



Aargus

Environmental - Remediation - Engineering - Laboratories - Drilling

PRELIMINARY SITE INVESTIGATION

**449 Victoria Street,
Wetherill Park NSW**

Prepared for

JS Architects Pty Ltd

30th November 2016

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ABBREVIATIONS

ADWG	Australian Drinking Water Guidelines
ANZECC	Australian and New Zealand Environment and Conservation Council
AST	Aboveground Storage Tank
BGL	Below Ground Level
BTEX	Benzene, Toluene, Ethyl benzene and Xylene
COC	Contaminants of Concern
DLWC	Department of Land & Water Conservation
DNR	Department of Natural Resources
DQOs	Data Quality Objectives
POEO	Protection of the Environment Operations
DSI	Detailed Site Investigation
EPA	Environment Protection Authority
ESA	Environmental Site Assessment
HIL	Health-Based Soil Investigation Level
LGA	Local Government Area
NEHF	National Environmental Health Forum
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection Measure
NHMRC	National Health and Medical Research Council
OCF	Organochlorine Pesticides
OPP	Organophosphate Pesticides
PAH	Polycyclic Aromatic Hydrocarbon
PCB	Polychlorinated Biphenyl
PID	Photo Ionisation Detector
PQL	Practical Quantitation Limit
PSH	Phase Separated Hydrocarbon
PSI	Preliminary Site Investigation
QA/QC	Quality Assurance / Quality Control
RAC	Remediation Acceptance Criteria
RAP	Site Remediation Plan
RPD	Relative Percentage Difference
SAC	Site Assessment Criteria
SCID	Stored Chemical Information Database
SEPP	State Environment Planning Policy
SMP	Site Management Plan
SVC	Site Validation Criteria
TCLP	Toxicity Characteristics Leaching Procedure
TPH	Total Petroleum Hydrocarbons
TRH	Total Recoverable Hydrocarbons
UCL	Upper Confidence Limit
UST	Underground Storage Tank
VOC	Volatile Organic Compounds
VHC	Volatile Halogenated Compounds

EXECUTIVE SUMMARY

Aargus Pty Ltd (Aargus) was appointed by JS Architects Pty Ltd (the 'client') to undertake a Preliminary Site Investigation (PSI) within the property located at 449 Victoria Street, Wetherill Park NSW (the 'site'). It is understood that the site is proposed for the construction of a five (5) storey mixed-use development comprising retail and commercial tenancies on the ground floor with associated car parking and landscaping, then five (5) levels of hotel accommodation above in the western portion of the site, and a service station with associated car parking and landscaping in the eastern portion of the site.

A PSI was requested by the client to determine the potential for onsite contamination. This report shall provide a preliminary assessment of any site contamination and, if required, provide a basis for a more detailed investigation.

At the time of the inspection (1st September 2016), the site was vacant with excavation works occurring within the northern central portion of the site.

The historical information indicated that the site was predominantly vacant tree covered and privately owned until the 1980s, after which a number of companies acquired the land and cleared the land, however no significant land use was observed in aerial photographs. The potential for manufacturing and storage of metal and concrete may have occurred in the past, with other concerns attributed to former stockpiles of soil from unknown sources and surface oil staining in and in the vicinity of a former shed.

The findings of the assessment indicated the following areas of potential environmental concern, those being potential importation of uncontrolled fill that may contain various contaminants, former site activities, and former shed.

The contaminants that may be present in some of these areas were considered to be of low significance in terms of risk to the human and environmental receptors identified. Therefore, a Detailed Site Investigation (DSI) is required to confirm the presence and extent of contamination in order to determine the suitability of the site for the proposed development application and to address the data gaps identified.

Based on the information collected during this investigation and in reference to Clause 7 (DA development of SEPP 55), the site will be suitable subject to the completion of a Detailed Site Investigation (and after remediation and validation, if required) for the proposed commercial / industrial development.

1 INTRODUCTION

1.1 Background

Aargus Pty Ltd (Aargus) was appointed by JS Architects Pty Ltd (the 'client') to undertake a Preliminary Site Investigation (PSI) within the property located at 449 Victoria Street, Wetherill Park NSW (the 'site'). The location of the property is presented in Figure 1 of Appendix A.

It is understood that the site is proposed for the construction of a five (5) storey mixed-use development comprising retail and commercial tenancies on the ground floor with associated car parking and landscaping, then five (5) levels of hotel accommodation above in the western portion of the site, and a service station with associated car parking and landscaping in the eastern portion of the site.

A site investigation was requested by Fairfield City Council to determine the potential for onsite contamination as part of the Development Application (DA).

1.2 Objective

The primary objectives of this PSI are as follows:

- Identify potential areas where contamination may have occurred from current and historical activities;
- Identify potential contaminants associated with potentially contaminating activities;
- Assess the potential for soils and groundwater to have been impacted by current and historical activities; and
- Assess the suitability of the site for redevelopment into a commercial / industrial land use, based on its current condition and the findings of this investigation.

1.3 Scope of Works

The scope of works for this PSI includes:

- Review of the physical site setting and site conditions based on a site inspection, including research of the location of sewers, drains, holding tanks and pits, spills, patches of discoloured vegetation, etc. (where applicable);
- Research and review of the information available, including previous environmental investigations, current and historical titles information, review of aerial photographs, groundwater bore searches, EPA notices, council records, anecdotal evidence, site survey and site records on waste management practices;
- Development of a preliminary Conceptual Site Model (CSM) to demonstrate the interactions between potential sources of contamination, exposure pathways and human/ecological receptors identified; and
- Recommendations for additional investigations should any data gaps be identified or possible strategies for the management of the site, where relevant.

This report was prepared with reference to the NSW Environment Protection Authority (EPA) "*Guidelines for Consultants Reporting on Contaminated Sites*" (2011).

2 SITE IDENTIFICATION AND DESCRIPTION

2.1 Site Identification

Site identification information and land use is summarised in the table below.

Table 1: Site Identification

Lot and DP Number (Address)	Lot 304 in DP1098762 (449 Victoria Street, Wetherill Park NSW)
Coordinates (NW corner)*	Latitude: -33.844418, Longitude: 150.891362
Approx. Site Area	12,254m ²
Local Government Area	Fairfield City
Parish	St Luke
County	Cumberland
Current Land Zoning**	Zoned IN1 General Industrial
Proposed Land Use	Commercial
Current Site Owner	Stevens Holdings Pty Ltd
Site End Users	Visitors (adults & children), workers

Notes: * refer to <http://maps.six.nsw.gov.au/>

** refer to Fairfield Local Environmental Plan 2013

The site boundary and Lot and DP numbers are presented in Figure 2 of Appendix A. A survey plan provided by the client is included in Appendix B.

2.2 Site Inspection

A site visit was carried out on Thursday 1st September 2016 by an Aargus field scientist to inspect the site for any potential sources of contamination and document any observations made regarding the current site conditions. At the time of the site inspection, the following observations were made:

- The site was irregular in shape and currently vacant land.
- Excavation works were occurring in the northern central portion of the site, with the resultant spoil stockpiled directly adjacent to the west.
- A stockpile of road base material was also present.
- The main access to the site was along Victoria Street on the northern boundary.
- The site boundaries were defined by metal fences along all boundaries.
- Surface standing water was noticed within the site due to recent rainfall events.
- No USTs, ASTs or chemical storage were noted.

The site features are presented in Figure 3 of Appendix A. Site photographs are included in Appendix C.

2.3 Topography and Surface Water Drainage

The Prospect 9130-2N (3rd Edition) 1:25,000 Topographic Map indicates that the site has an elevation marginally less than 50 metres (between the 40 and 50 metre contours).

The site is located on a relatively flat land falling gently away to the north east.

The Wetherill Park Drain running across the southern boundary has been constructed within the general vicinity of the original creek bed draining this area. The ‘Wetherill Park Drain’ drains flat areas around the Western Sydney Regional Park and away from the Sydney Water Supply Channel (which flows north directly into Prospect Dam). The Wetherill Park Drain travels east through the newer industrial complexes, across the southern boundary of the block in question and onward (north east) toward Prospect Creek.

Stormwater runoff from the site is expected to flow in an easterly direction along Victoria Street.

Copies of the topographical survey provided by the client, including existing stormwater and sewer drainage plans can be found in Appendix B.

2.4 Surrounding Land Uses

The surrounding land uses identified are described in the table below:

Table 2: Surrounding Land Uses

Orientation	Description
North	Victoria Street, then commercial / industrial developments
East	Newtown Road, then commercial / industrial development
South East	Drainage channel, then vacant land
South	Drainage channel, then commercial / industrial development
West	Commercial / industrial development

3 SITE HISTORY

3.1 Land Titles

A review of historical documents held at the NSW Department of Lands offices was undertaken to identify the current and previous land owners, and potential land uses. The results of the most recent title search undertaken by Aargus is summarised in the following table. The Title information prior to 2013 are provided in the previous report in Appendix I.

Table 3: Land Title Information

Year	Lot 304 in DP1098762 (449 Victoria Street, Wetherill Park NSW)
2015-Current	Stevens Holdings Pty Ltd
2006-2015	ABBCA Investments Pty Ltd

In summary, the land title information provided suggested that the site was used by predominantly owned by private individuals from 1837 to 2004, with the exception for a period between 1972 and 1986, where a number of companies were noted on the Titles. In 2004, ABBCA Investments Pty Limited acquired the site to 2015. Stevens Holdings Pty Ltd is the current site owner.

An internet search of the companies noted on the Titles is provided below:

- ABBCA Investments Pty Limited – Manufacture, Sales Of Frames And Framing Materials.
- Dolso Properties Pty. Limited – Concrete Formwork, Form Ties & Accessories and was deregistered in 1990.
- Garrick Developments Pty. Limited – no information available.
- Loretta Constructions and Investments Pty. Limited – no information available.
- Towitta Pty. Limited – no information available.
- Zeenan Pty. Limited – no information available.
- Efkey Development Corporation Pty. Limited – no information available.

A copy of the historical land titles information obtained by Aargus can be found in Appendix D.

3.2 Aerial Photographs

Aerial photographs were reviewed from the previous environmental report undertaken within the site, with a summary of the review presented in the table below. The copy of the aerial photographs are available in Appendix I.

Table 4: Summary of Historical Aerial Photos

Year	Site	Surrounding areas
1951	The site was vacant and tree covered and part of a larger parcel of land. The southern portion is possibly occupied by a creek.	N: Dirt road, then vacant tree covered land. S: Vacant tree covered land. E: Vacant tree covered land. W: Vacant tree covered land.
1970	The layout of the site appears to be similar to that observed in the 1951 photo, with tree coverage increasing in density.	No apparent changes were observed from the previous photo, with the exception of: E: Dirt road, then vacant tree covered land
1986	The site has been cleared of trees with the exception to those present along the western boundary. A building appears to be present in the eastern portion of the site.	N: Road, then warehouses S: Vacant tree covered land E: Road, then vacant lands W: Vacant tree covered land.
Recent	The site is now cleared of all previous tree coverage and small features are present in various portions of the site.	Warehouses are present on all adjoining properties with the exception to the south which remains vacant land.

In summary, land use of the site appeared to have been vacant and tree covered until the 1986 aerial photograph, where some minor activity was noted in the eastern portion. By the most recent aerial photograph, all trees had been cleared and a number of small features were evident. A possible creek line was evident along the southern boundary of the site in all aerial photographs.

The adjoining properties were predominantly vacant tree covered lands until 1986 aerial photograph where a warehouse was noted to the north and the most recent aerial photograph when warehouses were noted to the north, east and west. The adjoining southern property remained vacant.

Copies of current and historical aerial photographs are presented in Appendix I.

3.3 EPA Records

3.3.1 CLM Act 1997

The NSW EPA publishes records of contaminated sites under Section 58 of the Contaminated Land Management (CLM) Act 1997. The notices relate to investigation and/or remediation of site contamination considered to pose a significant risk of harm under the definition in the CLM Act. However, it should be noted that the EPA record of Notices for Contaminated Land does not provide a record of all contaminated land in NSW.

A search of the EPA database revealed that the subject site is not listed and the suburb of Wetherill Park had no properties listed on the database. Copies of the EPA records are included in Appendix E.

3.3.2 POEO Register

A search of the POEO Register revealed that the site was not listed. A copy of the POEO register search is included in Appendix E.

3.4 WorkCover NSW Records

A search of the Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover in April 2013, had not located any records pertaining to the site located at 449 Victoria Street, Wetherill Park NSW.

Copies of the WorkCover search documentation are attached in Appendix I.

3.5 Previous Environmental Investigation

One previous environmental investigation was provided to Aargus at the time of writing this report. EBG Environmental Geoscience (Edwards Blasche Group Pty Ltd) prepared a “*Stage 1 (preliminary) Environmental Site Assessment (ESA)*”, Report ID: EBG-02295.Stage1.ESA and dated May 2013. A summary of the report is provided below:

- A site inspection was undertaken on the 17th April 2013.
- The block was vacant and appears never to have been built upon.
- The surface was covered with low scrubs, weeds and grasses.
- The vegetation appears to be in good condition.
- A small machinery shed was located facing Victoria Street. This has been used to house and work on machinery and vehicles. There are a number of shallow oil stains on the ground around this area.
- A number of stockpiles of suspected imported fill material were located in two isolated areas:
 - Area 1 – Rear of Block Adjacent Drain:
 - Larger stockpile of bituminous roadbase.
 - Smaller stockpile of clay and sandstone boulders.
 - Area 2 – Facing Victoria Street:
 - Two larger stockpiles of clean soil and pebbles.
 - Smaller stockpile of organic mulch.
- No waste storage tanks were located during the inspection.
- Potential Sources and Contaminants of Concern were associated with imported fill of unknown constituents (stockpiles of soil) and machinery repair in the small work shed.
- The report recommended that no further environmental investigations were required.
- That the land is suitable for the proposed development if the following recommendations are undertaken:
 - The Stockpile of Bituminous Road base is removed and disposed of at an appropriate disposal facility. Validation samples of the footprint should then be undertaken.

- The Stockpiles of Soil (Imported Fill / Material) should be cleaned of vegetation and each stockpile kept separate. The stockpiles should be validated if they are to remain on site or classified if they are to be disposed of off-site (then the footprints validated).
- The Oil Stained Soil around Shed and Compound should be scrapped back and the footprint validated.

A copy of the EBG Environmental Geoscience report is attached in Appendix I.

3.6 Industrial Processes and Products Manufactured

A review of the industrial processes and/or products manufactured at the site was conducted, and a summary of the information pertaining to the site is provided below:

- Processes associated with the Manufacture, Sales of Frames and Framing Materials.
- Processes associated with Concrete Formwork, Form Ties & Accessories.
- Use of the former shed to store machinery.

3.7 Former Chemical Storage and Transfer Areas

A review of the former chemical storage and transfer areas and/or products manufactured at the site was conducted, and chemicals may have been used / stored in the former shed.

3.8 Product Spill & Loss History

The previous environmental investigation indicated that there was oil staining in the and around the vicinity of the shed and compound.

3.9 Historical Use of Adjacent Land

It was indicated by the client that to their knowledge, the adjacent lands to the site have been used primarily for commercial / industrial developments.

3.10 Discussion and Summary of Site History

Based on available information, the site historical usage is summarised as follows:

- Land title information provided suggested that the site was used by predominantly owned by private individuals from 1837 to 2004, with the exception for a period between 1972 and 1986, where a number of companies were noted on the Titles. In 2004, ABBCA Investments Pty Limited acquired the site to 2015. Stevens Holdings Pty Ltd becomes the site owner from 2015.
- The land use of the site appeared to have been vacant and tree covered until the 1986 aerial photograph, where some minor activity was noted in the eastern portion. By the most recent aerial photograph, all trees had been cleared and a number of small features were evident. A possible creek line was evident along the southern boundary of the site in all aerial photographs.
- The adjoining properties were predominantly vacant tree covered lands until 1986 aerial photograph where a warehouse was noted to the north and the most recent aerial photograph when warehouses were noted to the north, east and west. The adjoining southern property remained vacant. The site was acquired by St. George Plant Hire Pty Ltd and used as a factory building for fitting mufflers and tyres, storage, display, maintenance and hire of all types of equipment from 1987 until 1989.
- No records were recorded for the site on the NSW EPA Database and the NSW WorkCover database.
- Previous industrial activities could have had processes associated with the Manufacture, Sales of Frames and Framing Materials, and Concrete Formwork, Form Ties & Accessories.
- A former shed was used to store machinery where oil staining was observed within and in the vicinity of the shed.

4 ENVIRONMENTAL SETTING

4.1 Sensitive Environmental Receptors

The nearest down-gradient watercourse is Wetherill Park Drain running across the southern boundary, which has been constructed within the general vicinity of the original creek bed draining this area. The Wetherill Park Drain travels east through the newer industrial complexes, across the southern boundary of the block in question and onward (north east) toward Prospect Creek.

4.2 Soil

The soil profile above the Hawkesbury Sandstone is typically sandy clay based soils. It is likely that the groundwater shall follow the topography and underlying sandstone. (Sydney, Geological Map of NSW, 1:100 000 Geological Series Sheet 9130, Edition 1, NSW Dept. of Mineral Resources, 1983).

4.3 Geology

The Geological Map of Penrith (Geological Series Sheet 9030, Scale 1:100,000, Edition 1, 1991), published by the Department of Minerals and Energy indicates the residual soils within the site to be underlain by either:

- Triassic Age Shale of the Wianamatta Group, comprising shale, carbonaceous claystone, claystone, laminite, fine to medium grained lithic sandstone, rare coal and tuff.
- Quaternary Age soils consisting of medium grained sand, silt and clay.

4.4 Acid Sulfate Soils

There are currently no Department of Water & Conservation Acid Sulphate Soils Maps produced for this area west of the Prospect/Parramatta Acid Sulfate Soils map. It is our opinion that acid sulfate soils shall not be an issue affecting the site.

4.5 Hydrogeology

Based on available information, our desktop study indicates that groundwater from site is likely to be flowing towards the channel located on the southern boundary of the site that eventually discharges into Prospect Creek.

A search of the Department of Natural Resources (DNR) borehole database information revealed ten (10) groundwater bores within a 500m radius of the site. A summary of the relevant information provided by the registered groundwater bore record search is provided in the following table:

Table 5: Summary of Registered Groundwater Bore Records

GW Bore ID	Approximate Location	Intended Purpose	Depth (m bgl)	Standing Water Level (m bgl)	Water Bearing Zones	Salinity (µS/cm)
GW110063	400m ENE	Monitoring	5.0	-	-	-
GW110064	400m ENE	Monitoring	1.1	-	-	-
GW110065	400m ENE	Monitoring	4.9	-	-	-
GW110066	400m ENE	Monitoring	4.2	-	-	-
GW110067	400m ENE	Monitoring	4.2	-	-	-
GW110068	400m ENE	Monitoring	5.0	-	-	-
GW110069	400m ENE	Monitoring	3.9	-	-	-
GW110070	400m ENE	Monitoring	5.1	-	-	-
GW110071	400m ENE	Monitoring	5.1	-	-	-
GW110072	400m ENE	Monitoring	4.0	-	-	-

The registered groundwater bores within a 500m radius of the site were located down-gradient and used for monitoring purposes, and were unlikely to be used for human consumption since the site is not located within the SEPP boundary for the Sydney Drinking Water Catchment. A copy of the groundwater bore search records can be found in Appendix F.

4.6 Local Meteorology

The monthly rainfall of the local area can be represented by the data collected by Bureau of Meteorology (BOM) from the rainfall gauge located in Prospect Dam, which is located approximately 1.0km north of the site. Records indicate that the mean rainfall for the month of September since 1887 is 46.4mm and the mean annual is 874mm.

Reference can be made to Appendix G – Local Meteorology.

5 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

Based on the site inspection, site history, previous reports and review of available information from the desktop study, the potential Areas of Environmental Concern (AEC) and their associated Contaminants of Concern (CoC) for the site were identified. These are summarised in the following table.

Table 6: Summary of Potential Areas and Contaminants of Concern

Potential AEC	Potentially contaminating activity	Potential CoCs	Likelihood of Site Impact	Justification
Entire site (and former stockpile locations)	Importation of fill material from unknown origin	Metals, TPH, BTEX, PAH, OCP, PCB, Asbestos	Low	Based on the site observations and site topography, the presence of imported fill material is likely to be minimal.
Former site activities	Manufacturing and storage of metals and concrete products	Metals, TPH, BTEX, PAH, phenols	Low	Activities were no longer present and no major staining was noted on the site surfaces inspected.
Former shed	Leakages from machinery and chemical storage	Metals, TPH, BTEX, PAH	Low	Oil staining was previously noted in the April 2013 inspection, however, were no longer visible during the Aargus inspection.

6 PRELIMINARY CONCEPTUAL SITE MODEL

6.1 Conceptual Site Model

The Preliminary Conceptual Site Model (CSM) presented in the table below provides a representation of the potential risks associated with the linkages between the following elements:

- Potential contamination sources and their associated contaminants of concern identified in Section 5. Only potential areas of concern with a significance rating of low to high were included;
- Potential human receptors that may be impacted by site contamination are current and future end-users, construction workers and the general public within the immediate vicinity;
- Potential environmental receptors identified in Section 4;
- Potential exposure pathways; and
- Whether each source-pathway-receptor pollution linkage are complete, limited or not present, based on current and future site conditions.

Table 7: Conceptual Site Model

Potential Sources	Potential Receptor	Potential Exposure Pathways	Complete Linkages	Risk	Justification
Importation of fill Former site activities Former shed	Site users or the general public	Dermal contact, inhalation or ingestion of exposed impacted soils	Limited (Current)	Low	Direct contact with impacted soils is possible, however, no significant staining on the site surfaces were currently observed.
			No (Future)	Negligible	If present, contaminated soils are likely to be remediated and disposed of off-site.
	The aquatic ecosystems at the nearby channel	Migration of impacted groundwater and surface water run-off	Yes (Current)	Low	No obvious sources of contamination were observed on site that could migrate off site with surface water run-off.
			No (Future)	Low	If present, contaminated soils and groundwater is likely to be remediated and any remaining residual contamination would likely be at acceptable concentrations upon reaching the channel.
	Underlying Bedrock Aquifer	Leaching and migration of contaminants through groundwater infiltration	Limited (Current)	Low	Depending on the thickness of the expected confining clay layer and leachability of metals and organic compounds, vertical migration of contaminants may be limited.
			No (Future)	Low	If present, contaminated soils and groundwater is likely to be remediated and any remaining residual contamination would likely be at acceptable concentrations upon reaching the underlying aquifer

6.1.1 Data Gaps

Based on the CSM, the following data gaps were identified with respect to the pollution linkages identified:

- Confirmation if contamination has occurred from the potential areas of concern listed in Section 5.0 through collection and laboratory analysis of soil.

7 CONCLUSION AND RECOMMENDATIONS

The findings of the assessment indicated the following areas of potential environmental concern, those being potential importation of uncontrolled fill that may contain various contaminants, former site activities, and former shed.

The contaminants that may be present in some of these areas were considered to be of low significance in terms of risk to the human and environmental receptors identified. Therefore, a Detailed Site Investigation (DSI) is required to confirm the presence and extent of contamination in order to determine the suitability of the site for the proposed development application and to address the data gaps identified.

Based on the information collected during this investigation and in reference to Clause 7 (DA development of SEPP 55), the site will be suitable subject to the completion of a Detailed Site Investigation (and after remediation and validation, if required) for the proposed commercial / industrial development.

Thank you for the opportunity to undertake this work. We would be pleased to provide further information on any aspects of this report.

For and on behalf of

Aargus Pty Ltd

Written by:



Ningye Zhang

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Reviewed By:



Mark Kelly

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LIMITATIONS

The Aargus assessment is based on the result of limited site investigations and sample testing. Neither Aargus, nor any other reputable consultant, can provide unqualified warranties nor does Aargus assume any liability for site conditions not observed or accessible during the time of the investigations.

Despite all reasonable care and diligence, the materials encountered and concentrations of contaminants measured may not be representative of conditions between the locations sampled and investigated. There is always some disparity in subsurface conditions across a site that cannot be fully defined by investigation. Hence it is unlikely that measurements and values obtained from sampling and testing during environmental works carried out at a site will characterise the extremes of conditions that exist within the site. In addition, site characteristics may change at any time in response to variations in natural conditions, chemical reactions, truck movement or contractor movement of soils and other events, e.g. groundwater movement and or spillages of contaminating substances. These changes may occur subsequent to Aargus investigations and assessment.

This report and associated documentation and the information herein have been prepared solely for the use of the client at the time of writing the report and is valid (for the purposes of management or transport of material) for a period of one month only from the date of issue. Any other reliance assumed by third parties on this report shall be at such parties' own risk. Any ensuing liability resulting from use of the report by third parties cannot be transferred to Aargus.

Whilst this report provides a review of site conditions encountered at sampling locations within the investigation, it should be noted that if materials are proposed to be moved from site - Part 5.6, Section 143 of the Protection of the Environment Operations (POEO) Act 1997 states that it is an offence for waste to be transported to a place that cannot lawfully be used as a facility to accept that waste. It is the duty of the owner and transporter of the waste to ensure that all material removed from a site must be accompanied by an appropriate waste classification report and materials are disposed of appropriately. An environmental or validation report does not constitute a waste classification report and results are treated

differently. Aargus accepts no liability for the unlawful disposal of waste materials from any site. Aargus does not accept any responsibility for the material tracking, loading, management, transport or disposal of waste from the site. If material is to be removed from a site, before disposal of any material to a licensed landfill is undertaken, the site owner must ensure an appropriate waste classification exists for all materials on the site planning to be removed, the waste producer will need to obtain prior consent from the licensed landfill/recycler. The receiving site should check to ensure that the material received matches the description provided in the report.

Opinions are judgements, which are based on our understanding and interpretation of current regulatory standards, and should not be construed as legal opinions.

Appendix H – Important information about your environmental site report should also be read in conjunction with this report.

