



Douglas Partners
Geotechnics | Environment | Groundwater

Report on
Preliminary Site Investigation for Contamination

Proposed Residential Subdivision,
Lots 99 and 100 D.P. 1243071, Gurner Avenue,
Austral, NSW

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Landcom

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

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Executive Summary

This report presents the results of the Preliminary Site Investigation for contamination (PSI) undertaken by Douglas Partners Pty Ltd (DP) on behalf of Landcom to inform the proposed residential redevelopment of Lots 99 and 100 Deposited Plan (D.P.) 1243071, Gurner Avenue, Austral, NSW ('the site').

The PSI was conducted to evaluate the contamination status of the site, from a contamination perspective, for the proposed redevelopment. The scope of the current investigation comprised a site history review, review of previous investigations, site walkover, update of the preliminary conceptual site model (CSM), preparation of a data gaps assessment and preparation of a summary sampling and analysis quality plan (SAQP).

The site exists within a largely rural setting, adjacent to residential and agricultural properties. Historical aerial photographs indicate that the site was an undeveloped and partially cleared parcel of rural land from 1930 to present. Land surrounding the site during this period has been primarily for residential and market gardens. A service station, nature reserve and transmission substation is also located near the site.

Previous investigations concluded that the site was generally free from overt indicators of gross and/or widespread contamination and considered that the likelihood of background contamination issues at the site was low despite observations of uncontrolled filling and stockpiles with inclusions of demolition waste and suspected asbestos containing material (ACM) fragments.

An inspection by an Environmental Scientist from DP to identify current site activities, site features and any visible or olfactory indicators of potential contamination was carried out on 24 September 2019. Key findings are shown as select photographs provided in Appendix E. Fly tipping, soil stockpiles, residual soils including demolition materials and access roads were flagged for potential contamination.

The conclusions of the PSI are summarised as follows:

- Six PAEC were identified that require further investigation to characterise their contamination risk to the proposed development;
- PAEC observed are considered typical for the area and will not likely pose a constraint to the proposed development.

It is recommended that a Detailed Site Investigation for contamination (DSI) is completed, targeting PAEC identified in the current investigation.

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Report on Preliminary Site Investigation for Contamination Due Diligence Investigation Lots 99 and 100 D.P. 1243071, Gurner Avenue, Austral, NSW

1. Introduction

Douglas Partners Pty Ltd (DP) was commissioned by Landcom to undertake a Preliminary Site Investigation for contamination (PSI) to inform the proposed residential redevelopment of Lots 99 and 100 Deposited Plan (D.P.) 1243071, Gurner Avenue, Austral, NSW (the site). The site location and layout is shown on Drawing 1 (Appendix A).

DP understands that Landcom requires the PSI to inform due diligence, planning and design of the proposed redevelopment of the site.

The PSI was conducted to evaluate the contamination status of the site in regard to its compatibility, from a contamination perspective, for the proposed redevelopment. The scope of the current investigation comprised a site history review, review of previous investigations, site walkover, update of the preliminary conceptual site model (CSM), preparation of a data gaps assessment and preparation of a summary sampling and analysis quality plan (SAQP). Details of the work undertaken and the results obtained are given within this report. The SAQP will be further documented in the Detailed Site Investigation (DSI) report which will focus on investigating data gaps identified in this report.

This report has been prepared with reference to NSW EPA guidelines under the Contaminated Land Management (CLM) Act 1997, NSW *State Environmental Planning Policy No. 55 - Remediation of Land* (SEPP 55) and National Environment Protection Council National *Environment Protection (Assessment of Site Contamination) Measure, 1999*, as amended 2013 (NEPC, 2013).

The PSI was undertaken concurrently with a preliminary geotechnical investigation (Project 94562.00.R.001) which has been reported separately.

1.1 Scope of Works

DP completed the following scope of works as part of the assessment:

- Review of local topographic, soil, geological, salinity and acid sulfate soils mapping;
- Review of historical aerial photographs and Nearmap aerial imagery to identify past/present land use;
- Search of the NSW EPA Land Information records for any statutory notices or licences current on any parts of the site or nearby surrounds under the *Contaminated Land Management (CLM) Act 1997* and the *Protection of the Environment Operations (POEO) Act 1997* of relevance to the site;
- Search for groundwater bores on or adjacent to the site registered with the NSW Office of Water;
- Review of current and historical land title records;
- Review of a previous site investigation desktop information-sourced report provided by Landcom;
- Undertake a site walkover to identify potential past/present contaminating activities visible at the site;
- Update the preliminary conceptual site model (CSM); and
- Preparation of this PSI report outlining the methodology and findings of the investigation, a data gaps assessment and summary SAQP.

2. Site Background

2.1 Site Identification

The site is approximately 50.9 hectares (ha) and is located within the Local Government Area of Liverpool City Council. The site is formally registered as Lots 99 and 100 on Deposited Plan (D.P.) 1243071. The site layout and lot boundaries are shown on Drawing 1, Appendix A.

The site is an irregular shaped parcel of land located on the northern site of Gurner Avenue with a narrow strip fronting Gurner Avenue in the south. A Transgrid substation is located immediately north west of the site and electrical metal pylons traverse north east – south west across the western portion of the site. A Sydney Water wastewater pump station (pump reference SP1190) is located in the north central portion of the site and is excluded from the assessment area. A Jemena gas substation is located near the south east corner of the site (within the site area).

The site generally comprises bushland and open fields. A creek traverses across the eastern portion of the site and flows towards the north west and ultimately flows into South Creek (further discussed in Section 2.6). DP understands that the riparian corridor associated with the creek is to be retained as part of the development.

2.2 Surrounding Land Use

The site exists within a largely rural setting, adjacent to residential and agricultural properties. A review of Nearmap Imagery identified the following land uses surrounding the site:

- North: Kemps Creek Nature Reserve, Kemps Creek Transmission Substation and associated high voltage transmission towers, powerlines and associated roads;
- East: Upper Canal aqueduct and Western Sydney Parklands;
- South: Residential, small subdivisions, market gardens and Gurner Avenue beyond. A service station (Speedway Austral) is located approximately 800 m to the south of the site; and
- West: High voltage transmission towers and powerlines with Kemps Creek Nature Reserve beyond. The Kemps Creek Rural Fire Services (RFS) training site is located approximately 2 km to the southwest of the site.

