extends from Edmondson Avenue towards a large farm shed at the rear of the eastern dwelling. The shed is a large timber frame metal clad structure with corrugated ACM roofing and is used for the storage of household items. An attached garage to the east contains a tractor and is used to store fuels and oils and other gardening equipment. A large herbicide spray pack was noted in the garage. Concrete flooring within the shed appeared to be moderate to poor condition with numerous cracks observed. Blue metal gravels were also observed in the location of a former shed to the north west of the existing farm shed.

The remainder of the site is an open grassed paddock with some mature eucalyptus in the northern portion. A farm dam in the north east portion of the site has been partially filled with demolition waste, tyres and vegetation. A fragment of ACM was observed on the ground surface in this area during the site inspection. A small area of crushed concrete and brick fill was noted on the ground surface in northern central portion of the site.

The review of historical data indicates the following site history:

- Title records and aerial imagery indicates the majority of the site was used for market gardening between 1943 and 1956;
- Aerial imagery indicates the current dwelling and associated sheds have existed at 50 Edmondson Avenue has since at least 1955;
- Aerial records suggests the current farm dam was constructed in the 1980s and partially filled with demolition waste and vegetation in the late 2000s;
- Council records indicate the second dwelling at 155 Fifth Avenue was constructed in 1988;



- Soil stockpiles observed across the site appear to have been removed by the late 2000s with anecdotal information indicating that they were spread over the property; and
- A farm shed was demolished in the central portion of the property between 2010 and 2016.

Results of the Phase I ESA indicates that the site and surrounds have a history of rural / residential use with extensive market garden activities. Potential sources of contamination noted onsite include:

- Market gardening;
- · Hazardous building materials;
- Fill of unknown origin;
- · Vehicle / equipment maintenance; and
- Application of herbicides.

Given the site history and results of previous environmental assessment, Geo-Logix concludes there is a potential for land contamination at the site. Further investigation would be required to assess the presence or otherwise of such contamination.



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# **FIGURES**

Figure 1: Site Location Map

Figure 2: Site Features

# **ATTACHMENTS**

Attachment A: Planning Certificate under Section 149(2, 5)

Attachment B: Photographic Plates

Attachment C: Groundwater Bore Search

Attachment D: Acid Sulphate Soils Map

Attachment E: Underground Utilities Plans

Attachment F: Title Documents

Attachment G: Aerial Photographs

Attachment H: Council Records

Attachment I: WorkCover NSW Records

Attachment J: NSW Office of Environment and Heritage Contaminated Land Database

Attachment K: Protection of Environment Operations Act 1997 Public Register

Attachment L: List of NSW Contaminated Sites Notified to NSW Office of Environment and Heritage

Attachment M: Unexploded Ordinance Record



# 1. INTRODUCTION

Geo-Logix Pty Ltd (Geo-Logix) was engaged by Austral 1 Pty Ltd on behalf of Vantage Property Pty Ltd to conduct a Phase 1 Environmental Site Assessment (ESA) of the property located at 155 Fifth Avenue and 50 Edmondson Avenue, Austral, NSW (Figure 1).

The objective of the Phase I ESA was to conduct a site inspection and collate site historical information in order to establish whether activities have occurred on site which may have resulted in contamination of land. The findings of the report are based on a review of historical site data and a site inspection conducted on 6 September 2016.

# 2. SITE INFORMATION

#### 2.1 Site Identification

The investigation area comprises the following properties:

Street Address	Lot and Deposited Plan (DP)	Approximate Area (m²)
155 Fifth Avenue and 50 Edmondson Avenue, Austral NSW 2179	Lot B DP 416093	18,194

# 2.2 Site Zoning and Land Use

Under Liverpool Council Local Environment Plan (LEP) (2008), the site is zoned Low density residential (R2). Planning and Development Certificates are provided in Attachment A.

# 2.3 Site Description

The following descriptions are based on a site inspection conducted by Geo-Logix on 6 September 2016. A photographic log is presented in Attachment B.

The site is located within a rural residential area on the corner of Fifth Avenue and Edmondson Avenue, Austral NSW. The site, accessed via by both Fifth Avenue and Edmondson Avenue, consists of one 'L' shaped lot encompassing an area of 18,194 m² (Figure 2). At the time of Geo-Logix investigation the site was occupied by two separate residential dwellings with landscaped gardens, numerous farm sheds and open grassed areas.

The dwelling at 155 Fifth Avenue consists of a single story brick house, landscaped gardens with some mature trees and an above ground swimming pool. Hazardous building materials were not observed in the construction of the house however a small fragment of potential asbestos containing material (ACM) was observed in exposed road base material beneath the asphalt driveway. Faint market garden furrows were observed in the back garden near a children's play house and climbing wall. The house and gardens were fenced from the remainder of the property.



The dwelling at 50 Edmondson Avenue consists of a plastic and metal clad cement fibre sheet house, detached laundry and metal clad shed. Cement fibre sheeting on the house and laundry appears to be ACM and was in good to moderate condition. Peeling paint was observed across the exterior of the dwelling. Landscaped gardens surround the house and appear in in good health. A small vegetable garden is located to the rear of the laundry.

A gravel driveway extends from Edmondson Avenue towards a large farm shed at the rear of the eastern dwelling. The shed is a large timber frame metal clad structure with corrugated ACM roofing and is used for the storage of household items. An attached garage to the east contains a tractor and is used to store fuels and oils and other gardening equipment. A large herbicide spray pack was noted in the garage. Concrete flooring within the shed appeared to be moderate to poor condition with numerous cracks observed. Blue metal gravels were also observed in the location of a former shed to the north west of the existing farm shed.

The remainder of the site is an open grassed paddock with some mature eucalyptus in the northern portion. A farm dam in the north east portion of the site has been partially filled with demolition waste, tyres and vegetation. A fragment of ACM was observed on the ground surface in this area during the site inspection. A small area of crushed concrete and brick fill was noted on the ground surface in northern central portion of the site.

# 2.4 Surrounding Land Use

Based on observations during the site inspection and a review of aerial imagery, the surrounding land use comprised the following:

- **North** Rural residential properties with Sixth Avenue beyond;
- South Fifth Avenue with rural residential properties beyond;
- East Edmondson Avenue with Scalabrini Village beyond; and
- West Rural residential properties with Fourth Avenue beyond.

# 2.5 Topography

The site slopes gently down towards the north east from an approximate elevation of 78 m Australian Height Datum (AHD) in the south west corner to 71 m AHD in the north east corner of the site.

#### 2.6 Surface Water

The nearest surface water is an unnamed tributary to Kemps Creek, located approximately 290 m north east of the site.

# 2.7 Geology

Review of the NSW 1:100,000 Penrith Geological Map (Geological Survey of NSW, 1991) indicates the site is situated on Wianamatta group shale characterised by shale, carbonaceous claystone, laminite, fine to medium-grained lithic sandstone, rare coal and tuff.



# 2.8 Hydrogeology

It is expected that groundwater would follow the natural regional topography and generally flow northeast. Reference to the NSW Water Groundwater Works Report (NSW Government, 2016) indicates there are no registered groundwater bores within a 500 m radius of the site. The groundwater bore map is presented in Attachment C.

# 2.9 Acid Sulphate Soils

Review of the Land and Water Conservation Acid Sulfate Soil Risk Map (LWC, 1997) indicates no known occurrence of ASS soil material at the subject site. The Acid Sulphate Soils Map is presented as Attachment D.

# 2.10 Underground Utilities

A Dial Before You Dig search was conducted to determine the presence of underground utilities which may act as conduits for contamination migration both onsite and offsite (Attachment E). The plans indicate Sydney Water and Telstra utilities run underneath Fifth Avenue to the south and along Edmondson Avenue to the east. Telstra utilities enter the site from the south western boundary and terminate at the residential dwelling in the western portion of the site

#### 2.11 Anecdotal Information

Anecdotal information provided by the property owner Mr Denis Ghersinich identified the following:

- Soil stockpiles were present across the property that formed part of a motorbike track. These stockpiles were pushed over and spread around the property.
- A large metal clad shed was demolished after 2010 with some blue metal gravels remaining in the footprint of the shed; and
- A small farm dam in the northern portion of the property has been partially filled.

# 3. PREVIOUS INVESTIGATIONS

No previous environmental reports were provided to Geo-Logix at the time of reporting.

# 4. SITE HISTORY

The following information has been reviewed to determine historical land use and assess the likelihood of potentially contaminating activities having occurred at the site:

- Current and historical title deeds;
- · Historical aerial photographs;
- Liverpool Council Section 149 Planning Certificate and historical records;
- NSW WorkCover Dangerous Goods Licence records;



- NSW Office of Environment and Heritage (OEH) contaminated land database and public register for regulated contaminated sites;
- Protection of Environment Operations Act 1997 Public Register; and
- List of NSW Contaminated Sites Notified to OEH.

#### 4.1 Title Search

A title deeds search was conducted through the Land Titles Office and summarised below. A detailed summary and title documents are presented in Attachment F.

Period	Lot A DP 416093
1893-1942	Property containing the site was owned by a number of people whose professions included a farmer, shop assistant and labourer.
1912-1919	Property containing the site was owned by the Oriental Bank Corporation Limited.
1919-1942	Property containing the site was owned by a number of people whose profession was noted as 'farmer' on title records.
1942-1943	Property purchased by Ethel Maud Benton, married woman.
1943-2010	The property was purchased by the Separovich family and transferred through various Separovich and Pudarich family members. Market gardening was listed as a profession from 1943-1956.
2010 to date	The property was purchased by current owners Denis and Monica Ghersinich.

# 4.2 Aerial Photograph Review

Geo-Logix undertook a review of historical aerial photographs on record at the New South Wales Land and Property Management Authority. Photos were examined for the years 1955, 1965, 1975, 1986 and 1994. A Google Earth image was examined for the year 2006 and 2016. Photos are presented in Attachment G.

# Aerial 1955

Area	Description	
Site	The current house and farm shed located in the eastern portion of the site has been constructed. A number of smaller structures have also been constructed surrounding the current shed. The remainder of the site has been mostly cleared of vegetation and used for market gardening.	
Surroundings	A mixture of open bushland with grazing and market gardening properties. Fifth Avenue and Edmondson Avenue appear unsealed.	

#### Aerial 1965

Area	Description
Site	The site remains largely unchanged from the previous photograph. Market gardening areas appear disused and a second shed has been constructed to the west of the current shed. Smaller sheds appear to have been demolished in this area.
Surroundings	Surrounding land use appears similar to the previous photograph with the exception of a large horse training track that has been constructed on the property to the east.



#### Aerial 1975

Area	Description
Site	The site remains largely unchanged from the previous photograph. Most vegetation has been cleared.
Surroundings	Some development of surrounding land as rural residential properties with some agricultural uses. Scalabrini Village has commenced construction on the property to the east. Edmondson Avenue appears sealed.

#### Aerial 1986

Area	Description
Site	The site remains largely unchanged from the previous photograph. The current dam in the north east corner of the property appears to have been constructed but does not contain water.
Surroundings	Surrounding land use appears similar to the previous photograph. Construction of the Scalabrini Village is complete.

# Aerial 1994

Area	Description
Site	The current dwelling has been constructed in the western portion of the site. The remainder of the property appears unchanged from the previous photograph. The dam appears to contain water.
Surroundings	Residential dwellings have been constructed on the adjacent properties

# Aerial 2006

Area	Description
Site	Site appears relatively unchanged from the previous photograph. Several small stockpiles are present across the central and northern portion of the site associated with a motorbike track.
Surroundings	Additional units have been constructed on the northern part of Scalabrini Village. The remaining surrounds appear unchanged from the previous photograph.

# Aerial 2016

Area	Description	
Site	Stockpiles across the site have been removed and the small dam partially filled. The large shed in the central portion of the property has been demolished. Remainder of the property has remained largely unchanged.	
Surroundings	Appears unchanged from the previous photograph.	

# **4.3 Liverpool Council Records**

# **Council Records**

A search of Liverpool Council records identified a number of records for the site, however council were unable to release some of these documents to Geo-Logix. A list of relevant documents is provided below with available documents provided in Attachment H.



Year	Description
1986	Notice of Determination (Second Dwelling) 3383/86
1988	Dwelling Architectural Plans 2005/88
1988	Notice of Determination (Second Dwelling) 835/88

### **Section 149 Planning Certificates**

Review of Planning Certificates under Section 149 (2&5) of the *Environmental Planning and Assessment Act 1979* indicates the following for the site:

- The land is not proclaimed to be a mine subsidence district;
- Development on the land is not subject to flood related development controls;
- · The land is biodiversity certified land;
- The land is subject to a tree preservation provision;
- The land is not bushfire prone land; and
- Council has not been advised that the land is subject to any notifications under the Contaminated Land Management Act.

# **4.4 NSW WorkCover Dangerous Goods Licences**

A search of the WorkCover Stored Chemical Information Database was undertaken to identify any dangerous goods storage licences held for Lot A DP 416093. No records were identified for these lots. Search records are presented in Attachment I.

# 4.5 NSW OEH Contaminated Land Database

A review of the NSW OEH Contaminated Land Database established under Section 58 of the Contaminated Land Management Act 1997 found no records for the site or within 500 m. The search record is presented in Attachment J.

#### 4.6 Protection of Environment Operations Act 1997 Public Register

A search of the public register established under Section 308 of the *Protection of the Environment Operations Act 1997* (POEO Act) found no records for the site but identified one former record relating to Environmental Protection Licences, Licence Applications or Pollution Notices for properties located within 500 m:

Scalabrini Village Ltd (65 Edmondson Avenue, Austral) for sewerage treatment processing.

Given the cross-gradient location of this site, it is unlikely potential contamination originating from this property will have impacted the site. The search record is presented in Attachment K.

# 4.7 NSW Contaminated Sites Notified to NSW OEH

A search of the List of NSW Contaminated Sites Notified to NSW OEH, found no records for the site or within 500 m. The search record is presented in Attachment L.



# 4.8 Unexploded Ordinance

A search of the Australian Department of Defence unexploded ordinance (UXO) register did not identify records for the site. The search record is presented in Attachment M.

# **5. SITE HISTORY SUMMARY**

The review of historical data indicates the following site history:

- Title records and aerial imagery indicates the majority of the site was used for market gardening between 1943 and 1956;
- Aerial imagery indicates the current dwelling and associated sheds have existed at 50 Edmondson Avenue has since at least 1955;
- Aerial records suggests the current farm dam was constructed in the 1980s and partially filled with demolition waste and vegetation in the late 2000s;
- Council records indicate the second dwelling at 155 Fifth Avenue was constructed in 1988;
- Soil stockpiles observed across the site appear to have been removed by the late 2000s with anecdotal information indicating that they were spread over the property; and
- A farm shed was demolished in the central portion of the property between 2010 and 2016.

# 6. POTENTIAL SITE CONTAMINATION

A site inspection and review of the site history have identified the following potential contamination issues:

# **Market Gardens**

Market gardens previously occupied the entire site from at least 1943. By 1965, historical aerial imagery indicates market gardening areas were not actively used. Contaminants of Potential Concern (COPC) associated with market gardening activities include:

- Organochlorine pesticides (OCPs);
- Organophosphate pesticides (OPPs)
- Total Recoverable Hydrocarbons (TRH);
- Benzene Toluene Ethylbenzene and Xylenes (BTEX); and
- Heavy metals.

#### **Hazardous Building Materials**

ACM in moderate to poor condition and peeling paint was observed in the house and farm sheds located in the eastern portion of the site. Historical aerial imagery also indicates a number of small structures were demolished in the eastern portion of the site between 1965 and 2016.



Given the age of the buildings, there is potential for land contamination arising from hazardous building materials including lead-based paint and asbestos. Several fragments of bonded ACM were also identified comingled with demolition waste used to partially fill the farm dam in the northern portion of the site.

# Fill of Unknown Origin

During preliminary sampling, fill containing demolition waste and bonded asbestos fragments was found to have been used to partially fill the small farm dam on the property. A number of small soil stockpile were observed across the site in historical aerial photos with remnants of the stockpiles observed during the site inspection. Anecdotal information indicates these stockpiles were pushed over and spread out over the property. COPC associated with fill of unknown origin comprise:

- TRH and BTEX;
- Polycyclic Aromatic Hydrocarbons (PAHs);
- OCPs:
- PCBs:
- Heavy metals; and
- Asbestos

#### **Vehicle / Equipment Maintenance**

Storage of farm equipment was observed within the large shed in the eastern portion of the property. Maintenance of farm equipment may have also been undertaken within the shed. The concrete floor was in moderate condition with several large cracks. Oil staining was noted on the concrete floor which appeared to be in moderate condition with some cracks noted. COPC commonly associated with mechanical maintenance activities include:

- TRH and BTEX:
- PAHS:
- Heavy metals; and
- Volatile Organic Compounds (VOCs).

# **Application of Herbicides**

Anecdotal information provided by the land owner suggests herbicides have been used to control weeds across grassed areas of the site and along fence lines. COPC associated with the application of herbicides include:

- Heavy metals; and
- Herbicides.

#### **Off-site Sources**

Neighbouring properties rural residential properties and are not considered to be a potential off-site contamination sources.



# 7. CONCLUSIONS

Results of the Phase I ESA indicates that the site and surrounds have a history of rural / residential use with extensive market garden activities. Potential sources of contamination noted onsite include:

- Market gardening;
- · Hazardous building materials;
- Fill of unknown origin;
- · Vehicle / equipment maintenance; and
- Application of herbicides.

Given the site history and results of previous environmental assessment, Geo-Logix concludes there is a potential for land contamination at the site. Further investigation would be required to assess the presence or otherwise of such contamination.



# 8. LIMITATIONS

This report sets out the findings of a preliminary site investigation by Geo-Logix. A detailed site assessment is required before any conclusions may be drawn as to the:

- presence, identity and extent of specific substances, or
- · suitability of the Site for any specific use, or category of use, or
- · approvals, if any, that may be needed in respect of any use or category of use, or
- level of remediation, if any, that is warranted to render the Site suitable for any specific use, or category of use.

This report should be read in full, and no executive summary, conclusion or other section of the report may be used or relied on in isolation, or taken as representative of the report as a whole. No responsibility is accepted by Geo-Logix, and any duty of care that would or may arise but for this statement is excluded, in relation to any use of any part of this report other than on this basis.