REFERENCES

This report was prepared with reference to the following guiding documents:

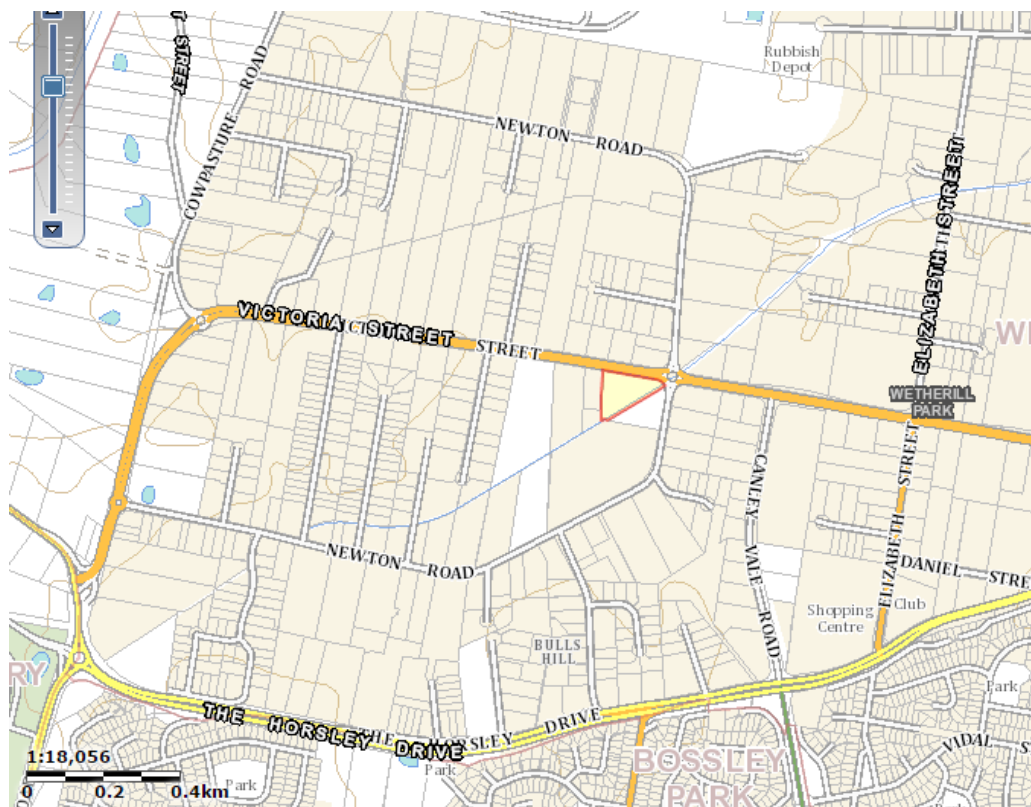
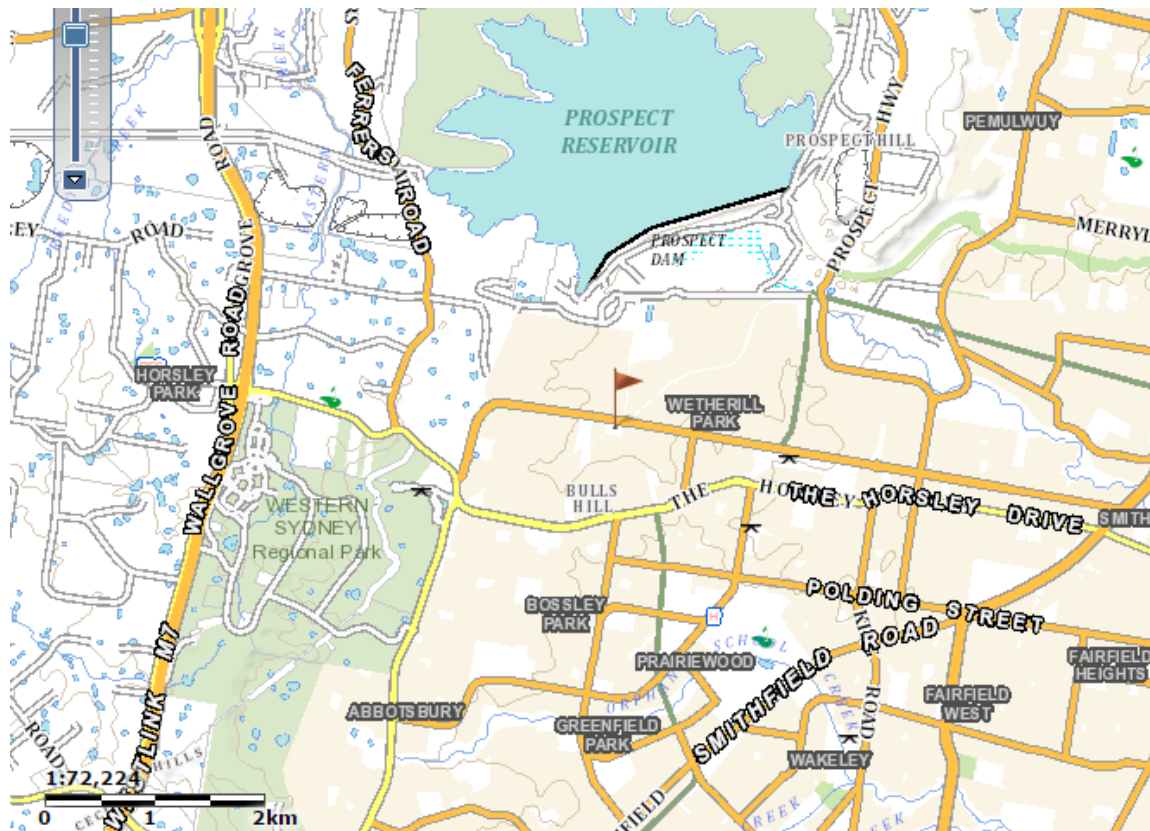
- ANZECC/NHMRC (1992) – “Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites”. Australian and New Zealand Environment and Conservation Council and the National Health and Medical Research Council, Canberra.
- Department of Urban Affairs and Planning – EPA (1998) “Managing Land Contamination – Planning Guidelines – SEPP 55 – Remediation of Land”.
- National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No.1).
- NSW DEC “Guidelines for the NSW Site Auditor Scheme” (2006, 2nd edition). NSW Environment Protection Authority, Sydney.
- NSW EPA (2014) – “Waste Classification Guidelines, Part 1: Classifying Waste”.
- NSW EPA “Guidelines for Consultants Reporting on Contaminated Sites” (2011). NSW Environment Protection Authority, Sydney.
- NSW EPA “Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997” (2009). NSW Environment Protection Authority, Sydney.
- EBG Environmental Geoscience (Edwards Blasche Group Pty Ltd) prepared a “*Stage 1 (preliminary) Environmental Site Assessment (ESA)*”, Report ID: EBG-02295.Stage1.ESA and dated May 2013.

APPENDIX A

SITE PLANS



SITE LOCALITY MAP



Source: <http://maps.six.nsw.gov.au/>

PROJECT DETAILS

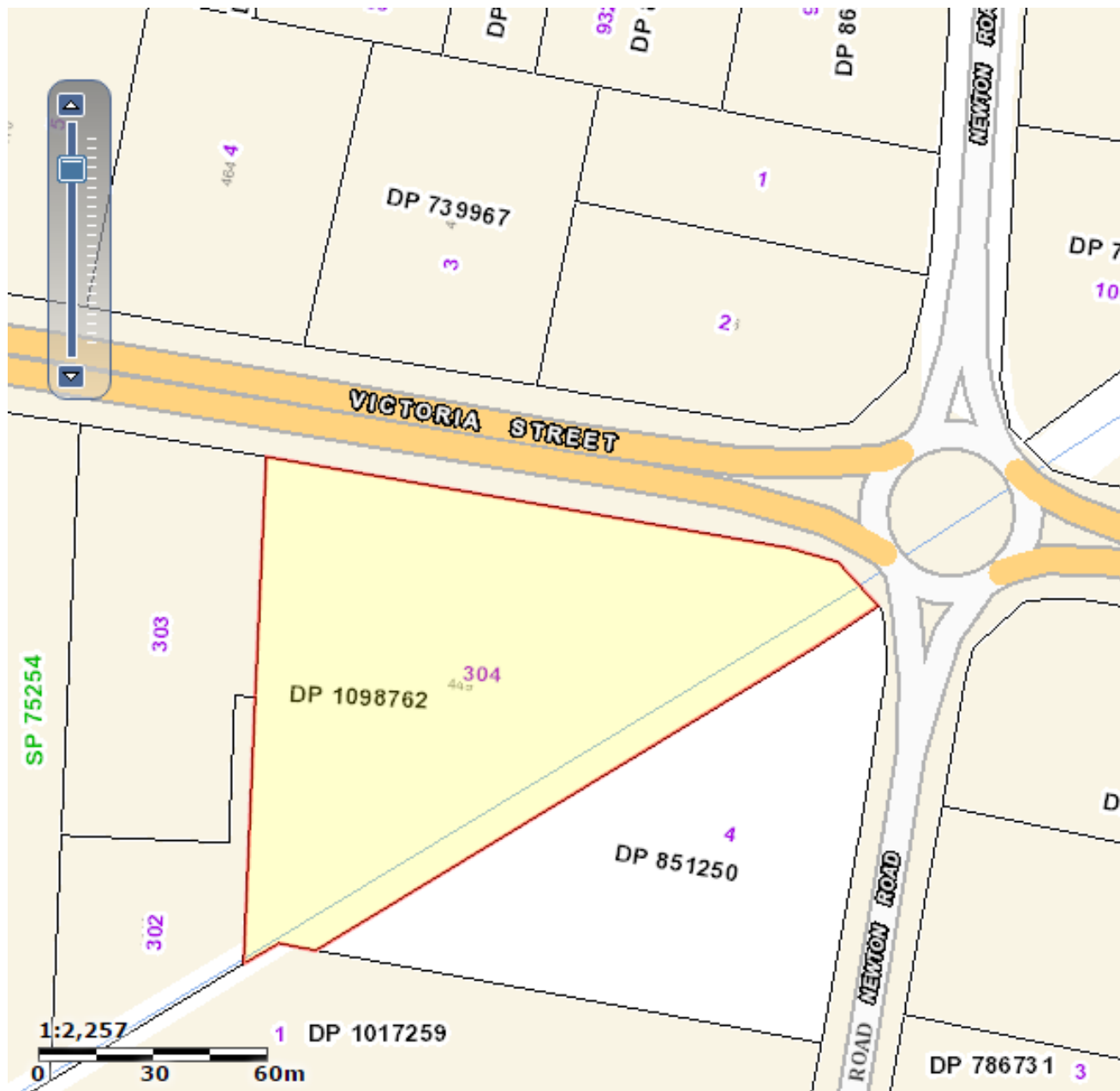
Project Title	Preliminary Site Investigation
Project No.	ES6655
Client	JS Architects Pty Ltd
Site Address	449 Victoria Street, Wetherill Park NSW



DRAWING DETAILS

Figure No.	1	Rev No.	0
Scale	As above	Size	A4
Drawn by	NZ	Date	02.09.2016
Approved by	MK	Date	08.09.2016

LOT & DP LAYOUT



Source: <http://maps.six.nsw.gov.au/>

PROJECT DETAILS

Project Title	Preliminary Site Investigation
Project No.	ES6655
Client	JS Architects Pty Ltd
Site Address	449 Victoria Street, Wetherill Park NSW






DRAWING DETAILS

Figure No.	2	Rev No.	0
Scale	As above	Size	A4
Drawn by	NZ	Date	02.09.2016
Approved by	MK	Date	08.09.2016

SITE FEATURES



Legend

-  Stockpile of soil
-  Stockpile of road base
-  Excavation Area

Source: <http://maps.six.nsw.gov.au/>

PROJECT DETAILS

Project Title	Preliminary Site Investigation
Project No.	ES6655
Client	JS Architects Pty Ltd
Site Address	449 Victoria Street, Wetherill Park NSW



DRAWING DETAILS

Figure No.	3	Rev No.	0
Scale	As above	Size	A4
Drawn by	NZ	Date	02.09.2016
Approved by	MK	Date	08.09.2016

APPENDIX B

**PROPOSED DEVELOPMENT
PLANS & SITE SURVEY PLANS**



1

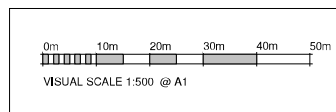
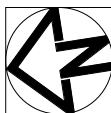
AMENDMENTS				
ISSUE DESCRIPTION		APPROVED	SIGNED	DATE
A	ISSUED FOR CLIENT	SO	SO	

COMMENTS AND/OR AMENDMENTS TO THE DRAFTING ARE COMMENTS AND MAY NOT BE
 REPRODUCED IN FULL OR PART OR IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF
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THIS DRAWING ISSUE HAS BEEN
REVIEWED BY

DIRECTOR

PROJECT ARCHITECT



Recently
Approved Petrol Station

SETOUT
POINT

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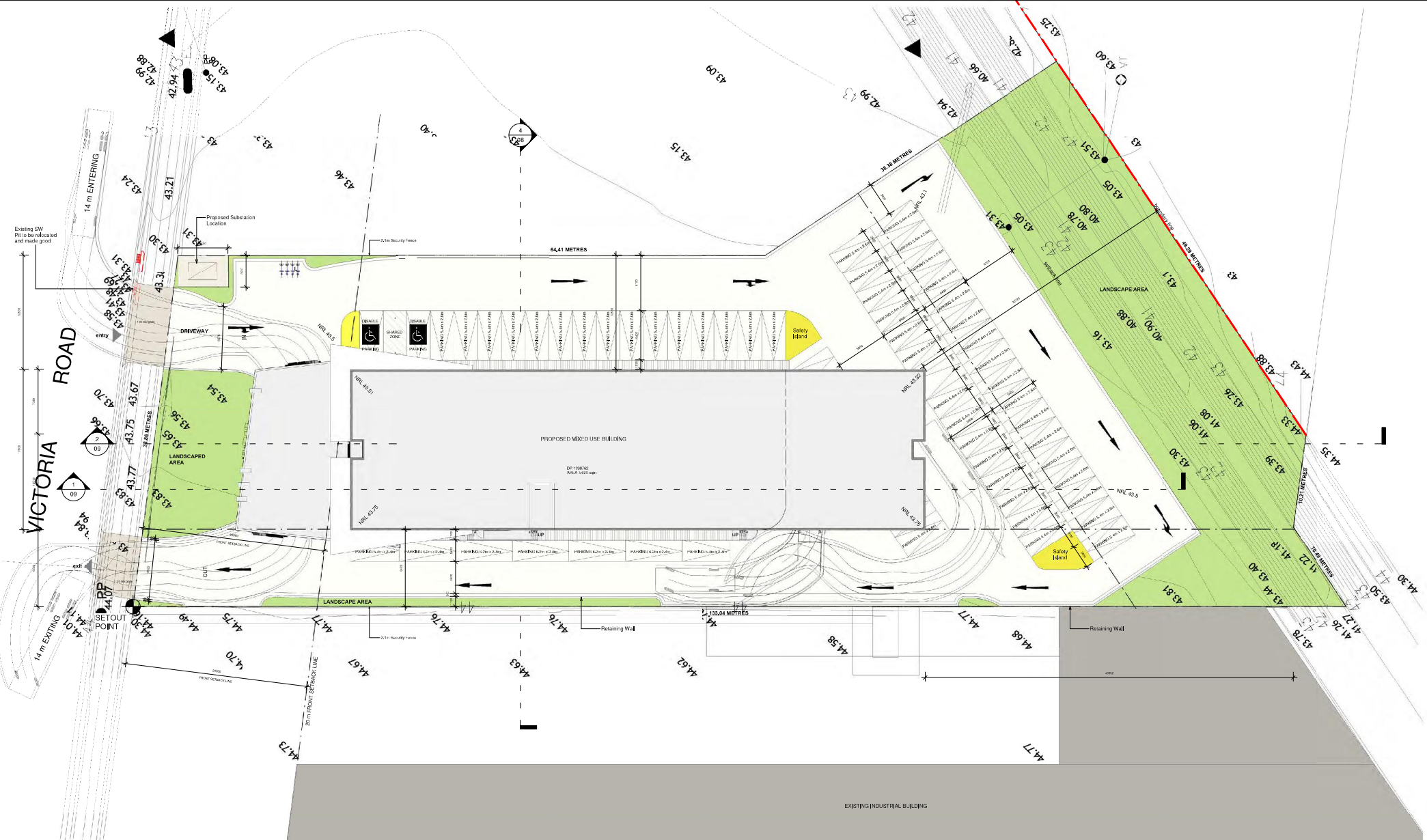
CLIENT
WETHERILL PARK
APX PROPERTIES PTY LTD
DRAWING TITLE
MASTER PLAN

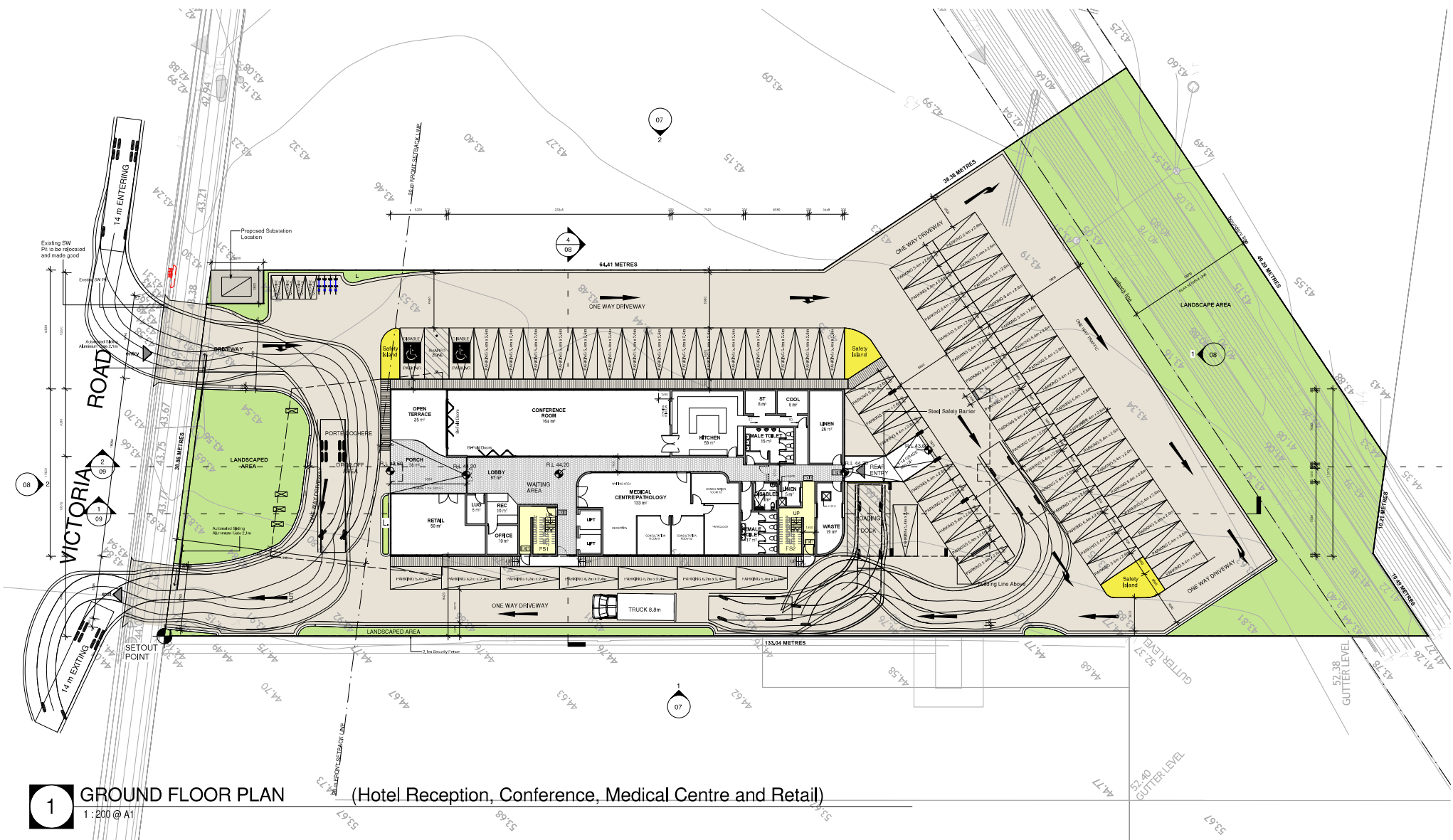
DATE Issue Date	SCALE @ A1	DRAWN
PROJECT NUMBER 042/15-16	DRAWING No. 02 /15	ISSUE A

PROJECT
NO 449 VICTORIA
STREET, WETHERILL PARK,
NSW

JS Architects Pty Ltd
Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA - NSW 2153 Australia
T : 61 2 8814-6991 FAX: 61 2 8814-6992
M : 61 412 05 06 04
E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
A/NZ 70 110 945 575
Nominated Architect: Szymon Ochodowski (RAIA 6886)

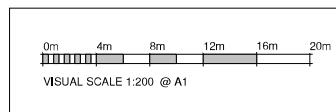
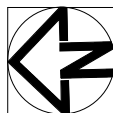






1 GROUND FLOOR PLAN (Hotel Reception, Conference, Medical Centre and Retail)
1 : 200 @ A1

AMENDMENTS				
ISSUE DESCRIPTION		APPROVED	SIGNED	DATE
A	ISSUED FOR CLIENT	NO	NO	
<p>THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REPRODUCTION OR COPIING OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS A VIOLATION OF THE ARCHITECT'S PROFESSIONAL ETHICS AND MAY BE SUBJECT TO LEGAL ACTION.</p>				
<p>PROJECT ARCHITECT</p>				



CLIENT
WETHERILL PARK
APX PROPERTIES PTY LTD
DRAWING TITLE
GROUND FLOOR PLAN

DATE	SCALE @ A1	DRAWN
Issue Date		
PROJECT NUMBER	DRAWING No.	ISSUE
042/15-16	04 /15	A

PROJECT
NO 449 VICTORIA
STREET, WETHERILL PARK,
NSW

JS Architects Pty Ltd
Suite 4.04, Level 4, No: 5 Celebration Drive
BELLA VISTA - NSW 2153 Australia
T : 61 2 8814-6991 FAX : 61 2 8814-6992
M : 61 412 06 06 04
E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
ABN 70 110 046 575
Nominated Architect: Szymon Ochodowicz (PBA 6995)



APPENDIX C

SITE PHOTOGRAPHS



SITE PHOTOGRAPHS

Client:	JS Architects Pty Ltd
Project:	Preliminary Site Investigation
Site Location:	449 Victoria Street, Wetherill Park
Job No.:	ES6655
Photos Taken By:	NZ



Photograph N° 1



View of: excavation area and road base stockpile
Looking south west
Inspected on 01.09.2016

Photograph N° 2



View of: excavation area
Looking south
Inspected on 01.09.2016

Photograph N° 3



View of: excavated stockpile
Looking south west
Inspected on 01.09.2016

Photograph N° 4



View of: southern portion of site
Looking west
Inspected on 01.09.2016

APPENDIX D

LAND TITLE INFORMATION



TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 52

Search certified to:

14/9/2016 9:32 AM

COMPUTER FOLIO REFERENCE	
304/1098762	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
2	30/10/2015

Page 1

LAND

LOT 304 IN DEPOSITED PLAN 1098762

AT WETHERILL PARK

LOCAL GOVERNMENT AREA FAIRFIELD

PARISH OF ST LUKE COUNTY OF CUMBERLAND

TITLE DIAGRAM DP1098762

FIRST SCHEDULE

STEVENS HOLDINGS PTY LIMITED

(T AJ938439)

SECOND SCHEDULE (11 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 E52031 EASEMENT TO DRAIN WATER 13.5 WIDE AFFECTING THE
PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 E52032 EASEMENT TO DRAIN WATER 13.5 WIDE AFFECTING THE
PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 E52033 EASEMENT TO DRAIN WATER 13.5 WIDE AFFECTING THE
PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 DP791301 EASEMENT TO DRAIN WATER 13.5 WIDE AFFECTING THE PART
SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 DP1051655 RESTRICTION(S) ON THE USE OF LAND
- 7 DP1084790 RESTRICTION(S) ON THE USE OF LAND (R) REFERRED TO AND
NUMBERED (2) IN THE S.88B INSTRUMENT
- 8 DP1084790 RESTRICTION(S) ON THE USE OF LAND REFERRRED TO AND
NUMBERED (4) IN THE S.88B INSTRUMENT
- 9 DP1098762 RESTRICTION(S) ON THE USE OF LAND (R2) REFERRED TO
AND NUMBERED (2) IN THE S.88B INSTRUMENT
- 10 DP1098762 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND
NUMBERED (10) IN THE S.88B INSTRUMENT

END OF PAGE 1 - CONTINUED OVER

doccop1

PRINTED ON 14/9/2016

52

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

* 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.



Registrar General

TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 52

Search certified to:

14/9/2016 9:32 AM

COMPUTER FOLIO REFERENCE	
304/1098762	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
2	30/10/2015

Page 2

SECOND SCHEDULE (11 NOTIFICATIONS) (CONTINUED)

11 AJ938440 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: PP DP1224336.

*** END OF SEARCH ***

doccop1

PRINTED ON 14/9/2016

52

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

* 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.



Registrar General

HISTORICAL TITLE SEARCHCertificate issued under Section 96G
of the Real Property Act 1900

No. 51

Search certified to: 14/9/2016 9:32AM

Computer Folio Reference: 304/1098762

Page 1

First Title(s): OLD SYSTEM

Prior Title(s): 301/1084790

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
27/6/2006	DP1098762	DEPOSITED PLAN	FOLIO CREATED EDITION 1
30/10/2015	AJ938438	DISCHARGE OF MORTGAGE	
30/10/2015	AJ938439	TRANSFER	
30/10/2015	AJ938440	MORTGAGE	EDITION 2

*** END OF SEARCH ***

doccop1

PRINTED ON 14/9/2016

51

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

Form: 01T
Release: 6-1

TRANSFER

New South Wales
Real Property Act 1900



AJ938439V

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

STAMP DUTY

Office of State Revenue use only

Office of State Revenue	
NSW Treasury	374
Cliant No: 212432	
Duty: 10.00	Trans No: 8372718.001
Asst details:	

(A) TORRENS TITLE

Folio Identifier 304/1098762

(B) LODGED BY

Document Collection Box 2850	Name, Address or DX, Telephone, and Customer Account Number if any 285 D M J ARMSTRONG & CO LLP: 127955 Y	CODES T TW
Reference: Kemp / 223039		

(C) TRANSFEROR

Abbca Investments Pty Limited ACN 103 961 182

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 4,650,000.00 and as regards

(E) ESTATE

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

(F) SHARE TRANSFERRED

Whole

(G)

Encumbrances (if applicable):

(H) TRANSFEE

Stevens Holdings Pty Limited ACN 102 386 450

(I)

TENANCY:

DATE

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

Company: Abbca Investments Pty Limited ACN 103 961 182
Authority: section 127 of the Corporations Act 2001

Signature of authorised person: R. Canale

Signature of authorised person: [Signature]

Name of authorised person: Robert Canale
Office held: Director

Name of authorised person: Joseph Abbondizio
Office held: Director

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

Signature: [Signature]

Signatory's name: David Burgin
Signatory's capacity: solicitor

- (K) The transferee certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 916289 Full name: David Burgin Signature: [Signature]

* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.
ALL HANDWRITING MUST BE IN BLOCK CAPITALS Page 1 of 1 1303

APPENDIX E

NSW EPA RECORDS





[Home](#) [Contaminated land](#) [Record of notices](#)

Search results

Your search for: Suburb: WETHERILL PARK

did not find any records in our database.