2.3 Topography

Regional topographic data indicates that the site topography ranges from 72 m relative to Australian Height Datum (AHD) in the eastern side of the site to 62 m AHD in the northern centre of the site, with the general topography of the site sloping towards the north east, with the exception of the far western corner which sloped towards the north-west and the eastern portion which slopes towards the west.

2.4 Geology

Reference to the Geological Survey of New South Wales *Penrith 1:100 000 scale Geological Series Sheet 9030*, 1st Edition 1991 indicates that the site is underlain by Bringelly Shale of the Wianamatta Group of Triassic age. This formation typically comprises shale, carbonaceous claystone, claystone, laminite, fine to medium-grained lithic sandstone, rare coal and tuff which typically weather to form clays of intermediate to high plasticity.

2.5 Soil Landscape

Reference to the Soil Conservation Service of NSW, *Soil Landscapes of the Penrith 1:100 000 Sheet*, 1990 indicates that the site is located within the Blacktown soil landscape group. Blacktown soils comprise shallow to moderately deep red and brown podzolic soils on crests, upper slopes and well drained areas and deep yellow podzolic soils and soloths on lower slopes and in areas of poor drainage. Such soils are generally moderately reactive highly plastic subsoil, low soil fertility with poor soil drainage.

2.6 Hydrology and Hydrogeology

Two unnamed creeks are located on the site, one in the eastern portion of the site and the other in the western portion of the site. Both creeks flow towards the north west and ultimately into Kemps Creek 1.8 km north west of the site. Given the general topography of the site and the presence of on-site creeks, surface water is expected to flow towards both on-site creeks and towards the west (in the western portion) and the north west (in the centre and east). Upper Canal which flows between the Upper Nepean dams located south/south east of the site, from the south east towards the north west is located approximately 400 m east of the site.

A search for registered groundwater bores within 1 km radius from the site was undertaken and one bore was identified. The groundwater bore (GW100571) is indicated to be located 550 m south-east of the site on 30 Gurner Avenue, Austral and was drilled 271 m below ground level. The bore log records a standing water level of 45 m, presumably below ground level (bgl). The bore was previously registered by Crownland Austral Pty Ltd for farming purposes, however the licence for the well has been cancelled and subdivision work conducted on the location of the bore and therefore is most likely no longer present. Summary information of the bore is provided in Appendix B.

General features of the hydrogeology of western Sydney which are relevant to this site are described in the following and summarised further below:

- Old (1942) *The Wianamatta Shale Waters of the Sydney District*, NSW Agricultural Gazette, pp 215 - 221;
- Wooley (1991) *Groundwater* in Jones DC and Clark NR (editors) *Geology of the Penrith 1:100,000 sheet*, pp 119 - 121. NSW Geological Survey, Sydney, 202p;
- McNally (2004) *Shale, Salinity and Groundwater in Western Sydney*, Australian Geomechanics 39(3), pp 109 - 123;
- McNally (2009) *Soil and Groundwater Salinity in the Shales of Western Sydney*, *Groundwater in the Sydney Basin Symposium*, International Association of Hydrogeologists, pp 228 - 235; and
- Russell G, McKibbin D, Williams J and G A Gates (2009) *Groundwater Resource Assessment of the Triassic rocks of the Sydney Basin*, *Groundwater in the Sydney Basin Symposium*, International Association of Hydrogeologists, pp 312 - 328.

The shale terrain of much of western Sydney is known for saline groundwater, resulting either from the release of connate salt in shales of marine origin or from the accumulation of windblown sea salt. Seasonal groundwater level changes of 1.0 m to 2.0 m can occur in a shallow regolith aquifer or a deeper shale aquifer due to natural influences.

The unweathered shale rock unit is effectively impermeable and the few bores drilled into the unweathered shales in the Sydney area are generally dry or yielding small flows of saline groundwater, typically with total dissolved salts (TDS) contents of 10,000 mg/L to 30,000 mg/L (Old, 1942; McNally, 2004). Groundwater flow is likely to be dominated by fracture flow with resultant low yields (typically <1 L/s) in bores. Therefore it is likely that the groundwater in the shales below the site will have little beneficial use or if abstracted.

2.7 Acid Sulfate Soils

Reference to the Acid Sulfate Soil (ASS) mapping for the area indicates that the site is in an area of no known occurrence of ASS.

The NSW Acid Sulfate Soils Manual 1998 published by the Acid Sulfate Soils Advisory Committee (ASSMAC) indicates that ASS (and Potential Acid Sulfate Soils – PASS) normally occur in alluvial or estuarine soils below RL 5 m AHD although occasionally are encountered up to RL 12 m AHD. Considering the ASS mapping and given that the site soils are at site elevations above RL 62 m AHD, it is considered unlikely that ASS is present at the site.

2.8 Salinity Potential

Reference to the *Map of Salinity Potential in Western Sydney*, indicates that soil along the creeks on the site are mapped as having high salinity potential (orange areas) and known salinity (red areas). The salinity potential for the remainder of the site is mapped as having moderate salinity potential, i.e. saline soils may be present but have not yet been assessed.

These classifications are based on regional hydrology and landform geology and it is noted that due to the resolution at the scale of the mapping, it is not possible to delineate the zone boundaries with precision.