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The works undertaken by Geo-Logix are based solely on the scope of works, as agreed by the Client (Scope of Works). No other investigations, sampling, monitoring works or reporting will be carried out other than as expressly provided in the Scope of Works. A COPY OF THE SCOPE OF WORKS IS AVAILABLE ON REQUEST.

The conclusions stated in this report are based solely on the information, Scope of Works, analysis and data that are stated or expressly referred to in this report.

To the extent that the information and data relied upon to prepare this report has been conveyed to Geo-Logix by the Client or third parties orally or in the form of documents, Geo-Logix has assumed that the information and data are completely accurate and has not sought independently to verify the accuracy of the information or data. Geo-Logix assumes no responsibility or duty of care in respect of any errors or omissions in the information or data provided to it.

Geo-Logix assumes no responsibility in respect of any changes in the condition of the Site which have occurred since the time when Geo-Logix gathered data and/or took samples from the Site on its site inspections dated **6 September 2016**.



Given the nature of asbestos, and the difficulties involved in identifying asbestos fibres, despite the exercise of all reasonable due care and diligence, thorough investigations may not always reveal its presence in either buildings or fill. Even if asbestos has been tested for and those tests' results do not reveal the presence of asbestos at those specific points of sampling, asbestos or asbestos containing materials may still be present at the Site, particularly if fill has been imported at any time, buildings constructed prior to 1970 have been demolished on the Site or materials from such buildings have been disposed of on the Site.

Geo-Logix has not investigated any off site conditions, including the extent if any to which substances in the Site may be emanating off Site, and if so whether any adjoining sites have been or may be impacted by contamination originating from the Site.

Geo-Logix has prepared this report with the diligence, care and skill which a reasonable person would expect from a reputable environmental consultancy and in accordance with environmental regulatory authority and industry standards, guidelines and assessment criteria applicable as at the date of this report. Industry standards and environmental criteria change frequently, and may change at any time after the date of this report.



# 9. REFERENCES

Geological Survey of New South Wales (1991), Penrith 1:100,000 Geological Series Sheet 9030, NSW Department of Mineral Resources, Sydney.

Google (2016). Google Earth interactive map, Austral NSW.

LWC (1997). Land and Water Conservation Acid Sulfate Soil Risk Map. Sydney

New South Wales Land and Property Management Authority aerial photographs (Austral)

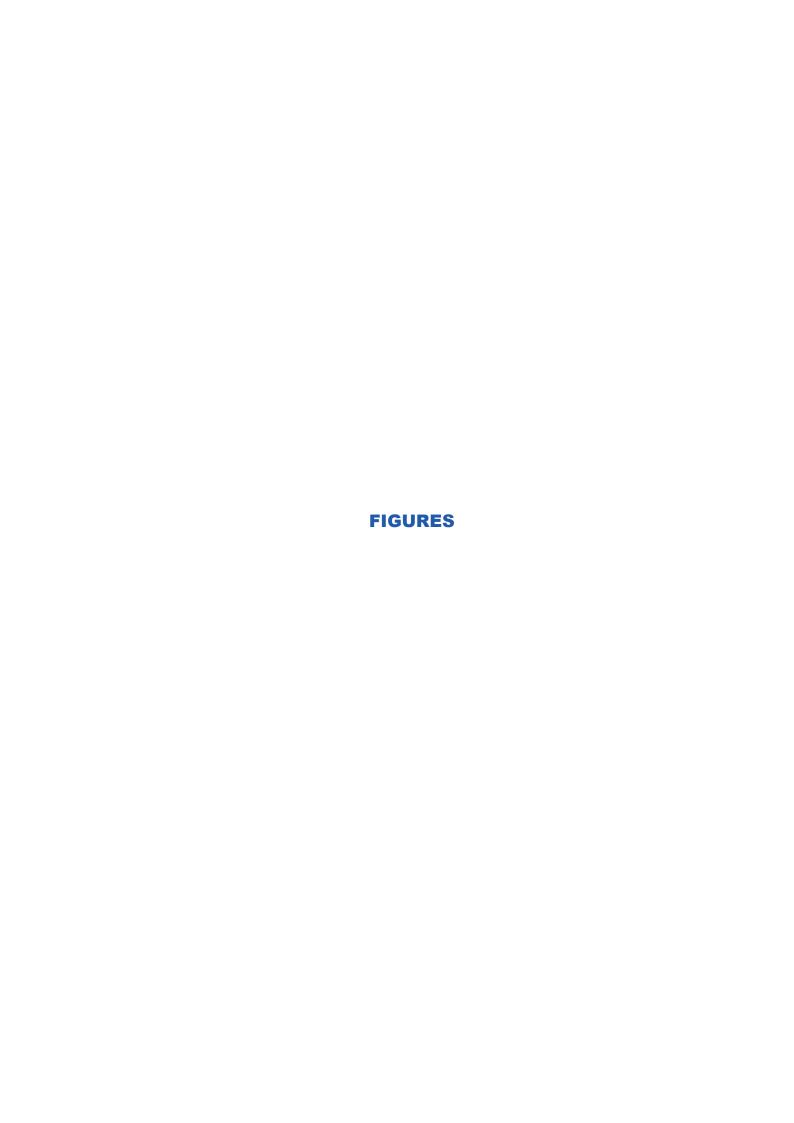
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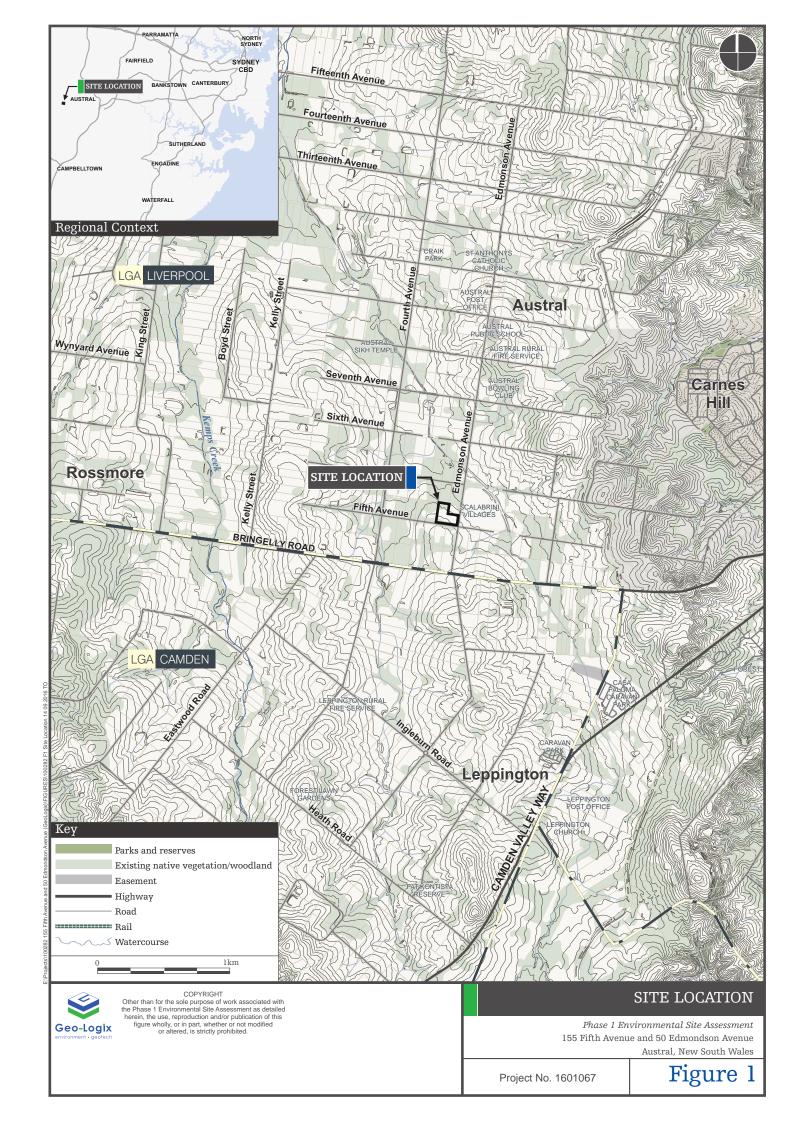
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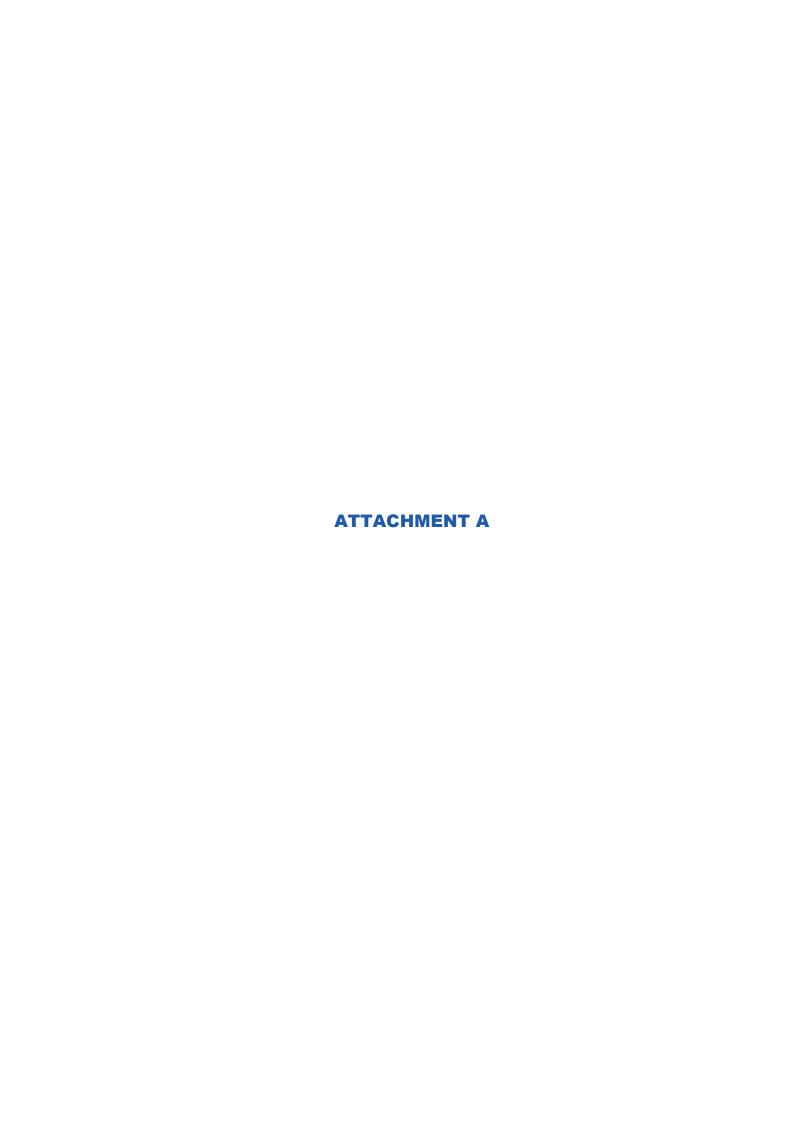


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 ${\it Phase 1 Environmental Site Assessment}$ 155 Fifth Avenue and 50 Edmondson Avenue Austral, New South Wales

Figure 2





 Ref.: AUSTRAL:37484
 Cert. No.:
 1256

 Ppty: 7656
 Page No.:
 1

Applicant:Receipt No.:3404223GEO-LOGIXReceipt Amt.:133.002309/4 DAYDREAM STDate:01-Sep-2016WARRIEWOOD NSW 2102

Property Desc: 50 EDMONDSON AVENUE, AUSTRAL NSW 2179

**LOT B DP 416093** 

#### PRESCRIBED INFORMATION PROVIDED PURSUANT TO

SECTION 149(2) OF THE

**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979** 

**NOTE:** The following information is provided pursuant to Section 149(2) of the Environmental Planning and Assessment Act (EP&A Act) 1979 as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation (EP&A Regulation) 2000 and is applicable to the subject land as of the date of this certificate.

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





#### (1) Names of relevant planning instruments and DCPs

(1) The name of each environment planning instrument that applies to the carrying out of Development on the land is/are listed below: -

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# **Local Environmental Plans (LEPs)**

Not Applicable

# **State Environmental Planning Policies (SEPPs)**

SEPP No 19 - Bushland in Urban Areas

SEPP No 21 - Caravan Parks

SEPP No 30 – Intensive Agriculture

SEPP No 33 - Hazardous and Offensive Development

SEPP No 44 - Koala Habitat Protection

SEPP No 50 - Canal Estate Development

SEPP No 55 - Remediation of Land

SEPP (Exempt and Complying Development Codes) 2008

SEPP No 62 - Sustainable Aquaculture

SEPP No 64 - Advertising and Signage

SEPP No 65 - Design Quality of Residential Flat Development

SEPP (Building Sustainability Index: BASIX) 2004

SEPP No. 70 – Affordable Housing (Revised Schemes)

SEPP (Infrastructure) 2007

SEPP (Mining, Petroleum Production and Extractive Industries) 2007

**SEPP (Miscellaneous Consent Provisions) 2007** 

SEPP (Affordable Rental Housing) 2009

**SEPP (Sydney Region Growth Centres) 2006** 

SEPP (State and Regional Development) 2011

SEPP (Housing for Seniors or People with a Disability) 2004

# **Deemed State Environmental Planning Policies (Deemed SEPPs)**

SREP No 20 - Hawkesbury - Nepean River (No. 2 - 1997)

(2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

#### **Draft Local Environmental Plans (LEPs)**

Not Applicable

# **Draft State Environmental Planning Policies (SEPPs)**

Draft State Environmental Planning Policy (Competition) 2010





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

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**Liverpool Growth Centre Precincts DCP** 

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

# 2. ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

Liverpool Local Environmental Plan 2008

(a) Name of zone, and the EPI from which the land zoning information is derived.

# R2 Low Density Residential - SEPP (Sydney Region Growth Centres) 2006

- (b) The purposes for which development may be carried out within the zone without the need for development
- Home-based child care; Home occupations
- (c) The purposes for which development may not be carried out within the zone except with development conse

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Business identification signs; Chi houses; Educational establishments; Environmental protection works; Exhibition homes; Exhibition villages industries; Multi dwelling housing; Neighbourhood shops; Places of public worship; Roads; Secondary dwe dwellings

(d) The purposes for which the instrument provides that development is prohibited within the zone

Any development not specified in item (b) or (c)

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

No development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land.

(f) Whether the land includes or comprises critical habitat

The land does not include or comprise critical habitat.

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

No

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





No

**Note:** Schedule 1 of the Liverpool Local Environmental Plan 2008 permits certain development which would otherwise be prohibited within a zone. In addition, Clause 7.18 of the Liverpool Local Environmental Plan 2008 may prohibit certain development due to potential for exposure to aircraft noise, despite the zone. Any additional information which may affect the permissibility of development on the land is provided below:

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#### **Additional Uses**

Nil

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

Not Applicable

# 3. Complying development

(1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1) (C3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying development under the General Development Code may be carried out on this land.

Complying development under the General Housing Code may be carried out on this land.

Complying development under the Rural Housing Code may be carried out on this land.

Complying development under the Fire Safety Code may be carried out on this land. Complying development under the Housing Alterations Code may be carried out on this land.

Complying Development under the Commercial and Industrial Alterations Code may be carried out on this land.

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

Complying Development under the Subdivisions Code may be carried out on this land.

Complying Development under the Demolition Code may be carried out on this land.

(2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (C3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

Not Applicable





(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

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Not Applicable

# 4. Coastal Protection Act 1979

There has been no notification from the Department of Public Works that the land is subject to the operation of Section 38 or 39 of the Coastal Protection Act, 1979.

# 4A Information relating to beaches and coasts

(1) In relation to a coastal council—whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

Not Applicable

- (2) In relation to a coastal council:
  - (a) whether the council has been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and
  - (b) if works have been so placed, whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

Not Applicable

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

In relation to a coastal council—whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

Not Applicable

#### 5. Mine Subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act 1961.

The land is not a mine subsidence district.





# 6. Road Widening and Road Realignment

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

- (a) Division 2 of Part 3 of the Roads Act 1993, or
- (b) Any environmental planning instrument, or
- (c) Any resolution of the council.

The land is not affected by any road widening or road realignment.

# 7. Council and Other Public Authority Policies on Hazard Risk Restrictions

Whether or not the land is affected by a policy:

- (a) adopted by the council, or
- (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

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#### **Land Slip**

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of land slip.

### **Bushfire**

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate which restricts the development of the land because of the likelihood of bushfire.

#### **Tidal Inundation**

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of tidal inundation.

# Subsidence

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of subsidence.

#### **Acid Sulphate Soil**

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of acid sulphate soil.





#### **Other Risks**

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of any other risk.

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# 7A. Flood Related Development Controls Information

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

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

Development on all of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings is not subject to flood related development controls.

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

Development on all of the land for any other purpose is not subject to flood related development controls.

Note: Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.

# 8. Land Reserved for Acquisition

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

No

# 9. Contribution Plans

The name of each contribution plan applying to the land is/are outlined below:

**Liverpool Contributions Plan 2014 - Austral and Leppington North Precincts** 

#### 9A Biodiversity certified land

If the land is biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995), a statement to that effect.

The land is biodiversity certified land within the meaning of Part 7AA of the Threatened Species Conservation Act (1995).

# 10. Biobanking agreements





# PLANNING CERTIFICATE UNDER SECTION 149 Cert. No.: 1256 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 Page No.: 8

If the land is land to which a bio-banking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

No

#### 11. Bushfire Prone Land

Part of the land is bushfire prone land as defined in the Environmental Planning and Assessment Act 1979.

# 12. Property Vegetation Plans

If the land is land to which a Property Vegetation Plan under the Native Vegetation Act 2003 applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

The land is not land to which a property vegetation plan relates, as all land in the Liverpool Local Government Area is excluded from the operation of the *Native Vegetation Act 2003*.

#### 13. Orders under Trees (Disputes between Neighbours) Act 2006

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

Council has not been notified of an order made under the Trees (Disputes between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

# 14. Directions under Part 3A

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

No such direction applies to the land.