If a site does not appear on the record it may still be affected by contamination. For example:

- Contamination may be present but the site has not been regulated by the EPA under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985.
- The EPA may be regulating contamination at the site through a licence or notice under the Protection of the Environment Operations Act 1997 (POEO Act).
- Contamination at the site may be being managed under the [planning process](#).

More information about particular sites may be available from:

- The [POEO public register](#)
- The appropriate planning authority: for example, on a planning certificate issued by the local council under [section 149 of the Environmental Planning and Assessment Act](#).

See [What's in the record and What's not in the record](#).

If you want to know whether a specific site has been the subject of notices issued by the EPA under the CLM Act, we suggest that you search by Local Government Area only and carefully review the sites that are listed.

This public record provides information about sites regulated by the EPA under the Contaminated Land Management Act 1997, including sites currently and previously regulated under the Environmentally Hazardous Chemicals Act 1985. Your inquiry using the above search criteria has not matched any record of current or former regulation. You should consider searching again using different criteria. The fact that a site does not appear on the record does not necessarily mean that it is not affected by contamination. The site may have been notified to the EPA but not yet assessed, or contamination may be present but the site is not yet being regulated by the EPA. Further information about particular sites may be available from the appropriate planning authority, for example, on a planning certificate issued by the local council under section 149 of the Environmental Planning and Assessment Act. In addition the EPA may be regulating contamination at the site through a licence under the Protection of the Environment Operations Act 1997. You may wish to search the POEO public register. [POEO public register](#)

Search Again

Refine Search

Search TIP

To search for a specific site, search by LGA (local government area) and carefully review all sites listed.

... [more search tips](#)

Connect

Feed

We Put

8 September 2016

Number	Name	Location
12530	ABC PAPER & PAPER MILLS PTY. LIMITED	63-65 REDFERN STREET, WETHERILL PARK, NSW 2164
1102087	ABC PAPER & PAPER MILLS PTY. LIMITED	63-65 REDFERN STREET, WETHERILL PARK, NSW 2164
1117783	ABC PAPER & PAPER MILLS PTY. LIMITED	63-65 REDFERN STREET, WETHERILL PARK, NSW 2164
1120447	ABC PAPER & PAPER MILLS PTY. LIMITED	63-65 REDFERN STREET, WETHERILL PARK, NSW 2164
1509852	ABC PAPER & PAPER MILLS PTY. LIMITED	63-65 REDFERN STREET, WETHERILL PARK, NSW 2164
1974	ALBRIGHT & WILSON (AUSTRALIA) LIMITED	22 DAVIS ROAD, WETHERILL PARK, NSW 2164
1018759	ALBRIGHT & WILSON (AUSTRALIA) LIMITED	22 DAVIS ROAD, WETHERILL PARK, NSW 2164
1020602	ALBRIGHT & WILSON (AUSTRALIA) LIMITED	22 DAVIS ROAD, WETHERILL PARK, NSW 2164
1066272	ALBRIGHT & WILSON (AUSTRALIA) LIMITED	22 DAVIS ROAD, WETHERILL PARK, NSW 2164
1072478	ALBRIGHT & WILSON (AUSTRALIA) LIMITED	22 DAVIS ROAD, WETHERILL PARK, NSW 2164
1106384	ALBRIGHT & WILSON (AUSTRALIA) LIMITED	22 DAVIS ROAD, WETHERILL PARK, NSW 2164
1523533	ALBRIGHT & WILSON (AUSTRALIA) LIMITED	22 DAVIS ROAD, WETHERILL PARK, NSW 2164
7382	ARCHITECTURAL & STRUCTURAL ADHESIVES PTY LTD	106-108 REDFERN STREET, WETHERILL PARK, NSW 2164
1022791	ARCHITECTURAL & STRUCTURAL ADHESIVES PTY LTD	106-108 REDFERN STREET, WETHERILL PARK, NSW 2164
1057999	ARCHITECTURAL & STRUCTURAL ADHESIVES PTY LTD	106-108 REDFERN STREET, WETHERILL PARK, NSW 2164
1072535	ARCHITECTURAL & STRUCTURAL ADHESIVES PTY LTD	106-108 REDFERN STREET, WETHERILL PARK, NSW 2164
13394	AUSTRAL PRECAST PTY LTD	33 - 41 Cowpasture Road, WETHERILL PARK, NSW 2164
7051	AUSTRALIAN ALUMINIUM FINISHING PTY LIMITED	12-14 DAVIS ROAD, WETHERILL PARK, NSW 2164
1026303	AUSTRALIAN ALUMINIUM FINISHING PTY LIMITED	12-14 DAVIS ROAD, WETHERILL PARK, NSW 2164
1048738	AUSTRALIAN ALUMINIUM FINISHING PTY LIMITED	12-14 DAVIS ROAD, WETHERILL PARK, NSW 2164
1052804	AUSTRALIAN ALUMINIUM FINISHING PTY LIMITED	12-14 DAVIS ROAD, WETHERILL PARK, NSW 2164
1057966	AUSTRALIAN ALUMINIUM FINISHING PTY LIMITED	12-14 DAVIS ROAD, WETHERILL PARK, NSW 2164
2732	AUSTRALIAN COMFORT GROUP PTY LTD	LOT 103 FRANK STREET, WETHERILL PARK, NSW 2164

1017723	AUSTRALIAN COMFORT GROUP PTY LTD	LOT 103 FRANK STREET, WETHERILL PARK, NSW 2164
1025481	AUSTRALIAN COMFORT GROUP PTY LTD	LOT 103 FRANK STREET, WETHERILL PARK, NSW 2164
1092733	AUSTRALIAN COMFORT GROUP PTY LTD	LOT 103 FRANK STREET, WETHERILL PARK, NSW 2164
1106658	AUSTRALIAN COMFORT GROUP PTY LTD	LOT 103 FRANK STREET, WETHERILL PARK, NSW 2164
1114460	AUSTRALIAN COMFORT GROUP PTY LTD	LOT 103 FRANK STREET, WETHERILL PARK, NSW 2164
1524067	AUSTRALIAN COMFORT GROUP PTY LTD	LOT 103 FRANK STREET, WETHERILL PARK, NSW 2164
1541816	AUSTRALIAN COMFORT GROUP PTY LTD	LOT 103 FRANK STREET, WETHERILL PARK, NSW 2164
6088	AUST-TECH FURNITURE PTY. LIMITED	231 COWPASTURE ROAD, WETHERILL PARK, NSW 2164
1044026	AUST-TECH FURNITURE PTY. LIMITED	231 COWPASTURE ROAD, WETHERILL PARK, NSW 2164
10380	BERENDSEN FLUID POWER PTY LIMITED	10 WALKER PLACE, WETHERILL PARK, NSW 2164
6679	BOC LIMITED	428-440 VICTORIA STREET, WETHERILL PARK, NSW 2164
1027714	BOC LIMITED	428-440 VICTORIA STREET, WETHERILL PARK, NSW 2164
1056324	BOC LIMITED	428-440 VICTORIA STREET, WETHERILL PARK, NSW 2164
1081018	BOC LIMITED	428-440 VICTORIA STREET, WETHERILL PARK, NSW 2164
1110807	BOC LIMITED	428-440 VICTORIA STREET, WETHERILL PARK, NSW 2164
3068039554	BOC LIMITED	428-440 VICTORIA STREET, WETHERILL PARK, NSW 2164
3085768575	BOC LIMITED	428-440 VICTORIA STREET, WETHERILL PARK, NSW 2164
1526069	BOC LIMITED	428-440 VICTORIA STREET, WETHERILL PARK, NSW 2164
11815	BORAL RECYCLING PTY LIMITED	38 WIDEMERE ROAD, WETHERILL PARK, NSW 2164
1028907	BORAL RECYCLING PTY LIMITED	38 WIDEMERE ROAD, WETHERILL PARK, NSW 2164
1090740	BORAL RECYCLING PTY LIMITED	38 WIDEMERE ROAD, WETHERILL PARK, NSW 2164
1101490	BORAL RECYCLING PTY LIMITED	38 WIDEMERE ROAD, WETHERILL PARK, NSW 2164
1116793	BORAL RECYCLING PTY LIMITED	38 WIDEMERE ROAD, WETHERILL PARK, NSW 2164

1531172	BORAL RECYCLING PTY LIMITED	38 WIDEMERE ROAD, WETHERILL PARK, NSW 2164
10637	CENTURY YUASA BATTERIES PTY. LIMITED	3 Coates Place, WETHERILL PARK, NSW 2164
11850	CENTURY YUASA BATTERIES PTY. LIMITED	6 BOND CRESCENT, WETHERILL PARK, NSW 2164
1051905	CENTURY YUASA BATTERIES PTY. LIMITED	6 BOND CRESCENT, WETHERILL PARK, NSW 2164
457	CSR BUILDING PRODUCTS LIMITED	376 VICTORIA STREET, WETHERILL PARK, NSW 2164
1004735	CSR BUILDING PRODUCTS LIMITED	376 VICTORIA STREET, WETHERILL PARK, NSW 2164
1039367	CSR BUILDING PRODUCTS LIMITED	376 VICTORIA STREET, WETHERILL PARK, NSW 2164
1072201	CSR BUILDING PRODUCTS LIMITED	376 VICTORIA STREET, WETHERILL PARK, NSW 2164
1085559	CSR BUILDING PRODUCTS LIMITED	376 VICTORIA STREET, WETHERILL PARK, NSW 2164
1103984	CSR BUILDING PRODUCTS LIMITED	376 VICTORIA STREET, WETHERILL PARK, NSW 2164
6138	CSR VIRIDIAN LIMITED	139 - 145 NEWTON ROAD, WETHERILL PARK, NSW 2164
1044069	CSR VIRIDIAN LIMITED	139 - 145 NEWTON ROAD, WETHERILL PARK, NSW 2164
10944	CUMMINS SOUTH PACIFIC PTY. LTD.	492-494 Victoria Street, WETHERILL PARK, NSW 2164
1035069	CUMMINS SOUTH PACIFIC PTY. LTD.	492-494 Victoria Street, WETHERILL PARK, NSW 2164
12287	CUMMINS SOUTH PACIFIC PTY. LTD.	492-494 Victoria Street, WETHERILL PARK, NSW 2164
1084672	CUMMINS SOUTH PACIFIC PTY. LTD.	492-494 Victoria Street, WETHERILL PARK, NSW 2164
4458	DEGREMONT PTY LIMITED	COWPASTURE RD NORTHEN END, WETHERILL PARK, NSW 2164
1021591	DEGREMONT PTY LIMITED	COWPASTURE RD NORTHEN END, WETHERILL PARK, NSW 2164
1509936	DEGREMONT PTY LIMITED	COWPASTURE RD NORTHEN END, WETHERILL PARK, NSW 2164
7541	DOLOMATRIX AUSTRALIA PTY LIMITED	12 BUSHELLS PLACE, WETHERILL PARK, NSW 2164
1022944	DOLOMATRIX AUSTRALIA PTY LIMITED	12 BUSHELLS PLACE, WETHERILL PARK, NSW 2164
1052265	DOLOMATRIX AUSTRALIA PTY LIMITED	12 BUSHELLS PLACE, WETHERILL PARK, NSW 2164
1055900	DOLOMATRIX AUSTRALIA PTY LIMITED	12 BUSHELLS PLACE, WETHERILL PARK, NSW 2164

3122	DRUM RECONDITIONERS (NSW) PTY LTD	41 FRANK STREET, WETHERILL PARK, NSW 2164
1012917	DRUM RECONDITIONERS (NSW) PTY LTD	41 FRANK STREET, WETHERILL PARK, NSW 2164
1018277	DRUM RECONDITIONERS (NSW) PTY LTD	41 FRANK STREET, WETHERILL PARK, NSW 2164
1040305	DRUM RECONDITIONERS (NSW) PTY LTD	41 FRANK STREET, WETHERILL PARK, NSW 2164
1052571	DRUM RECONDITIONERS (NSW) PTY LTD	41 FRANK STREET, WETHERILL PARK, NSW 2164
1062788	DRUM RECONDITIONERS (NSW) PTY LTD	41 FRANK STREET, WETHERILL PARK, NSW 2164
11890	DURAM INDUSTRIES PTY. LIMITED	21 Newton Road, WETHERILL PARK, NSW 2164
10699	ECO CYCLE MATERIALS PTY LTD	155 NEWTON ROAD, WETHERILL PARK, NSW 2164
1003001	ECO CYCLE MATERIALS PTY LTD	155 NEWTON ROAD, WETHERILL PARK, NSW 2164
1006716	ECO CYCLE MATERIALS PTY LTD	155 NEWTON ROAD, WETHERILL PARK, NSW 2164
1003390	ECO CYCLE MATERIALS PTY LTD	155 NEWTON ROAD, WETHERILL PARK, NSW 2164
1011264	ECO CYCLE MATERIALS PTY LTD	155 NEWTON ROAD, WETHERILL PARK, NSW 2164
1012293	ECO CYCLE MATERIALS PTY LTD	155 NEWTON ROAD, WETHERILL PARK, NSW 2164
1013573	ECO CYCLE MATERIALS PTY LTD	155 NEWTON ROAD, WETHERILL PARK, NSW 2164
1012464	ECO CYCLE MATERIALS PTY LTD	155 NEWTON ROAD, WETHERILL PARK, NSW 2164
1016910	ECO CYCLE MATERIALS PTY LTD	155 NEWTON ROAD, WETHERILL PARK, NSW 2164
1016709	ECO CYCLE MATERIALS PTY LTD	155 NEWTON ROAD, WETHERILL PARK, NSW 2164
1022309	ECO CYCLE MATERIALS PTY LTD	155 NEWTON ROAD, WETHERILL PARK, NSW 2164
1022442	ECO CYCLE MATERIALS PTY LTD	155 NEWTON ROAD, WETHERILL PARK, NSW 2164
1032386	ECO CYCLE MATERIALS PTY LTD	155 NEWTON ROAD, WETHERILL PARK, NSW 2164
1035689	ECO CYCLE MATERIALS PTY LTD	155 NEWTON ROAD, WETHERILL PARK, NSW 2164
1049725	ECO CYCLE MATERIALS PTY LTD	155 NEWTON ROAD, WETHERILL PARK, NSW 2164
1055993	ECO CYCLE MATERIALS PTY LTD	155 NEWTON ROAD, WETHERILL PARK, NSW 2164

1064610	ECO CYCLE MATERIALS PTY LTD	155 NEWTON ROAD, WETHERILL PARK, NSW 2164
1093387	ECO CYCLE MATERIALS PTY LTD	155 NEWTON ROAD, WETHERILL PARK, NSW 2164
1096621	ECO CYCLE MATERIALS PTY LTD	155 NEWTON ROAD, WETHERILL PARK, NSW 2164
1102923	ECO CYCLE MATERIALS PTY LTD	155 NEWTON ROAD, WETHERILL PARK, NSW 2164
1115850	ECO CYCLE MATERIALS PTY LTD	155 NEWTON ROAD, WETHERILL PARK, NSW 2164
1505275	ECO CYCLE MATERIALS PTY LTD	155 NEWTON ROAD, WETHERILL PARK, NSW 2164
1532399	ECO CYCLE MATERIALS PTY LTD	155 NEWTON ROAD, WETHERILL PARK, NSW 2164
1540947	ECO CYCLE MATERIALS PTY LTD	155 NEWTON ROAD, WETHERILL PARK, NSW 2164
20449	ECOCYCLE AUSTRALIA PTY LTD	2/17 SLEIGH PLACE, WETHERILL PARK, NSW 2164
861	EMOLEUM ROAD SERVICES PTY LTD	24 DAVIS STREET, WETHERILL PARK, NSW 2164
1017286	EMOLEUM ROAD SERVICES PTY LTD	24 DAVIS STREET, WETHERILL PARK, NSW 2164
246	F.I.P. PTY LIMITED	6 WENBAN PLACE, WETHERILL PARK, NSW 2164
1044221	F.I.P. PTY LIMITED	6 WENBAN PLACE, WETHERILL PARK, NSW 2164
5713	FAIRFIELD CITY COUNCIL	HASSALL STREET, WETHERILL PARK, NSW 2164
7387	FAIRFIELD CITY COUNCIL	HASSALL STREET(Cross street Davis Road), WETHERILL PARK, NSW 2164
1015000	FAIRFIELD CITY COUNCIL	HASSALL STREET, WETHERILL PARK, NSW 2164
1027570	FAIRFIELD CITY COUNCIL	HASSALL STREET, WETHERILL PARK, NSW 2164
1017573	FAIRFIELD CITY COUNCIL	HASSALL STREET(Cross street Davis Road), WETHERILL PARK, NSW 2164
1040466	FAIRFIELD CITY COUNCIL	HASSALL STREET, WETHERILL PARK, NSW 2164
1093309	FAIRFIELD CITY COUNCIL	HASSALL STREET, WETHERILL PARK, NSW 2164
1113286	FAIRFIELD CITY COUNCIL	HASSALL STREET, WETHERILL PARK, NSW 2164
1504792	FAIRFIELD CITY COUNCIL	HASSALL STREET, WETHERILL PARK, NSW 2164
1517502	FAIRFIELD CITY COUNCIL	HASSALL STREET, WETHERILL PARK, NSW 2164

1532945	FAIRFIELD CITY COUNCIL	HASSALL STREET, WETHERILL PARK, NSW 2164
5031	GEORGE WESTON FOODS LIMITED	213-217 NEWTON ROAD, WETHERILL PARK, NSW 2164
1012118	GEORGE WESTON FOODS LIMITED	213-217 NEWTON ROAD, WETHERILL PARK, NSW 2164
20647	GRIMA ENVIRONMENTAL SERVICES PTY LTD	88 REDFERN STREET, WETHERILL PARK, NSW 2164
694	HYMIX AUSTRALIA PTY LIMITED	173-179 COWPASTURE ROAD, WETHERILL PARK, NSW 2164
1079608	HYMIX AUSTRALIA PTY LIMITED	173-179 COWPASTURE ROAD, WETHERILL PARK, NSW 2164
7366	ITW AUSTRALIA PTY LTD	100 HASSALL STREET, WETHERILL PARK, NSW 2164
1022904	ITW AUSTRALIA PTY LTD	100 HASSALL STREET, WETHERILL PARK, NSW 2164
1072534	ITW AUSTRALIA PTY LTD	100 HASSALL STREET, WETHERILL PARK, NSW 2164
1110158	ITW AUSTRALIA PTY LTD	100 HASSALL STREET, WETHERILL PARK, NSW 2164
1526071	ITW AUSTRALIA PTY LTD	100 HASSALL STREET, WETHERILL PARK, NSW 2164
1764	LAUREN LOUISE CONLAN	1191 THE HORSLEY DRIVE, WETHERILL PARK, NSW 2164
2803	LION-DAIRY & DRINKS PTY LTD	433 VICTORIA ST, WETHERILL PARK, NSW 2164
1012901	LION-DAIRY & DRINKS PTY LTD	433 VICTORIA ST, WETHERILL PARK, NSW 2164
1074978	LION-DAIRY & DRINKS PTY LTD	433 VICTORIA ST, WETHERILL PARK, NSW 2164
1522317	LION-DAIRY & DRINKS PTY LTD	433 VICTORIA ST, WETHERILL PARK, NSW 2164
1524112	LION-DAIRY & DRINKS PTY LTD	433 VICTORIA ST, WETHERILL PARK, NSW 2164
1525286	LION-DAIRY & DRINKS PTY LTD	433 VICTORIA ST, WETHERILL PARK, NSW 2164
3085775725	LION-DAIRY & DRINKS PTY LTD	433 VICTORIA ST, WETHERILL PARK, NSW 2164
20694	Mainstream Recycling Pty Limited	6 Sleigh Place , WETHERILL PARK, NSW 2164
81	METROMIX PTY. LIMITED	136 HASSALL STREET, WETHERILL PARK, NSW 2164
12612	MRI (AUST) PTY LTD	1-5 Bentley Street, WETHERILL PARK, NSW 2164
1093351	MRI (AUST) PTY LTD	1-5 Bentley Street, WETHERILL PARK, NSW 2164

854	NATIONWIDE OIL PTY LTD	6 DAVIS ROAD, WETHERILL PARK, NSW 2164
1052276	NATIONWIDE OIL PTY LTD	6 DAVIS ROAD, WETHERILL PARK, NSW 2164
1053765	NATIONWIDE OIL PTY LTD	6 DAVIS ROAD, WETHERILL PARK, NSW 2164
1093180	NATIONWIDE OIL PTY LTD	6 DAVIS ROAD, WETHERILL PARK, NSW 2164
1097063	NATIONWIDE OIL PTY LTD	6 DAVIS ROAD, WETHERILL PARK, NSW 2164
1121823	NATIONWIDE OIL PTY LTD	6 DAVIS ROAD, WETHERILL PARK, NSW 2164
3085774158	NATIONWIDE OIL PTY LTD	6 DAVIS ROAD, WETHERILL PARK, NSW 2164
7111	OLEX AUSTRALIA PTY LIMITED	29 DAVIS ROAD, WETHERILL PARK, NSW 2164
1022816	OLEX AUSTRALIA PTY LIMITED	29 DAVIS ROAD, WETHERILL PARK, NSW 2164
1977	ONESTEEL RECYCLING PTY LIMITED	23 DAVIS ROAD, WETHERILL PARK, NSW 2164
1010305	ONESTEEL RECYCLING PTY LIMITED	23 DAVIS ROAD, WETHERILL PARK, NSW 2164
1018610	ONESTEEL RECYCLING PTY LIMITED	23 DAVIS ROAD, WETHERILL PARK, NSW 2164
1051343	ONESTEEL RECYCLING PTY LIMITED	23 DAVIS ROAD, WETHERILL PARK, NSW 2164
1065580	ONESTEEL RECYCLING PTY LIMITED	23 DAVIS ROAD, WETHERILL PARK, NSW 2164
1533163	ONESTEEL RECYCLING PTY LIMITED	23 DAVIS ROAD, WETHERILL PARK, NSW 2164
5135	ONESTEEL TRADING PTY LIMITED	374 VICTORIA STREET, WETHERILL PARK, NSW 2164
1044067	ONESTEEL TRADING PTY LIMITED	374 VICTORIA STREET, WETHERILL PARK, NSW 2164
1065519	ONESTEEL TRADING PTY LIMITED	374 VICTORIA STREET, WETHERILL PARK, NSW 2164
12721	PACIFIC BRANDS CLOTHING PTY LTD	183-187 NEWTON ROAD, WETHERILL PARK, NSW 2164
1080212	PACIFIC BRANDS CLOTHING PTY LTD	183-187 NEWTON ROAD, WETHERILL PARK, NSW 2164
1092732	PACIFIC BRANDS CLOTHING PTY LTD	183-187 NEWTON ROAD, WETHERILL PARK, NSW 2164
6459	PAREXGROUP PTY LIMITED	67 ELIZABETH STREET, WETHERILL PARK, NSW 2164
1004004	PAREXGROUP PTY LIMITED	67 ELIZABETH STREET, WETHERILL PARK, NSW 2164

1027438	PAREXGROUP PTY LIMITED	67 ELIZABETH STREET, WETHERILL PARK, NSW 2164
1058281	PAREXGROUP PTY LIMITED	67 ELIZABETH STREET, WETHERILL PARK, NSW 2164
1072519	PAREXGROUP PTY LIMITED	67 ELIZABETH STREET, WETHERILL PARK, NSW 2164
1109762	PAREXGROUP PTY LIMITED	67 ELIZABETH STREET, WETHERILL PARK, NSW 2164
2758	RECKITT BENCKISER (AUSTRALIA) PTY LIMITED	27-33 FRANK STREET, WETHERILL PARK, NSW 2164
1018800	RECKITT BENCKISER (AUSTRALIA) PTY LIMITED	27-33 FRANK STREET, WETHERILL PARK, NSW 2164
10633	REDOX PTY LTD	30-32 Redfern Street, WETHERILL PARK, NSW 2164
1030098	REDOX PTY LTD	30-32 Redfern Street, WETHERILL PARK, NSW 2164
1030340	REDOX PTY LTD	30-32 Redfern Street, WETHERILL PARK, NSW 2164
1035107	REDOX PTY LTD	30-32 Redfern Street, WETHERILL PARK, NSW 2164
6146	SAMSON HYGIENE SERVICES PTY LIMITED	UNIT 26/93-97 NEWTON ROAD, WETHERILL PARK, NSW 2164
11263	SAMSON HYGIENE SERVICES PTY LIMITED	UNIT 2/14 NELLO PLACE, WETHERILL PARK, NSW 2164
1034859	SAMSON HYGIENE SERVICES PTY LIMITED	UNIT 2/14 NELLO PLACE, WETHERILL PARK, NSW 2164
1036126	SAMSON HYGIENE SERVICES PTY LIMITED	UNIT 2/14 NELLO PLACE, WETHERILL PARK, NSW 2164
2839	SASSO READYMIX CONCRETE PTY LTD	176 NEWTON ROAD, WETHERILL PARK, NSW 2164
12239	SIKA AUSTRALIA PTY LTD	18 Hargraves Place, WETHERILL PARK, NSW 2164
1511957	SIKA AUSTRALIA PTY LTD	18 Hargraves Place, WETHERILL PARK, NSW 2164
1513653	SIKA AUSTRALIA PTY LTD	18 Hargraves Place, WETHERILL PARK, NSW 2164
3349	SILK CONTRACT LOGISTICS PTY LTD	1333 THE HORSLEY DRIVE, WETHERILL PARK, NSW 2164
1019158	SILK CONTRACT LOGISTICS PTY LTD	1333 THE HORSLEY DRIVE, WETHERILL PARK, NSW 2164
1022899	SILK CONTRACT LOGISTICS PTY LTD	1333 THE HORSLEY DRIVE, WETHERILL PARK, NSW 2164
2950	SIMS GROUP AUSTRALIA HOLDINGS LIMITED	35-37 FRANK STREET, WETHERILL PARK, NSW 2164
1031397	SIMS GROUP AUSTRALIA HOLDINGS LIMITED	35-37 FRANK STREET, WETHERILL PARK, NSW 2164