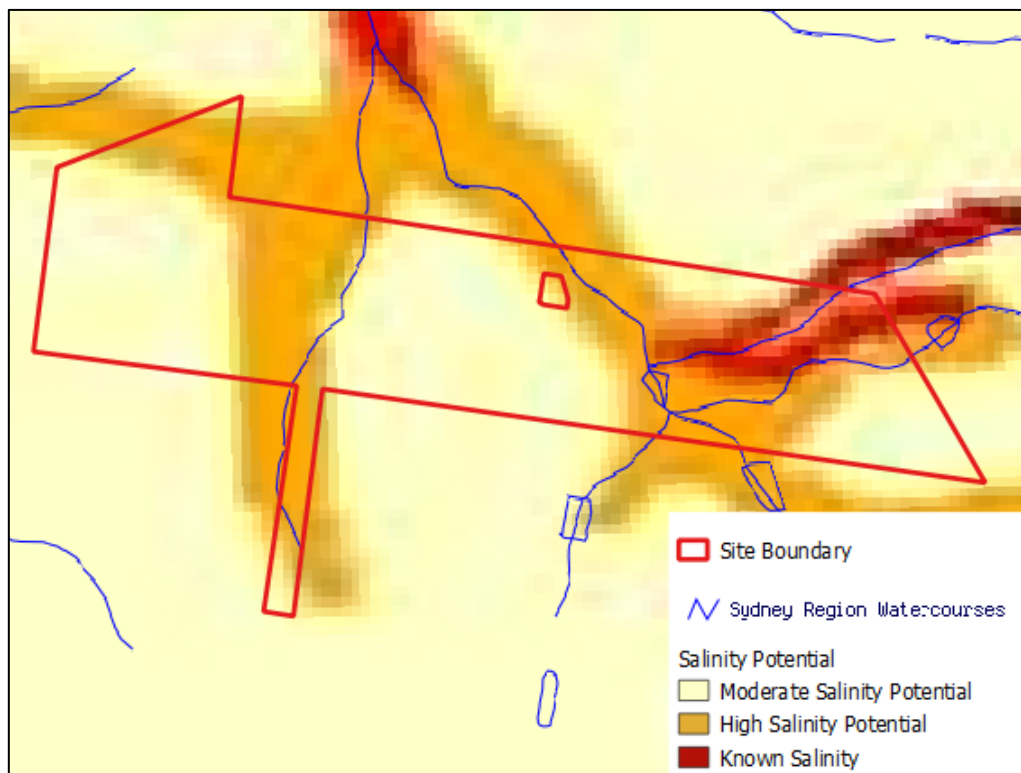


Figure 1: Salinity potential based on regional mapping

3. Site History

A site history investigation was undertaken by DP to identify potential areas of environmental concern and contaminants of concern which may arise from current or previous land uses, e.g. the presence of demolished or partly demolished buildings, soil stockpiles, land filling, waste disposal and other potentially contaminating activities. The site history investigation is summarised below.

3.1 Historical Aerial Photography

Aerial photographs from 1957, 1961, 1970, 1982, 1991 and 2002 were sourced from Spatial Services, NSW and reviewed to assist in identifying the history of the site and the surrounding area. Additionally, recent images from August 2015 and July 2019 were sourced from Nearmap¹. The aerial photographs are shown on Drawings 2 to 10 (Appendix A) with a summary of the review provided in Table 1 below. Map Reference Points (MRP) discussed in Table 1 are shown on relevant drawings.

Table 1: Summary of Aerial Photograph Review:

Year of Aerial Photograph	Description of Site and Surrounding Area
1957 Drawing 2	<p>The site is vacant and mainly cleared of vegetation. Evidence of cultivation is visible in the north east portion of the site.</p> <p>The land surrounding the site is generally cleared of vegetation to the north, east and west, with sporadic patches of vegetation to the south, intermitted within cleared land for rural residential properties and low density farming and market gardens. Upper Canal and associated service roads are evident to the east.</p>
1961 Drawing 3	<p>The aerial photograph for 1961 shows the eastern two thirds of the site, but the westernmost part of the site is not included.</p> <p>The site has remained relatively unchanged with the exception of an increase of bush cover next to the creek in the eastern portion of the site. Smaller creeks are visible in the eastern portion of the site, likely flowing towards the creek (i.e. towards the west).</p> <p>The surrounding land generally remained unchanged with the exception of additional building structures and possible horticultural areas to the south.</p>
1970 Drawing 4	<p>The site appears to be relatively unchanged.</p> <p>Further vegetation clearing, market gardens, horticultural areas, a horse training track and additional structures are apparent to the south of the site.</p>

¹ <http://maps.au.nearmap.com/>. Last accessed 18 October 2019.

Year of Aerial Photograph	Description of Site and Surrounding Area
1982 Drawing 5	<p>The westernmost portion of the site is not shown on the available aerial photos for this period. Electrical metal pylons (MRP1 - high voltage 330 kV) are now evident on site in the same alignment as the present day. Associated service/construction roads (MRP2) are present on site along the north, east and western boundary of the site and following the same general alignment as current. The current access road to the Transgrid substation has been constructed running north-south on the western portion of the site (MRP3). Potential ground disturbances (MRP4) and structures (MRP5) are noted in the south eastern portion of the site, likely associated with the current Jemena gas substation.</p> <p>Transgrid Kemps Creek Transmission Substation appears to be under construction to the north-west of the site. Further vegetation clearing and rural residential development is evident to the south of the site.</p>
1991 Drawing 6	<p>Further electrical pylons / transmission towers (MRP6) are evident in the aerial photograph, but were most likely constructed prior to the prior 1982 aerial photograph as these are shown in the portion of the site where photography was not available for 1982. Overall, the site and surrounding land appears relatively unchanged.</p>
2002 Drawing 7	<p>The site has remained relatively unchanged, with the exception of a small structure (MRP7) and associated unpaved tracks running towards the north west and east in the eastern portion of the site.</p> <p>The surrounding land has remained relatively unchanged, however, some lots have had greenhouse areas constructed since the previous aerial photograph, likely used for horticultural purposes.</p>
2009 Drawing 8	<p>The site and surrounding land appears to be relatively unchanged.</p>
2015 Drawing 9	<p>The following site features are noted:</p> <ul style="list-style-type: none"> • Ground disturbances/earth works (MRP8) and road construction (MRP9) were undergoing in associated with construction of the sewerage pump station on Lot 2 D.P. 1223501 (not included in the site boundary) in the centre of the site. • An additional structure is noted on the eastern boundary (MRP10). • A stockpile on the south-west corner (MRP11). • Ground disturbance (MRP12). <p>The surrounding land appears relatively unchanged with the exception with the construction of Al-Faisal College to the south of the site.</p>
2019 Drawing 10	<p>The construction of the pump station on Lot 2 D.P. 1223501 has been completed. An additional service road (MRP13) is evident in the centre of the site. There are ground disturbances (MRP14 and MRP15) associated with subdivision earthworks to the south to the site.</p> <p>Land to the south east of the site has been cleared and appears to be in the progress of bulk earthworks for residential development. Al Faisal College has been constructed south west of the site.</p>