# 15. Site Compatibility Certificates and Conditions for Seniors Housing

If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies:

- (a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
  - (i) The period for which the certificate is current, and
  - (ii) That a copy may be obtained from the head office of the Department of Planning

Council is not aware of a current site compatibility certificate (seniors housing) on the land





# PLANNING CERTIFICATE UNDER SECTION 149 Cert. No.: 1256 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 Page No.: 9

(b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

There have been no such terms imposed as a condition of consent to development on the land.

# 16. Site Compatibility Certificates for Infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) The period for which the certificate is valid, and
- (b) That a copy may be obtained from the head office of the Department of Planning.

Council is not aware of a current site compatibility certificate (infrastructure) on the land.

# 17. Site compatibility certificates and conditions for affordable rental housing

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
  - (a) the period for which the certificate is current, and
  - (b) that a copy may be obtained from the head office of the Department of Planning.

Council is not aware of a current site compatibility certificate (affordable rental housing) on the land.

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

There have been no such terms imposed as a condition of consent to development on the land.

# 18. Paper subdivision information

- The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.
   No such plan applies to the land.
- (2) The date of any subdivision order that applies to the land. No subdivision order applies to the land
- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

#### 19. Site verification certificates





# PLANNING CERTIFICATE UNDER SECTION 149 Cert. No.: 1256 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 Page No.: 10

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

(a) The matter certified by the certificate

Council is not aware of a current site verification certificate on the land.

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

(b) The date on which the certificate ceases to be current (if any), and

Not Applicable

(c) That a copy may be obtained from the head office of the Department of Planning and Infrastructure.

Not Applicable

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

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

Not Applicable

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

Not Applicable

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

Not Applicable

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

Not Applicable





# PLANNING CERTIFICATE UNDER SECTION 149 Cert. No.: 1256 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 Page No.: 11

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

Not Applicable

**Note**. Section 26 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009 provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the council is provided with a copy of the exemption or authorisation by the Co-ordinator General under that Act.

No such exemption or authorisation applies to the land.

#### 20. Loose-fill Asbestos Insulation

Some residential homes located in the Liverpool may have been identified as containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Contact NSW Fair Trading for further information.





# **ADDITIONAL INFORMATION PROVIDED PURSUANT TO**

Cert. No.: 1256

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# **SECTION 149(5) OF THE**

#### **ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**

# 1. Threatened Species Conservation Act

It is advisable for any application intending to purchase and/or develop land within the Liverpool Local Government Area to approach Council to ascertain if the requirements of the Threatened Species Act, 1995 are likely to apply to their land.

If the land has native vegetation of any sort (i.e. trees, shrubs, ground covers etc), has recently been cleared or is vacant land, it may have impediments to development under the Threatened Species Act, 1995.

Enquiries should be directed to Council's Infrastructure and Environment Department on 1300 362 170.

#### 2. Tree Preservation Provision

The land is subject to a tree preservation provision.

# 3. Controlled Access Road

No

# 4. Other Information in Relation to Water

Nil

#### 5. Sydney Water Corporation

The land is within an area in which development cannot be carried out unless satisfactory arrangements have been made with the M.W.S & D.B. for the provision of Water Supply and Sewerage.

# 6. Foreshore Building Line

Nil

# 7. Contaminated Land

Nil

# 8. Airport Noise Affectation

Nil





9. Airport Acquisition
Nil

10. Environmentally Significant Land

Nil

11. Archaeological Management Plan

Nil

12. Unhealthy Building Land Proclamation

Nil

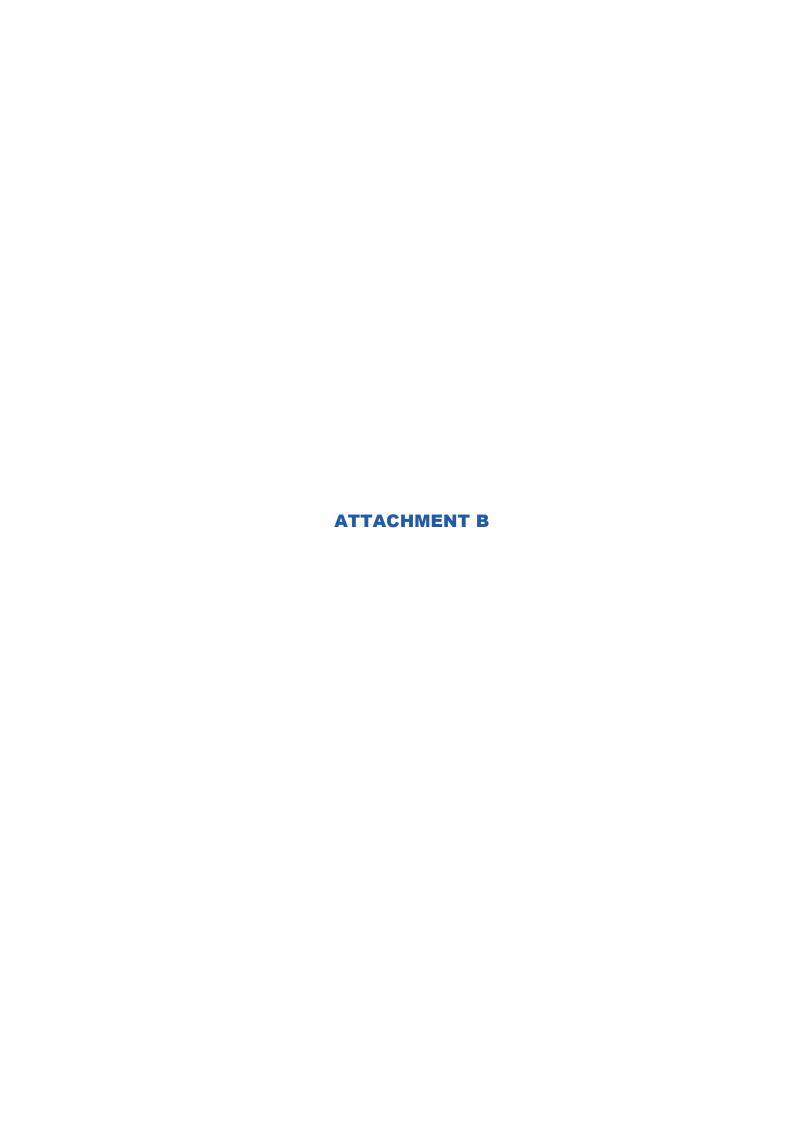
For further information, please contact CALL CENTRE – 1300 36 2170

Luke West Administration Services Coordinator Liverpool City Council

Cert. No.: 1256

Page No.: 13





#### **PHASE 1 ENVIRONMENTAL SITE ASSESSMENT**

# 155 Fifth Avenue and 50 Edmondson Avenue, Austral NSW



Plate 1 – Residential dwelling at 50 Edmondson Avenue.



Plate 3 – Peeling paint from exterior of the residential dwelling at 50 Edmondson Avenue.



Plate 5 – Farm shed and attached garage.



Plate 2 – View of the rear of 50 Edmondson Avenue showing ACM clad laundry and vegetable garden.



Plate 4 – damaged exterior ACM sheeting at 50 Edmondson Avenue.



Plate 6 – Tractor in attached garage.



Plate 7 – Fuel and oil storage in attached garage.

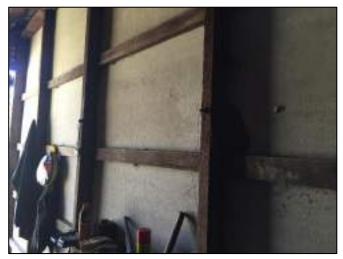


Plate 9 - ACM sheeting in internal wall of the attached garage.



Plate 11 – Storage of household items in attached garage.



Plate 8 – Large spray pack in attached garage. Note cracks in concrete floor.



Plate 10 – ACM roofing in shed and attached garage.



Plate 12 – View north east across open grassed area towards 50 Edmondson Avenue.



Plate 13 – Residential dwelling at 155 Fifth Avenue.



Plate 15 – View north towards the rear of the dwelling.



Plate 17 – View north across grassed paddocks at the rear of the property.



Plate 14 – Possible fragment of ACM in exposed road base in driveway of 155 Fifth Avenue.



Plate 16 – View south towards the rear of the dwelling.



Plate 18 – Partially filled dam in the north east portion of the property.



Plate 19 – Fragment of ACM observed associated with demolition waste near the dam.



Plate 21 – Blue metal gravel in the footprint of the former shed.



Plate 20 – Demolition waste used to partially fill the dam.



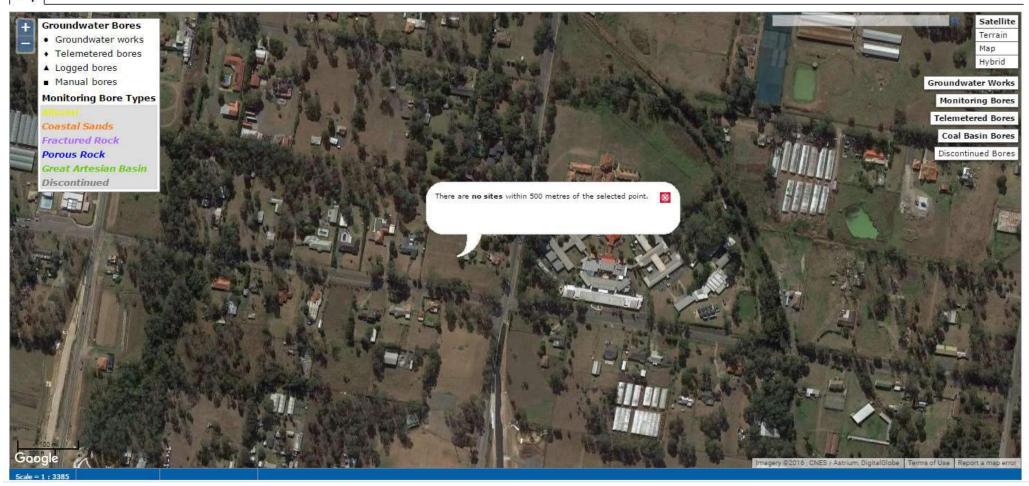
Plate 22 – Fragments of concrete in surface fill near the rear of the property.

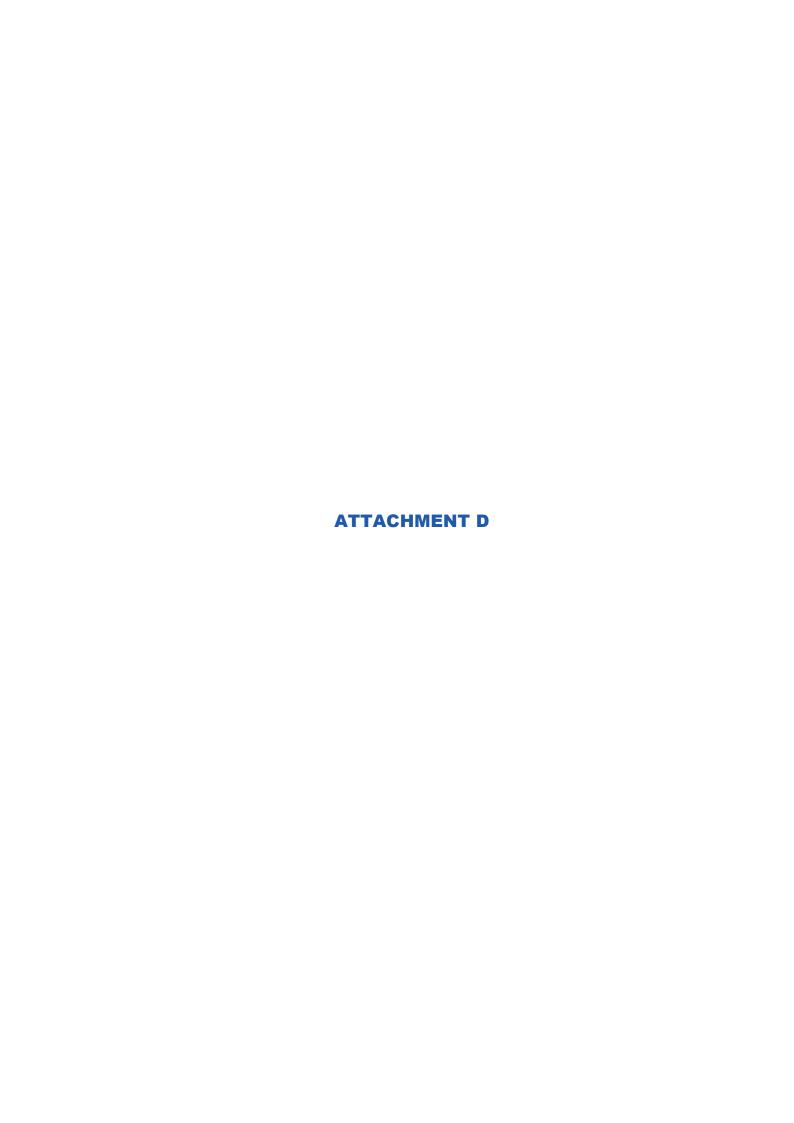


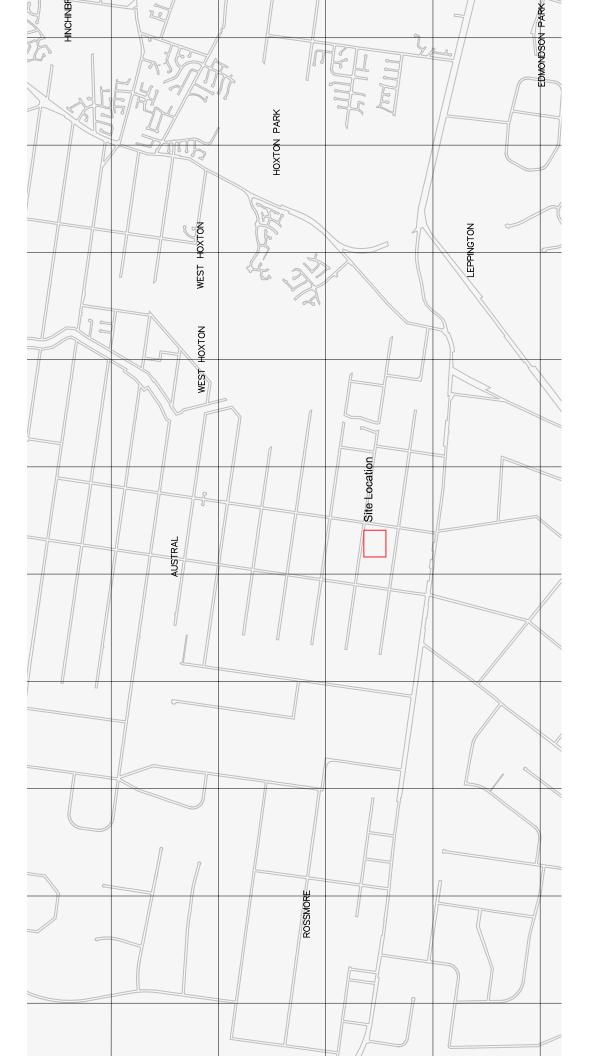
# **Greater Sydney Region**

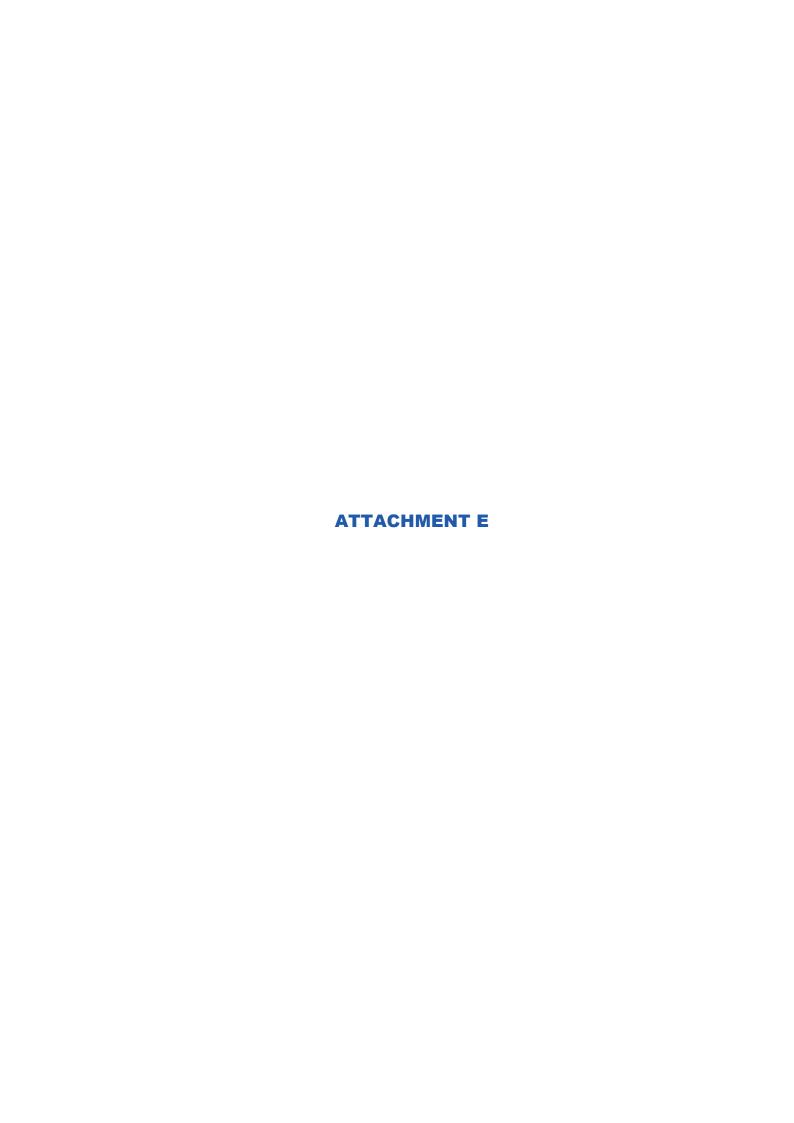
All data times are Eastern Standard Time

Мар











# Job No 11213273

Phone: 1100 www.1100.com.au

# **Caller Details**

Contact:Mr Tim GunnsCaller Id:1486843Phone:0411724429Company:Geo-LogixMobile:0411724429Fax:Not Supplied

Address: Building Q2, Level 3 Unit 2309 Daydream Stre Email: tgunns@geo-logix.com.au

Warriewood NSW 2102

# **Dig Site and Enquiry Details**

**WARNING:** The map below only displays the location of the proposed dig site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.