1072502	SIMS GROUP AUSTRALIA HOLDINGS LIMITED	35-37 FRANK STREET, WETHERILL PARK, NSW 2164
1092274	SIMS GROUP AUSTRALIA HOLDINGS LIMITED	35-37 FRANK STREET, WETHERILL PARK, NSW 2164
1109602	SIMS GROUP AUSTRALIA HOLDINGS LIMITED	35-37 FRANK STREET, WETHERILL PARK, NSW 2164
1124043	SIMS GROUP AUSTRALIA HOLDINGS LIMITED	35-37 FRANK STREET, WETHERILL PARK, NSW 2164
1500601	SIMS GROUP AUSTRALIA HOLDINGS LIMITED	35-37 FRANK STREET, WETHERILL PARK, NSW 2164
1501411	SIMS GROUP AUSTRALIA HOLDINGS LIMITED	35-37 FRANK STREET, WETHERILL PARK, NSW 2164
1503368	SIMS GROUP AUSTRALIA HOLDINGS LIMITED	35-37 FRANK STREET, WETHERILL PARK, NSW 2164
12902	STERITECH PTY LTD	5 Widemere Road, WETHERILL PARK, NSW 2164
1091571	STERITECH PTY LTD	5 Widemere Road, WETHERILL PARK, NSW 2164
1526073	STERITECH PTY LTD	5 Widemere Road, WETHERILL PARK, NSW 2164
4548	SUEZ RECYCLING & RECOVERY PTY LTD	20 DAVIS ROAD, WETHERILL PARK, NSW 2164
1028777	SUEZ RECYCLING & RECOVERY PTY LTD	20 DAVIS ROAD, WETHERILL PARK, NSW 2164
1037693	SUEZ RECYCLING & RECOVERY PTY LTD	20 DAVIS ROAD, WETHERILL PARK, NSW 2164
1081093	SUEZ RECYCLING & RECOVERY PTY LTD	20 DAVIS ROAD, WETHERILL PARK, NSW 2164
1095911	SUEZ RECYCLING & RECOVERY PTY LTD	20 DAVIS ROAD, WETHERILL PARK, NSW 2164
1112076	SUEZ RECYCLING & RECOVERY PTY LTD	20 DAVIS ROAD, WETHERILL PARK, NSW 2164
1505419	SUEZ RECYCLING & RECOVERY PTY LTD	20 DAVIS ROAD, WETHERILL PARK, NSW 2164
1532302	SUEZ RECYCLING & RECOVERY PTY LTD	20 DAVIS ROAD, WETHERILL PARK, NSW 2164
6505	SYDNEY SOUTH WEST AREA HEALTH SERVICE	CNR POLDING ST & PRAIRIEVALE RD, WETHERILL PARK, NSW 2164
1018613	SYDNEY SOUTH WEST AREA HEALTH SERVICE	CNR POLDING ST & PRAIRIEVALE RD, WETHERILL PARK, NSW 2164
1047342	SYDNEY SOUTH WEST AREA HEALTH SERVICE	CNR POLDING ST & PRAIRIEVALE RD, WETHERILL PARK, NSW 2164
11877	TANK MANAGEMENT SERVICES PTY LIMITED	89 REDFERN STREET, WETHERILL PARK, NSW 2164
1045928	TANK MANAGEMENT SERVICES PTY LIMITED	89 REDFERN STREET, WETHERILL PARK, NSW 2164

1093971	TANK MANAGEMENT SERVICES PTY LIMITED	89 REDFERN STREET, WETHERILL PARK, NSW 2164
6155	TIKKURILA PTY LTD	33-35 REDFERN STREET, WETHERILL PARK, NSW 2164
1019267	TIKKURILA PTY LTD	33-35 REDFERN STREET, WETHERILL PARK, NSW 2164
1048549	TIKKURILA PTY LTD	33-35 REDFERN STREET, WETHERILL PARK, NSW 2164
11201	UNIVERSAL ALUMINIUM CO PTY LTD	207 Newton Road, WETHERILL PARK, NSW 2164
1037607	UNIVERSAL ALUMINIUM CO PTY LTD	207 Newton Road, WETHERILL PARK, NSW 2164
1103925	UNIVERSAL ALUMINIUM CO PTY LTD	207 Newton Road, WETHERILL PARK, NSW 2164
1108140	UNIVERSAL ALUMINIUM CO PTY LTD	207 Newton Road, WETHERILL PARK, NSW 2164
1525233	UNIVERSAL ALUMINIUM CO PTY LTD	207 Newton Road, WETHERILL PARK, NSW 2164
3182	VALVOLINE (AUSTRALIA) PTY LIMITED	30 DAVIS ROAD, WETHERILL PARK, NSW 2164
1007939	VALVOLINE (AUSTRALIA) PTY LIMITED	30 DAVIS ROAD, WETHERILL PARK, NSW 2164
1056322	VALVOLINE (AUSTRALIA) PTY LIMITED	30 DAVIS ROAD, WETHERILL PARK, NSW 2164
1072503	VALVOLINE (AUSTRALIA) PTY LIMITED	30 DAVIS ROAD, WETHERILL PARK, NSW 2164
1104985	VALVOLINE (AUSTRALIA) PTY LIMITED	30 DAVIS ROAD, WETHERILL PARK, NSW 2164
1106728	VALVOLINE (AUSTRALIA) PTY LIMITED	30 DAVIS ROAD, WETHERILL PARK, NSW 2164
1524207	VALVOLINE (AUSTRALIA) PTY LIMITED	30 DAVIS ROAD, WETHERILL PARK, NSW 2164
12318	VISY PACKAGING PTY. LTD.	2 Davis Road, WETHERILL PARK, NSW 2164

Type	Status	Issued date
POEO licence	Issued	31-Oct-08
s.58 Licence Variation	Issued	10-Jun-09
s.58 Licence Variation	Issued	28-Jul-10
s.58 Licence Variation	Issued	13-Oct-10
s.58 Licence Variation	Issued	7-Nov-12
POEO licence	Issued	20-Jun-00
s.58 Licence Variation	Issued	12-Aug-02
s.58 Licence Variation	Issued	7-Nov-02
s.58 Licence Variation	Issued	15-Dec-06
s.58 Licence Variation	Issued	14-Dec-07
s.58 Licence Variation	Issued	2-Mar-10
s.58 Licence Variation	Issued	14-Aug-14
POEO licence	Surrendered	18-Sep-00
s.58 Licence Variation	Issued	20-Jan-03
s.58 Licence Variation	Issued	27-Apr-06
s.58 Licence Variation	Issued	6-Jul-07
POEO licence	Issued	25-May-11
POEO licence	Surrendered	13-Nov-00
s.58 Licence Variation	Issued	3-Apr-03
s.58 Licence Variation	Issued	3-Jul-05
s.58 Licence Variation	Issued	21-Oct-05
s.58 Licence Variation	Issued	4-Apr-06
POEO licence	Issued	29-Aug-00

s.58 Licence Variation	Issued	17-Jun-02
s.58 Licence Variation	Issued	6-May-03
s.58 Licence Variation	Issued	24-Dec-08
s.58 Licence Variation	Issued	3-Nov-09
s.58 Licence Variation	Issued	27-May-10
s.58 Licence Variation	Issued	19-Aug-14
s.58 Licence Variation	Issued	23-Jun-16
POEO licence	No longer in force	9-Feb-00
s.58 Licence Variation	Issued	27-Jan-05
POEO licence	Surrendered	20-Dec-99
POEO licence	Issued	15-Jan-01
s.58 Licence Variation	Issued	29-Sep-03
s.58 Licence Variation	Issued	13-Apr-06
s.58 Licence Variation	Issued	11-Dec-07
s.58 Licence Variation	Issued	21-Apr-10
Penalty Notice	Issued	26-Apr-12
Penalty Notice	Issued	5-Feb-13
s.58 Licence Variation	Issued	11-Nov-14
POEO licence	Issued	21-Feb-03
s.58 Licence Variation	Issued	18-Jul-03
s.58 Licence Variation	Issued	18-Dec-08
s.58 Licence Variation	Issued	9-Aug-09
s.58 Licence Variation	Issued	23-Aug-10

s.58 Licence Variation	Issued	26-Aug-15
POEO licence	Surrendered	6-Apr-00
POEO licence	Surrendered	16-Apr-03
s.58 Licence Variation	Issued	14-Sep-05
POEO licence	Issued	2-Feb-00
s.58 Licence Variation	Issued	19-Feb-02
s.58 Licence Variation	Issued	28-Jul-04
s.58 Licence Variation	Issued	21-Aug-07
s.58 Licence Variation	Issued	5-Jun-08
s.58 Licence Variation	Issued	2-Mar-10
POEO licence	No longer in force	18-Feb-00
s.58 Licence Variation	Issued	31-Jan-05
POEO licence	Surrendered	21-Jul-00
s.58 Licence Variation	Issued	3-Mar-04
POEO licence	No longer in force	11-Apr-05
s.58 Licence Variation	Issued	11-Apr-08
POEO licence	Issued	19-Jun-00
s.58 Licence Variation	Issued	19-Dec-02
Compliance Audit	Complete	5-Nov-12
POEO licence	Surrendered	28-Apr-00
s.58 Licence Variation	Issued	16-Jan-03
s.58 Licence Variation	Issued	28-Sep-05
s.58 Licence Variation	Issued	7-Feb-06

POEO licence	Surrendered	18-May-01
s.58 Licence Variation	Issued	20-May-02
s.58 Licence Variation	Issued	13-Aug-02
s.58 Licence Variation	Issued	11-Feb-05
s.58 Licence Variation	Issued	11-Apr-06
s.58 Licence Variation	Issued	2-Aug-06
POEO licence	Surrendered	5-May-03
POEO licence	Issued	30-May-00
s.91 Clean Up Notice	Issued	30-Nov-00
s.91 Clean Up Notice	Issued	30-Apr-01
s.58 Licence Variation	Issued	18-Jul-01
s.91 Clean Up Notice	Issued	7-Sep-01
s.91 Clean Up Notice	Issued	16-Nov-01
s.91 Clean Up Notice	Issued	10-Dec-01
s.58 Licence Variation	Issued	12-Dec-01
s.58 Licence Variation	Issued	22-Apr-02
s.91 Clean Up Notice	Issued	3-May-02
s.91 Clean Up Notice	Issued	20-Dec-02
s.58 Licence Variation	Issued	20-Dec-02
s.58 Licence Variation	Issued	23-Dec-03
s.58 Licence Variation	Issued	19-May-04
s.58 Licence Variation	Issued	25-Jul-05
s.58 Licence Variation	Issued	13-Feb-06

s.58 Licence Variation	Issued	8-Sep-06
s.58 Licence Variation	Issued	29-Oct-08
s.58 Licence Variation	Issued	14-Jan-09
s.58 Licence Variation	Issued	5-Mar-10
s.58 Licence Variation	Issued	2-Aug-10
s.58 Licence Variation	Issued	14-Aug-12
s.58 Licence Variation	Issued	24-Sep-15
s.58 Licence Variation	Pending	6-May-16
POEO licence	Pending	
POEO licence	No longer in force	17-Apr-00
s.58 Licence Variation	Issued	12-Jun-03
POEO licence	No longer in force	17-Jan-00
s.58 Licence Variation	Issued	3-Feb-05
POEO licence	Issued	19-Jun-00
POEO licence	Surrendered	1-Aug-00
s.58 Licence Variation	Issued	14-Feb-02
s.58 Licence Variation	Issued	26-Jun-03
s.58 Licence Variation	Issued	6-Nov-03
s.58 Licence Variation	Issued	2-Nov-04
s.58 Licence Variation	Issued	2-Mar-09
s.58 Licence Variation	Issued	14-Jul-10
s.58 Licence Variation	Issued	26-Apr-12
s.58 Licence Variation	Issued	15-Sep-14

s.58 Licence Variation	Issued	15-Oct-15
POEO licence	Surrendered	25-Jan-01
s.58 Licence Variation	Issued	24-Jan-02
POEO licence	Issued	4-May-16
POEO licence	No longer in force	8-Mar-00
s.58 Licence Variation	Issued	30-Oct-07
POEO licence	Issued	27-Jul-00
s.58 Licence Variation	Issued	23-Dec-02
s.58 Licence Variation	Issued	9-Aug-07
s.58 Licence Variation	Issued	31-May-10
s.58 Licence Variation	Issued	11-Nov-14
POEO licence	Surrendered	18-Sep-00
POEO licence	Issued	23-May-00
s.58 Licence Variation	Issued	5-Apr-02
s.58 Licence Variation	Issued	5-Jul-07
s.96 Prevention Notice	Issued	24-Jul-14
s.58 Licence Variation	Issued	19-Aug-14
s.110 Variation of Prevention Notice	Issued	30-Sep-14
Penalty Notice	Issued	12-Dec-14
POEO licence	Issued	25-Jan-16
POEO licence	No longer in force	27-Jun-00
POEO licence	Surrendered	15-Jan-07
s.58 Licence Variation	Issued	1-Dec-08

POEO licence	Issued	30-May-00
s.58 Licence Variation	Issued	28-Sep-05
s.58 Licence Variation	Issued	29-Jan-06
s.58 Licence Variation	Issued	17-Dec-08
s.58 Licence Variation	Issued	27-Jan-09
s.58 Licence Variation	Issued	23-Nov-10
Penalty Notice	Issued	21-May-14
POEO licence	Surrendered	28-Jun-01
s.58 Licence Variation	Issued	8-Jan-03
POEO licence	Issued	10-Jan-00
s.58 Licence Variation	Issued	23-Aug-01
s.58 Licence Variation	Issued	23-Aug-02
s.58 Licence Variation	Issued	30-Aug-05
s.58 Licence Variation	Issued	20-Dec-06
s.58 Licence Variation	Issued	7-Oct-15
POEO licence	No longer in force	20-Jan-00
s.58 Licence Variation	Issued	7-Feb-05
s.58 Licence Variation	Issued	26-Sep-06
POEO licence	Issued	15-Oct-07
s.58 Licence Variation	Issued	4-Dec-07
s.58 Licence Variation	Issued	24-Dec-08
POEO licence	Issued	28-Jul-00
s.58 Licence Variation	Issued	3-Jul-02

s.58 Licence Variation	Issued	20-May-03
s.58 Licence Variation	Issued	18-Apr-06
s.58 Licence Variation	Issued	1-Aug-07
s.58 Licence Variation	Issued	7-Sep-10
POEO licence	Surrendered	2-Aug-00
s.58 Licence Variation	Issued	15-Aug-02
POEO licence	Surrendered	28-Mar-00
s.58 Licence Variation	Issued	15-Aug-03
s.58 Licence Variation	Issued	26-Aug-03
s.58 Licence Variation	Issued	12-Mar-04
POEO licence	Surrendered	24-Mar-00
POEO licence	Surrendered	15-Nov-00
s.58 Licence Variation	Issued	25-Feb-04
s.58 Licence Variation	Issued	21-Apr-04
POEO licence	No longer in force	6-Mar-00
POEO licence	Issued	12-Jan-05
Compliance Audit	Complete	11-Feb-13
s.58 Licence Variation	Issued	16-May-13
POEO licence	Surrendered	31-Mar-00
s.58 Licence Variation	Issued	8-Aug-02
s.58 Licence Variation	Issued	8-Jan-03
POEO licence	Surrendered	6-Sep-00
s.58 Licence Variation	Issued	11-Nov-03

s.58 Licence Variation	Issued	9-Aug-07
s.58 Licence Variation	Issued	25-Sep-09
s.58 Licence Variation	Issued	16-Mar-10
s.58 Licence Variation	Issued	2-Feb-11
s.58 Licence Variation	Issued	22-Aug-11
s.58 Licence Variation	Issued	5-Sep-11
s.58 Licence Variation	Issued	22-Dec-11
POEO licence	Issued	11-Jul-08
s.58 Licence Variation	Issued	26-Aug-08
s.58 Licence Variation	Issued	11-Nov-14
POEO licence	Issued	1-Aug-00
s.58 Licence Variation	Issued	4-Sep-03
s.58 Licence Variation	Issued	11-Nov-04
s.58 Licence Variation	Issued	14-Jan-08
s.58 Licence Variation	Issued	19-Dec-08
s.58 Licence Variation	Issued	21-Apr-10
s.58 Licence Variation	Issued	9-May-13
s.58 Licence Variation	Issued	4-Aug-15
POEO licence	No longer in force	1-May-00
s.58 Licence Variation	Issued	22-Oct-02
s.58 Licence Variation	Issued	5-May-05
POEO licence	Issued	16-Jul-03
s.58 Licence Variation	Issued	24-Mar-05

s.58 Licence Variation	Issued	3-Dec-08
POEO licence	Surrendered	13-Jun-00
s.58 Licence Variation	Issued	13-Aug-02
s.58 Licence Variation	Issued	8-Jun-05
POEO licence	Issued	29-Aug-00
s.58 Licence Variation	Issued	31-May-04
s.58 Licence Variation	Issued	8-Sep-09
s.58 Licence Variation	Issued	15-Jan-10
s.58 Licence Variation	Issued	26-Sep-14
POEO licence	Issued	1-Aug-00
s.58 Licence Variation	Issued	31-May-02
s.58 Licence Variation	Issued	13-Apr-06
s.58 Licence Variation	Issued	9-Aug-07
s.58 Licence Variation	Issued	18-Aug-09
s.58 Licence Variation	Issued	4-Nov-09
s.58 Licence Variation	Issued	19-Aug-14
POEO licence	No longer in force	7-Jun-05

APPENDIX F

GROUNDWATER BORE SEARCH

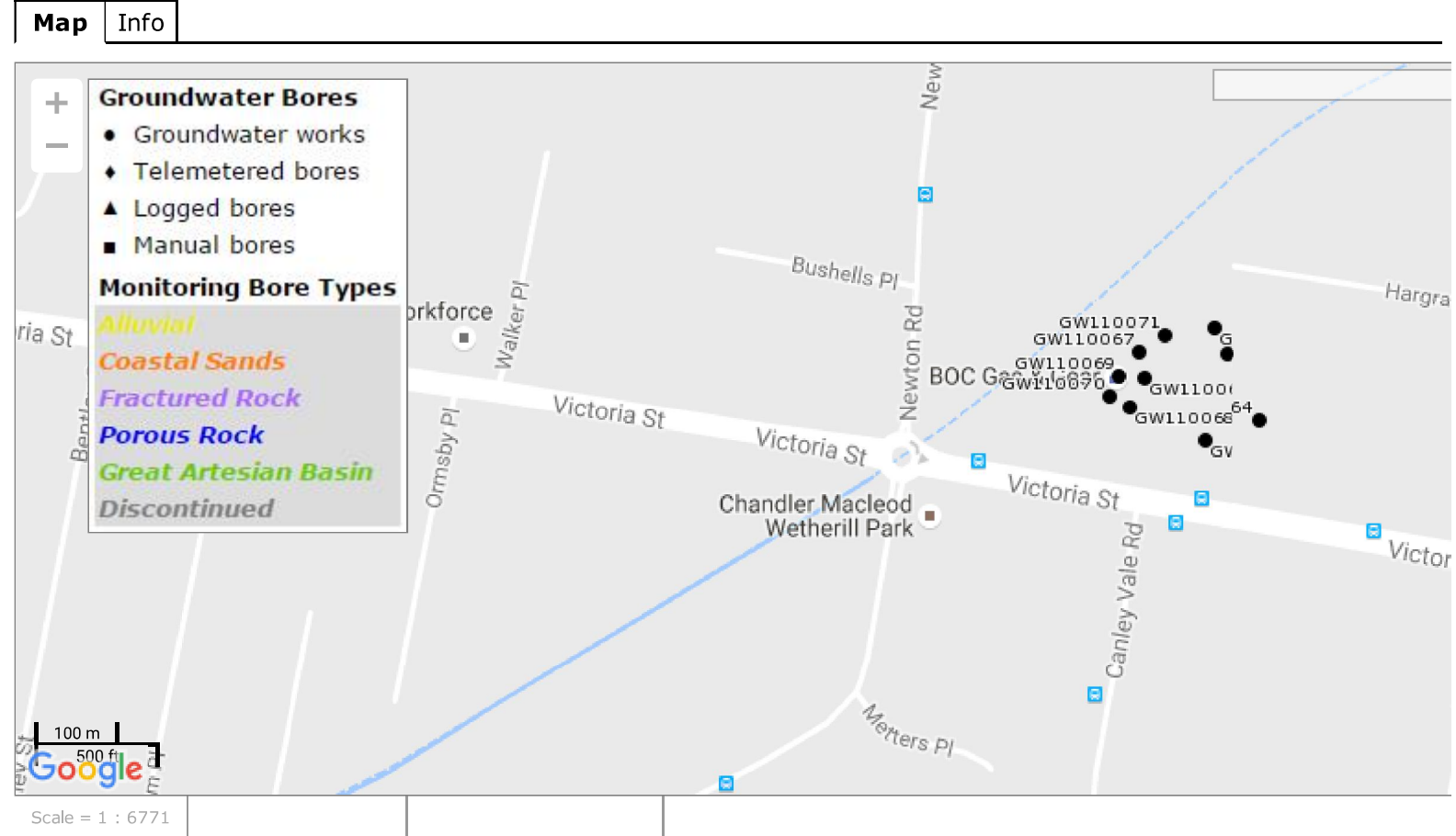


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NSW Office of Water

Work Summary

GW110063

Licence: 10BL600169

Licence Status: ACTIVE

Authorised Purpose(s): MONITORING BORE

Intended Purpose(s): MONITORING BORE

Work Type: Well

Work Status:

Construct.Method:

Owner Type: Private

Commenced Date:

Completion Date: 09/01/2006

Final Depth: 5.00 m

Drilled Depth: 5.00 m

Contractor Name: Macquarie Drilling

Driller: Dino Parisotto

Assistant Driller:

Property: BOC OPERATIONS 428-440
VICTORIA ST WETHERILL PARK
2164 NSW

Standing Water Level:

GWMA:

GW Zone:

Salinity:

Yield:

Site Details

Site Chosen By:

County

Form A: CUMBE

Licensed:

Parish

CUMBE.50

Cadastre

13//1038351

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Area/District:

Scale:

Elevation: 0.00 m (A.H.D.)

Elevation Source: Unknown

Northing: 6253105.0

Easting: 305413.0

Latitude: 33°50'39.9"S

Longitude: 150°53'48.8"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.00	125			Auger - Solid Flight

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.40	0.40	FILL, CRUSHED ROCK, SHALE, SANDSTONE, SOME CLAY, BROWN	Fill	
0.40	3.50	3.10	SILTY CLAY, BROWN, PLASTIC, FIRM HOMOGENOUS, MOIST	Silty Clay	
3.50	4.50	1.00		Mafic	

9/8/2016allwaterdata.water.nsw.gov.au/wgen/users/067962646/gw110063.wsr.htm

			MATERIAL BECOMING VERY HARD,NO ODOUR		
4.50	5.00	0.50	WEATHERED SHALE,CLAY,BROWN,SOME GREY WEAT.SHALE,GREY,	Unknown	

Remarks

*** End of GW110063 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW110064

Licence: 10BL600169		Licence Status: ACTIVE	
Authorised Purpose(s): MONITORING BORE Intended Purpose(s): MONITORING BORE			
Work Type: Well			
Work Status:			
Construct.Method:			
Owner Type: Private			
Commenced Date:		Final Depth: 1.10 m	
Completion Date: 10/01/2006		Drilled Depth: 1.10 m	
Contractor Name: Macquarie Drilling			
Driller: Dino Parisotto			
Assistant Driller:			
Property: BOC OPERATIONS 428-440 VICTORIA ST WETHERILL PARK 2164 NSW		Standing Water Level:	
GWMA:		Salinity:	
GW Zone:		Yield:	

Site Details

Site Chosen By:			
County		Parish	Cadastre
Form A:	CUMBE	CUMBE.50	13//1038351
Licensed:			
Region: 10 - Sydney South Coast		CMA Map:	
River Basin: - Unknown	Grid Zone:		Scale:
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6253129.0	Latitude: 33°50'39.2"S	
Elevation Source: Unknown	Easting: 305472.0	Longitude: 150°53'51.1"E	
GS Map: -	MGA Zone: 0	Coordinate Source: Unknown	

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	1.10	125			Auger - Solid Flight

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.10	1.10	FILL, GRAVEL, LOAM, SAND, SOME CLAY BROWN, FIRM, MOIST	Fill	

Remarks

***** End of GW110064 *****

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW110065

Licence: 10BL600169	Licence Status: ACTIVE
Authorised Purpose(s): MONITORING BORE Intended Purpose(s): MONITORING BORE	
Work Type: Well	
Work Status:	
Construct.Method: Auger - Solid Flight	
Owner Type: Private	
Commenced Date:	Final Depth: 4.90 m
Completion Date: 09/01/2006	Drilled Depth: 4.90 m
Contractor Name: Macquarie Drilling	
Driller: Dino Parisotto	
Assistant Driller:	
Property: BOC OPERATIONS 428-440 VICTORIA ST WETHERILL PARK 2164 NSW	Standing Water Level:
GWMA:	Salinity:
GW Zone:	Yield:

Site Details

Site Chosen By:	County	Parish	Cadastre
	Form A: CUMBE	CUMBE.50	13//1038351
	Licensed:		
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:		Scale:
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6253226.0	Latitude: 33°50'36.0"S	
Elevation Source: Unknown	Easting: 305422.0	Longitude: 150°53'49.3"E	
GS Map: -	MGA Zone: 0	Coordinate Source: Unknown	

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	4.90	125			Auger - Solid Flight

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.60	0.60	FILL,SANDY LOAM,BROWN,SOME GRAVEL AND ROCK	Fill	
0.60	1.50	0.90	SILTY CLAY,BROWN,PLASTIC,FIRM,HOMOGENOUS,MOIST	Silty Clay	
1.50	3.50	2.00	MATERIAL BECOMING VERY HARD,L/BROWN GREY	Mafic	
3.50	4.90	1.40		Soil	

			SOME IRONSTONE GRAVEL,L/BROWN,WEATHERED SHALE,CLAY BROWN		
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Remarks

*** End of GW110065 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW110066

Licence: 10BL600169	Licence Status: ACTIVE
Authorised Purpose(s): MONITORING BORE Intended Purpose(s): MONITORING BORE	
Work Type: Well	
Work Status:	
Construct.Method: Auger - Solid Flight	
Owner Type: Private	
Commenced Date:	Final Depth: 4.20 m
Completion Date: 09/01/2006	Drilled Depth: 4.20 m
Contractor Name: Macquarie Drilling	
Driller: Dino Parisotto	
Assistant Driller:	
Property: BOC OPERATIONS 428-440 VICTORIA ST WETHERILL PARK 2164 NSW	Standing Water Level:
GWMA:	Salinity:
GW Zone:	Yield:

Site Details

Site Chosen By:	County	Parish	Cadastre
	Form A: CUMBE	CUMBE.50	13//1038351
	Licensed:		
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:		Scale:
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6253172.0	Latitude: 33°50'37.7"S	
Elevation Source: Unknown	Easting: 305346.0	Longitude: 150°53'46.3"E	
GS Map: -	MGA Zone: 0	Coordinate Source: Unknown	

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	4.20	125			Auger - Solid Flight