3.2 Search of NSW EPA Public Registers

A search of the NSW EPA website on 15 August 2019 indicated that:

- The site and adjacent properties have not been included in the list of NSW contaminated sites notified to EPA;
- No notices or orders made under the Contaminated Land Management (CLM) Act 1997 (CLM Act) have been issued for the site or adjacent properties; and
- No licences under Schedule 1 of the Protection of the Environment Operations (POEO) Act 1997 have been issued for the site or any properties within 500 m of the site.

The search results are provided in Appendix C.

The nearest service station site is located approximately 800 m south of the site (Speedway, 394 Fifteenth Avenue, corner of Edmonson Avenue and Fifteenth Avenue). Given the general topography of the site and the surrounding area, with dominant flow likely towards the west (towards Kemps Creek) it is likely that this service station is located cross-gradient from the site. It is also noted that the Speedway site is not listed as notified to the EPA under the CLM Act.

The site is not identified as being under investigation through the NSW EPA Per/poly-fluoroalkyl substances (PFAS) investigation program. It is noted that a number of current and former fire services (including Kemps Creek Rural Fire Service (RFS) and Austral RFS) are within the general region and potentially up hydraulic gradient of the site. The nearest of these stations (Kemps Creek) is approximately 2 km south west of the site and is currently under investigation. Initial testing has confirmed the presence of PFAS in groundwater, surface water and sediment samples at this location. As with the Speedway site, the RFS sites are likely located cross- gradient of the site, however the high mobility of PFAS in groundwater means that the flow behaviour is currently less well understood (when compared to hydrocarbon impact).

3.3 Review of Historical Title Deeds

An historical title deeds search was used to obtain ownership and occupancy information including company names and the occupations of individuals. The title information can assist in the identification of previous land uses by the company names or the site owners and can, therefore, assist in establishing whether there were potentially contaminating activities occurring at the site. A summary of the title deeds and possible land uses (with reference to the aerial photographs) is presented in Tables 2, 3 and 4. A full copy of the search results is included in Appendix D.

Table 2: Summary of Title Deeds as Regards Lot 99 D.P. 1243071

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Potential Land Use
16.06.1911 (1911 to 1941)	Stephen Thomas Pearce (Butcher) James Alston Gregg (Grazier)	Likely pastoral
20.11.1941 (1941 to 1944)	Henry John Andrews (Grazier) Olive Annie Andrews (Married Woman)	Likely pastoral

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Potential Land Use
16.10.1944 (1944 to 1959)	Samuel Edward Sibley (Company Director) (& his deceased estate)	Unknown, possibly pastoral
04.02.1959 (1959 to 1972)	Wingello Pty. Limited	Unknown, lot remained vacant
08.12.1972 (1972 to 2018)	The State Planning Authority of New South Wales Various name changes now Planning Ministerial Corporation	Unknown, possibly reserved for future service buildings
14.12.2018 (2018 to date)	# Epsilon Distribution Ministerial Holding Corporation (Endeavour Energy)	Unknown, possibly reserved for future service buildings

Denotes Current Registered Proprietor

Table 3: Summary of Title Deeds as Regards Lot 100 D.P. 1243071

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Potential Land Use
16.06.1911 (1911 to 1941)	Stephen Thomas Pearce (Butcher) James Alston Gregg (Grazier)	Likely pastoral
20.11.1941 (1941 to 1944)	Henry John Andrews (Grazier) Olive Annie Andrews (Married Woman)	Likely pastoral
16.10.1944 (1944 to 1959)	Samuel Edward Sibley (Company Director) (& his deceased estate)	Unknown, possibly pastoral
04.02.1959 (1959 to 1972)	Wingello Pty. Limited	Unknown, lot remained vacant
08.12.1972 (1972 to date)	# The State Planning Authority of New South Wales Various name changes now # Planning Ministerial Corporation	Land set aside for future development

Denotes Current Registered Proprietor

Table 4: Summary of Title Deeds as Regards Easement from Gurner Ave in Lot 100 D.P. 1243071

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Potential Land Use
19.12.1921 (1921 to 1927)	Ada Barrie (Married Woman)	Unknown
01.10.1927 (1927 to 1944)	Arthur Anderson (Wharf Labourer)	Unknown
01.03.1944 (1944 to 1946)	Nellie Anderson (Widow)	Unknown

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Potential Land Use
08.02.1946 (1946 to 1949)	David Black (Market Gardener)	Potential market garden directly next to boundary
11.03.1949 (1949 to 1951)	Victor Walter Robert Sutherland (Foreman Mechanic) Francis Mary Sutherland (Married Woman)	Unknown, lot remained vacant
10.07.1951 (1951 to 1959)	Samuel Edward Sibley (Gentleman)	Unknown, lot remained vacant
16.01.1959 (1959 to 1959)	Charles Iveagh Johnston (Company Director) Ronald Harrison Molesworth (Accountant) Jessie Sibley (Widow)	Unknown, lot remained vacant
04.02.1959 (1959 to 1977)	Wingello Pty. Limited	Unknown, lot remained vacant
20.12.1977 (1977 to date)	# The New South Wales Planning and Environment Commission Various name changes now # Planning Ministerial Corporation	Land set aside for future development

Denotes Current Registered Proprietor

4. Previous Investigations

JBS & G has previously prepared a report titled *Preliminary Site Investigation, 75 Gurner Avenue, Austral, NSW*, report reference 54460-112740, Rev 0, dated 17 January 2018 for the site on behalf of Landcom. DP understands that the JBS & G PSI was prepared for due diligence purposes. The scope of the JBS & G report included a desktop study, a site walkover, preparation of a preliminary CSM and conclusions and recommendations. Key findings of the JBS & G report are summarised below:

- The desktop review identified the primary former site use was agricultural and market gardens and some uncontrolled filling and stockpiling has occurred;
- A large soil stockpile, estimated to be 5,000 m³, with inclusions of demolition waste and suspected asbestos containing material (ACM) fragments was observed in the south central portion of the site adjacent to the site boundary with residential subdivision site located at 35 - 37 Gurner Avenue. ACM fragments were also observed in surrounding spread fill;
- Based on the desktop review JBS & G considered that the likelihood of background contamination issues at the site was low;
- In summarising their site walkover findings, JBS & G considered that the site was generally free from overt indicators of gross and/or widespread contamination. A large stockpile with demolition waste including bonded fragments of asbestos containing materials (ACM) was noted by JBS & G as being present in the centre of the site;

- Based on the findings of the desktop review and site walkover JBS & G identified the following potential areas of environmental concern² (PAEC) and their associated contaminants of potential concern (COPC):
 - o Access roads: heavy metals, Total Recoverable Hydrocarbons (TRHs), benzene, toluene, ethylbenzene and total xylenes (BTEX), Polycyclic Aromatic Hydrocarbons (PAHs), pesticides including organochlorine pesticides (OCP) and organophosphorus pesticides (OPP), polychlorinated biphenyls (PCB) and asbestos;
 - o Spread fill and stockpiles: Heavy metals, PAHs, TRHs, BTEX, OCP, OPP, PCB and asbestos;
 - o Former agricultural land use and market gardens via application of fertilisers and pesticides: Priority metals, pesticides including OCP, OPP and acid herbicides;
 - o Hydrological features, collection and accumulation of possibly impacted surface runoff: Heavy metals, TRHs, BTEX, PAHs, OCP, OPP and PCB;
 - o Whole site (general use): Heavy metals, OCP, PCB, TRH, BTEX, PAHs and asbestos;
 - o Drainage conduits: Asbestos;
 - o Whole site (fly tipping/illegal dumping): Aesthetic concerns;
 - o Service station (off-site possible source): Lead, TRH, BTEX and phenols; and
 - o RFS sites located south and south east of the site: PFAS.
- Based on the findings of their report, JBS & G recommended the following actions are undertaken:
 - o Confirm the source of a large soil stockpile (~ 5,000 m³) and any resulting contract obligations on investigation / remediation / disposal costs (where required) between Landcom and OSL;
 - o Undertake a hazardous material characterisation assessment on soil stockpiles to determine their content for retention on site and / or disposal; and
 - o Undertake a DSI with soil, sediment and surface water sampling;
- DP generally concurs with the findings of JBS & G's report however DP notes additional PAECs not recorded by JBS & G. These are further discussed in the following sections of the report and (in particular) in Section 7.

5. Site Walkover

A site walkover was carried out by Emily McGinty, a DP Associate and CEnvP³ SC on 24 September 2019 and key findings are outlined below. Select photographs are provided in Appendix E and referenced, where relevant below.

- The site topography was generally gently undulating (Photograph 1), with waterlogging visible in large portions of the site. Fields within the site were bordered by fencing which was largely barb wire, with the exception of the boundary fencing which was chain link style fencing.
- The riparian area next to the creek was covered with thick low lying shrubbery. Fly tipping was visible in portions of the shrubbery, including discarded white goods (Photograph 2), construction and demolition materials and domestic materials (Photograph 3). Because of the density of the shrubbery, more fly tipping may be present but was obscured by vegetation. It was noted that the

² DP notes that JBS & G refers to these as Areas of Environmental Concern (AEC) however DP's approach will be to confirm whether or not these areas pose contamination risks to the development by later intrusive investigation. Therefore they are referred to as PAEC in this report.

³ Certified Environmental Practitioner – Site Contamination Specialist.

turbidity content of the creek was generally high (Photograph 4); particularly in the south west portion of the site where drainage from the adjacent residential subdivision was able to drain into the creek (Photograph 5).

- Fly tipping and discarded materials were also observed at the site at the following locations:
 - o Tyres on the ground surface in the north west portion of the site (Photograph 6);
 - o Construction and demolition materials in the south east portion of the site, next to a residential subdivision currently being developed. Several stockpiles of (amongst other things) soil, scrap metal, building materials, wooden pallets, timber, white goods and car parts were observed (Photographs 7 to 9). Some were overgrown with vegetation;
 - o Timber and wooden pallets in fields on the site (Photograph 10);
 - o Segments of railway track in the south west portion of the site (Photograph 11); and
 - o Discarded polystyrene boxes near the south west boundary of the site (may have blown over from the adjacent market gardens site – Photograph 12).
- Stockpiles of soil were visible in the following locations:
 - o Construction and demolition type materials partially covered in grass in the south west portion of the site (Photograph 13);
 - o Soil mound mostly covered with grass containing construction and demolition materials in the south central portion of the site (Photograph 14); and
 - o Stockpile containing soil in the north west portion of the site.
- Residual soils including construction and demolition materials were observed next to the site entrance and the southern boundary of the site. The residual soils are likely from recent stockpiling during recent construction works for the pump station (observed on aerial photographs);
- Access roads to the substation and the pump station comprised bitumen hard standing. All other access roads appeared to be unsealed; and
- Portions of the site are accessible to the public as part of the wider Melaleuca and Moss Trails.

6. Preliminary Conceptual Site Model

6.1 Potential Areas/Sources of Environmental Concern

Based on the findings of the desk top study and the site walkover, the following PAECs have been observed at the site:

6.1.1 S1: Areas of Filling (including access roads)

Evidence of filling was observed in historical aerial photographs during the construction of both the electrical substation, the pump station and access roads. Possible COPC include metals, TRH, BTEX, PAH, phenols, PCBs, OCP, OPP and asbestos.

6.1.2 S2: Stockpiles

Stockpiles containing soil and some construction and demolition materials have been observed by DP on the site. Residual soils from recent stockpiling during nearby construction works were also observed – JBS & G observed suspected ACM fragments on the ground surface next to the stockpile. Possible COPC include metals, TRH, BTEX, PAH, phenols, PCBs, OCP, OPP and asbestos.