**User Reference:** 155 Fifth

Working on Behalf of:

Private

**Enquiry Date: Start Date: End Date:** 08/09/2016 30/09/2016 03/10/2016

Address:

50 Edmondson Avenue Austral NSW 2179

Job Purpose: Excavation
Onsite Activity: Vertical Boring
Location of Workplace: Private Property
Location in Road: Not Supplied

- Check that the location of the dig site is correct. If not you must submit a new enquiry.
- Should the scope of works change, or plan validity dates expire, you must submit a new enquiry.
- Do NOT dig without plans. Safe excavation is your responsibility.
   If you do not understand the plans or how to proceed safely, please contact the relevant asset owners.

# Notes/Description of Works:

Test pitting with excavator

# Your Responsibilities and Duty of Care

- If plans are not received within 2 working days, contact the asset owners directly & quote their Sequence No.
- ALWAYS perform an onsite inspection for the presence of assets. Should you require an onsite location, contact the asset owners directly. Please remember, plans do not detail the exact location of assets.
- Pothole to establish the exact location of all underground assets using a hand shovel, before using heavy machinery.
- Ensure you adhere to any State legislative requirements regarding Duty of Care and safe digging requirements.
- If you damage an underground asset you MUST advise the asset owner immediately.
- By using this service, you agree to Privacy Policy and the terms and disclaimers set out at www.1100.com.au
- For more information on safe excavation practices, visit www.1100.com.au

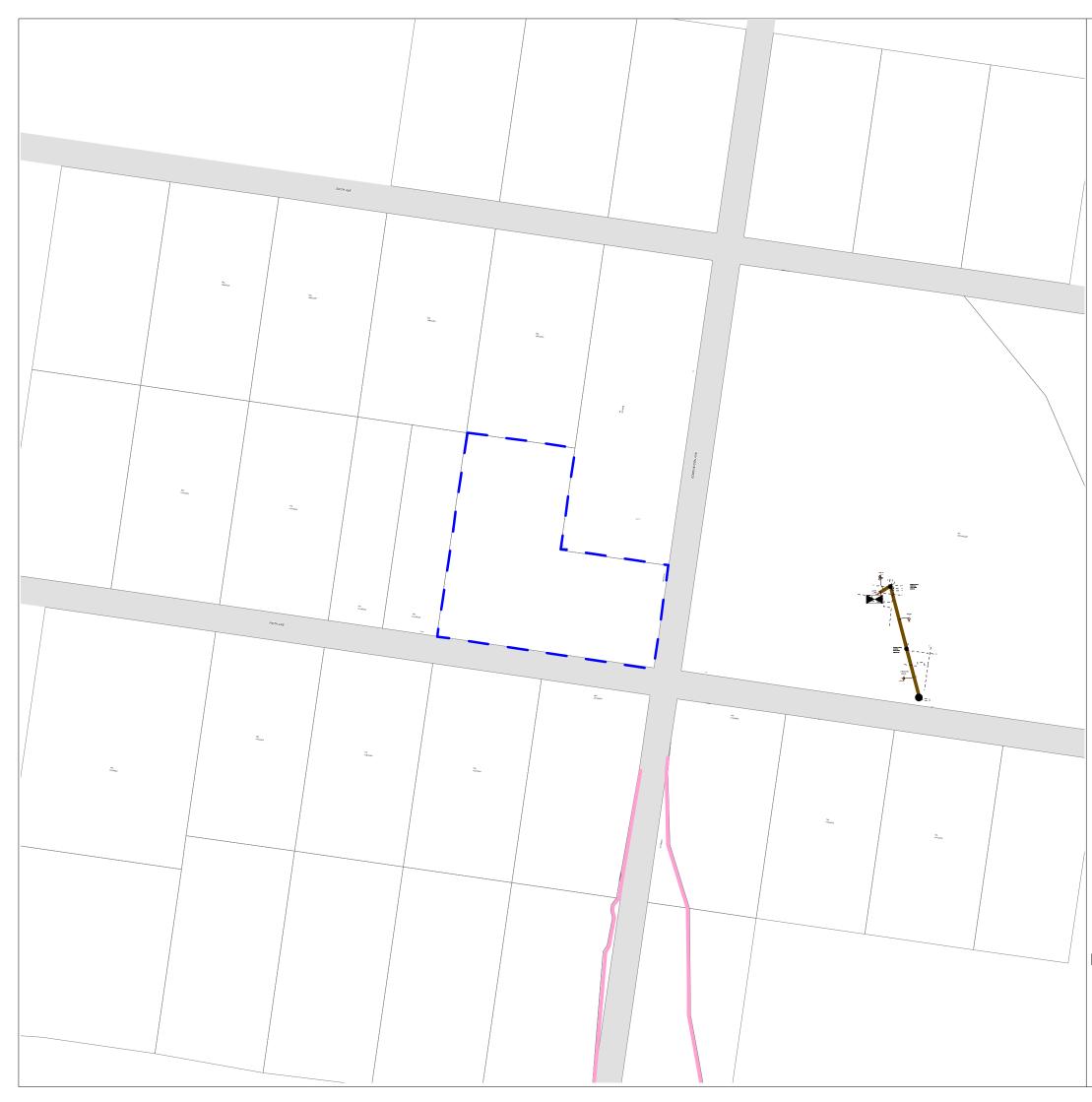
## **Asset Owner Details**

The assets owners listed below have been requested to contact you with information about their asset locations within 2 working days. Additional time should be allowed for information issued by post. It is **your responsibility** to identify the presence of any underground assets in and around your proposed dig site. Please be aware, that not all asset owners are registered with the Dial Before You Dig service, so it is **your responsibility** to identify and contact any asset owners not listed here directly.

- \*\* Asset owners highlighted by asterisks \*\* require that you visit their offices to collect plans.
- # Asset owners highlighted with a hash require that you call them to discuss your enquiry or to obtain plans.

Seq. No.	Authority Name	Phone	Status
55521920	Endeavour Energy	0298534161	NOTIFIED
55521922	Jemena Gas West	1300880906	NOTIFIED
55521923	Sydney Water	132092	NOTIFIED
55521921	Telstra NSW, Central	1800653935	NOTIFIED

END OF UTILITIES LIST





#### **WARNING**

- All electrical apparatus shall be regarded as live until proved de-energised.
   Contact with live electrical apparatus will cause severe injury or death.
- In accordance with the Electricity Supply Act 1995, you are obliged to report any damage to Endeavour Energy Assets immediately by calling 131 003.
- The customer must obtain a new set of plans from Endeavour Energy if work has not been started or completed within twenty (20) working days of the original plan issue data.
- The customer must contact Endeavour Energy if any of the plans provided have blank pages, as some underground asset information may be incomplete.
- Endeavour Energy underground earth grids may exist and their location may not
  be shown on plans. Persons excavating are expected to exercise all due care,
  especially in the vicinity of padmount substations, pole mounted substations, pole
  mounted switches, transmission poles and towers.
- Endeavour Energy plans do not show any underground customer service mains or information relating to service mains within private property.
- Asbestos or asbestos-containing material may be present on or near Endeavour Energy's underground assets.
- Organo-Chloride Pesticides (OCP) may be present in some sub-transmission trenches.
- All plans must be printed and made available at the worksite where excavation is to be undertaken. Plans must be reviewed and understood by the crew on site prior to commencing excavation.

#### **INFORMATION PROVIDED BY ENDEAVOUR ENERGY**

- Any plans provided pursuant to this service are intended to show the approximate location of underground assets relative to road boundaries, property fences and other structures at the time of installation.
- Depth of underground assets may vary significantly from information provided on plans as a result of changes to road, footpath or surface levels subsequent to installation.
- Such plans have been prepared solely for use by Endeavour Energy staff for design, construction and maintenance purposes.
- All enquiry details and results are kept in a register.

# **DISCLAIMER**

Whilst Endeavour Energy has taken all reasonable steps to ensure that the information contained in the plans is as accurate as possible it will accept no liability for inaccuracies in the information shown on such plans.

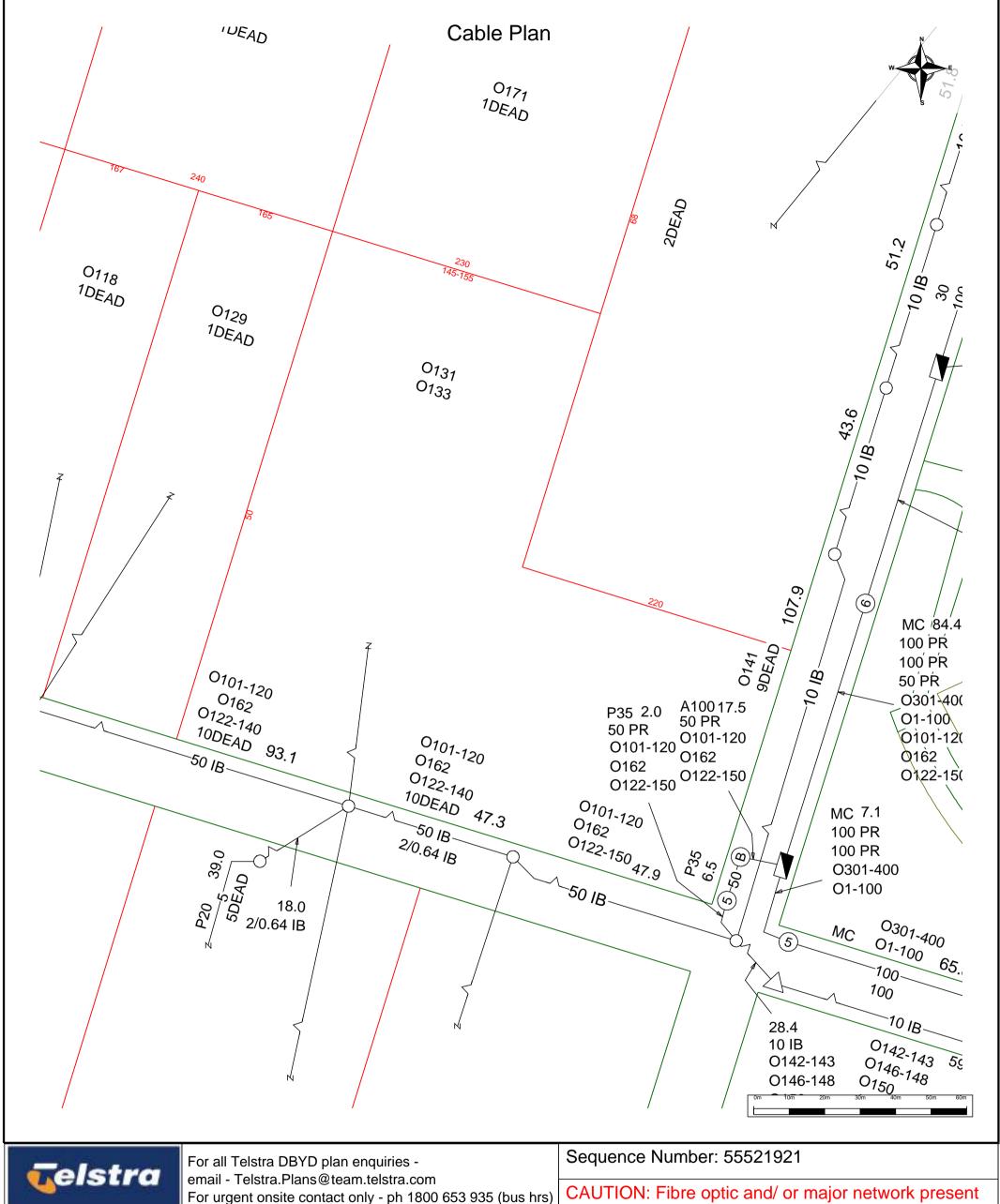
# LEGEND Street light column Padmount substation Or Overground pilar (O.G.Box) Underground pil Duct run Cable run Typical duct section Asbestos warning



# **NOT TO SCALE**

DBYD Sequence No.:	55521920
Issued Date:	08/09/2016

Cadastre: © Land and Property Information 2015, 2016



TELSTRA CORPORATION LIMITED A.C.N. 051 775 556

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CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

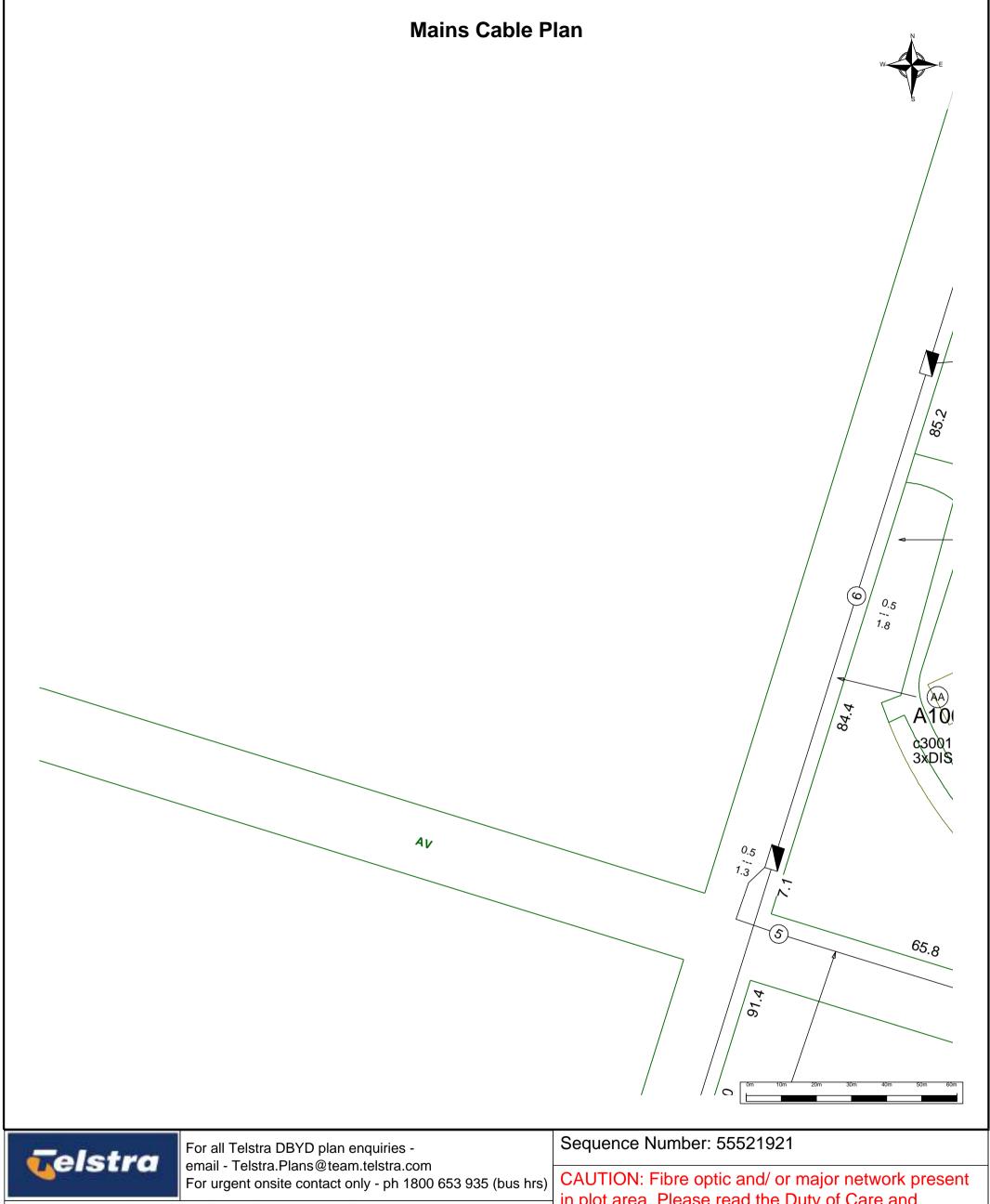
# The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.