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.40	0.40	FILL,SANDY GRAVEL AND LOAM,BROWN,LOOSE,ROCK FRAGS.DRY	Fill	
0.40	1.50	1.10	SILTY CLAY BROWN,PLASTIC,FIRM HOMOGENOUS,DRY	Silty Clay	
1.50	3.60	2.10	MATERIAL BECOMING VERY HARD,L/BROWN,GREY	Mafic	

9/8/2016allwaterdata.water.nsw.gov.au/wgen/users/067962646/gw110066.wsr.htm

3.60	3.70	0.10	SOME IRONSTONE GRAVEL IN CLAY L/BROWN,MOIST	Soil	
3.70	4.20	0.50	WEATHERED SHALE,CLAY,BROWN HARD MOIST	Unknown	

Remarks

*** End of GW110066 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW110067

Licence: 10BL600169	Licence Status: ACTIVE
Authorised Purpose(s): MONITORING BORE Intended Purpose(s): MONITORING BORE	
Work Type: Well	
Work Status:	
Construct.Method: Auger - Solid Flight	
Owner Type: Private	
Commenced Date:	Final Depth: 4.20 m
Completion Date: 09/01/2006	Drilled Depth: 4.20 m
Contractor Name: Macquarie Drilling	
Driller: Dino Parisotto	
Assistant Driller:	
Property: BOC OPERATIONS 428-440 VICTORIA ST WETHERILL PARK 2164 NSW	Standing Water Level:
GWMA:	Salinity:
GW Zone:	Yield:

Site Details

Site Chosen By:	County	Parish	Cadastre
	Form A: CUMBE	CUMBE.50	13//1038351
	Licensed:		
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:		Scale:
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6253199.0	Latitude: 33°50'36.8"S	
Elevation Source: Unknown	Easting: 305341.0	Longitude: 150°53'46.1"E	
GS Map: -	MGA Zone: 0	Coordinate Source: Unknown	

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	4.20	125			Auger - Solid Flight

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.50	0.50	FILL,(ALLUVIUM) SANDY GRAVEL AND LOAM LOOSE,DRY,BROWN	Fill	
0.50	3.50	3.00	SANDY SILT,BROWN,SPECS,WHITE MEDIUM BROWN,DRY	Sandy Siltstone	
3.50	4.20	0.70	SILTY CLAY,BROWN,PLASTIC,FIRM,HOMOGENOUS,MOIST,IRONS./GRAVEL	Silcrete	

Remarks

*** End of GW110067 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW110068

Licence: 10BL600169	Licence Status: ACTIVE
Authorised Purpose(s): MONITORING BORE Intended Purpose(s): MONITORING BORE	
Work Type: Well	
Work Status:	
Construct.Method: Auger - Solid Flight	
Owner Type: Private	
Commenced Date:	Final Depth: 5.00 m
Completion Date: 10/01/2006	Drilled Depth: 5.00 m
Contractor Name: Macquarie Drilling	
Driller: Dino Parisotto	
Assistant Driller:	
Property: BOC OPERATIONS 428-440 VICTORIA ST WETHERILL PARK 2164 NSW	Standing Water Level:
GWMA:	Salinity:
GW Zone:	Yield:

Site Details

Site Chosen By:	County	Parish	Cadastre
	Form A: CUMBE	CUMBE.50	13//1038351
	Licensed:		
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:		Scale:
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6253139.0	Latitude: 33°50'38.7"S	
Elevation Source: Unknown	Easting: 305332.0	Longitude: 150°53'45.7"E	
GS Map: -	MGA Zone: 0	Coordinate Source: Unknown	

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.00	125			Auger - Solid Flight

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.50	1.50	SANDY SILT (ALLUVIUM) BROWN,WHITE GRAVEL,LOOSE,DRY	Sandy Siltstone	
1.50	3.00	1.50	SILTY CLAY BROWN,PLASTIC,FIRM,HOMOGENOUS,MOIST	Silty Clay	
3.00	4.40	1.40	MATERIAL BECOMING FIRM,TRACE OF GRIT,L/BROWN,GREY	Mafic	

4.40	5.00	0.60	WEATHERED SHALE,CLAY,BROWN,FIRM,BROWN- GREY,MOIST	Unknown	
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Remarks

*** End of GW110068 ***

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NSW Office of Water

Work Summary

GW110069

Licence: 10BL600169	Licence Status: ACTIVE
Authorised Purpose(s): MONITORING BORE Intended Purpose(s): MONITORING BORE	
Work Type: Well	
Work Status:	
Construct.Method: Auger - Solid Flight	
Owner Type: Private	
Commenced Date:	Final Depth: 3.90 m
Completion Date: 10/01/2006	Drilled Depth: 3.90 m
Contractor Name: Macquarie Drilling	
Driller: Dino Parisotto	
Assistant Driller:	
Property: BOC OPERATIONS 428-440 VICTORIA ST WETHERILL PARK 2164 NSW	Standing Water Level:
GWMA:	Salinity:
GW Zone:	Yield:

Site Details

Site Chosen By:	County	Parish	Cadastre
	Form A: CUMBE	CUMBE.50	13//1038351
	Licensed:		
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:		Scale:
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6253174.0	Latitude: 33°50'37.6"S	
Elevation Source: Unknown	Easting: 305319.0	Longitude: 150°53'45.2"E	
GS Map: -	MGA Zone: 0	Coordinate Source: Unknown	

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	3.90	125			Auger - Solid Flight

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.40	0.40	FILL, CRUSHED ROCK-SHALE, SANDSTONE, SOME CLAY BROWN	Fill	
0.40	3.00	2.60	SILTY CLAY, BROWN, PLASTIC, FIRM, HOMOGENOUS, MOIST	Silty Clay	
3.00	3.80	0.80	MOIST, LIGHT BROWN SILTY CLAY, WET, MUDDY	Monzonite	
3.80	3.90	0.10	WEATHERED SHALE, CLAY, BROWN	Unknown	

Remarks

***** End of GW110069 *****

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW110070

Licence: 10BL600169

Licence Status: ACTIVE

Authorised Purpose(s): MONITORING BORE

Intended Purpose(s): MONITORING BORE

Work Type: Well

Work Status:

Construct.Method: Auger - Solid Flight

Owner Type: Private

Commenced Date:

Completion Date: 21/04/2009

Final Depth: 5.10 m

Drilled Depth: 5.10 m

Contractor Name: Macquarie Drilling

Driller: Dino Parisotto

Assistant Driller:

Property: BOC OPERATIONS 428-440
VICTORIA ST WETHERILL PARK
2164 NSW

Standing Water Level:

GWMA:

GW Zone:

Salinity:

Yield:

Site Details

Site Chosen By:

County

Form A: CUMBE

Licensed:

Parish

CUMBE.50

Cadastre

13//1038351

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Area/District:

Scale:

Elevation: 0.00 m (A.H.D.)

Elevation Source: Unknown

Northing: 6253151.0

Easting: 305309.0

Latitude: 33°50'38.3"S

Longitude: 150°53'44.8"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.10	125			Auger - Solid Flight

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
----------	--------	---------------	----------	------------	------------	-------------	----------------	---------------	-----------------

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.40	0.40	FILL, CRUSHED ROCK SHALE, SANDSTONE AND SOME CLAY, BROWN	Fill	
0.40	1.30	0.90	SANDY SILT (ALLUVIUM) BROWN, LOOSE, GRAVEL, DRY	Sandy Siltstone	
1.30	4.00	2.70	SILTY CLAY, BROWN, PLASTIC, FIRM, HOMOGENOUS, MOIST	Silty Clay	

4.00	5.10	1.10	WEATHERED SHALE,CLAY,BROWN,HARD AND SOFT SECTIONS,MUDDY.	Unknown	
------	------	------	---	---------	--

Remarks

*** End of GW110070 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW110071

Licence: 10BL600169	Licence Status: ACTIVE
Authorised Purpose(s): MONITORING BORE Intended Purpose(s): MONITORING BORE	
Work Type: Well	
Work Status:	
Construct.Method: Auger - Solid Flight	
Owner Type: Private	
Commenced Date:	Final Depth: 5.10 m
Completion Date: 10/01/2006	Drilled Depth: 5.10 m
Contractor Name: Macquarie Drilling	
Driller: Dino Parisotto	
Assistant Driller:	
Property: BOC OPERATIONS 428-440 VICTORIA ST WETHERILL PARK 2164 NSW	Standing Water Level:
GWMA:	Salinity:
GW Zone:	Yield:

Site Details

Site Chosen By:			
Form A:	County CUMBE	Parish CUMBE.50	Cadastre 13//1038351
Licensed:			
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:	Scale:	
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6253217.0	Latitude: 33°50'36.2"S	
Elevation Source: Unknown	Easting: 305368.0	Longitude: 150°53'47.2"E	
GS Map: -	MGA Zone: 0	Coordinate Source: Unknown	

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.10	125			Auger - Solid Flight

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
----------	--------	---------------	----------	------------	------------	-------------	----------------	---------------	-----------------

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.20	0.20	FILL, CRUSHED ROCK-SHALE,SANDSTONE AND SOME CLAY.BROWN	Fill	
0.20	3.00	2.80	SANDY SILT,(ALLUVIUM) BROWN,LOOSE GRAVEL,LOOSE,DRY	Sandy Siltstone	
3.00	3.90	0.90		Silty Clay	

			SILTY CLAY,BROWN,PLASTIC,FIRM, HOMOGENOUS,MOIST		
3.90	5.10	1.20	WEATHERED SHALE/CLAY,BROWN,HARD AND SOFT SECTIONS,MUDDY	Unknown	

Remarks

*** End of GW110071 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW110072

Licence: 10BL600169

Licence Status: ACTIVE

Authorised Purpose(s): MONITORING BORE

Intended Purpose(s): MONITORING BORE

Work Type: Well

Work Status:

Construct.Method: Auger - Solid Flight

Owner Type: Private

Commenced Date:

Completion Date: 10/01/2006

Final Depth: 4.00 m

Drilled Depth: 4.00 m

Contractor Name: Macquarie Drilling

Driller: Unkown Unknown

Assistant Driller:

Property: BOC OPERATIONS 428-440
VICTORIA ST WETHERILL PARK
2164 NSW

Standing Water Level:

GWMA:

GW Zone:

Salinity:

Yield:

Site Details

Site Chosen By:

County

Form A: CUMBE

Licensed:

Parish

CUMBE.50

Cadastre

13//1038351

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Area/District:

Scale:

Elevation: 0.00 m (A.H.D.)

Elevation Source: Unknown

Northing: 6253200.0

Easting: 305436.0

Latitude: 33°50'36.8"S

Longitude: 150°53'49.8"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	4.00	125			Auger - Solid Flight

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
----------	--------	---------------	----------	------------	------------	-------------	----------------	---------------	-----------------

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.10	0.10	FILL,CRUSHED ROCK,SHALE,SANDSTONE	Fill	
0.10	1.50	1.40	SILTY CLAY,BROWN PLASTIC,FIRM,HOMOGENOUS,MOIST	Silty Clay	
1.50	2.60	1.10	MATERIAL BECOMING VERY HARD	Mafic	
2.60	3.80	1.20	MINOR STONE GRAVEL	Mica	
3.80	4.00	0.20		Unknown	

			WEATHERED SHALE/CLAY,BROWN,HARD,MOIST.		
--	--	--	---	--	--

Remarks

*** End of GW110072 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

APPENDIX G

LOCAL METEOROLOGY



Climate statistics for Australian locations

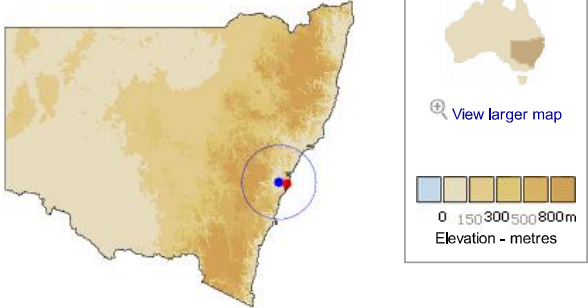
Monthly climate statistics



All years of record


Site information
Site name: PROSPECT RESERVOIR
Site number: 067019
Latitude: 33.82 °S **Longitude:** 150.91 °E
Elevation: 61 m
Commenced: 1887 **Status:** Open
Latest available data: 07 Sep 2016



Additional information
Additional site information

Nearest alternative sites
1. 067026 SEVEN HILLS (COLLINS ST) (5.7km)
2. 067119 HORSLEY PARK EQUESTRIAN CENTRE AWS (6.2km)
3. 066046 PARRAMATTA (8.0km)



 **View:** ☒ Main statistics ☐ All available

 **Period:** Use all years of data ▼

 **Text size:** ☒ Normal ☐ Large

Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	Years
Temperature														
Mean maximum temperature (°C)	28.4	28.0	26.4	23.7	20.3	17.3	16.8	18.8	21.4	23.9	25.5	27.5	23.2	51 1965 2016
Mean minimum temperature (°C)	17.7	17.8	16.1	13.0	9.9	7.5	6.1	6.8	9.4	12.1	14.3	16.3	12.2	51 1965 2016
Rainfall														
Mean rainfall (mm)	96.2	95.9	96.2	76.7	70.4	77.1	56.2	50.5	46.4	58.7	73.6	75.9	874.0	127 1887 2016
Decile 5 (median) rainfall (mm)	73.9	71.5	77.9	56.2	39.2	49.8	33.6	31.1	40.2	43.2	61.6	58.0	861.7	129 1887 2016
Mean number of days of rain ≥ 1 mm	8.0	8.1	8.3	7.1	6.4	7.0	5.7	5.7	6.1	6.8	7.3	7.5	84.0	130 1887 2016
Other daily elements														
Mean daily sunshine (hours)														
Mean number of clear days	6.6	5.0	6.7	8.8	9.0	10.0	11.3	13.2	11.4	8.3	6.8	7.1	104.2	33 1968 2001
Mean number of cloudy days	12.6	11.7	11.7	8.0	9.5	8.3	6.6	6.3	7.1	9.2	10.6	10.5	112.1	33 1968 2001
9 am conditions														
Mean 9am temperature (°C)	21.3	21.0	19.6	16.9	13.5	10.7	9.6	11.1	14.5	17.4	18.4	20.6	16.2	42 1968 2010
Mean 9am relative humidity (%)	75	79	79	77	80	79	76	70	65	65	70	70	74	37 1974 2010
Mean 9am wind speed (km/h)	7.5	7.0	7.3	8.0	7.7	8.0	8.1	9.2	9.6	10.0	8.5	8.2	8.3	44 1965 2010
3 pm conditions														
Mean 3pm temperature (°C)	26.8	26.3	24.8	22.4	19.2	16.5	15.9	17.4	19.6	22.1	23.4	25.9	21.7	33 1968 2001
Mean 3pm relative humidity (%)	52	54	55	52	57	55	50	45	45	46	50	49	51	28 1974 2001
Mean 3pm wind speed (km/h)	12.7	12.4	12.0	11.5	10.3	12.3	12.4	14.3	15.3	15.4	14.4	14.5	13.1	30 1968 2001

red = highest value blue = lowest value

Product IDCJCM0028 Prepared at Thu 08 Sep 2016 01:29:44 AM EST

Monthly statistics are only included if there are more than 10 years of data. The number of years (provided in the 2nd last column of the table) may differ between elements if the observing program at the site changed. More detailed data for individual sites can be obtained by contacting the Bureau.

Related Links

- This page URL: http://www.bom.gov.au/climate/averages/tables/cw_067019.shtml
- About climate averages: <http://www.bom.gov.au/climate/cdo/about/about-stats.shtml>
- Bureau of Meteorology website: <http://www.bom.gov.au>

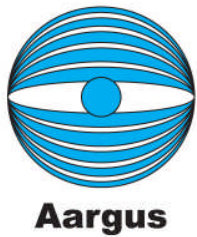
Page created: Thu 08 Sep 2016 01:29:44 AM EST

This page was created at on

APPENDIX H

**IMPORTANT INFORMATION
ABOUT YOUR REPORT**





IMPORTANT INFORMATION ABOUT YOUR ENVIRONMENTAL SITE ASSESSMENT

These notes have been prepared by Aargus (Australia) Pty Ltd and its associated companies using guidelines prepared by ASFE (The Association) of Engineering Firms Practising in the Geo-sciences. They are offered to help you in the interpretation of your Environmental Site Assessment (ESA) reports.

REASONS FOR CONDUCTING AN ESA

ESA's are typically, though not exclusively, carried out in the following circumstances:

- as pre-acquisition assessments, on behalf of either purchaser or vender, when a property is to be sold;
- as pre-development assessments, when a property or area of land is to be redeveloped or have its use changed for example, from a factory to a residential subdivision;
- as pre-development assessments of greenfield sites, to establish "baseline" conditions and assess environmental, geological and hydrological constraints to the development of, for example, a landfill; and
- as audits of the environmental effects of an ongoing operation.

Each of these circumstances requires a specific approach to the assessment of soil and groundwater contamination. In all cases however, the objective is to identify and if possible quantify the risks that unrecognised contamination poses to the proposed activity. Such risks may be both financial, for example, cleanup costs or limitations on site use, and physical, for example, health risks to site users or the public.

THE LIMITATIONS OF AN ESA

Although the information provided by an ESA could reduce exposure to such risks, no ESA, however, diligently carried out can eliminate them. Even a rigorous professional assessment may fail to detect all contamination on a site. Contaminants may be present in areas that were not surveyed or sampled,

or may migrate to areas which showed no signs of contamination when sampled.

AN ESA REPORT IS BASED ON A UNIQUE SET OF PROJECT SPECIFIC FACTORS

Your environmental report should not be used:

- when the nature of the proposed development is changed, for example, if a residential development is proposed instead of a commercial one;
- when the size or configuration of the proposed development is altered;
- when the location or orientation of the proposed structure is modified;
- when there is a change of ownership
- or for application to an adjacent site.

To help avoid costly problems, refer to your consultant to determine how any factors, which have changed subsequent to the date of the report, may affect its recommendations.

ESA "FINDINGS" ARE PROFESSIONAL ESTIMATES

Site assessment identifies actual subsurface conditions only at those points where samples are taken, when they are taken. Data derived through sampling and subsequent laboratory testing are interpreted by geologists, engineers or scientists who then render an opinion about overall subsurface conditions, the nature and extent of contamination, its likely impact on the proposed development and appropriate remediation measures. Actual conditions may differ from those inferred to exist, because no professional, no matter how qualified, and no subsurface exploration program, no matter how comprehensive, can reveal what is hidden by earth, rock and time. The actual interface between materials may be far more gradual or abrupt than a report indicates. Actual conditions in areas not sampled may differ from predictions. Nothing can be done to help minimise its impact. For this reason owners should retain the services of their consultants

through the development stage, to identify variances, conduct additional tests which may be needed, and to recommend solutions to problems encountered on site.

SUBSURFACE CONDITIONS CAN CHANGE

Natural processes and the activity of man change subsurface conditions. As an ESA report is based on conditions, which existed at the time of subsurface exploration, decisions should not be based on an ESA report whose adequacy may have been affected by time. Speak with the consultant to learn if additional tests are advisable.

ESA SERVICES ARE PERFORMED FOR SPECIFIC PURPOSES AND PERSONS

Every study and ESA report is prepared in response to a specific brief to meet the specific needs of specific individuals. A report prepared for a consulting civil engineer may not be adequate for a construction contractor, or even some other consulting civil engineer. Other persons should not use a report for any purpose, or by the client for a different purpose. No individual other than the client should apply a report even apparently for its intended purpose without first conferring with the consultant. No person should apply a report for any purpose other than that originally contemplated without first conferring with the consultant.

AN ESA REPORT IS SUBJECT TO MISINTERPRETATION

Costly problems can occur when design professionals develop their plans based on misinterpretations of an ESA. To help avoid these problems, the environmental consultant should be retained to work with appropriate design professionals to explain relevant findings and to review the adequacy of their plans and specifications relative to contamination issues.

LOGS SHOULD NOT BE SEPARATED FROM THE ENGINEERING REPORT

Final borehole or test pit logs are developed by environmental scientists, engineers or geologists based upon their interpretation of field logs (assembled by site personnel) and laboratory evaluation of field samples. Only final logs customarily included in our reports. These logs should not under any circumstances be redrawn for inclusion in site remediation or other design drawings, because drafters may commit errors or omissions in the transfer process. Although photographic reproduction eliminates this problem, it does nothing to minimise the possibility of contractors misinterpreting the logs during bid preparation. When this occurs, delays, disputes and unanticipated costs are the all-too-frequent result.

To reduce the likelihood of boring log misinterpretation, the complete report must be available to persons or organisations involved in the project, such as contractors, for their use. Those who do not provide such access may proceed under the mistaken impression that simply disclaiming responsibility for the accuracy of subsurface information always insulates them from attendant liability. Providing all the available information to persons and organisations such as contractors helps prevent costly construction problems and the adversarial attitudes that may aggravate them to disproportionate scale.

READ RESPONSIBILITY CLAUSES CLOSELY

Because an ESA is based extensively on judgement and opinion, it is necessarily less exact than other disciplines. This situation has resulted in wholly unwarranted claims being lodged against consultants. To help prevent this problem, model clauses have been developed for use in transmittals. These are not exculpatory clauses designed to foist liabilities onto some other party. Rather, they are definitive clauses that identify where your consultant's responsibilities begin and end. Their use helps all parties involved recognise their individual responsibilities and take appropriate action. Some of these definitive clauses are likely to appear in your ESA report, and you are encouraged to read them closely. Your consultant will be pleased to give full and frank answers to your questions.

APPENDIX I

PREVIOUS REPORT





STAGE 1 (PRELIMINARY) ENVIRONMENTAL SITE ASSESSMENT (ESA)

**Development Site
449 Victoria Street
Wetherill Park NSW 2164**

Lot 304 DP: 1098762

Prepared for:
ABBCA Investments Pty Ltd

(Report ID : EBG-02295.Stage1.ESA)

May 2013

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ATTACHMENTS:

APPENDIX A : LOCALITY PLANS AND PHOTOGRAPHS

- Figure 1 (02295-F01) – Regional Locality Map
- Figure 2 (02295-F02) – Site Boundaries
- Photographs

APPENDIX B : WORKCOVER SEARCHES, HISTORICAL TITLE INFORMATION AND OTHER DOCUMENTATION

Abbreviations	
As	Arsenic
B(a)P	Benzo (a) pyrene (a component of PAHs)
BTEX	Benzene, Toluene, Ethylbenzene, Xylene
BH	Borehole
Cd	Cadmium
Cr	Chromium
EPA (NSW)	Environmental Protection Agency (NSW)
DECCW(NSW)	Dept. Environment, Climate Change & Water (NSW)
Hg	Mercury
MAH	Mono Aromatic Hydrocarbons
NEHF	National Environment Health Forum
Ni	Nickel
OCPs	Organochlorin pesticides
OPPs	Organophosphate Pesticides
PCBs	Poly Cyclic Biphenyls
PAH	Polycyclic Aromatic Hydrocarbons
Pb	Lead
PID	Photo Ionisation Detector
QA/QC	Quality Assurance and Quality Control
RAP	Remedial Action Plan
RPD	Relative Percentage Difference
TCLP	Toxicity Characteristics Leaching Procedure
TRH	Total Recoverable Hydrocarbons
UST	Underground storage tank
VOCs	Volatile Organic Compounds

Distribution:	PDF Copies to: 1. Robert Carafa – ABBCA Investments Pty Ltd	
Investigation & Reporting conducted by:	Michael Edwards MAppSc, MAIG, RPGeo No.10093 <i>Registered Professional Geoscientist</i> Environmental/Engineering Geoscientist	Signed:  
Issued		15 May 2013

EXECUTIVE SUMMARY

ES-1. Investigations

This survey was authorized by Robert Carafa of ABBCA Investments Pty Ltd. The on-site inspection was conducted on 24 April 2013.

It is suspected the overlying fill layer graduates to clays at about 0.3-0.5m. Underlying the undisturbed clays is the Bringelly and Ashfield Shales and the Hawkesbury Sandstone of the Middle Triassic Wianamatta Group. Both types of outcrops are typical of areas south of the Hawkesbury River.

The *Prospect 9130-2N (3rd Edition) 1:25,000 Topographic Map* indicates that the site has an elevation marginally less than 50 metres (between the 40 and 50 metre contours). The site is located on a relatively flat land falling gently away to the north east. The Wetherill Park Drain running across the southern boundary has been constructed within the general vicinity of the original creek bed draining this area.

The 'Wetherill Park Drain' drains a relatively flat area around the Western Sydney Regional Park and away from the Sydney Water Supply Channel (which flows north directly into Prospect Dam). The Wetherill Park Drain trends east through the newer industrial complexes, across the northern boundary of the block in question and onward (north east) toward Prospect Creek. Surface water from the block would most likely flow toward the canal.

Aerial Photos and Title Search:

- The property has been part of larger blocks which have been sub-divided over the years.
- The properties involved were in private hands up until the 1960s or 70s. Since that time the surrounding properties (excluding this block) have been developed.
- The aerial photos indicate that the block in question has never been built upon or suspected of being used for any significant industrial activity, other than the Wetherill Park Drain being constructed along its southern boundary.

The block is vacant. The site is being used to store some machinery and building materials. The property has been cleared. The surface is covered with low scrubs, weeds and grasses. The vegetation appears to be in good condition. A number of stockpiles of suspected imported fill material were located in two isolated areas.

1. Area 1 – Rear of Block Adjacent Drain:
 - Larger stockpile of bituminous roadbase.
 - Smaller stockpile of clay and sandstone boulders.
2. Facing Victoria Street:
 - Two larger stockpiles of clean soil and pebbles.
 - Smaller stockpile of organic mulch.

A small machinery shed is located facing Victoria Street. This has been used to house and work on machinery and vehicles. There are a number of shallow oil stains on the ground around this area.

Other Searches and Investigations:

- There are currently no Department of Water & Conservation Acid Sulphate Soils Maps produced for this area west of the Prospect/Parramatta Acid Sulfate Soils map. It is our opinion that acid sulfate soils shall not be an issue affecting the site.
- A search of the Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover in April 2013, had not located any records pertaining to the site located at 449 Victoria Street, Wetherill Park NSW. (See WorkCover NSW letter dated 13 May 2013 – Ref: D13/065366).
- Office Environment & Heritage (EPA NSW): The land in question (for this report) was not listed on the Contaminated Land database.