6.1.3 S3: Fly Tipping / Illegal Dumping

Fly tipping and illegal dumping of white goods, domestic and construction materials were observed next to the creek and along the southern site boundary. Possible COPC include metals, TRH, BTEX, PAH, phenols, PCBs, OCP, OPP and asbestos.

6.1.4 S4: Former Low Density Agricultural Land Use/Market Gardens

The site has previously been used for low density agricultural/pastoral purposes and possibly market gardens. Associated COPC include metals, OCP and OPP.

6.1.5 S5: Possible Asbestos Pipe Network

An asbestos pipe network has not been observed at the site however such a network is often present on rural residential/agricultural sites in the region of similar age. Such a pipe network is rarely mapped and the chances of locating services using above ground radio detection and ground penetrating radar (GPR) tools is low. Investigating for such a network at the site prior to bulk earthworks is intended to prevent strike and breakage and impacting surrounding soils with asbestos. The key COPC associated with this possible source is asbestos.

6.1.6 S6: Electrical Transmission Fluids

If the network of electrical transmission infrastructure is to be retained as part of the development, it is likely that development will be restricted to a 'buffer' around the network (usually defined by the asset owner) that will at least reduce possible exposure pathways to human health. Some characterisation of the risk will be required as part of the DSI. It is noted that the transmission infrastructure observed at the site were metal; no timber power poles were observed.

Notwithstanding the above, the associated COPC includes metals, hydrocarbons, PCBs and solvents.

6.1.7 Off-site Service Station

Not further considered as part of this PSI – refer to discussion in Section 6.3.

6.1.8 Use of PFAS in the Region

Not further considered as part of this PSI – refer to discussion in Section 6.3.

6.2 Potential Receptors

The following potential human receptors (R) have been identified for the site:

- R1 – Current/future site users (construction and maintenance workers and residents in a low density residential setting); and
- R2 – Land users in adjacent areas including residential.

The following potential ecological receptors (R) have been identified for the site:

- R3 – Local groundwater and receiving water bodies;
- R4 – Surface water bodies (on-site creek and off-site dams and creeks); and
- R5 – Downstream terrestrial ecosystems.

6.3 Potential Pathways

Potential pathways for contamination include the following:

- P1 – Ingestion and dermal contact of soil/dust;
- P2 – Inhalation of fibres and/or dust and/or vapours;
- P3 – Leaching of contaminants into groundwater and migration to Kemps Creek;
- P4 – Surface water runoff into creeks;
- P5 – Direct human health contact with impacted surface waters within the riparian corridor; and
- P5 – Direct contact with terrestrial ecosystem receptors.

As discussed in Section 2.6, groundwater beneath the site is typically of low yield and saline and is therefore unlikely to provide a beneficial use to receptors for irrigation purposes or otherwise and as such is not further assessed here in the context of risk to human health from direct contact with groundwater and/or ingestion of groundwater.

The service station present south of the site (discussed in Section 3.2) is located cross hydraulic gradient from the site and has not been notified to the EPA under the CLM Act. Therefore it is considered unlikely that impact from the service station site is migrating to the current site and does not require further investigation at this time.

Whilst a number of RFS sites where PFAS have been in use in the past are located in the general region, they are all located (in a general sense) cross hydraulic gradient from the site. PFAS is highly mobile in groundwater and potential dilute sources (within any given catchment) can be numerous and varied. Based on the findings of the desktop study, the potential for PFAS impact in groundwater and surface waters at the site compared to the general region is low. Therefore, further assessment of PFAS at the site is not considered to be required at this time.

6.4 Summary of Potential Complete Pathways

The site CSM is presented in Table 5 below.

Table 5: CSM

Potential Source	Exposure Pathway	Receptor
S1: Areas of Fill	P1 – Ingestion and dermal contact; P2 – Inhalation of fibres and/or dust and/or vapours; P3 – Leaching of contaminants into groundwater and migration; P4 – Surface water runoff; P5 – Direct contact with human receptors (creek) P6 – Direct contact with terrestrial ecosystem receptors	R1 – Current / future site users (construction and maintenance workers and residents in a low density residential setting) R2 – Land users in adjacent areas R3 – Local groundwater and receiving water bodies R4 – Surface water bodies (on-site and off-site dams and creeks) R5 – Downstream terrestrial ecosystems
S2: Stockpiles	P1 – P6	R1 – R5
S3: Fly tipping / illegal dumping	P1 – P6	R1 – R5
S4: Former low density agricultural land use	P1 – P6	R1 – R5
S5: Asbestos pipe network	If ACM is disturbed / weathered and fibre release is possible, exposure via inhalation of fibres (P2) is possible	R1 and R2
S6: Electrical transmission fluids	P1 – P6	R1 – R5

7. Data Gaps Assessment and Summary SAQP

In order to ascertain where and what further data is required to characterise contamination risks (if any are present), DP has carried out a data gaps assessment and summary SAQP which is provided in Table 6 below.