TELSTRA CORPORATION LIMITED A.C.N. 051 775 556

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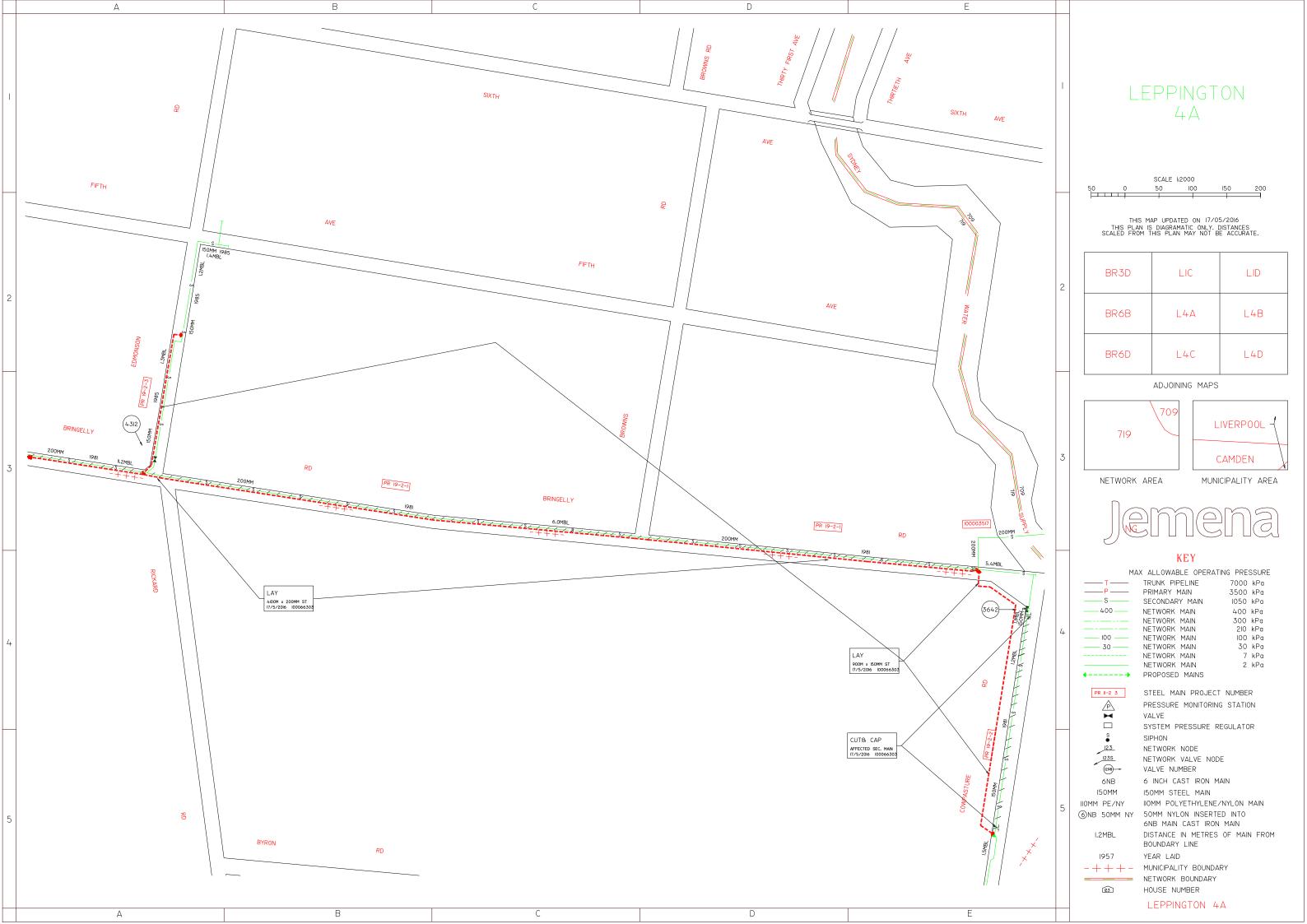
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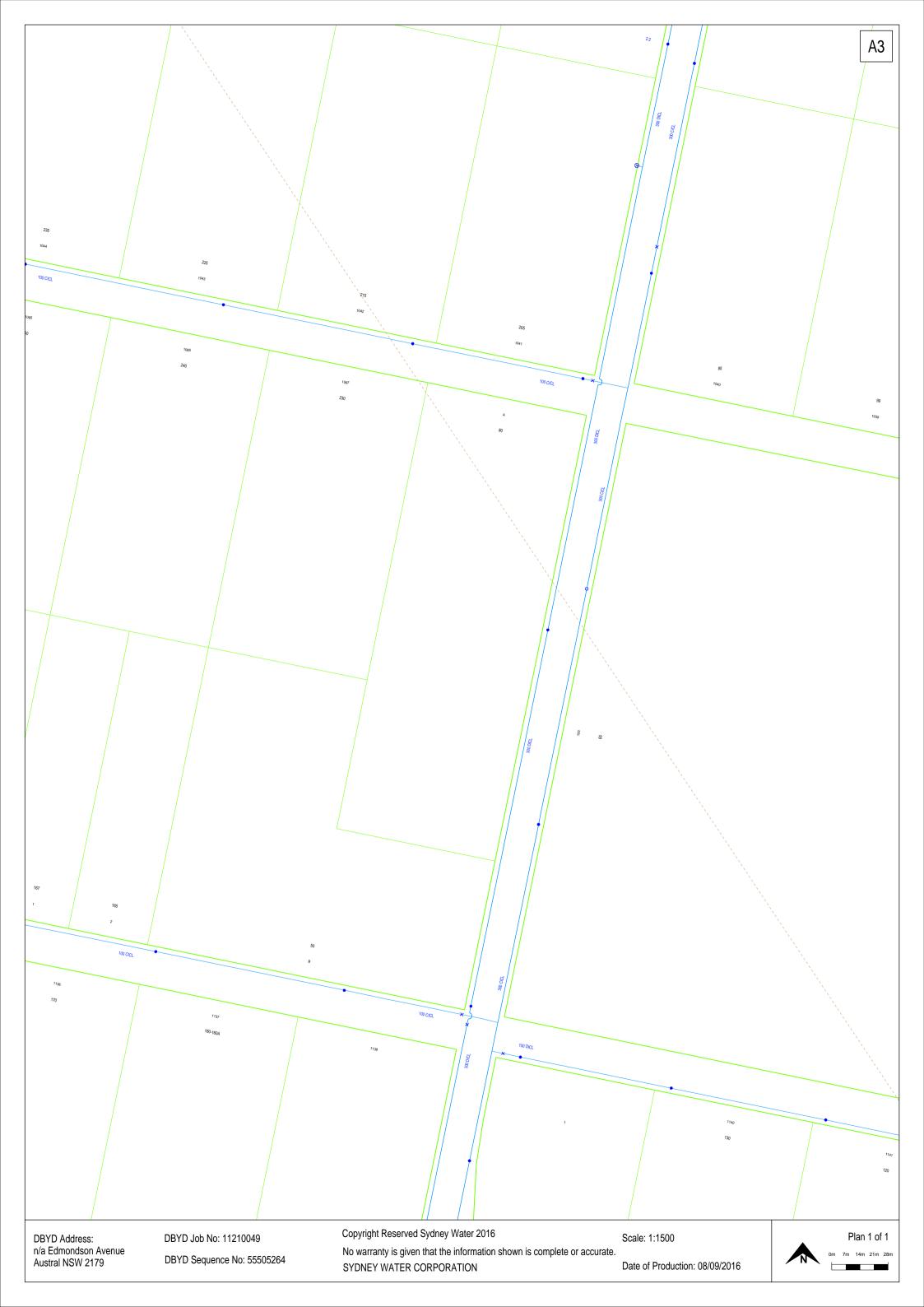
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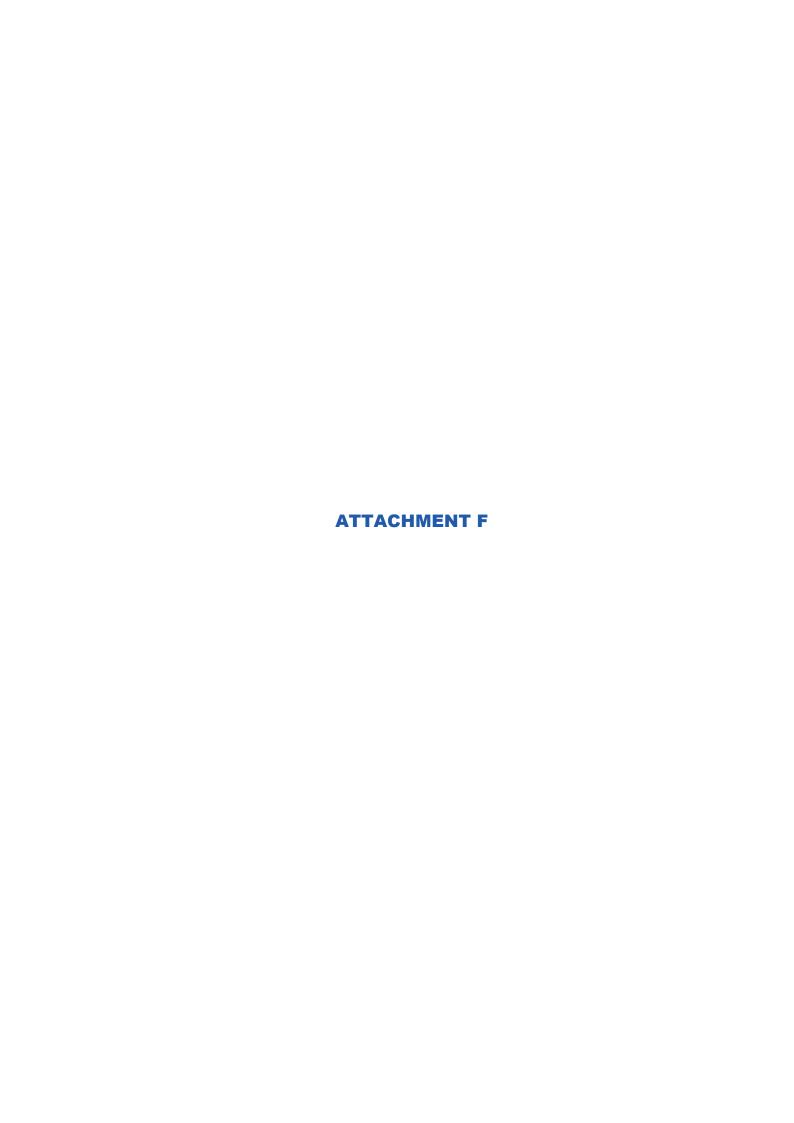
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# ADVANCE LEGAL SEARCHERS PTY LIMITED

(ACN 147 943 842) ABN 82 147 943 842

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29th August, 2016

# **GEO-LOGIX PTY LTD**

Building Q2, Level 3, Unit 2309/4 Daydream Street, WARRIEWOOD NSW 2102

**Attention: Tim Gunns,** 

RE: 50 Edmondson Avenue,

155 Fifth Avenue, Austral PO No: 1473

Note 1:

# **Current Search**

Folio Identifier B/416093 (title attached)
DP 416093 (plan attached)
Dated 25<sup>th</sup> August, 2016
Registered Proprietor:
DENIS GHERSINICH
MONICA PATRICIA GHERSINICH

# Title Tree Lot B DP 416093

Folio Identifier B/416093

Certificate of Title Volume 7992 Folio 110

Certificate of Title Volume 7173 Folio's 215 & 216

Certificate of Title Volume 5437 Folio 8

Certificate of Title Volume 5388 Folio's 206 & 207

Note (a) Note (b)

CTVol 2902 Folio 178 CTVol 1092 Fol 230

CTVol 1101 Fol 115

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# **Summary of Proprietors Lot B DP 416093**

Year Proprietor

	(Lot B DP 416093)	
2010 – todate Denis Ghersinich		
	Monica Patricia Ghersinich	
1993 – 2010	Anthony Pudarich	
1989 – 1993	Maria Separovich, widow / life estate	
	Anthony Pudarich, estate in remainder	
	(Lot B DP 416093 – Area 4 Acres 2 Roods – CTVol 7992 Fol 110)	
1988 – 1989	Maria Separovich, widow / life estate	
	Anthony Pudarich, estate in remainder	
1960 – 1988 Maria Separovich, widow		
	(Lot's 1068, 1111 & 1112 DP 2475 – Area 9 Acres – CTVol 7173	
	Fol's 215 & 216)	
1956 – 1960	Kathleen Pudarich, married woman	
	Maria Separovich, married woman	
	(Lot's 1068, 1111 & 1112 DP 2475 – Area 9 Acres – CTVol 5437	
	Fol 8)	
1949 – 1956	Peter Separovich, market gardener	
1944 – 1949	Anton Separovich, market gardener	
	(Lot's 1068, 1111 & 1112 DP 2475 – Area 9 Acres – CTVol 5388	
	Fol's 206 & 207)	
1943 – 1944	Anton Separovich, market gardener	
	Kuzma Anich, market gardener	

# **See Notes (a) & (b)**

# Note (a)

	(Lot 1068 & 1111 DP 2475 – Area 6 Acres – CTVol 2902 Fol 178)
1942 – 1943	Ethel Maud Benton, wife of John Benton, member of Commonwealth
	Military Forces
1941 – 1942	John Moore Watson, farmer
1938 – 1941	Millicent Edith Watson, divorcee
1932 – 1938	John Henry Wiggins, farmer
1919 – 1932	Stephen Bond, farmer
	(Portion 33 Parish Cabramatta and other lands – Area 4228
	Acres - CTVol 1101 Fol 115)
1912 – 1919	The Oriental Bank Corporation Limited

# Note (b)

	(Lot 1112 DP 2475 – Area 3 Acres – CTVol 1092 Fol 230)
1942 - 1943	Ethel Maud Benton, wife of John Benton, member of Commonwealth
	Military Forces
1941 – 1942	John Moore Watson, farmer
1940 – 1941	Millicent Edith Watson, divorcee
1928 – 1940	Nimrod Ai Earnshaw, shop assistant
1893 – 1928	George Wellington Earnshaw, labourer

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•		1997 /Sts:NO-OK /Pgs:ALL /Prt:25-Aug-2016 10:43 /Seq:1 of 2
Ref.geo	10 10 13 A	TRANSMISSI 3654716 C  Section William Property Act  Office of Shire Hovenia Lie edgy  10/0808/8102 21 2808 242107  LOG SHIPLES - M - S - N
(A)	LAND Show no more than 20 References to Title.	A/416093
(B)	REGISTERED DEAUNG Emphicuble.	
(C)	LODGED BY	LTO.Box Nume, Address or DX and Telephone 3916 DOMERTY PARTNERS SOLICITORS DX 5034 LIVERPOOL  REFERENCE (ress. 15 absencies): RELEN BRYDEM. 9606/1
(D)	DECEASED REGISTERED PROPRIETOR	KATHISEN PUDARICH
(E)	APPLICANT	TA FRANK PUDARICH
(F)	on 14APRIL	MEFICIARY of the will/estate of the Deceased Registered Proprietor (who 6) pursuant to Probate/Letters of Administration No. 105025/97 granted to MICHAEL FRANCISDOHERTY
(G)	Corrified correct for the purposes of the Signed in my presence by the Applicant Sensitive of Witness Follow A BRYDG Number of Witness (BLOCK LETTERS)  227 Canadam of Witness Standard Witness Standard Witness Standard Witness Standard Witness Standard Sensitive Standard Sensitive Standard Sensitive Standard Sensitive Sensiti	L who is personally known to me.
	doc Comme/dia, and taw Stationers	=120m203E

	R288502 /Doc:DL 3654716 /Rev:16-Dec-1997 /Sts-NO-OK /Pgs:ALL /Pri:25-Aug-2016 10:43 /Seq:2 of 2
Her.g	ea logix - Bustral 1/Src.1
i	CONSENT OF EXECUTOR OR ADMINISTRATOR
(H)	
į	I,MICHAELPRANCIS . DORERTY Executor of the will /Administrator of the estate
:	of the Deceased Registered Propostor, hereby consent to this application.
į	$\mathcal{L}$
	Signature of Witness
i	Wele_A BRYDE-S
	Name of Watrest (BLOCK LETTERS)
:	227 Guarage St Mounty
	Address of Wilmess L. J. Vary 8-01. Signerate of Francock Hadricians

#### INSTRUCTIONS FOR COMPLETION

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

- The Application must be completed clearly and legibly in permanent, dense, black or dark blue can-copying ink. If using a dot-main's primer the
  print must be letter-quality.
- Do not use an eraser or correction fluid to make alterations; rule through rejected material. Immal each alteration in the lefthand margin.
- 3. If the space provided at any point is insufficient, you may some additional pages. These must be the same size as the form; paper quality, colour, etc, must conform to the requirements set out in Land Titles Office Information Bulletin No. 19. All pages of any somewhere must be signed by the pagent executing the Application and any sugging wimess.
- The following matrices on relate to the marginal latters on the application.

#### (A) LAND

Show the relevant Reference to Title. If there are more than 20 show notice in this panel. Place ALL of them on an atmexime (see 3 above) with 20 per sheet.

# (B) REGISTERED DEALING

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

#### (C) LODGED BY

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

Reference (mex. 15 characters). This is optional. Any slazlus, data, blank apaces, etc. will be counted as characters.

#### (D) DECEASED PEGISIERED PROPRIETOR

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

# (E) APPLICANT

Show the name in full. Address and compution used out be shown.

### (F) WILL/ESTATE, ple

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

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

#### (G) EXECUTION

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

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

By the Applicant's Attorney. The Power of Attorney must be registered in the General Register of Deads at the Land Titles Office. The execution should take the form, "AB by her accordey XY [field supple] presumed to Power of Attorney Book 1234 Number 567".

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

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

#### (In CONSENT OF EXECUTOR OR ADMINISTRATOR

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

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

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

Reg:R288501 /DoctDL Al515447 /Rev:22-Apr-2014 /SistNO OK /Pgs:ALL /Prt:25-Aug-2016 10:43 /Seq:1 of 1

Ref.geo logix - Bustral 17Src.1

Form: 03AD Release: 2.0

# TRANSMISSIC APPLICATION

by a Dovisee, Benef or Next-of-Kin New South Wates



AI515447G

	by this form (or	the establish	the Real Property Act	ince of the Real	ronses the Regi: Property Actif of a fee, it any	Strar General to collect the	
	STAMPOUTY		de Revenue ase mily			Client No. 86035321	1228 No. 711-85597
(A)	TORRENS TITLE	A/416093			·	<u> </u>	
(8)	REGISTERED Dealing	AUMIIII'R			FORKENS TI	TLE	
(C)	LODGED BY	тиссмент сопъстноч «эх <b>312</b> [	1232t2Y 	э ,			AD
(O)	DECEASED PROPRIETOR	Elizapeth Al	exandra BANASIK			 	
(E)	APPLICANT	Eve-Catheric	ne Deepmann & Ada	r Paul LISZNIEV	V Tenan	ts for common	h equal short
IFI IGI	pursuant to peob Eve Catherine D ( a certified copy registered proprie DATE Z C I certify I am an a signed this dealir (See note* below Signature of with	ute represent rel which is less in the about t	Nu. 3 Indiged herewith) here venicotioned land 7 2013 is and that the applies not	applies to be a	granted on egistered as pro	parietor of the estate or interest for the purposes of the applicants.	2011 to erest of the decoused
	Name of witness, Address of witne	ss: Sude 2	Sean Peters, Soli Poters Lawyer a, 12 D'Sullivan Rd, I Ph: 02 4626 55 Fax: 02 ∉626 54	s Leumeals, NSV 52 F12	)	Saxio Il grain	·
	<i>A</i>		INISTRATOR OR TRUS		secular of the a	state of the deceased of	registered proprietor,
_	hereby consent to Signature of with Name of witness Address of witness	<b>7</b> 59?	φп			Signatu	real executor :
(I)	The the applican eNOS ID No. 13	t's solicular 42713 naces that you	egrafies that i  Full name:  must have known the	Sea o Po	levent to this o ACCS re than 12 man	not data has been former dealing has been submitted Signature: ths or have arghived identifue and returned (affice as	ert and stored under frag documentifica