ES-2. Potential Sources and Contaminants of Concern

Historical Activity	Contaminating Activity	Contaminants of Concern	Likelihood
Vacant pasture land	Illegal dumping	Rubbish, asbestos	Unlikely
Vacant land	Imported fill – unknown constituents.	PAH, Heavy metals (common fill within inner Sydney)	Possible – small stockpiles of material are located on the property
Small workshed	Machinery repair	Oils	Surface stains noted on ground around workshed

ES-3. Discussion

Points taken into consideration to enable recommendations:

- The property has been part of larger blocks which have been sub-divided over the years.
- The properties involved were in private hands up until the 1960s or 70s. Since that time the surrounding properties (which this block was a part of) have been developed.
- The aerial photos indicate that the block in question has never been built upon or suspected of being used for any significant industrial activity other than the storage of machinery and stockpiles of materials as described.
- There is no reason to suspect that the construction of the Wetherill Park Drain along its northern boundary would have impacted the soil with respect to chemical contamination.
- No chemical and/or waste storage tanks were located or are suspected to be located on the site.
- The maps provided indicate that PASS (Potential Acid Sulfate Soil) shall not be an issue for this development.
- There are no records held by WorkCover NSW that the site has been used to store hazardous goods (fuel, chemicals etc).
- The site is not listed on the Office of Environment & Heritage (EPA NSW) Contaminated Lands database.
- No major buildings on site. All scrubs and vegetation appear healthy.
- A small workshed is located along Victoria Street, adjacent to the front gate. This has been used for mechanical repairs. A number of shallow oil stains are located on the soil surface around this area.
- A number of stockpiles of imported material are located:
 - Rear of the property adjacent to the concrete drain;
 - Along the Victoria Street fence.

ES-4. Recommendation

- Considering the above points, it is the opinion of EBG that a Detailed Stage 2 Environmental Site Assessment as defined in the EPA NSW *Guidelines for Consultants Reporting on Contaminated Sites* Nov 1997, is not considered necessary.
- Within the Scope of Works for this report, EBG considers the land shall be suitable for the proposed development within the Fairfield Local Environmental Plan 1994 - Zone 4 (a) *General Industrial* zoning or similar industrial / commercial landuse if the following recommendations are undertaken:

Recommendations: EBG considers the land shall be suitable to any proposed industrial or commercial development if the recommendations below are undertaken in conjunction with the preliminary construction phase of the development:

R1. Stockpile of Bituminous Roadbase:

The stockpile should be removed from site. Asphalt waste (including asphalt resulting from road construction and waterproofing works) have been preclassified as *General Solid Waste* (non-putrescible) in accordance with the *DECC NSW Waste Classification Guidelines (Part 1 : Classifying Waste – Department of Environment & Climate Change NSW* (December 2009). This material may be removed and disposed of at an appropriate disposal facility.

After removal of the bituminous stockpile - validation samples should be taken of the remaining soil within the footprint of the stockpile. Three samples shall be analysed for heavy metals and polyaromatic hydrocarbons. The results of the analysis must confirm that the area is acceptable for *commercial / industrial* use as documented in the *EPA NSW Guidelines for the NSW Site Auditor Scheme* (2nd Edition – April 2006).

R2. Stockpiles of Soil (Imported Fill / Material):

The stockpiles of soil should be cleaned of vegetation and each stockpile kept separate. The following options are then available to the client:

- If the soil/material stockpile is to be kept on site it must be validated acceptable for *commercial / industrial* use as documented in the *EPA NSW Guidelines for the NSW Site Auditor Scheme* (2nd Edition – April 2006).
- If the soil is to be removed from site, it must first be classified as per the *DECC NSW Waste Classification Guidelines (Part 1 : Classifying Waste – Department of Environment & Climate Change NSW* (December 2009) prior to disposal.

After removal of any of the stockpiles - validation samples should be taken of the remaining soil within the footprint of the stockpile. The results of the analysis must confirm that the area is acceptable for *commercial / industrial* use as documented in the *EPA NSW Guidelines for the NSW Site Auditor Scheme* (2nd Edition – April 2006).

R3. Oil Stained Soil Around Shed and Compound

Soil stained with oil or similar located within and around the workshop/shed facing Victoria Street, shall be scrapped back with an excavator down to clean soil. The impact of this oil staining is regarded as minimal and depth is estimated to be between 100 to 200mm.

After removal of the oil stained soil validation samples should be taken of the remaining soil within the footprint of the excavation. The samples shall be analysed for BTEX, TPH, PAH and phenols. The frequency of sampling shall be determined after the total area of scrapped soil is known. The results of the analysis must confirm that the area is acceptable for *commercial / industrial* use as documented in the *EPA NSW Guidelines for the NSW Site Auditor Scheme* (2nd Edition – April 2006).

SECTION 1: INTRODUCTION

1.1 Authorization

This survey was authorized by Robert Carafa of ABBCA Investments Pty Ltd. The on-site inspection was conducted on 24 April 2013.

1.2 Scope of Work - Consultants Brief

EBG Environmental was requested to carry out a Stage 1 (Preliminary) Environmental Survey on the property. The scope of the survey entailed:

- Identify all past and present potentially contaminating activities where possible.
- Assessment of site history available within the records and available aerial photographs where applicable.
- Site visit to assess site activities past and present.
- A search of historical title information at the Land and Property Information, Macquarie Street, Sydney, to assess prior ownership and potential for contamination.
- A review of the available geological, topological maps and acid sulphate soils maps.
- A search for any notices relating to the potential for site contamination as issued by the EPA NSW and WorkCover NSW.

To accomplish the above, the following bodies were contacted:

- Historical Property Title Searches - Land and Property Information via Environmental Legal Searches
- WorkCover NSW - Dangerous goods licences
- Dial Before You Dig - investigation of underground facilities
- Department of Lands (at Land and Property Information - Macquarie Street) - Air Photos
- Sydney Water - underground water facilities
- Department of Environment & Climate Change – Contaminated Land Database

Following the research and site visit, EBG made recommendations regarding the potential for the sub surface to have elevated contaminants and if so the need for further investigations, and whether the site is suitable for the proposed development.

1.3 Limitations of the Report

Within the guidelines set down for this survey, every effort has been made to give an accurate assessment of the property identified in this document. EBG Environmental does not accept any responsibility for any contamination that may exist in the area now or in the future. EBG Environmental accepts no liability for the use of this document by any other person other than the client. This report must not be produced except in full and must not be amended in any way. This report is based on current and historical information available at the time of writing.

SECTION 2: DATA QUALITY OBJECTIVES (DQO)

2.1 Outline of DQO Process

The EPA NSW *Guidelines for the NSW Site Auditor Scheme* (2nd Edition – April 2006) describes the DQO process thus:

The process used to define the type, quantity and quality of data needed to support decisions relating to the environmental condition of the site. The DQOs provide a systematic approach for defining the criteria that a data collection design should satisfy, including when, where and how to collect samples or measurements; determination of tolerable decision error rates; and the number of samples or measurements that should be collected.

The DQOs are achieved by employing a seven-step process:

	Step	Section
1	Define the Problem	Section 2.2 1.2 Scope of Work - Consultants Brief
2	Identify the Problem	Section 2.3 3.3 Topography & Hydrogeology 3.7 Site Title History Sect. 4.0 Site Inspection
3	Identify the Inputs to the Decision	Section 2.4 1.2 Scope of Work - Consultants Brief
4	Define the Study Boundaries	Section 2.5 3.1 Site Identification 3.3 Topography & Hydrogeology Sect. 4.0 Site Inspection
5	Develop a Decision Rule	Section 2.6 Sect. 6: Discussion & Recommendations
6	Specify Limits of Decision Errors	Section 2.7: Data Quality Indicators
7	Optimise the Design for Obtaining Data	Section 2.8

2.2 Step 1 - Define the Problem

The problem is the potential for the site to have been contaminated by historical activities. These may be at levels in excess of those permissible for residential land use.

See also: 1.2 Consultants Brief

2.3 Step 2 - Identify the Inputs to the Decision

The primary decision statement that this RAP shall attempt to resolve is:

How can the contamination be identified in the report and as defined by EPA NSW Guidelines for the NSW Site Auditor Scheme (2nd Edition – April 2006), be managed or remediated so that it does not pose an unacceptable risk for the proposed residential land use.

See also:

3.3 Topography & Hydrogeology
3.7 Site Title History
Sect. 4.0 Site Inspection

2.4 Step 3 – Identify the Inputs to the Decision

The primary inputs used to assess the potential contamination were:

- Define the site boundaries by the use of survey maps and site inspection.
- Review of the site history and site conditions, including the geology, hydrogeology and topography.
- Assessing contamination identified with the Stage 1 or 2 reports to facilitate the remediation procedures.
- Using appropriate soil sampling procedures to ensure correct representative data.
- Using correct analytical methods (NATA etc) with quantitation limits below the site assessment criteria.

See also:

1.2 Scope of Work - Consultants Brief

2.5 Step 4 – Define the Study Boundaries

The boundaries of the site are documented in *3.1 Site Identification*.

See also:

- 3.1 Site Identification*
- 3.3 Topography & Hydrogeology*
- Sect. 4.0 Site Inspection*

2.6 Step 5 – Develop a Decision Rule

The purpose of this step is to define the parameter of interest, specify the action level and combine the outputs of the previous steps into an “if, then.....” decision rule that defines the conditions that would cause the decision maker to choose alternative actions.

The following decisions rules may be applied:

- Comparison of the results of the validation samples to the criteria (ie: ‘**If** the results are above criteria **then** extra remediation may be necessary’)
- **If** field QA/QC samples (blanks, spikes etc) are found to contain chemicals of concern **then** further action extra sampling, investigation of procedure shall be undertaken.
- **If** the laboratory QA/QC samples (matrix spikes, reagent blanks) fall outside the acceptance criteria (See 2.7 - DQI) **then** the laboratory shall be contacted and/or the samples shall be re-analysed.

See also:

Section 6: Discussion & Recommendations

2.7 Step 6 –Specify Acceptable Limits on Decision Errors – Data Quality Indicators (DQIs)

The project DQIs address 'Step 6', and have been established to set acceptance limits on field and laboratory data collected as part of the investigation:

DQI	Field	Laboratory	Acceptance Limits
Accuracy	Procedures standard Rinsate blanks	Analysis of: Rinsate blanks Matrix spike Lab control sample Lab duplicate <5xPQL Lab duplicate >5xPQL	As per Envirolab Procedures Not detect 70 to 130% 70 to 130% Any RPD is acceptable 0-50% RPD is acceptable
Precision	Standard procedures appropriate to job and applied Collection of split (Inter-lab) duplicate and field (Intra-lab) duplicate	Analysis of: Field (Intra-lab) duplicate Split (Inter-lab) duplicate	0-50% RPD is acceptable 0-50% RPD is acceptable
Representativeness	Correct material sampled as per RAP or ESA All material needing to be sampled was sampled	All samples analysed in accordance with 'Chain of Custody'	
Comparability	Correct sampling protocol applied Sampler appropriately trained Similar climate conditions	Standard procedures used for all labs Similar analytical methods employed by all labs involved	As per NATA requirements As per EBG and DECCW requirements
Completeness	All critical locations sampled Samples collected from surface or depth where appropriate	All samples analysed according to procedures Correct methods employed Correct PQLs employed Chain of custody requirements acted upon Lab holding times appropriate	As per appropriate regulations and guidelines

- PQLs – Practical Quantitation Limits
- RPD – Relative Percentage Difference
- RAP – Remediation Action Plan

2.8 Step 7 - Optimise the Design for Obtaining Data

EPA (2006) - *Identify the most resource-effective sampling and analysis design for general data that are expected to satisfy the DQOs.*

See :

Section 6: Discussion & Recommendations

SECTION 3: SITE INFORMATION

3.1 Site Identification

Suburb/LGA	Street Address	Lot. No.	Deposited Plan No. (DP)	Area (m ²)
Locality: Wetherill Park LGA: Fairfield Parish: St Luke County: Cumberland	449 Victoria Street, Wetherill Park	Lot 304	DP 1098762	Approx. 1 Ha

3.2 Geology

It is suspected the overlying fill layer graduates to clays at about 0.3-0.5m. Underlying the undisturbed clays is the Bringelly and Ashfield Shales and the Hawkesbury Sandstone of the Middle Triassic Wianamatta Group. Both types of outcrops are typical of areas south of the Hawkesbury River.

The Ashfield Shale is a grey well-banded, laminated rock common to south and west of Sydney Harbour. The strata is characterised by lacustrine deposits at the base grading up to prodelta and delta (marine) fronts.

The Hawkesbury Sandstone stratigraphically underlies the shale layers. The Hawkesbury Sandstone comprises medium to coarse- grained sandstone with minor shale and laminate lenses. This sandstone is of fluvial origin with limited lacustrine and wind induced deposition, with numerous braided alluvial channel fills.

The soil profile above the Hawkesbury Sandstone is typically sandy clay based soils. It is likely that the groundwater shall follow the topography and underlying sandstone. (*Sydney, Geological Map of NSW, 1:100 000 Geological Series Sheet 9130, Edition 1, NSW Dept. of Mineral Resources, 1983*).

3.3 Topography and Hydrogeology

The *Prospect 9130-2N (3rd Edition) 1:25,000 Topographic Map* indicates that the site has an elevation marginally less than 50 metres (between the 40 and 50 metre contours). The site is located on a relatively flat land falling gently away to the north east. The Wetherill Park Drain running across the southern boundary has been constructed within the general vicinity of the original creek bed draining this area.

The 'Wetherill Park Drain' drains flat areas around the Western Sydney Regional Park and away from the Sydney Water Supply Channel (which flows north directly into Prospect Dam). The Wetherill Park Drain travels east through the newer industrial complexes, across the southern boundary of the block in question and onward (north east) toward Prospect Creek.

Groundwater migration pathways through the Hawkesbury Sandstone formation is generally through the bedding planes, joints and fissure sets. The presence or not of these conduits shall determine the groundwater flow.

3.4 Acid Sulfate Soil Risk

There are currently no Department of Water & Conservation Acid Sulphate Soils Maps produced for this area west of the Prospect/Parramatta Acid Sulfate Soils map. It is our opinion that acid sulfate soils shall not be an issue affecting the site.

3.5 Zoned Land Use

The land is currently *Zoned 4(a) – General Industrial* as per amended Fairfield Local Environmental Plan 1994. It is understood that there shall not be an application to change this zoning.

3.6 WorkCover NSW

A search of the Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover in April 2013, had not located any records pertaining to the site located at 449 Victoria Street, Wetherill Park NSW. (See WorkCover NSW letter dated 13 May 2013 – Ref: D13/065366).

3.7 Fairfield Local Environmental Plan 1994

Zone 4 (a) General Industrial

1. What are the objectives of the zone?

The objectives of the zone are:

- (a) To encourage the establishment of a broad range of industrial and allied uses which will generate employment and contribute to the economic development of the City of Fairfield,*
- (b) To allow community uses to serve the needs of the local industrial work force, and*
- (c) To allow retail development only:*
 - (i) where associated with, and ancillary to, industrial purposes on the same land,*
 - (ii) where it primarily serves the daily convenience needs of the local industrial work force, or*
 - (iii) For motor orientated activities (that is, the use of a building or place associated with, and ancillary to, industrial purposes on the same land for the sale by retail of motor vehicle components or goods but not the use of a building or place elsewhere defined in this plan),*
and only if the proposed development will not detrimentally affect the viability of any nearby business centre.

2. What is permitted without development consent?

Nil.

3. What is permitted only with development consent?

Any purpose other than a purpose included in item 4.

4. What is prohibited?

Aged and disabled persons' housing, amusement parks, brothels, bulky goods salesrooms or showrooms, business premises, camping grounds and caravan parks, dwelling houses (except caretakers' dwelling house), forestry, gaming taverns, group homes, hazardous industry, hazardous storage establishments, health consulting rooms, home businesses, hospitals, hostels, hotels, institutions, intensive agriculture, medical centres, mines, motels, multi-unit housing, offensive industry, offensive storage establishments, residential flat buildings, roadside stalls, serviced apartments, shops (except take-away food shops) stock and sales yards.

3.8 Site Title History

SUMMARY OF PROPRIETORS Lot 304 DP 1098762

Year	Proprietor	Source
2004**-To Date	ABBCA Investments Pty. Limited	Current Certificate of Title*, Lot 301 DP 1084790^^
1996-2004**	Fulvio Dolso, Laurie John Dolso, Mario Dolso	Lot 31 DP 1051655^^, Lot 3 DP 851250^^
Prior Title for Lot 3 DP 851250 : 1) Lot 29 DP 29786 (Vol. 10508 Fol. 155) 2) Lot 30 DP 29786 (Vol. 9558 Fol. 7) 3) Lot 8 DP 220972 (Vol. 9873 Fol. 150) 4) Lot 1 DP 791301		

SUMMARY OF PROPRIETORS Lot 29 DP 29786 (Vol. 10508 Fol. 155)

Year	Proprietor	Source
1986-1996	Fulvio Dolso, Laurie John Dolso, Mario Dolso	Vol. 10508 Fol. 155
1981-1986	Dolso Properties Pty. Limited	Vol. 10508 Fol. 155
1972-1981	Garrick Developments Pty. Limited	Vol. 10508 Fol. 155
1972	Loretta Constructions and Investments Pty. Limited	Vol. 10508 Fol. 155
1967-1972	Mate Viskovich (plasterer)	Vol. 10508 Fol. 155, Vol. 8466 Fol. 240
1957-1967	Jack Leitz (company director), Lily Leitz (his wife)	Vol. 8466 Fol. 240, Vol. 7482 Fol. 236
To be continued - Vol. 7482 Fol. 236		

SUMMARY OF PROPRIETORS

Year	Proprietor	Source
1987-1996	Fulvio Dolso, Laurie John Dolso, Mario Dolso	Vol. 9558 Fol. 7
1963-1987	James McKeown (store manager), Pamela McKeown (his wife)	Vol. 9558 Fol. 7, Vol. 8466 Fol. 240
1957-1963	Jack Leitz (company director), Lily Leitz (his wife)	Vol. 8466 Fol. 240, Vol. 7482 Fol. 236
To be continued - Vol. 7482 Fol. 236		

SUMMARY OF PROPRIETORS

Lot 8 DP 220972 (Vol. 9873 Fol. 150)

Year	Proprietor	Source
1986-1996	Fulvio Dolso, Laurie John Dolso, Mario Dolso	Vol. 9873 Fol. 150
1981-1986	Dolso Properties Pty. Limited	Vol. 9873 Fol. 150
1972-1981	Garrick Developments Pty. Limited	Vol. 9873 Fol. 150
1972	Loretta Constructions and Investments Pty. Limited	Vol. 9873 Fol. 150
1967-1972	Ivan Viskovich (plasterer)	Vol. 9873 Fol. 150
1964-1967	Jack Leitz (company director), Lily Leitz (his wife)	Vol. 9873 Fol. 150, Vol. 9374 Fol. 193
Vol. 9873 Fol. 150 (Lot 8 DP 220972) and Vol. 9873 Fol. 149 (Lot 7 DP 220972) subdivided from Vol. 9374 Fol. 193		
1957-1964	Jack Leitz (company director), Lily Leitz (his wife)	Vol. 9374 Fol. 193, Vol. 7482 Fol. 236
To be continued - Vol. 7482 Fol. 236		

SUMMARY OF PROPRIETORS Lot 1 DP 791301

Year	Proprietor	Source
1990-1996	Fulvio Dolso, Laurie John Dolso, Mario Dolso	Vol. 9873 Fol. 149, Document Y862980
Lot 1 DP 791301 consolidated from: 1) Lot 7 DP 220972 (Vol. 9873 Fol. 149), 2) Lot 31 DP 29786 (Vol. 9793 Fol. 12) DP 791301 recorded date: August 1989 Lot 31 DP 29786 title transfer date: January 1990		

SUMMARY OF PROPRIETORS

Lot 7 DP 220972 (Vol. 9873 Fol. 149)

Year	Proprietor	Source
1986-1990	Fulvio Dolso, Laurie John Dolso, Mario Dolso	Vol. 9873 Fol. 149
1981-1986	Dolso Properties Pty. Limited	Vol. 9873 Fol. 149
1972-1981	Garrick Developments Pty. Limited	Vol. 9873 Fol. 149
1972	Loretta Constructions and Investments Pty. Limited	Vol. 9873 Fol. 149
1967-1972	Ivan Viskovich (plasterer)	Vol. 9873 Fol. 149
1964-1967	Jack Leitz (company director), Lily Leitz (his wife)	Vol. 9873 Fol. 149, Vol. 9374 Fol. 193
Vol. 9873 Fol. 150 (Lot 8 DP 220972) and Vol. 9873 Fol. 149 (Lot 7 DP 220972) subdivided from Vol. 9374 Fol. 193		
1957-1964	Jack Leitz (company director), Lily Leitz (his wife)	Vol. 9374 Fol. 193, Vol. 7482 Fol. 236
To be continued - Vol. 7482 Fol. 236		

SUMMARY OF PROPRIETORS

Lot 31 DP 29786 (Vol. 9793 Fol. 12)

Year	Proprietor	Source
1990	Fulvio Dolso, Laurie John Dolso, Mario Dolso	Document Y862980
1980-1990	Towitta Pty. Limited, Zeenan Pty. Limited	Document Y862980, Vol. 9793 Fol. 12
1973-1980	Efkay Development Corporation Pty. Limited	Vol. 9793 Fol. 12
1965-1973	Joseph Attard (farmer)	Vol. 9793 Fol. 12
1964-1965	Klaus Nicolai (fitter), Elsa Nicolai (his wife)	Vol. 9793 Fol. 12, Vol. 8466 Fol. 240
Vol. 9793 Fol. 12 (Lot 31DP 29786) was split from Vol. 8466 Fol. 240 (prior title Vol. 7482 Fol. 236)		
1957-1964	Jack Leitz (company director), Lily Leitz (his wife)	Vol. 8466 Fol. 240, Vol. 7482 Fol. 236
To be continued - Vol. 7482 Fol. 236		

SUMMARY OF PROPRIETORS Vol. 7482 Fol. 236

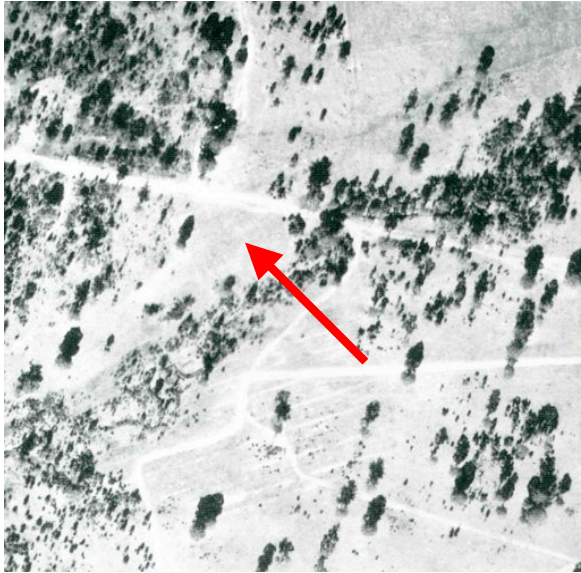

Year	Proprietor	Source
1957	Jack Leitz (company director), Lily Leitz (his wife)	Vol. 7482 Fol. 236, Vol. 6853 Fol. 248
1955-1957	Gene Jack Roubin (company director)	Vol. 6853 Fol. 248
1953-1955	Kenneth Stewart Williams (estate agent auctioneer)	Vol. 6853 Fol. 248, Vol. 6793 Fol. 236, Vol. 6557 Fol. 195
1951-1953	Herbert Field Pty. Limited	Vol. 6557 Fol. 195
1940-1951	Henry Phillip Boydell (station employee), Phoebe Elizabeth Fawbert, (wife of William James Atholstan Fawbert, manager) [Phoebe Elizabeth Fawbert was Phoebe Elizabeth Boydell (spinster)]	Vol. 6557 Fol. 195, Vol. 5147 Fol. 181, Vol. 3256 Fol. 229
1921**-1940	Rowland Harry Crossing (grazier), William George Crossing (grazier)	Vol. 3256 Fol. 229
1918-1921**	Llangloh Want (agent), Henry Skinner Forsyth (gentleman)	Book 1133 No. 722
1912-1918	Norman Ramsay (grazier)	Book 1133 No. 722, Book 983 No. 883
1912	Arundel Hill Garraway (Barrister at law)	Book 983 No. 883, Book 973 No. 699
1849-1912	William Lawson (esquire)	Book 973 No. 699, Book 7 No. 527
1837-1849	Edward New (farmer)	Book 7 No. 527, Book L No. 750

SUMMARY OF LEASE Vol. 3256 Fol. 229

Lessee	Source
Lease from Rowland Harry Crossing and William George Crossing To: Bernard John Grogan (freeholder) Dated: 20/8/1925 Expired by effluxion: 10/6/1938	Vol. 3256 Fol. 229

3.9 Historical Air Photo Interpretation

An inspection of available aerial photographs was undertaken. The following was noted:

	<p>1951 Closeup – Block of land part of a larger property and appears to be used as pasture land (fences, tracks). The line of trees marks the creek bed (Wetherill Park Drain / Canal)</p> <p>Further afield to the east and south (approx.1 km) are complexes of cropland and orchards.</p>
	<p>1970 Closeup - Block of land part of a larger property and appears to be used as pasture land (fences, tracks). The line of trees marks the creek bed (Wetherill Park Drain / Canal).</p> <p>Larger blocks to the north and east have been sub-divided into residential farmlets.</p>



1986 Closeup Trees and scrubs are still in situ on the block which appears undeveloped. Industrial activity and warehouses are located to the northeast, east and southeast of the block – though there are many empty areas.

The Wetherill Park Drain is being constructed and the underground bypass under the convergence of Victoria Street and Newton Road was being undertaken at the time of the shot.



Recent – The block is being used to store machinery. Major warehouse construction has occurred on all surrounding blocks except that directly on the southern side of the concrete drain.

3.10 Historical Title and Air Photo Discussion

- The property has been part of larger blocks which have been sub-divided over the years.
- The properties involved were in private hands up until the 1960s or 70s. Since that time the surrounding properties (excluding the block) have been developed.
- The aerial photos indicate that the block in question has never been built upon or suspected of being used for any significant industrial activity, other

than the Wetherill Park Drain 9 constructed along its southern boundary), the storage of machinery and stockpiles of fill/soil (discussed later).

3.11 Office of Environment & Water (former EPA NSW) Database

A search of the OE&H contaminated land database was carried out via the internet for the Fairfield City Council. Four sites were identified as contaminated land within the LGA search. The site in question was not listed.

Suburb	Address	Site Name	Notices related to this site
Fairfield	35 Lisbon Street	Fairfield Galvanising	3 former
Lansvale	161 Hume Highway	Former Mobil Service Station	3 former
Smithfield	25 Victoria Street	Drum Reconditioner	3 former
Yennora 44	Larra Street	Metal Plating Works	2 former

3.12 Proposed Development

It is understood that the development conforms with the Fairfield Local Environmental Plan 1994 : *Zone 4 (a) General Industrial*.