Table 6: Data Gaps Assessment and Summary SAQP

Potential Area of Environmental Concern (PAEC)		Where Identified	Contaminants of Potential Concern	Additional Investigation Required?	Type of Investigation Required
1	Areas of filling	JBS&G (2018) and this report	Heavy metals, TRH, BTEX, PAH, OCPs and OPPs, PCBs and asbestos	Targeted sampling, analysis and assessment is required as part of a Detailed Site Investigation to inform whether soils are suitable (from a contamination perspective) to retain on site or not.	Targeted test pits as follows: <ul style="list-style-type: none"> • In access roads • Next to and leading to the pump station • Former stockpiling area in central southern portion of the site
2	Soil and miscellaneous material stockpiles	JBS&G (2018) and this report			Targeted test pits in stockpiles at the site, sampling and analysis for COPC. Where demolition materials are observed (and therefore asbestos suspected), sampling density to consider WA Department of Health (DoH) 2008 asbestos guidelines.
3	Fly tipping / illegal dumping	This report	Heavy metals, TRH, BTEX, PAH, OCPs and OPPs, PCBs and asbestos	Targeted sampling of known areas of fly tipping.	Targeted test pits and / or hand auger samples of surface soils collected and analysed for COPC. Where demolition materials are observed (and therefore asbestos suspected), sampling density to consider WA Department of Health (DoH) 2008 asbestos guidelines.
4	Historical application of herbicides / pesticides from agricultural land use/market gardens	JBS&G (2018) and this report	Heavy metals, OCPs and OPPs	Additional soil, sediment and surface water investigation required.	Undertake grid based low density (1 test pit per hectare) across the balance of the site and analyse for COPC. Collect sediment samples from the creek and analyse for COPC as well as pH and total organic carbon (TOC) to assist to derive appropriate criteria.
5	Possible asbestos pipe network	This report	Asbestos	Inspection strip trenches required in areas of the site most likely to contain such a pipe network.	Inspect all surface drainage conduits for ACM. Undertake strip trenches across key areas of the site including low lying areas (drainage routes) and between high and low topographic points at the site. No analysis required, the strip trenches are for inspection only.

Potential Area of Environmental Concern (PAEC)		Where Identified	Contaminants of Potential Concern	Additional Investigation Required?	Type of Investigation Required
6	Electrical transmission fluids	This report	Metals, hydrocarbons, PCBs and solvents	Targeted soil sampling required as part of the DSI.	Using a hand auger, collect surface soil samples from below key electrical transmission components present on pylons.
QAQC / NEPC 2013 requirements		--	--	--	Collection of field duplicate and triplicate samples at a ratio of at least 1:20. Collection of daily field and trip blanks. Analyse select soil samples (at least 5) representative of soil types at the site for soil pH, cation exchange capacity and iron. Given the regional soils mapping, a clay content of 40% can be assumed for assessment purposes

8. Conclusions and Recommendation

The scope of the current investigation included a desktop study and a site walkover which informed an updated CSM, data gaps assessment and a summary SAQP. The current investigation identified six PAEC that require further investigation to characterise whether or not they pose an actual contamination risk to the proposed development. It is noted that the PAEC observed at the site are typical for the region and are considered by DP to unlikely pose a contamination constraint to the proposed development at this time.

DP recommends that a DSI is carried out to better define the actual contamination risks (if any) that the PAEC may pose on the development, and in turn inform the scope of any future remediation works, if required. This approach is consistent with both SEPP 55 and NSW EPA endorsed guidelines, including NEPC (2013). It is noted that DP has been engaged by Landcom to undertake the DSI.

Depending on the findings of the DSI, further investigation and / or a Remediation Action Plan (RAP) may be required. The RAP will be required if impact is identified at the site that requires management and / or remediation.

Based on the findings of the current investigation, i.e. in the absence of any significant indicators of possible contamination, groundwater investigations are not considered to be required at this time. This may change if the DSI identifies actual contamination at the site and will be advised at that time.

9. Limitations

Douglas Partners Pty Ltd (DP) has prepared this report (or services) for this project at Lots 99 and 100 Deposited Plan (D.P.) 1243071, Gurner Avenue, Austral, NSW in accordance with DP's proposal NWS190074 dated 31 May 2019. The work was carried out under agreed contract terms with Landcom. This report is provided for the exclusive use of Landcom for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

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

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

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or

conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

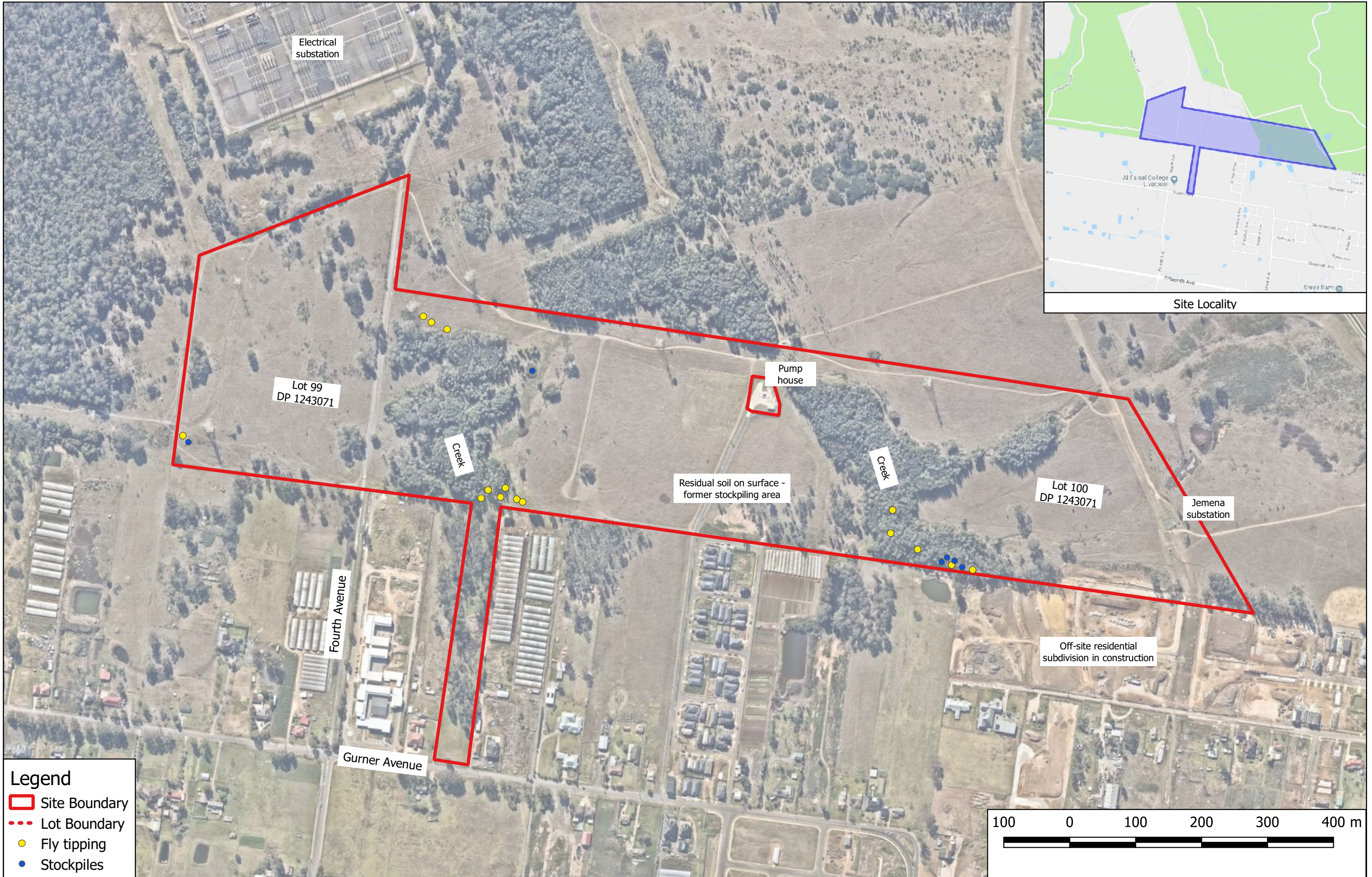
This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by DP. This is because this report has been written as advice and opinion rather than instructions for construction.