Reg:R288871 /Doc:DL Al515448 /Rev:22-Apr-2014 /Sts:NO OK /Pgs:ALL /Prt-25-Aug-2016 11:04 /Seg:1 of 1 Religeo logix - austr /Src. I TRANSFER ÚΙΤ Fermi New South Waters Ralease: 64 Real Property Act 1900 AI515448E PRIVACY NOTE: Section 31B of the Real Property Act 1980 (RP Act) authorises the E by this form for the establishment and maintenance of the Real Property Act Register the Register is made available to any person for search upon payment of a fee, if any, Office of State Revenue STAMP DUTY Office of State Revenue use ad/y NSW Tecasury Chance No.: 88035321 1228 na:\$1137.75 IA) TORRENS TITLE A/416093 CODES (B) LODGED BY Name, Address of DX. Telephone, and Customer Account Number (fany Doptiment Collection Lawagenti 312D 123202Y Reference: 124/21/5 ACS TRANSFEROR Adam Paul DISZNIEN and as regards **CONSIDERATION** The transferon adentified receipt of the consideration of \$1.00 the approximentament land transfers to the remaferce and estate to fee Autiple **ESTATE** H0SHARE 52/1000 TRANSFERRED Encombrances (illiapplicable): (G)TRANSFEREE (H) Eve-Catherine DROPMANN 11) TENANCY: DATE ) certify I am an eligible witness and that the transferor Certified correct for the purposes of the Real Property Act. (0)1900 by the trinsferor. signed this deating in my presence. [Sec non\* below] Signature of witness. Damian Propondena Name of witness: Address of witness 80 Edmondson Ave. Axtral, 2179 Conditied correct for the purposes of the Real Property Act. Lecrtify Lum an eligible witness and that the transfered 1900 by the transferee. signed this dealing in any presence. [Sec nine\* below] Signature of transferee Signature of withess. Sean Peters, Schollar Peters Lawyers Name of witness: Sulta 2a, 12 O'Sullivan Rd, Leumeah, NSW Address of witness: Ptr 02 4698 5552 Fax: 07 4626 6412 certifies that the eNOS data relevant to this dealing has been submitted a (K) The transferee 600185 ¢NOSTD No. Full name: Signature:

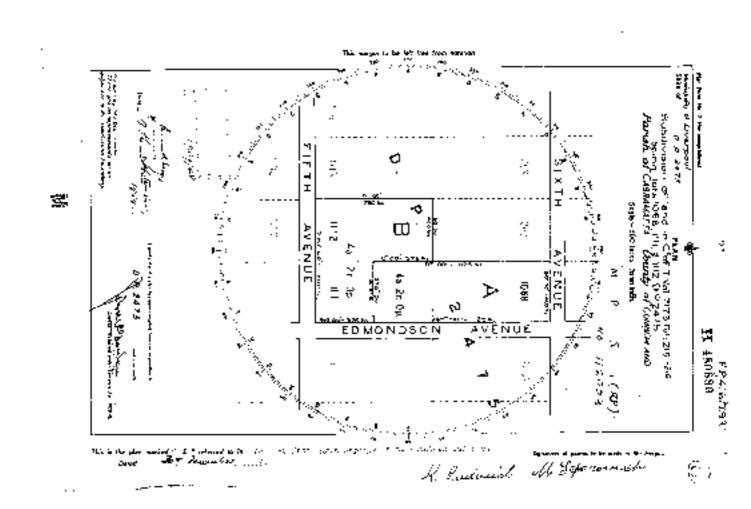
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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

\_\_\_\_\_\_

SEARCH DATE

25/8/2016 10:40AM

FOLIO: A/416093

\_\_\_\_\_

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 7992 FOL 109

Recorded	Number	Type of Instrument	C.T. Issue
31/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/10/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
13/6/1991	Z714570	MORTGAGE	EDITION 1
9/2/1996	0902135	MORTGAGE	EDITION 2
10/12/1997	3654716	TRANSMISSION APPLICATION	EDITION 3
3/4/1998 3/4/1998	3898466 3898467	DISCHARGE OF MORTGAGE MORTGAGE	EDITION 4
17/9/2001 17/9/2001 17/9/2001	7946813 7946814 7946815	DISCHARGE OF MORTGAGE DISCHARGE OF MORTGAGE MORTGAGE	EDITION 5
30/1/2003	9333775 9333776	DISCHARGE OF MORTGAGE MORTGAGE	EDITION 6
31/7/2007 31/7/2007 31/7/2007	AD272347 AD293121 AD272348	DISCHARGE OF MORTGAGE CAVEAT MORTGAGE	EDITION 7
8/8/2008 8/8/2008 8/8/2008	AE138022 AE138023 AE138024	DISCHARGE OF MORTGAGE TRANSFER MORTGAGE	EDITION 8
16/4/2014	AI515447	TRANSMISSION APPLICATION (DEVISEE, BENEFICIARY, NEXT OF KIN)	
16/4/2014	AI515448	TRANSFER WITHOUT MONETARY CONSIDERATION	EDITION 9

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

geo logix - austr

PRINTED ON 25/8/2016

\*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE 25/8/2016 10:41AM

FOLIO: B/416093

First Title(s): SEE PRIOR TITLE(S) Prior Title(s): VOL 7992 FOL 110

Recorded	Number	Type of Instrument	C.T. Issue
31/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/10/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
3/12/1993	I848212	NOTICE OF DEATH	EDITION 1
21/3/2001	7487276	DISCHARGE OF MORTGAGE	EDITION 2
21/3/2001	7487277	MORTGAGE	
27/5/2004	AA672091	DISCHARGE OF MORTGAGE	EDITION 3
27/5/2004	AA672092	MORTGAGE	
12/1/2006	AC46598	DISCHARGE OF MORTGAGE	EDITION 4
12/1/2006	AC46599	MORTGAGE	
13/11/2006	AC736334	TRANSFER OF MORTGAGE	EDITION 5
7/8/2007	AD285417	DISCHARGE OF MORTGAGE	EDITION 6
7/8/2007	AD285418	MORTGAGE	
24/4/2009	AE631111	DISCHARGE OF MORTGAGE	EDITION 7
24/4/2009	AE631112	MORTGAGE	
22/10/2010	AF831312	DISCHARGE OF MORTGAGE	EDITION 8
22/10/2010	AF831313	TRANSFER	
22/10/2010	AF831314	MORTGAGE	
17/11/2014	AJ43075	DISCHARGE OF MORTGAGE	EDITION 9
17/11/2014	AJ43076	MORTGAGE	

<sup>\*\*\*</sup> END OF SEARCH \*\*\*



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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

\_\_\_\_\_\_

FOLIO: A/416093

\_\_\_\_

SEARCH DATE	TIME	EDITION NO	DATE
25/8/2016	10:36 AM	9	16/4/2014

LAND

\_ \_ \_ \_

LOT A IN DEPOSITED PLAN 416093

AT AUSTRAL

LOCAL GOVERNMENT AREA LIVERPOOL

PARISH OF CABRAMATTA COUNTY OF CUMBERLAND

TITLE DIAGRAM DP416093

FIRST SCHEDULE

-----

SUSAN ANN YULE

IN 216/1000 SHARE

ADAM PAUL LISZNIEW

IN 392/1000 SHARE

EVE-CATHERINE DROPMANN

IN 392/1000 SHARE

AS TENANTS IN COMMON

(TZ AI515448)

SECOND SCHEDULE (2 NOTIFICATIONS)

\_\_\_\_\_\_

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AE138024 MORTGAGE TO ST. GEORGE BANK LIMITED

NOTATIONS

\_\_\_\_\_

UNREGISTERED DEALINGS: NIL

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



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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

\_\_\_\_\_\_

FOLIO: B/416093

\_\_\_\_

LAND

\_ \_ \_ \_

LOT B IN DEPOSITED PLAN 416093

AT AUSTRAL

LOCAL GOVERNMENT AREA LIVERPOOL

PARISH OF CABRAMATTA COUNTY OF CUMBERLAND

TITLE DIAGRAM DP416093

FIRST SCHEDULE

-----

DENIS GHERSINICH

MONICA PATRICIA GHERSINICH

AS JOINT TENANTS

(T AF831313)

SECOND SCHEDULE (2 NOTIFICATIONS)

\_\_\_\_\_

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AJ43076 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

NOTATIONS

\_\_\_\_\_

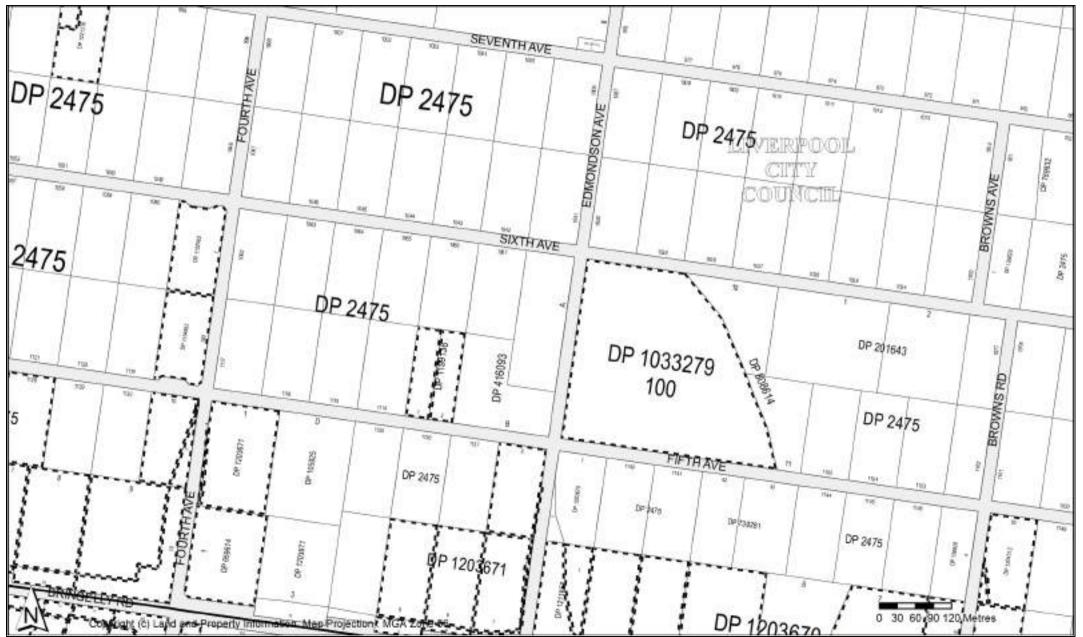
UNREGISTERED DEALINGS: NIL

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



Requested Parcel: Lot A DP 416093 Identified Parcel: Lot A DP 416093

Locality : AUSTRAL LGA : LIVERPOOL Parish : CABRAMATTA County : CUMBERLAND



Report Generated 10:05:07 AM, 25 August, 2016 Copyright © Land and Property Information ABN: 84 104 377 806

Land & Property Information

This information is provided as a searching aid only. While every endeavour is made to ensure the current cadastral pattern is accurately reflected, the Registrar General cannot guarantee the information provided. For all ACTIVITY PRIOR to SEPT 2002 you must refer to the RGs Charting and Reference Maps.

Ref: geo logix - austral



# **Cadastral Records Enquiry Report**

Ref: geo logix - austral

DP2475

Lot(s): 1127, 1128

DP1220415 PRE-ALLOCATED UNAVAILABLE REDEFINITION

Lot(s): 1163

■ DP1204512 REGISTERED SURVEY ROADS ACT, 1993

DP659614 Lot(s): 1

DP1203671 REGISTERED SURVEY RESUMPTION OR ACQUISITION

DP1033279 Lot(s): 100

□ DP2475 HISTORICAL COMPILATION UNRESEARCHED
□ DP808614 HISTORICAL SURVEY SUBDIVISION

DP1122562 Lot(s): 1

■ DP2475 HISTORICAL COMPILATION UNRESEARCHED
■ DP1154882 REGISTERED SURVEY SUBDIVISION

DP1154882 Lot(s): 100

DP2475 HISTORICAL COMPILATION UNRESEARCHED

DP1172207 Lot(s): 502

□ DP811170 HISTORICAL SURVEY SUBDIVISION□ DP1204146 REGISTERED SURVEY ROADS ACT, 1993

NSW GAZ. 20-07-2012 Folio : 3365
ACQUIRED FOR THE PURPOSES OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979
LOTS 501-502 DP1172207 AND EASEMENT DESIGNATED (A) SHOWN ON DP1172207

DP1199136 Lot(s): 1, 2

■ DP2475 HISTORICAL COMPILATION UNRESEARCHED

DP1203670 Lot(s): 5, 7

DP533382 HISTORICAL SURVEY SUBDIVISION

Lot(s): 3, 4, 8

DP2475 HISTORICAL COMPILATION UNRESEARCHED

DP1203671 Lot(s): 6, 14

■ DP1066228 REGISTERED COMPILATION DEPARTMENTAL

Lot(s): 1, 9

DP105925 HISTORICAL COMPILATION UNRESEARCHED

Lot(s): 5, 6, 7, 8, 13, 14, 16, 17

■ DP2475 HISTORICAL COMPILATION UNRESEARCHED

Lot(s): 14

NSW GAZ. 13-02-2015 Folio : 312

ACQUIRED FOR COUNCIL PURPOSES

LOT 14 DP1203671

Lot(s): 16

NSW GAZ. 13-02-2015 Folio : 312

ACQUIRED FOR COUNCIL PURPOSES

LOTS 15-16 DP1203671

Lot(s): 17

NSW GAZ. 13-02-2015 Folio : 312

ACQUIRED FOR COUNCIL PURPOSES

LOT 17 DP1203671

Lot(s): 9

NSW GAZ. 17-04-2015 Folio : 1001

ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993

LOT 9 DP1203671 SEE AJ437495

DP1203674 Lot(s): 9, 19

■ DP581189 HISTORICAL COMPILATION CONSOLIDATION

Lot(s): 7, 17

DP581050 HISTORICAL SURVEY SUBDIVISION

Lot(s): 8, 18

DP408221 HISTORICAL COMPILATION UNRESEARCHED



Locality: AUSTRAL

**Cadastral Records Enquiry Report** 

**Identified Parcel**: Lot A DP 416093

Ref: geo logix - austral

Requested Parcel: Lot A DP 416093 **LGA: LIVERPOOL** Parish: CABRAMATTA **County: CUMBERLAND** 

Purpose Status Surv/Comp

Lot(s): 10, 20

DP2475 HISTORICAL **COMPILATION** UNRESEARCHED

Lot(s): 19

Folio: 1247 NSW GAZ 29-05-2015

ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993

LOT 19 DP1203674

DP1204097 Lot(s): 7, 15

HISTORICAL SURVEY UNRESEARCHED DP8979

DP1172207 REGISTERED SURVEY RESUMPTION OR ACQUISITION

DP1196547 COMPILATION REGISTERED **FASEMENT** NSW GAZ. 20-07-2012 Folio: 3365

ACQUIRED FOR THE PURPOSES OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

LOT 517 DP1172207 AND EASEMENT DESIGNATED (A) SHOWN ON DP1172207

Lot(s): 4, 5, 6, 12, 13, 14

DP511088 HISTORICAL SUBDIVISION SURVEY

Lot(s): 13

NSW GAZ 05-06-2015 Folio: 1609

ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993

LOT 13 DP1204097. SEE AJ560895

Lot(s): 14

NSW GAZ. 05-06-2015 Folio: 1609

ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993

LOT 14 DP1204097. SEE AJ560895

Lot(s): 15

NSW GAZ. Folio: 1609 05-06-2015

ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993

LOT 15 DP1204097. SEE AJ560895

DP1204512

Lot(s): 50, 58 DP2475 **HISTORICAL COMPILATION** UNRESEARCHED

DP1211652

Lot(s): 1, 2

DP2475 HISTORICAL **COMPILATION** UNRESEARCHED

DP1203670 REGISTERED **SURVEY** ROADS ACT, 1993

DP1221316

Lot(s): 2

DP1223993 PRE-ALLOCATED **UNAVAILABLE SUBDIVISION** 

Lot(s): 1, 2

DP2475 UNRESEARCHED HISTORICAL **COMPILATION** 



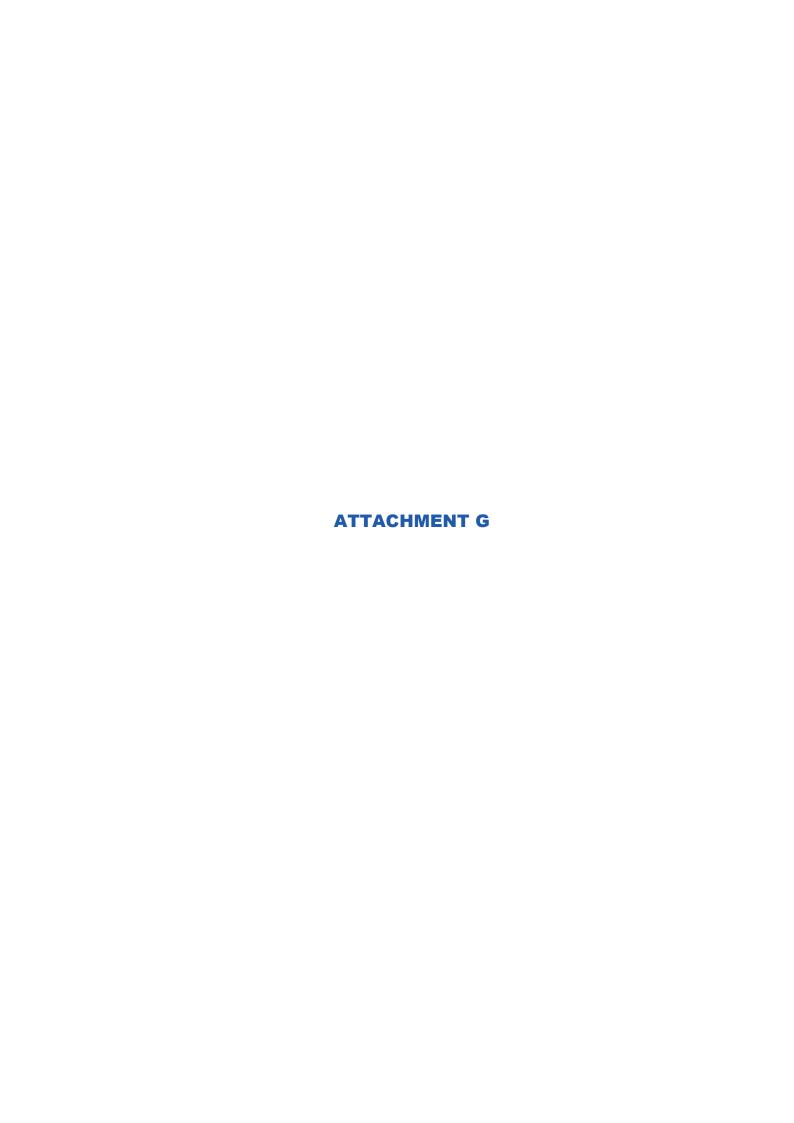
# **Cadastral Records Enquiry Report**

**Identified Parcel**: Lot A DP 416093

Ref: geo logix - austral

Requested Parcel: Lot A DP 416093 LGA: LIVERPOOL **County:** CUMBERLAND Locality: AUSTRAL Parish: CABRAMATTA