SECTION 4: SITE INSPECTION

A site inspection was carried out on 17 April 2013.

4.1 Building Condition, Current Occupier and Use

The block is vacant. A small shed is located along the Victoria Street boundary. The site is being used to store machinery, building materials and some isolated stockpiles of foil/fill (eg: bitumen and gravel removed from a road).

4.2 Surrounding Land Use

North: An open concrete canal ('drain') separates the block in question from a similar unoccupied block facing Newton Road. The 'Wetherill Park Drain' drains flat areas around the Western Sydney Regional Park and away from the Sydney Water Supply Channel (which flows north directly into Prospect Dam). The Wetherill Park Drain travels east through the newer industrial complexes, across the southern boundary of the block in question and onward toward Prospect Creek.

West: Commercial warehouses and some vacant blocks.

South: Commercial warehouses.

East: Commercial warehouses

4.3 Surface Condition and Vegetation

The block is vacant and appears never to have been built upon. The property has been cleared. The surface is covered with low scrubs, weeds and grasses. The vegetation appears to be in good condition.

A small machinery shed is located facing Victoria Street. This has been used to house and work on machinery and vehicles. There are a number of shallow oil stains on the ground around this area.

4.4 Underground Tanks and Associated Services

No underground tanks were located during the inspection.

4.5 Fill Material

A number of stockpiles of suspected imported fill material were located in two isolated areas.

1. Area 1 – Rear of Block Adjacent Drain:
 - Larger stockpile of bituminous roadbase.
 - Smaller stockpile of clay and sandstone boulders.
2. Facing Victoria Street:
 - Two larger stockpiles of clean soil and pebbles.
 - Smaller stockpile of organic mulch.

4.6 Chemical and Waste Storage

No waste storage tanks were located during the inspection

SECTION 5: AREAS OF ENVIRONMENTAL CONCERN

5.1 Potential Receptors

The site inspection revealed a number of potential receptors for off site migration of potential contamination:

- Adjacent commercial / industrial properties.
- Adjacent drainage canal

5.2 Potential Sources and Contaminants of Concern

Historical Activity	Contaminating Activity	Contaminants of Concern	Likelihood
Vacant pasture land	Illegal dumping	Rubbish, asbestos	Unlikely
Vacant land	Imported fill – unknown constituents.	PAH, Heavy metals (common fill within inner Sydney)	Possible – small stockpiles of material are located on the property
Small workshed	Machinery repair	Oils	Surface stains noted on ground around workshed

Abbreviations	
Heavy metals	As (Arsenic), Cd (Cadmium), Co (Cobalt), Cu (Copper), Cr (Chromium), Pb (lead), Ni (Nickel), Hg (Mercury), Ti (Titanium), Zn (Zinc)
PAHs	Polycyclic Aromatic Hydrocarbons
VOCs	Volatile Organic Compounds
BTEX	Benzene, Toluene, Ethylbenzene, Xylene
TRH	Total Recoverable Hydrocarbons
PCBs	Polychlorinated Biphenyls

SECTION 6: DISCUSSION & RECOMMENDATIONS

6.1 Discussion

Points taken into consideration to enable recommendations:

- The property has been part of larger blocks which have been sub-divided over the years.
- The properties involved were in private hands up until the 1960s or 70s. Since that time the surrounding properties (which this block was a part of) have been developed.
- The aerial photos indicate that the block in question has never been built upon or suspected of being used for any significant industrial activity other than the storage of machinery and stockpiles of materials as described.
- There is no reason to suspect that the construction of the Wetherill Park Drain along its northern boundary would have impacted the soil with respect to chemical contamination.
- No chemical and/or waste storage tanks were located or are suspected to be located on the site.
- The maps provided indicate that PASS (Potential Acid Sulfate Soil) shall not be an issue for this development.
- There are no records held by WorkCover NSW that the site has been used to store hazardous goods (fuel, chemicals etc).
- The site is not listed on the Office of Environment & Heritage (EPA NSW) Contaminated Lands database.
- No major buildings on site. All scrubs and vegetation appear healthy.
- A small workshed is located along Victoria Street, adjacent to the front gate. This has been used for mechanical repairs. A number of shallow oil stains are located on the soil surface around this area.
- A number of stockpiles of imported material are located:
 - Rear of the property adjacent to the concrete drain;
 - Along the Victoria Street fence.

6.2 Recommendations

- Considering the above points, it is the opinion of EBG that a Detailed Stage 2 Environmental Site Assessment as defined in the EPA NSW *Guidelines for Consultants Reporting on Contaminated Sites* Nov 1997, is not considered necessary.
- Within the Scope of Works for this report, EBG considers the land shall be suitable for the proposed development within the Fairfield Local Environmental Plan 1994 - *Zone 4 (a) General Industrial* zoning or similar industrial / commercial land use if the following recommendations are undertaken:

Recommendations: EBG considers the land shall be suitable to any proposed industrial or commercial development if the recommendations below are undertaken in conjunction with the preliminary construction phase of the development:

R1. Stockpile of Bituminous Roadbase:

The stockpile should be removed from site. Asphalt waste (including asphalt resulting from road construction and waterproofing works) have been preclassified as General Solid Waste (non-putrescible) in accordance with the *DECC NSW Waste Classification Guidelines (Part 1 : Classifying Waste – Department of Environment & Climate Change NSW* (December 2009). This material may be removed and disposed of at an appropriate disposal facility.

After removal of the bituminous stockpile - validation samples should be taken of the remaining soil within the footprint of the stockpile. Three samples shall be analysed for heavy metals and polyaromatic hydrocarbons. The results of the analysis must confirm that the area is acceptable for *commercial / industrial* use as documented in the *EPA NSW Guidelines for the NSW Site Auditor Scheme* (2nd Edition – April 2006).

R2. Stockpiles of Soil (Imported Fill / Material):

The stockpiles of soil should be cleaned of vegetation and each stockpile kept separate. The following options are then available to the client:

- If the soil/material stockpile is to be kept on site it must be validated acceptable for *commercial / industrial* use as documented in the *EPA NSW Guidelines for the NSW Site Auditor Scheme* (2nd Edition – April 2006).
- If the soil is to be removed from site, it must first be classified as per the *DECC NSW Waste Classification Guidelines (Part 1 : Classifying Waste –*

Department of Environment & Climate Change NSW (December 2009)
prior to disposal.

After removal of any of the stockpiles - validation samples should be taken of the remaining soil within the footprint of the stockpile. The results of the analysis must confirm that the area is acceptable for *commercial / industrial* use as documented in the *EPA NSW Guidelines for the NSW Site Auditor Scheme* (2nd Edition – April 2006).

R3. Oil Stained Soil Around Shed and Compound

Soil stained with oil or similar located within and around the workshop/shed facing Victoria Street, shall be scrapped back with an excavator down to clean soil. The impact of this oil staining is regarded as minimal and depth is estimated to be between 100 to 200mm.

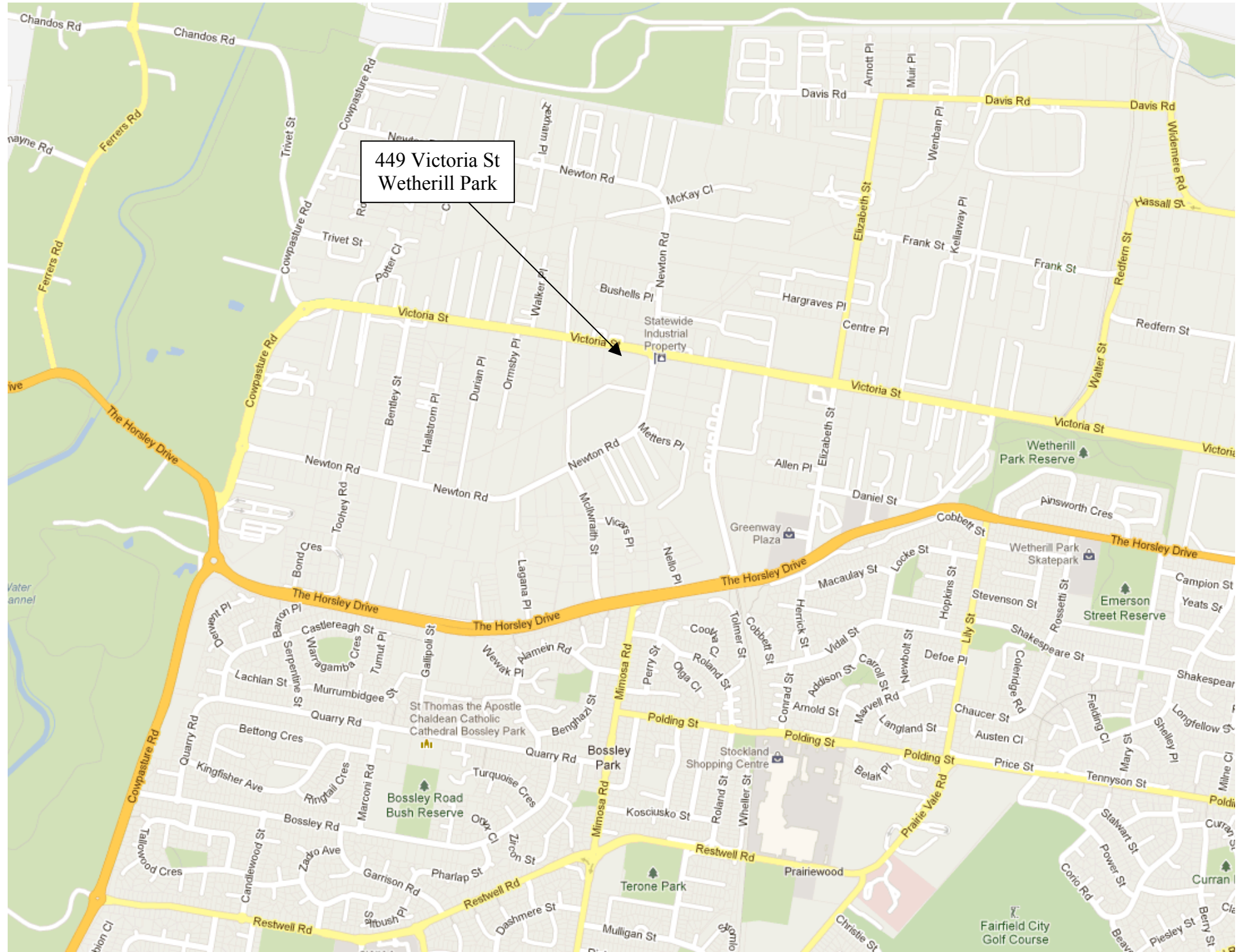
After removal of the oil stained soil validation samples should be taken of the remaining soil within the footprint of the excavation. The samples shall be analysed for BTEX, TPH, PAH and phenols. The frequency of sampling shall be determined after the total area of scrapped soil is known. The results of the analysis must confirm that the area is acceptable for *commercial / industrial* use as documented in the *EPA NSW Guidelines for the NSW Site Auditor Scheme* (2nd Edition – April 2006).


SECTION 7. REFERENCES AND LEGISLATION

- *Parramatta River 9130-3N, 2nd Edition 1:25,000 Topographic Map: Land & Property Information* 2001.
- Sydney, Geological Map of NSW, 1:100 000 Geological Series Sheet 9130, Edition 1, NSW Dept. of Mineral Resources, 1983.
- EPA NSW *Guidelines for the NSW Site Auditor Scheme* (2nd Edition – April 2006).
- NSW *Contaminated Land Management Act* 2008 No.11.
- *Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land* – Dept. of Urban Affairs & Planning and EPA NSW 1998.
- *Guideline on Investigation Levels for Soil & Groundwater : Schedule B1* – National Environment Protection Measure (NEPM) April 2011.
- *Australian and New Zealand Guidelines from the Protection of Aquatic Organisms – 95% Protection of Species for Fresh and Marine Water* (ANZECC 2000).
- *Virgin excavated natural material and Waste Classification Guidelines (Part 1 : Classifying Waste* – Department of Environment & Climate Change NSW (December 2009).
- EPA NSW *Sampling Design Guidelines* September 1995.
- EPA NSW *Guidelines for Assessing Service Station Sites* December 1994.
- *Virgin excavated natural material (DECC 2008/447)* Fact Sheet 2008.
- DEC NSW *Guidelines for Assessing Former Orchards & Market Gardens* June 2005.
- OEH NSW *Guidelines for Consultants Reporting on Contaminated Sites* 1997, 200. Reprinted August 2011


APPENDIX A : LOCALITY PLANS AND PHOTOGRAPHS

- **Figure 1 (02295-F01) – Regional Locality Map**
 - **Figure 2 (02295-F02) – Site Boundaries**
 - **Photographs**



PROJECT		REGIONAL LOCALITY MAP
STAGE 1 ENVIRONMENTAL SITE INVESTIGATION 449 Victoria Street, Wetherill Park NSW		
DATE: 10.05.2013	PROJECT ID: EBG-02295.Stage1.ESA	
SCALE: See illustration	Figure No 1: 02295-F01	



PROJECT		SITE BOUNDARIES
STAGE 1 ENVIRONMENTAL SITE INVESTIGATION 449 Victoria Street, Wetherill Park NSW		
DATE: 10.05.2013	PROJECT ID: EBG-02295.Stage1.ESA	
SCALE: See illustration	Figure No 2: 02295-F02	

*Appendix A - PHOTOGRAPHS : Stage 1 ESA : 449 Victoria St, Wetherill Park NSW
(EBG-02295.Stage1.ESA)*



APPENDIX B :
WORKCOVER DANGEROUS GOODS SEARCH
HISTORICAL TITLE INFORMATION
AND OTHER DOCUMENTATION

24 April 2013

Edwards Bläsche Group Pty Ltd
 PO Box 284
 Annandale NSW 2038 AUSTRALIA

Attention: Mr Michael Edwards

RE: Lot 304 DP 1098762, 449 Victoria Street, Wetherill Park, NSW
Your Ref:

,

SUMMARY OF PROPRIETORS

Lot 304 DP 1098762

Year	Proprietor	Source
2004**-To Date	ABBCA Investments Pty. Limited	Current Certificate of Title*, Lot 301 DP 1084790^^
1996-2004**	Fulvio Dolso, Laurie John Dolso, Mario Dolso	Lot 31 DP 1051655^^, Lot 3 DP 851250^^
Prior Title for Lot 3 DP 851250 : 1) Lot 29 DP 29786 (Vol. 10508 Fol. 155) 2) Lot 30 DP 29786 (Vol. 9558 Fol. 7) 3) Lot 8 DP 220972 (Vol. 9873 Fol. 150) 4) Lot 1 DP 791301		

*Current Certificate of Title - sighted, not purchased

^^Certificates of Title and Historical Records (prior titles) – sighted, not purchased.

**Transfer document AA320636 listed under Historical Record of Lot 31 DP 1051655, record date 13.1. 2004 (not purchased).

SUMMARY OF PROPRIETORS

Lot 29 DP 29786 (Vol. 10508 Fol. 155)

Year	Proprietor	Source
1986-1996	Fulvio Dolso, Laurie John Dolso, Mario Dolso	Vol. 10508 Fol. 155
1981-1986	Dolso Properties Pty. Limited	Vol. 10508 Fol. 155
1972-1981	Garrick Developments Pty. Limited	Vol. 10508 Fol. 155
1972	Loretta Constructions and Investments Pty. Limited	Vol. 10508 Fol. 155
1967-1972	Mate Viskovich (plasterer)	Vol. 10508 Fol. 155, Vol. 8466 Fol. 240
1957-1967	Jack Leitz (company director), Lily Leitz (his wife)	Vol. 8466 Fol. 240, Vol. 7482 Fol. 236
To be continued - Vol. 7482 Fol. 236		

SUMMARY OF PROPRIETORS

Lot 30 DP 29786 (Vol. 9558 Fol. 7)

Year	Proprietor	Source
1987-1996	Fulvio Dolso, Laurie John Dolso, Mario Dolso	Vol. 9558 Fol. 7
1963-1987	James McKeown (store manager), Pamela McKeown (his wife)	Vol. 9558 Fol. 7, Vol. 8466 Fol. 240
1957-1963	Jack Leitz (company director), Lily Leitz (his wife)	Vol. 8466 Fol. 240, Vol. 7482 Fol. 236
To be continued - Vol. 7482 Fol. 236		

SUMMARY OF PROPRIETORS

Lot 8 DP 220972 (Vol. 9873 Fol. 150)

Year	Proprietor	Source
1986-1996	Fulvio Dolso, Laurie John Dolso, Mario Dolso	Vol. 9873 Fol. 150
1981-1986	Dolso Properties Pty. Limited	Vol. 9873 Fol. 150
1972-1981	Garrick Developments Pty. Limited	Vol. 9873 Fol. 150
1972	Loretta Constructions and Investments Pty. Limited	Vol. 9873 Fol. 150
1967-1972	Ivan Viskovich (plasterer)	Vol. 9873 Fol. 150
1964-1967	Jack Leitz (company director), Lily Leitz (his wife)	Vol. 9873 Fol. 150, Vol. 9374 Fol. 193
Vol. 9873 Fol. 150 (Lot 8 DP 220972) and Vol. 9873 Fol. 149 (Lot 7 DP 220972) subdivided from Vol. 9374 Fol. 193		
1957-1964	Jack Leitz (company director), Lily Leitz (his wife)	Vol. 9374 Fol. 193, Vol. 7482 Fol. 236
To be continued - Vol. 7482 Fol. 236		

SUMMARY OF PROPRIETORS

Lot 1 DP 791301

Year	Proprietor	Source
1990-1996	Fulvio Dolso, Laurie John Dolso, Mario Dolso	Vol. 9873 Fol. 149, Document Y862980
Lot 1 DP 791301 consolidated from: 1) Lot 7 DP 220972 (Vol. 9873 Fol. 149), 2) Lot 31 DP 29786 (Vol. 9793 Fol. 12)		

DP 791301 recorded date: August 1989
Lot 31DP 29786 title transfer date: January 1990

SUMMARY OF PROPRIETORS

Lot 7 DP 220972 (Vol. 9873 Fol. 149)

Year	Proprietor	Source
1986-1990	Fulvio Dolso, Laurie John Dolso, Mario Dolso	Vol. 9873 Fol. 149
1981-1986	Dolso Properties Pty. Limited	Vol. 9873 Fol. 149
1972-1981	Garrick Developments Pty. Limited	Vol. 9873 Fol. 149
1972	Loretta Constructions and Investments Pty. Limited	Vol. 9873 Fol. 149
1967-1972	Ivan Viskovich (plasterer)	Vol. 9873 Fol. 149
1964-1967	Jack Leitz (company director), Lily Leitz (his wife)	Vol. 9873 Fol. 149, Vol. 9374 Fol. 193
Vol. 9873 Fol. 150 (Lot 8 DP 220972) and Vol. 9873 Fol. 149 (Lot 7 DP 220972) subdivided from Vol. 9374 Fol. 193		
1957-1964	Jack Leitz (company director), Lily Leitz (his wife)	Vol. 9374 Fol. 193, Vol. 7482 Fol. 236
To be continued - Vol. 7482 Fol. 236		

SUMMARY OF PROPRIETORS

Lot 31 DP 29786 (Vol. 9793 Fol. 12)

Year	Proprietor	Source
1990	Fulvio Dolso, Laurie John Dolso, Mario Dolso	Document Y862980
1980-1990	Towitta Pty. Limited, Zeenan Pty. Limited	Document Y862980, Vol. 9793 Fol. 12
1973-1980	Efkay Development Corporation Pty. Limited	Vol. 9793 Fol. 12
1965-1973	Joseph Attard (farmer)	Vol. 9793 Fol. 12
1964-1965	Klaus Nicolai (fitter), Elsa Nicolai (his wife)	Vol. 9793 Fol. 12, Vol. 8466 Fol. 240
Vol. 9793 Fol. 12 (Lot 31DP 29786) was split from Vol. 8466 Fol. 240 (prior title Vol. 7482 Fol. 236)		
1957-1964	Jack Leitz (company director), Lily Leitz (his wife)	Vol. 8466 Fol. 240, Vol. 7482 Fol. 236
To be continued - Vol. 7482 Fol. 236		

SUMMARY OF PROPRIETORS

Vol. 7482 Fol. 236

Year	Proprietor	Source
1957	Jack Leitz (company director), Lily Leitz (his wife)	Vol. 7482 Fol. 236, Vol. 6853 Fol. 248
1955-1957	Gene Jack Roubin (company director)	Vol. 6853 Fol. 248
1953-1955	Kenneth Stewart Williams (estate agent auctioneer)	Vol. 6853 Fol. 248, Vol. 6793 Fol. 236, Vol. 6557 Fol. 195
1951-1953	Herbert Field Pty. Limited	Vol. 6557 Fol. 195
1940-1951	Henry Phillip Boydell (station employee), Phoebe Elizabeth Fawbert, (wife of William James Atholstan Fawbert, manager) [Phoebe Elizabert Fawbert was Phoebe Elizabeth Boydell (spinster)]	Vol. 6557 Fol. 195, Vol. 5147 Fol. 181, Vol. 3256 Fol. 229
1921**-1940	Rowland Harry Crossing (grazier), William George Crossing (grazier)	Vol. 3256 Fol. 229
1918-1921**	Llanglosh Want (agent), Henry Skinner Forsyth (gentleman)	Book 1133 No. 722
1912-1918	Norman Ramsay (grazier)	Book 1133 No. 722, Book 983 No. 883
1912	Arundel Hill Garraway (Barrister at law)	Book 983 No. 883, Book 973 No. 699
1849-1912	William Lawson (esquire)	Book 973 No. 699, Book 7 No. 527
1837-1849	Edward New (farmer)	Book 7 No. 527, Book L No. 750

**Document date

SUMMARY OF LEASE

Vol. 3256 Fol. 229

Lessee	Source
Lease from Rowland Harry Crossing and William George Crossing To: Bernard John Grogan (freeholder) Dated: 20/8/1925 Expired by effluxion: 10/6/1938	Vol. 3256 Fol. 229

Terms of Conditions & Limitations

1. The client is responsible for payment associated with the search.
2. The client is authorised to use our report subject to settlement of our account. Until the account is settled, the report remains the property of Environmental Legal Searches. If the account is not settled within 30 days of the invoice date, then the authority to use the report may be revoked. Where authority to use the report is revoked, all references to the report should be deleted or rendered inactive until the account is settled.
3. Search was based on **Lot 304 DP 1098762** provided by **Mr Michael Edwards**. The street number (if applicable) is for reference only.

The attached cadastral plan MUST be checked against the survey plan for the property for correctness.

4. Any details of the lease(s), sub-lease(s) and/or transfer of lease(s) were solely extracted from the records shown on the current certificate(s) of title (title search), documents of lease(s)/ sub-lease(s)/transfer of lease(s), the cancelled certificate(s) of title and/or the old system vendor/purchaser volume(s). The MOST RECENT record may not be available on the day of the searching.
5. Although the search is performed to a professional and diligent standard, we cannot warrant any loss or damages which may be associated with our search. We therefore limit any potential liability associated with our search to the cost of our services.

Requested Parcel : Lot 304 DP 1098762

LGA : FAIRFIELD

Parish : ST LUKE

Identified Parcel : Lot 304 DP 1098762

County : CUMBERLAND





HISTORY OF TITLE TRANSACTION

Title Reference: 304/1098762

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

22/4/2013 2:17PM

FOLIO: 304/1098762

First Title(s): OLD SYSTEM
Prior Title(s): 301/1084790

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
27/6/2006	DP1098762	DEPOSITED PLAN	FOLIO CREATED EDITION 1

*** END OF SEARCH ***

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

10508
Fol. 155
(Page 1) Vol.

NEW SOUTH WALES

Appln. No. 21604

Prior Title Vol. 8466 Fol. 240



CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



RP



10508155

Vol. 10308 Fol. 100

Edition issued 6-3-1967

K583898

R

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

Witness *S. Vandine*

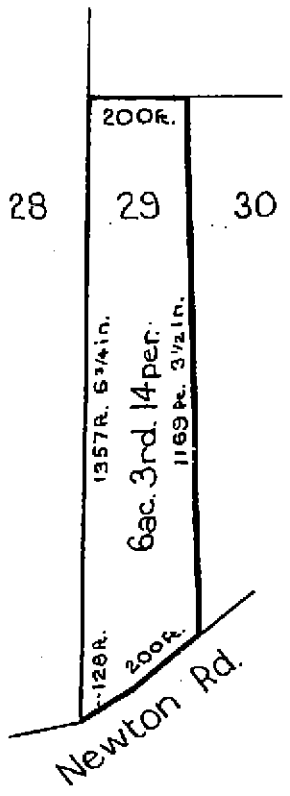
CANCELLED

Registrar General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



K. 583898 1977

Scale: 400 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 29 in Deposited Plan 29786 in the Municipality of Fairfield Parish of St. Luke and County of Cumberland being part of Portion 74 granted to William Lawson on 14-5-1855.

FIRST SCHEDULE (continued overleaf)

~~MATE VICKOVICH of Drummoyne, Plasterer.~~

SECOND SCHEDULE (continued overleaf)

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

Lawson

Registrar General

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

PT 1, 17 V.C.N. Blight, Government Printer

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT		ENTERED	Signature of Registrar-General
NATURE	NUMBER	DATE			
Lorretta Corbett-Lorretto and Investments Pty Limited	14755512	26-5-1972	15-6-1972		
Garrick Developments Pty Limited	14755575	26-5-1972	15-6-1972		
Dolso Properties Pty. Limited by					
Fulvio Dolso, Laurie John Dolso and Mario Dolso as tenants in common in equal shares by Transfer	W213718	Registered 3-3-1986			

SECOND SCHEDULE (continued)

INSTRUMENT		PARTICULARS		ENTERED	Signature of Registrar-General	CANCELLATION
NATURE	NUMBER	DATE				
Mortgage	15582899	3-2-1967	to Gask, Ltdy of Darling Point, Company Director and Poly Ltdy his wife	15-3-1967	<i>[Signature]</i>	Discharged
Grant	14537596	6-12-1971		23-12-1971	<i>[Signature]</i>	Withdrawn
Mortgage	14755516	26-5-1972	to Deposit and Investment Company Limited	15-6-1972	<i>[Signature]</i>	Discharged
Mortgage	R416452		to Deposit and Investment Company Limited	18-9-1975	<i>[Signature]</i>	Discharged
Mortgage	P879245		to Deposit and Investment Company Limited	9-9-1976	<i>[Signature]</i>	Discharged
Mortgage	14755516		to Deposit and Investment Company Limited	9-6-1978	<i>[Signature]</i>	Cancelled
Mortgage	14755516		to Deposit and Investment Company Limited	9-6-1978	<i>[Signature]</i>	Cancelled
Mortgage	R416452		to Deposit and Investment Company Limited	9-6-1978	<i>[Signature]</i>	Cancelled
Mortgage	R416452		to Deposit and Investment Company Limited	9-6-1978	<i>[Signature]</i>	Cancelled
Mortgage	P879245		to Deposit and Investment Company Limited	9-6-1978	<i>[Signature]</i>	Cancelled
Mortgage	P879245		to Deposit and Investment Company Limited	9-6-1978	<i>[Signature]</i>	Cancelled

CANCELLED

SEE AUTO FOLIO

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

G.