Locality . AUSTRAL	LGA . LIVERFOOL	Falloll . CADRAINATTA	County . Colvidentaint
Plan	Surv/Comp	Purpose	
DP2475	COMPILATION	UNRESEARCHE	:D
DP105925	COMPILATION	UNRESEARCHE	D
DP126820	COMPILATION	DEPARTMENTA	L
DP201643	COMPILATION	SUBDIVISION	
DP236726	SURVEY	SUBDIVISION	
DP397710	SURVEY	UNRESEARCHE	D
DP416093	COMPILATION	UNRESEARCHE	D
DP659614	COMPILATION	DEPARTMENTA	.L
DP739281	COMPILATION	SUBDIVISION	
DP789832	SURVEY	SUBDIVISION	
DP808614	SURVEY	SUBDIVISION	
DP1033279	SURVEY	CONSOLIDATIO	N
DP1122562	SURVEY	SUBDIVISION	
DP1154882	SURVEY	SUBDIVISION	
DP1172207	UNRESEARCHED	RESUMPTION (	OR ACQUISITION
DP1172207	SURVEY	RESUMPTION (	OR ACQUISITION
DP1199136	UNRESEARCHED	SUBDIVISION	
DP1199136	SURVEY	SUBDIVISION	
DP1203670	SURVEY	ROADS ACT, 19	93
DP1203671	SURVEY	RESUMPTION C	OR ACQUISITION
DP1203674	SURVEY	ROADS ACT, 19	
DP1204097	SURVEY	ROADS ACT, 19	
DP1204146	SURVEY	ROADS ACT, 19	93
DP1204512	SURVEY	ROADS ACT, 19	
DP1211652	SURVEY	ROADS ACT, 19	93
DP1221316	UNRESEARCHED	SUBDIVISION	
DP1221316	SURVEY	SUBDIVISION	





Source: NSW LPI



# **GEO-LOGIX PTY LTD**

UNIT 2309, 4 DAYDREAM ST WARRIEWOOD NSW 2102

Ph: (02) 9979 1722 Fax: (02) 9979 1222 Aerial Photograph – 1955

# **PHASE 1 PRELIMINARY SITE INVESTIGATION**

155 Fifth Avenue and 50 Edmondson Avenue, Austral NSW

Project No. 1601067

Drawn: TG

Checked: BP

Date: 10/06/16





**GEO-LOGIX PTY LTD** 

UNIT 2309, 4 DAYDREAM ST WARRIEWOOD NSW 2102

Ph: (02) 9979 1722 Fax: (02) 9979 1222 Aerial Photograph – 1965

## **PHASE 1 PRELIMINARY SITE INVESTIGATION**

155 Fifth Avenue and 50 Edmondson Avenue, Austral NSW

Project No. 1601067

Drawn: TG

Checked: BP

Date: 10/06/16





Source: NSW LPI



**GEO-LOGIX PTY LTD** 

UNIT 2309, 4 DAYDREAM ST WARRIEWOOD NSW 2102

Ph: (02) 9979 1722 Fax: (02) 9979 1222 Aerial Photograph – 1975

## **PHASE 1 PRELIMINARY SITE INVESTIGATION**

155 Fifth Avenue and 50 Edmondson Avenue, Austral NSW

Project No. 1601067

Drawn: TG

Checked: BP

Date: 10/06/16





Source: NSW LPI



### **GEO-LOGIX PTY LTD**

UNIT 2309, 4 DAYDREAM ST WARRIEWOOD NSW 2102

Ph: (02) 9979 1722 Fax: (02) 9979 1222 Aerial Photograph – 1986

## **PHASE 1 PRELIMINARY SITE INVESTIGATION**

155 Fifth Avenue and 50 Edmondson Avenue, Austral NSW

Project No. 1601067

Drawn: TG

Checked: BP

Date: 10/06/16





Source: NSW LPI



#### **GEO-LOGIX PTY LTD**

UNIT 2309, 4 DAYDREAM ST WARRIEWOOD NSW 2102

Ph: (02) 9979 1722 Fax: (02) 9979 1222 Aerial Photograph – 1994

## **PHASE 1 PRELIMINARY SITE INVESTIGATION**

155 Fifth Avenue and 50 Edmondson Avenue, Austral NSW

Project No. 1601067 Drawn: TG Checked: BP Date: 10/06/16





Source: Google Earth



#### **GEO-LOGIX PTY LTD**

UNIT 2309, 4 DAYDREAM ST WARRIEWOOD NSW 2102

Ph: (02) 9979 1722 Fax: (02) 9979 1222 Google Image – 2006

## **PHASE 1 PRELIMINARY SITE INVESTIGATION**

155 Fifth Avenue and 50 Edmondson Avenue, Austral NSW

Project No. 1601067 Drawn: TG Checked: BP Date: 10/06/16



Source: Google Earth



### **GEO-LOGIX PTY LTD**

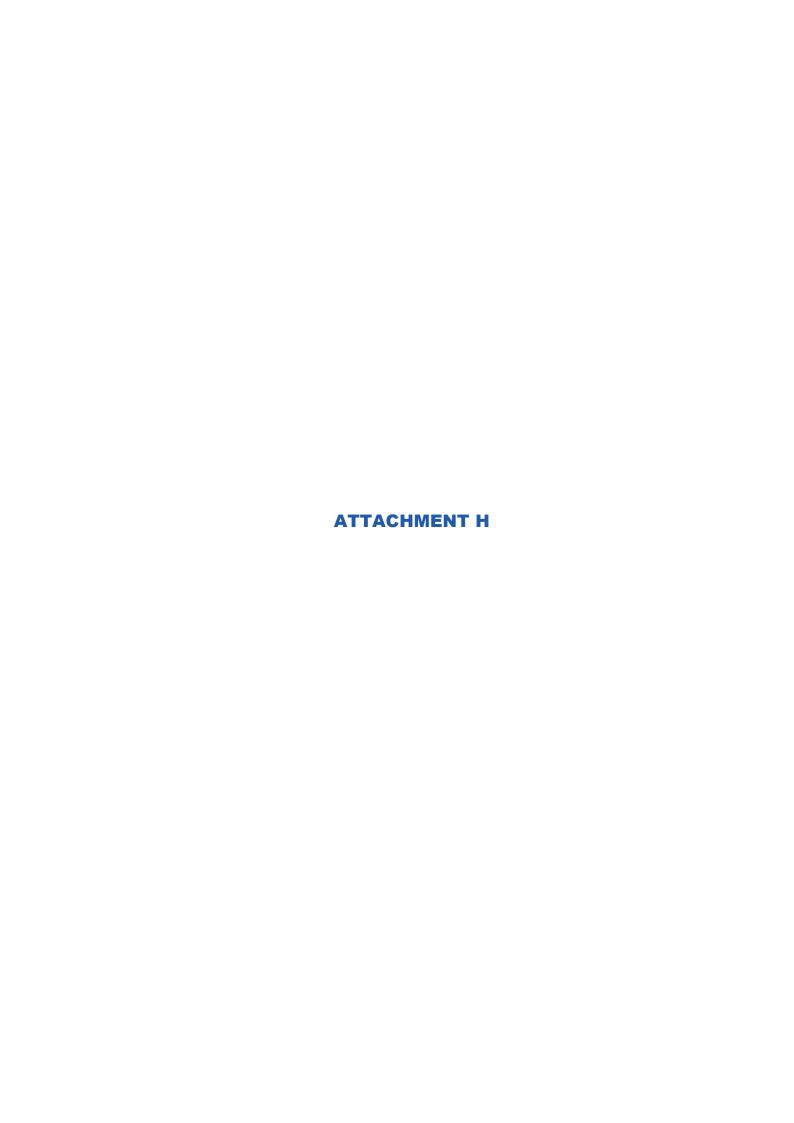
UNIT 2309, 4 DAYDREAM ST WARRIEWOOD NSW 2102

Ph: (02) 9979 1722 Fax: (02) 9979 1222 Google Image – 2016

## **PHASE 1 PRELIMINARY SITE INVESTIGATION**

155 Fifth Avenue and 50 Edmondson Avenue, Austral NSW

Project No. 1601067 Drawn: TG Checked: BP Date: 10/06/16





With Charge

# LIVERPOOL CITY COUNCIL

MOX 64, 6-3 , LINESPECAL, TINW - 2170

HOUR HEFERENCE MO

TELEPHONE GOZOSTI OF 14 PC.KL

33 MOORE STREET. LIVERPOOL. N.S.W

COUNCIL TO 270-79

rupturo requires Mr P Connoc

30th January 1986

TO: Mr & Nrs A Pudarich III Edmondson Avenue AUSTRAL 2171

ENVIRORMENTAL PLANNING AND ASSESSMENT ACT, 1979.

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION.

Being the applicant in respect of Development Application No. 33/86 and pursuant to Section 92 of the Act. Notice is hereby given of the determination by the Consunt Authority of the Development Application No. 33/86 relating to:

PROPERTY:

LOT B. D.P. 416091, NO. 79 EDMONDSON AVENUE CNR. FIFTH

AVENUE, AUSTRAL.

ZUNING:

NON URBAN 1(b), INTERIM DEVELOPMENT ORDER NO. 74 APPLIES.

The Development Application has been determined by granting of consent subject to conditions specified in this Notice.

PROPOSAL:

EMECTION OF A SECOND DWELLING HOUSE.

#### CONDITIONS:

- Development to take place generally in accordance with Development Application dated 22nd January 1986, except as modified by the undermentioned conditions.
- 2. Proposed second dwelling to be sited a minimum of 20 to from the street boundaries of the subject lot.
- 3. Consent is not granted nor implied to any subdivision of the allotment for the purposes of causing each of the dwillings (i.e. existing and proposed) to be sided on a separate allotment.
- 4. The two dwellings on the allotment (i.e. existing and proposed) shall not he accupied unless the owner of the allotment occupies one of those dwelling houses.

.../2

#### Mr & Mrs A Pudgrich

#### Notea:

- (1) To ascertain the date upon which the Consent becomes offective refer to Section 93 of the Act.
- (2) To ascertain the extent to which the Consent is liable to lapse refer to Section 99 of the Act.
- (3) Section 97 of the Act confers on an applicant who is dissatisted with the determination of a Consent Authority a right of appeal to the Land and Environment Court exercisable within twelve (12) months after receipt of this Notice.
- (4) The conditions are imposed taking into account the matters for consideration in determining a Development Application under Section 90(1) of the Environmental Planning and Assessment Acc, 1979.

J M Dixon DEPUTY TOWN CLERK

per: N



# LIVERPOOL CITY COUNCIL

1 Hoxton Park Road, Liverpool, N.S.W. 2170 Telephone: (02) 821 9222

29th November 1988

Complete Mr M Kelly:lm teach 821 9298

TO: Mr & Mrs Puderich 111 Edmondson Avenue AUSTRAL 2171

EMVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION.

Being the applicant in respect of Development Application No. B35/88 and pursuant to Section 97 of the Act. Notice is hereby given of the determination by the Consent Authority of the Development Application No. 835/88 relating to:

PEOPERTY:

LOT B, D.P. 416093, EDMONDSON AVENUE, AUSTRAL

ZONING:

NOW URBAN 1(b) INTERIM DEVELOPMENT ORDER NO. 74 APPLIES

The Development Application has been determined by granting of consent subject to conditions specified in this Notice.

PROPOSAL:

ERECTION OF A SECOND DWELLING

#### CONDITIONS:

- 1. Consent is not granted nor implied to any subdivision of the allotment for the purposes of causing each of the dwellings (i.e. existing and proposed) to be sited on a separate allotment.
- 2. Proposed second dwelling not to exceed 3.6 m in height where height is defined as:
  - "height, in relation to a building, means the distance measured vertically from any point on the ceiling of the topmost floor of the building to the ground level immediately below that point.
- 3. This Consent negates the Consent granted in respect of Development Application No. 33/86 on 30th January, 1986.

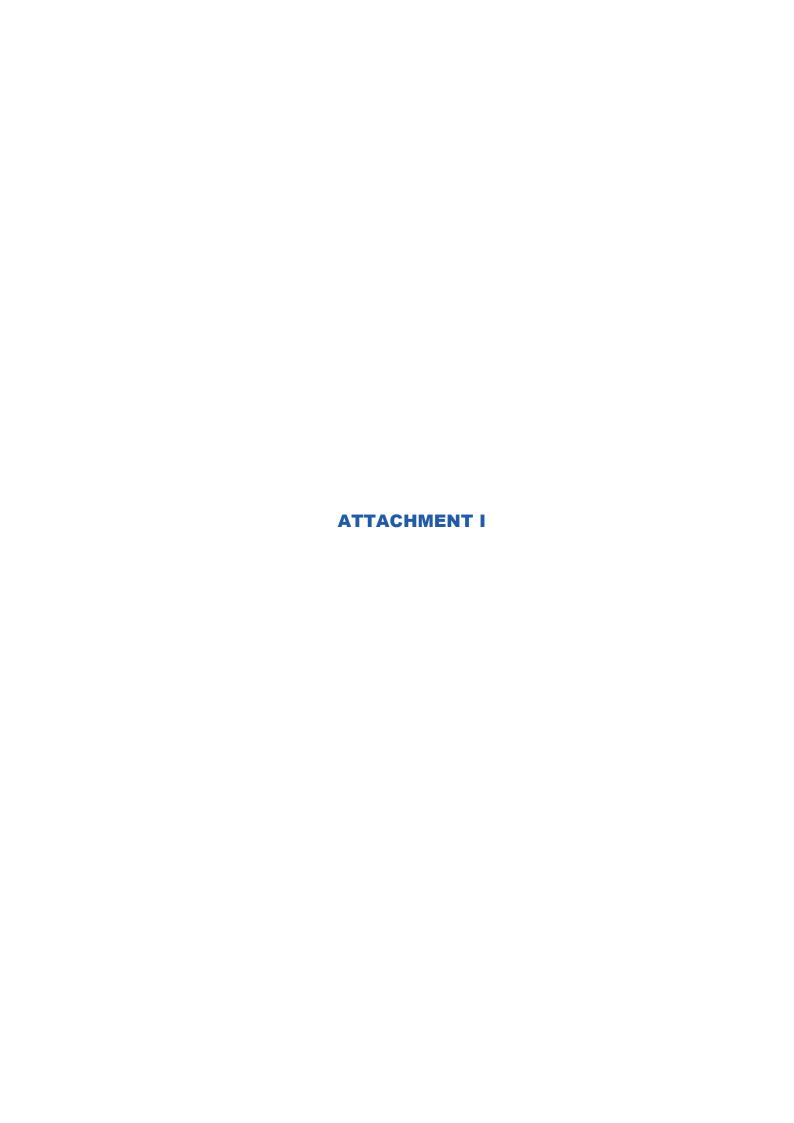
.../2

#### Mr & Mrs Pudarich

#### Notes:

- (1) To ascertain the date upon which the Consent becomes effective refer to Section 93 of the Acc.
- (2) To ascortain the extent to which the Consent is liable to lapse refer to Section 99 of the Act.
- (3) Section 97 of the Act confers on an applicant who is dissatisfied with the determination of a Consent Authority a right of appeal to the Land and Environment Court exercisable within twelve (12) months after receipt of this Notice.
- (4) The conditions are imposed taking into account the matters for consideration in determining a Development Application under Section 90(1) of the Environmental Planning and Assessment Act, 1979.

D W Mead TOWN CLERK per





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Our Ref. D16/663162. Your ref: Tim Gunns

31 August 2016

Attention: Tim Gunns Geo-Logix Pty Ltd Unit 2309 4 Daydream St Warnewood NSW 2102

Dear Mr Gunns.

#### RE SITE: 155 Fifth Ave & 50 Edmondson Ave Austral NSW

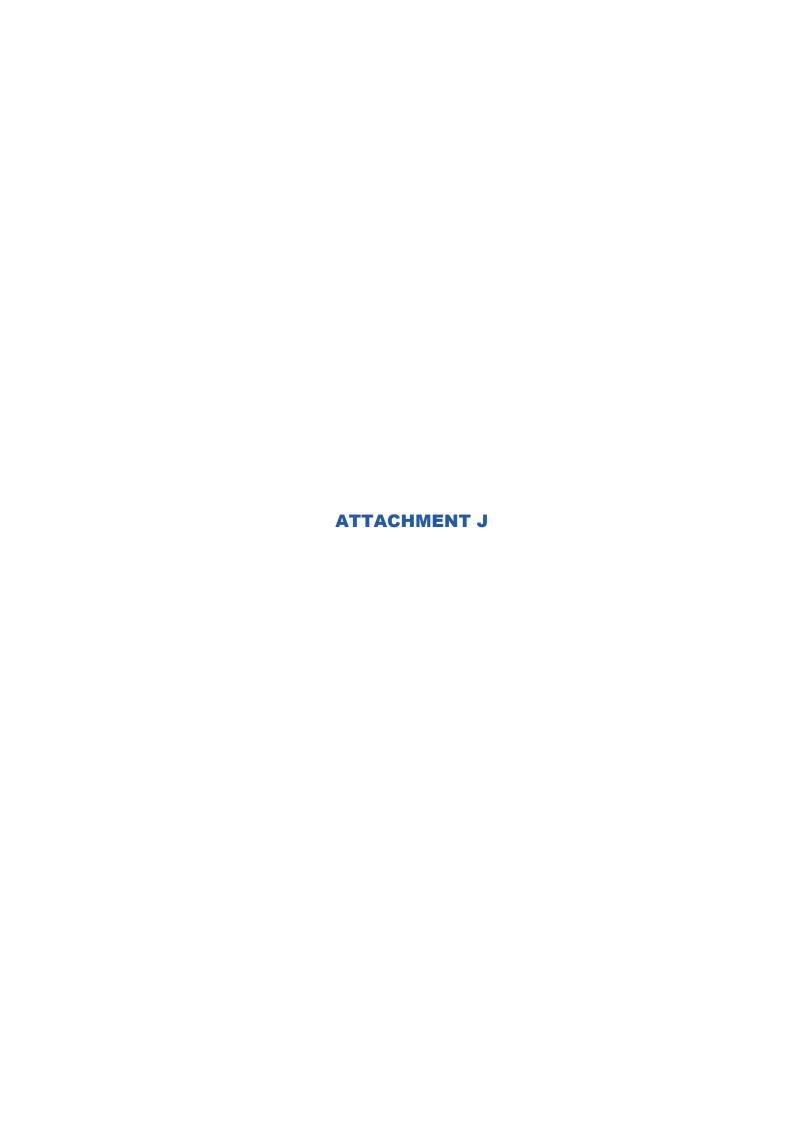
I refer to your site search request received by SafeWork NSW on 25 August 2016 requesting information on Storage of Hazardous Chemicals for the above site.