NEW SOUTH WALES

For Grant and title reference
prior to first edition see
Deposited Plan.

CERTIFICATE OF TITLE

PROPERTY ACT, 1900, as amended.



Vol. 9558 Fol. 7

1st Edition issued 1.11.1963.

ML CANCELLED 3344703 112

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

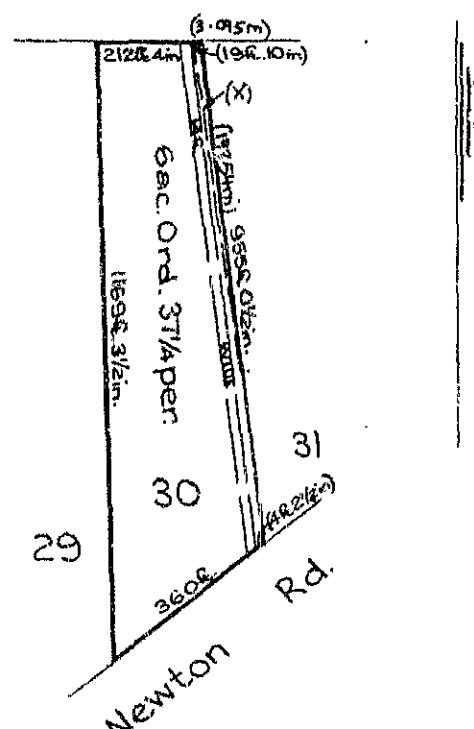
Witness

Sheille

Jamison
Registrar-General.



PLAN SHOWING LOCATION OF LAND



(X) EASEMENT FOR WATER SUPPLY VAR. WIDTH-3317896

3344703

Scale: 400 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 30 Deposited Plan 29786, Municipality Fairfield, Parish St. Luke, County Cumberland.

Jamison
Registrar General.

FIRST SCHEDULE (Continued overleaf)

~~JAMES McKEOWN~~, of Fairfield, Storehouse Manager, and ~~PAMELA MARY McKEOWN~~ his wife, as Joint Tenants.

Jamison
Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.
2. Easement created by Transfer No. FLO2722 affecting the piece of land 14 feet wide shown in the plan hereon.

Jamison
Registrar General.

REGISTERED PROPRIETOR

Laurie John Dolso, Mario Dolso and Fulvio Dolso as tenants in common in equal shares by Transfer X32426. Registered 20-8-1987

COMPUTER FOLIO CREATION. NO FURTHER
DEALINGS TO BE REGISTERED.

INSTRUMENT		ENTERED	Signature of Registrar General
NATURE	NUMBER	DATE	
1			

N 450 612 M

2582K

10

18-1081

X 319-2 DM
2671

SECOND SCHEDULE
(continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
Mortgage	J344078	16-5-1963	The Commonwealth Trading Bank of Australia	12-11-1963	<i>Jackson</i>	482563
Mortgage	M480012	3-7-1973	to Commonwealth Trading Bank of Australia	9-10-1973	<i>Jackson</i>	X32425.
Transfer	N808201	15-3-1974	Easement for Water Supply (as more fully set out in the said instrument) affecting the land within described shown as "Proposed Easement (2 3/4 P) in D.P. 556397 (with Consent of Mortgage)	3-6-1974	<i>Jackson</i>	
Transfer	S317896		Easement for Water Supply affecting the land shown as bounded in the plan above.	17-3-1981	<i>Jackson</i>	
			COMPUTER FOLIO CREATION, NO FURTHER DEALINGS TO BE REGISTERED.			

COMPUTER FOLIO CREATION, NO FURTHER
DEALINGS TO BE REGISTERED.

FORM NO. 183A

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

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



09873150

Appln. No. 21604
Prior Title Vol. 9374 Fol. 193

Vol. 9873 Fol. 150

1st Edition issued 23-11-1964.



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

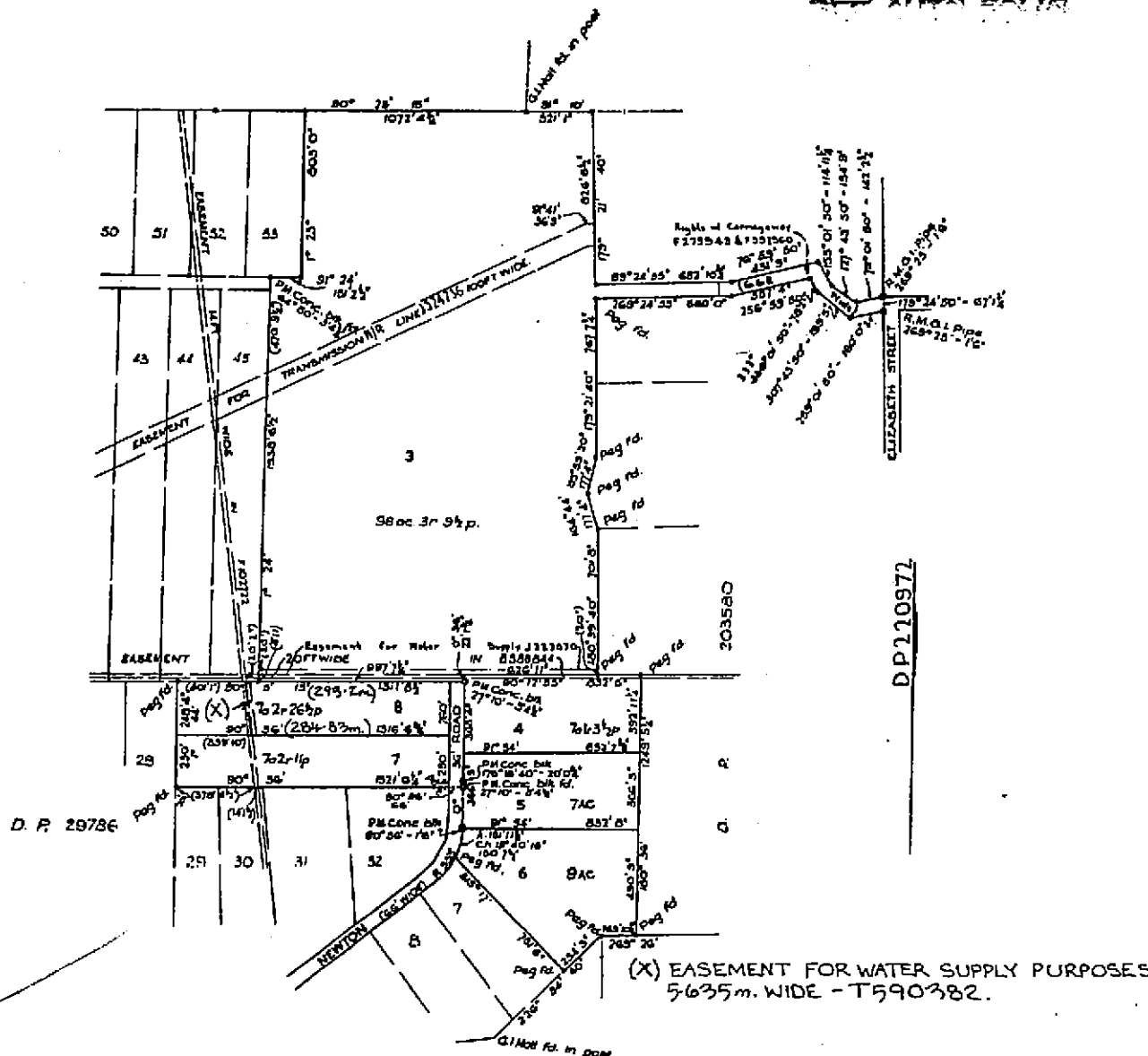
Witness

Aboken

CANCELLED
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 8 in Deposited Plan 220972 at Bossley Park in the Municipality of Fairfield Parish of St. Luke and County of Cumberland being part of Portion 74 granted to William Lawson on 14-5-1855.

FIRST SCHEDULE (Continued overleaf)

~~JACK LEITZ, of Bellevue Hill, Company Director and LILY LEITZ, his wife, as Joint Tenants~~

Lawson
Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Easement for Drainage created by Transfer No. F102722 affecting the piece of land shown as Easement 14 feet wide in the plan hereon.

Lawson
Registrar General.

M

NEW SOUTH WALES

(For Grant and title reference
prior to first edition see
Deposited Plan.)

CERTIFICATE OF TITLE

PROPERTY ACT, 1900, as amended.



Vol. 9374 Fol. 193

CANCELLED
1st Edition issued 18-2-1963.

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

Witness

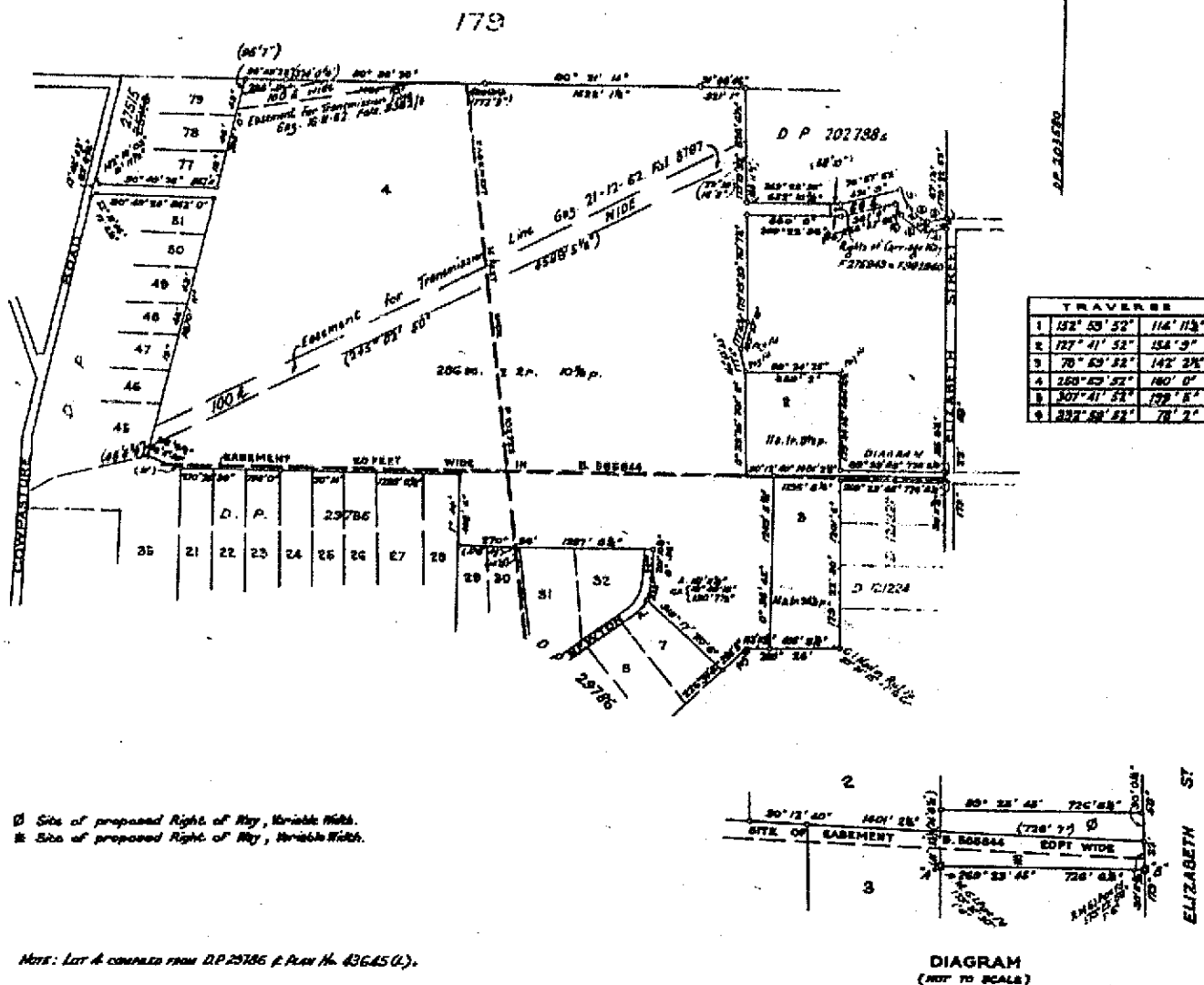
B. Bailey

J. J. J. J.

Registrar-General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 4 in Deposited Plan 203580 at Bossley Park in the Municipality of Fairfield Parish of St. Luke and County of Cumberland.

FIRST SCHEDULE (Continued overleaf)

JACK LEITZ, of Bellevue Hill, Company Director and LILY LEITZ, his wife, as Joint Tenants.

J. J. J. J.
Registrar General.

SECOND SCHEDULE (Continued overleaf)

- Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.
- Easement for Drainage created by Transfer No. B585844 affecting the part of the land above described shown as Easement 20 feet wide in the plan hereon.
- Easement for Drainage created by Transfer No. F102722 affecting the part of the land above described shown as Easement 14 feet wide in the plan hereon.
- Rights of Carriageway created by Transfers Nos. F275943 and F992960 affecting the part of the land above described shown as Rights of Carriageway 66 feet wide in the plan hereon.
- Easement for Transmission Line created by notification in Government Gazette dated 16th November 1962 Folios 3382 and 3383 affecting the part of the land above described shown as Easement for Transmission Line 100 feet wide in the plan hereon.
- Easement for Transmission Line created by notification in Government Gazette dated 21st December 1962 Folio 3797 affecting the part of the land above described shown as Easement for Transmission Line 100 feet wide in the plan hereon.

J. J. J. J.
Registrar General.



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

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

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

ST 1608 V. C. N. BLIGHT, GOVERNMENT PRINTER

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	NATURE	INSTRUMENT NUMBER	DATE	ENTERED	Signature of Registrar-General
This deed is cancelled as to <i>part</i> New Certificates of Title have issued for lots in New Certificates of Title have issued for lots in <i>the residue (ex. road)</i> <i>deposited</i> Plan No. <i>220971</i> as follows: Lots <i>36 to 53</i> Vol. <i>9873</i> Vol. <i>1514</i> <i>168</i> respectively <i>3 to 7</i> Vol. <i>9873</i> Vol. <i>145</i> <i>150</i> respectively  <i>Jawatson</i> REGISTRAR GENERAL	<i>road</i> lots in respectively 				

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
<i>Transfer</i>	J223370	22.11.1962	<i>Easement for water supply (as more fully set out in the said instrument) affecting the proposed easement 20 feet wide shown in Dep. Plans 213980. The interest of the Council of the Municipality of Fairfield in the New road shown on 2120971 The interest of the Council of the Municipality of Fairfield in the New road shown on 2120972</i>	<i>16.7.1963 10.11.1964 10.11.1964</i>	<i>Jawatson Jawatson Jawatson</i>	

HISTORY OF TITLE TRANSACTION

Title Reference: 1/791301

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

15/4/2013 7:53AM

FOLIO: 1/791301

First Title(s): OLD SYSTEM

Prior Title(s): 31/29786 7/220972

Recorded	Number	Type of Instrument	C.T. Issue
15/8/1989	DP791301	DEPOSITED PLAN	FOLIO CREATED EDITION 1
2/3/1990	Y862980	TRANSFER	EDITION 2
11/4/1996	DP851250	DEPOSITED PLAN	FOLIO CANCELLED
23/8/1999	6120491	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

PRINTED ON 15/4/2013

Ref: /Src:X
RP 13

STAMP DUTY



Y862980

TRANSFER
REAL PROPERTY ACT 1900

T	CA	1 of 1	X	R	1
	\$	44			

DESCRIPTION OF LAND
Note (a)

TRANSFEROR
Note (b)

ESTATE
Note (c)

TRANSFeree
Note (d)

TENANCY
Note (e)

PRIOR ENCUMBRANCES
Note (f)

EXECUTION
Note (g)

Note (g)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
1/791301	Whole Being that part as was formerly in 31/29786	Wetherill Park
TOWITTA PTY. LIMITED and ZEENAN PTY. LIMITED		

in consideration of the transfer by the transferees to the transferor of that part of 2/791301 as was formerly in 7/220972 and transfers an estate in fee simple in the land above described to the TRANSFeree

<u>FULVIO DOLSO, LAURIE JOHN DOLSO and MARIO DOLSO</u> as joint tenants tenants in common Equal shares	OFFICE USE ONLY PROP
--	-----------------------------

subject to the following PRIOR ENCUMBRANCES 1. 2. 3.

DATE 30 January 1990

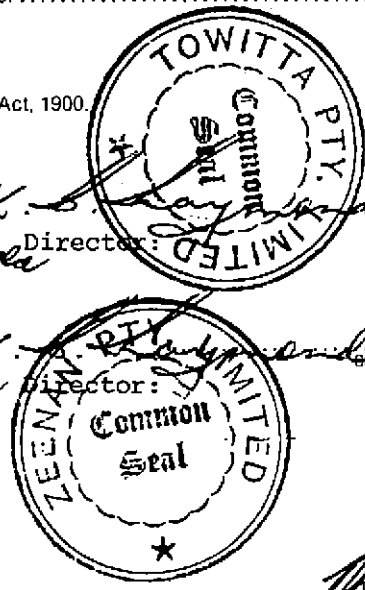
We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

THE COMMON SEAL of TOWITTA PTY LIMITED was signed in my presence by the transferor who is personally known to me hereunto duly affixed in accordance with the Articles of Association of the Company in the presence of: Secretary: *J MacDonell* Director: *K. B. Barclay*

THE COMMON SEAL of ZEENAN PTY LIMITED was hereunto duly affixed in accordance with the Articles of Association of the Company in the presence of: Secretary: *J MacDonell* Director: *K. B. Barclay*

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

Signature of Witness
Name of Witness (BLOCK LETTERS)
Address and occupation of Witness



Solicitor for *Miles David Barclay*
MILES DAVID BARCLAY.

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

OFFICE USE ONLY

LODGED BY		MILES BARCLAY & CO. 75 KING ST; SYDNEY. NSW 2000.		LOCATION OF DOCUMENTS	
Ref: MB.JH.		Delivery Box Number 625F.		CT	OTHER
Checked	Passed	REGISTERED		1	Herewith.
Signed	Extra Fee	02 MAR 1990			In L.T.O. with
				Secondary Directions	
				Delivery Directions	CT 625F

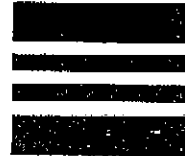
12
9793

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

Fol.
(Page 1) Vol.

NEW SOUTH WALES

Application No. 21604
Prior Title Vol. 8466 Fol. 240



CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



FR

Vol. **9793** Fol. **12**

1st Edition issued 1-9-1964
J700564

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

Witness

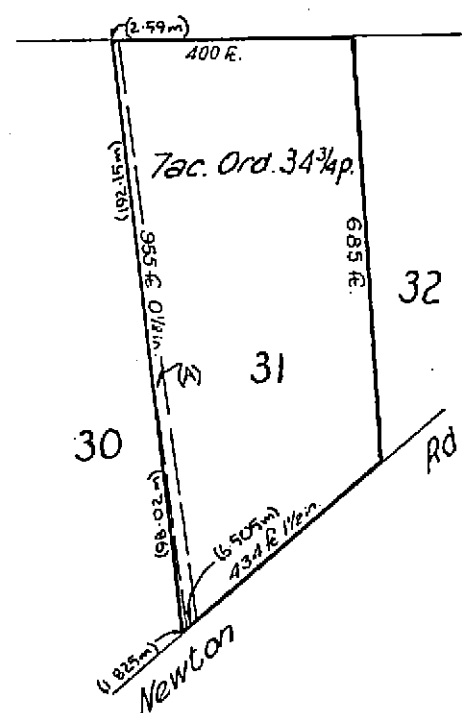
[Signature]

[Signature]

Registrar General.



PLAN SHOWING LOCATION OF LAND



(A) EASEMENT FOR WATERMAINS 5.635 METRES
WIDE & VARIABLE WIDTH - R519583

J700564 *[Signature]*

Scale: 300 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 31 in Deposited Plan 29786 in the Municipality of Fairfield, Parish of St. Luke and County of Cumberland being part of Portion 74 granted to William Lawson on 14-5-1855.

[Signature]
Registrar General.

FIRST SCHEDULE (Continued overleaf)

~~KLAUS NICOLAI of Macquarie Fields, Fitter and ELSA NICOLAI his wife, as Joint Tenants.~~

[Signature]
Registrar General.

SECOND SCHEDULE (Continued overleaf)

GRY

- CV 1. Reservations and conditions, if any, contained in the Crown Grant(s) above referred to
2. Covenant created by Transfer No. J700564. p

[Signature]
Registrar General.

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

FIRST SCHEDULE (continued)[illegible]

SECOND SCHEDULE (continued)

SECOND SCHEDULE (continued)						
NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
	NUMBER	DATE				
Mortgage	1700565	26.6.1964	to Carnegie Investments Pty. Limited.	8-9-1964	<i>[Signature]</i>	7998024
Transfer	N408251	1-8-1973	Agreement for future charge/possession of land in the said city of Melbourne (affecting that part of the land within the bounded 22.1 Gheated road shown as "Proposed" Blockment 7.3" wide" for D.P. 556397	26-9-1973	<i>[Signature]</i>	
Mortgage	N556235	31.10.1973	to, Lombard Australia Limited.	19-11-1973	<i>[Signature]</i>	1966080
Mortgage	P55105	25-11-1974	to The Mutual Home Loans Fund of Australia Limited.	9-12-1974	<i>[Signature]</i>	1966080
Transfer	R519323	—	Agreement for water mains affecting the land shown in burdened on the plan hereon	10-5-1944	<i>[Signature]</i>	
Mortgage	S300143	—	to Commonwealth Trading Bank of Australia	13-12-1979 13-2-1981	<i>[Signature]</i>	

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

FORM No. 62

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

(Page 1) Vol. 9873 Fol. 149

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



09873149

Appln. No. 21604
Prior Title Vol. 9374 Fol. 193

Vol. 9873 Fol. 149

1st Edition issued 23-11-1964.



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

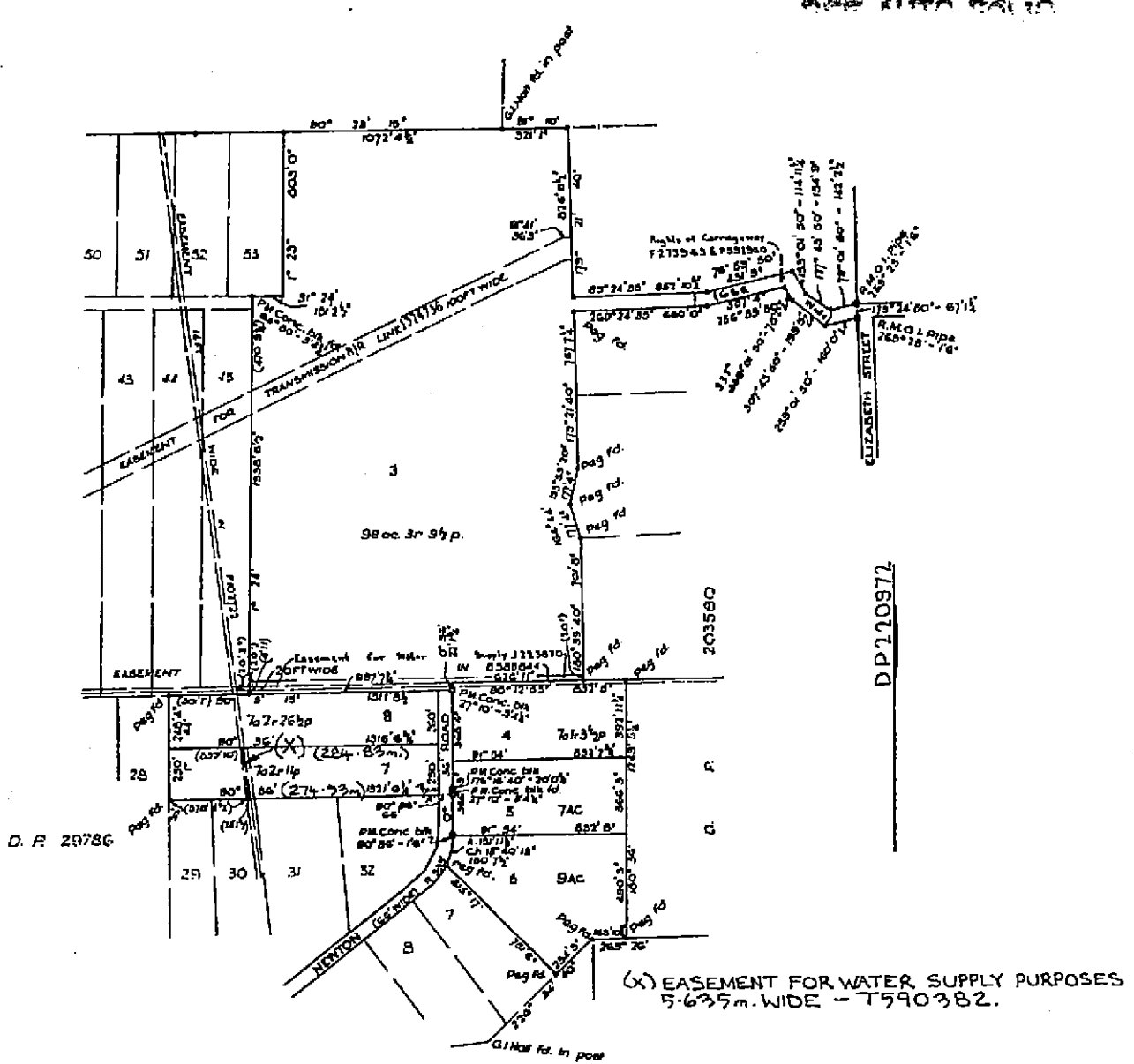
Witness

Abokeni

CANCELLED
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 7 in Deposited Plan 220972 at Bossley Park in the Municipality of Fairfield Parish of St. Luke and County of Cumberland being part of Portion 74 granted to William Lawson on 14-5-1855.

FIRST SCHEDULE (Continued overleaf)

~~JACK LEITZ, of Bellevue Hill, Company Director and LILY LEITZ, his wife, as Joint Tenants.~~

Lawson
Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Easement for Drainage created by Transfer No. F102722 affecting the piece of land shown as Easement 14 feet wide in the plan hereon.

Lawson
Registrar General.

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