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

For further information or if you have any questions, please call our Customer Service Centre on 13.10.50 or email licens ng@safework.nsw.gov.au.

Yours sincerely.

Brent Jones Customer Service Officer Customer Service Centre - Operations SafeWork NSW





lealthy Environment, Healthy Community, Healthy Busines

Home Contaminated land Record of notices

## Search results

Your search for: LGA: Liverpool City Council

Matched 12 notices relating to 2 sites.
Search Again

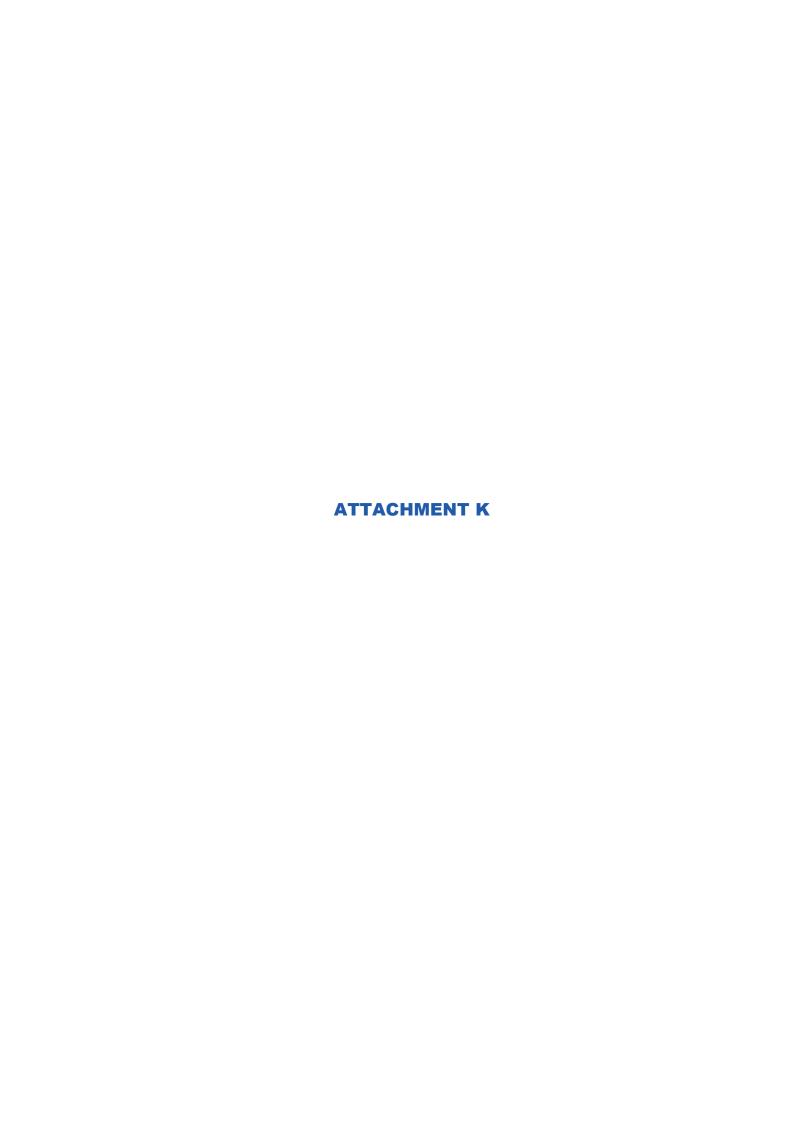
Refine Search

Suburb	Address	Site Name	Notices related to this site
CHIPPING NORTON	85-107 Alfred STREET	Former ACR	3 current
MOOREBANK	(a) 1 Bapaume ROAD	ABB Australia Pty Ltd	1 current and 8 former

Page 1 of 1

20 June 2016

Connect	Feedback	Contact	Government	About
y	Web support Public consultation	Contact us Offices Report pollution	NSW Government jobs.nsw	Accessibility Disclaimer Privacy Copyright





#### **Healthy Environment, Healthy Community, Healthy Business**

<u>Home</u> > <u>Environment protection licences</u> > <u>POEO Public Register</u> > <u>Search for licences, applications and notices</u>

## Search results

Your search for: General Search with the following criteria

Suburb - AUSTRAL

returned 1 results

Export to excel 1 of 1 Pages

Number NameLocationType1789SCALABRINI VILLAGE LTD<br/>AUSTRAL, NSW 217165 EDMONDSON AVE,<br/>AUSTRAL, NSW 2171POEO<br/>AUSTRAL, NSW 2171

Search Again
Issued date

Surrendered25 Sep 2000

**Status** 

20 June 2016

Connect Feedback Contact Government About

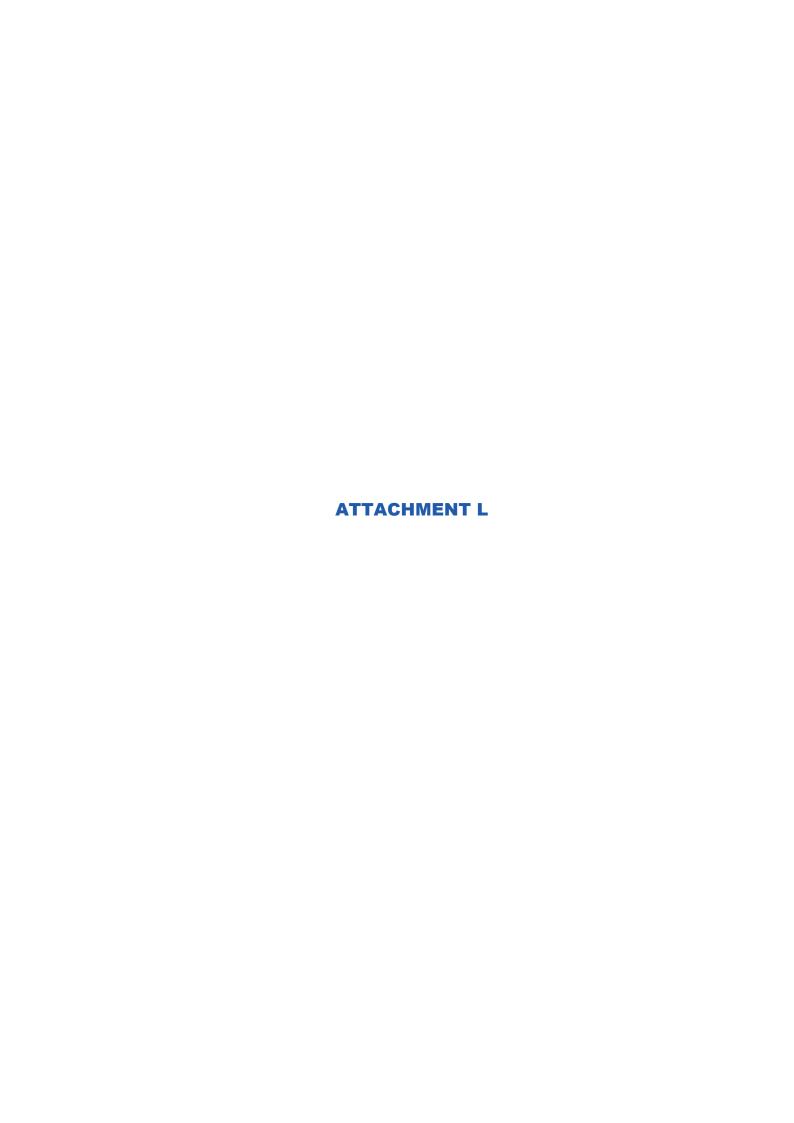
Web support Contact us
Public consultation Offices

Report pollution

NSW Government jobs.nsw

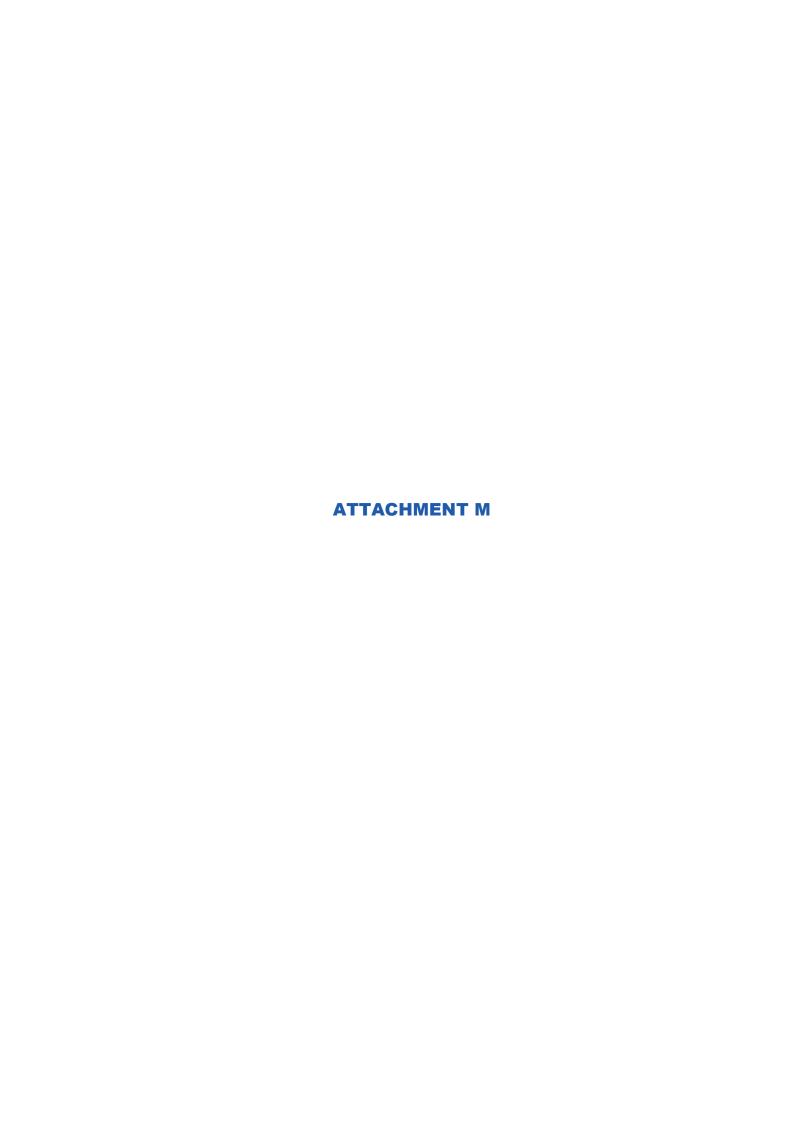
Disclaimer Privacy Copyright

Accessibility



Suburb	Site Name	Address	Contamination Activity Type	Management Class	Latitude	Longitude
ATTUNGA	Attunga Limestone Mine (Waste Oil Site)	Garthowen ROAD	Other Industry	Regulation under CLM Act not required	-30.92920627	150.8579435
AUBURN	RailCorp Auburn	1 Manchester ROAD	Other Industry	Under assessment	-33.84410947	151.0242502
AUBURN	DIC Australia	323 Chisholm ROAD	Other Industry	Regulation under CLM Act not required	-33.87228962	151.0157032
				Contamination currently regulated		
AUBURN	Former Ajax chemical factory	9 Short STREET	Other Industry	under CLM Act	-33.83671601	151.0292071
AUBURN	Janyon	Manchester ROAD	Other Industry	Regulation under CLM Act not required	-33.84467826	151.020745
AWABA	Awaba Colliery	Wilton ROAD	Other Industry	Under assessment	-33.02098186	151.5383612
7	Part of Manly Council Maintenance	William No. 15	other maddity	onder assessment	53102030100	10113003012
BALGOWLAH	Depot	8-10 Roseberry STREET	Other Petroleum	Regulation under CLM Act not required	-33.78928907	151.2679557
BALGOWLAH	BP Service Station	Cnr Sydney Road and Maretimo STREET	Service Station	Under assessment	-33.79546175	151.2559309
BALLINA	Ballina Shell	273 River STREET	Service Station	Under assessment	-28.86809272	153.5552789
BALLINA	Former Mobil Service Station	37-41 Cherry STREET	Service Station	Regulation under CLM Act not required	-28.87022308	153.5620713
BALLINA	Woolworths Petrol	44 Bangalow Road cnr Kerr STREET	Service Station	Under assessment	-28.85824461	153.5605439
BALLINA	Ballina Mays Motors	River STREET	Other Petroleum	Regulation under CLM Act not required	-28.86935402	153.5585931
BALRANALD	Caltex Service Station	Sturt HIGHWAY	Service Station	Under assessment	-34.57451679	142.7431207
				Contamination currently regulated	3 113 13 13 13	
BANKSMEADOW	Caltex Terminal	1-3 Penrhyn ROAD	Other Petroleum	under POEO Act	-33.96335328	151.2171062
				Contamination currently regulated		
BANKSMEADOW	Orica Botany (Pre-2003 Regulation)	16-20 Beauchamp ROAD	Chemical Industry	under CLM Act	-33.9516159	151.2195804
				Contamination currently regulated		
BANKSMEADOW	Orica Botany Groundwater Project	16-20 Beauchamp ROAD	Chemical Industry	under CLM Act	-33.9552673	151.2151954
DANIKENAE A DOVAK	Discovery Cove, Former Ampol Rail	1901 Between BOAD	Other Petroleum	Deculation being finalized	-33.96162178	151.2184122
BANKSMEADOW	Terminal	1801 Botany ROAD	Other Petroleum	Regulation being finalised  Contamination currently regulated	-33.96162178	151.2184122
BANKSMEADOW	Pacific National Rail Siding	Beauchamp ROAD	Unclassified	under CLM Act	-33.95757712	151.2204974
5,111161112,12,611	r deme riddenar ran siang	beddending north	- Chalassinea	Contamination currently regulated	33,33,737,712	131.220.37.1
BANKSMEADOW	Orica Former Chlor Alkali Plant	Botany Industrial PARK	Chemical Industry	under CLM Act	-33.95664283	151.221685
BANKSMEADOW	Mobil Terminal	Coal Pier ROAD	Other Petroleum	Under assessment	-33.94477081	151.1965027
BANKSMEADOW	Former Pipeline	Corish CIRCLE	Other Petroleum	Regulation being finalised	-33.94705787	151.2209919
BANKSTOWN	7-Eleven Service Station	689 Henry Lawson DRIVE	Service Station	Regulation under CLM Act not required	-33.92749953	150.9804784
BANORA POINT	Caltex Service Station	Corner Leisure and Darlington DRIVE	Service Station	Under assessment	-28.21390712	153.5417434
BANORA POINT	Callex Service Station	Corner Leisure and Darlington DRIVE	Service Station	Under assessment	-28.21390/12	153.5417434
BARMEDMAN	Caltex - Barmedman	Corner Watson Street and Star STREET	Other Petroleum	Regulation under CLM Act not required	-34.14351302	147.3824934
BARRACK HEIGHTS	Caltex Service Station	332-336 Shellharbour ROAD	Service Station	Under assessment	-34.56489171	150.8597814
				Contamination currently regulated		
BATEAU BAY	Former landfill	The Entrance ROAD	Landfill	under CLM Act	-33.3938305	151.4699046
BATEHAVEN	Caltex Service Station	264 Beach ROAD	Service Station	Under assessment	-35.73255166	150.1997536
BATEMANS BAY	Caltex Service Station	87-89 Princes HIGHWAY	Service Station	Under assessment	-35.71940701	150.1762788
		(Cnr Stewart and Rocket Street) 298				
BATHURST	Shell Coles Express Service Station	Stewart STREET	Service Station	Regulation under CLM Act not required	-33.41910999	149.5677773
BATHURST	Former Mobil Depot	1 Lambert STREET	Other Petroleum	Regulation under CLM Act not required	-33.42875534	149.5806344
BATHURST	Bathurst - Former Caltex Depot	114 Howick STREET	Other Petroleum Other Petroleum	Under assessment	-33.42296963	149.5806344
5	Basilist Torrier Carex Bepot	22onick officer	one. Ediolean	ond: assessment	33.42230303	145.3602374
BATHURST	Bathurst Rail Fabrication Centre	34 Alpha STREET	Other Industry	Regulation under CLM Act not required	-33.43037796	149.5821533

List current as of 14 April 2016 Page 7 of 53





## Where is Unexploded Ordnance (UXO)?

UXO can be found in most states within Australia. The following links will take you to an interactive map that will allow you to search the locations of known areas of concern.

<u>SELECT STATE</u> > <u>FIND A MAP</u> > <u>SELECT PARCEL</u>

#### No Results Found

No parcel found for Lot **B** DP/SP **416093**. Only parcels within 500m of a known UXO area are available. Defence is actively engaged in identifying areas where UXO are likely to be present. Members of the public can assist in this process. If you have any information that may be of assistance please contact <a href="UXO@defence.gov.au">UXO@defence.gov.au</a> via email.

**Back** 

<u>Disclaimer</u>: Data supplied on this site is based on Defence's assessment of information obtained from a variety of sources. It does not reflect any UXO remediation conducted on behalf of any person or organisation other than Defence. State, Territory or Local Government land management authorities should be contacted if such information is

## **GEO-LOGIX PTY LTD**

ABN 86 116 892 936

Building Q2, Level 3 Suite 2309, 4 Daydream Street Warriewood NSW 2102

**Phone** 02 9979 1722 **Fax** 02 9979 1222

Email info@geo-logix.com.au Web www.geo-logix.com.au