The contents of this report do not constitute formal design components such as are required, by the Health and Safety Legislation and Regulations, to be included in a Safety Report specifying the hazards likely to be encountered during construction and the controls required to mitigate risk. This design process requires risk assessment to be undertaken, with such assessment being dependent upon factors relating to likelihood of occurrence and consequences of damage to property and to life. This, in turn, requires project data and analysis presently beyond the knowledge and project role respectively of DP. DP may be able, however, to assist the client in carrying out a risk assessment of potential hazards contained in the Comments section of this report, as an extension to the current scope of works, if so requested, and provided that suitable additional information is made available to DP. Any such risk assessment would, however, be necessarily restricted to the (geotechnical / environmental / groundwater) components set out in this report and to their application by the project designers to project design, construction, maintenance and demolition.

Douglas Partners Pty Ltd



Appendix A

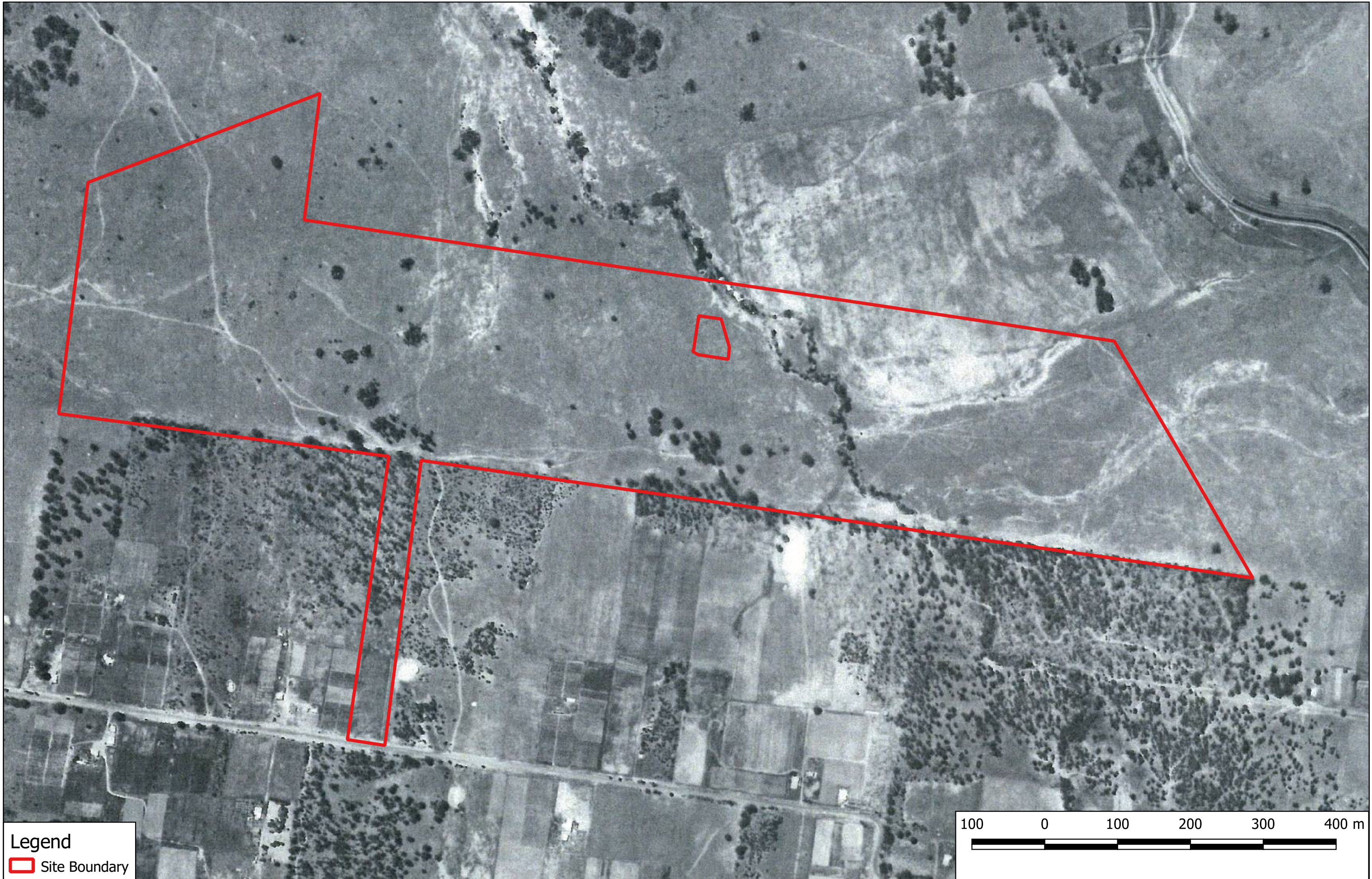
Drawings 1 to 10
About This Report




Legend



- Site Boundary
- Lot Boundary
- Fly tipping
- Stockpiles

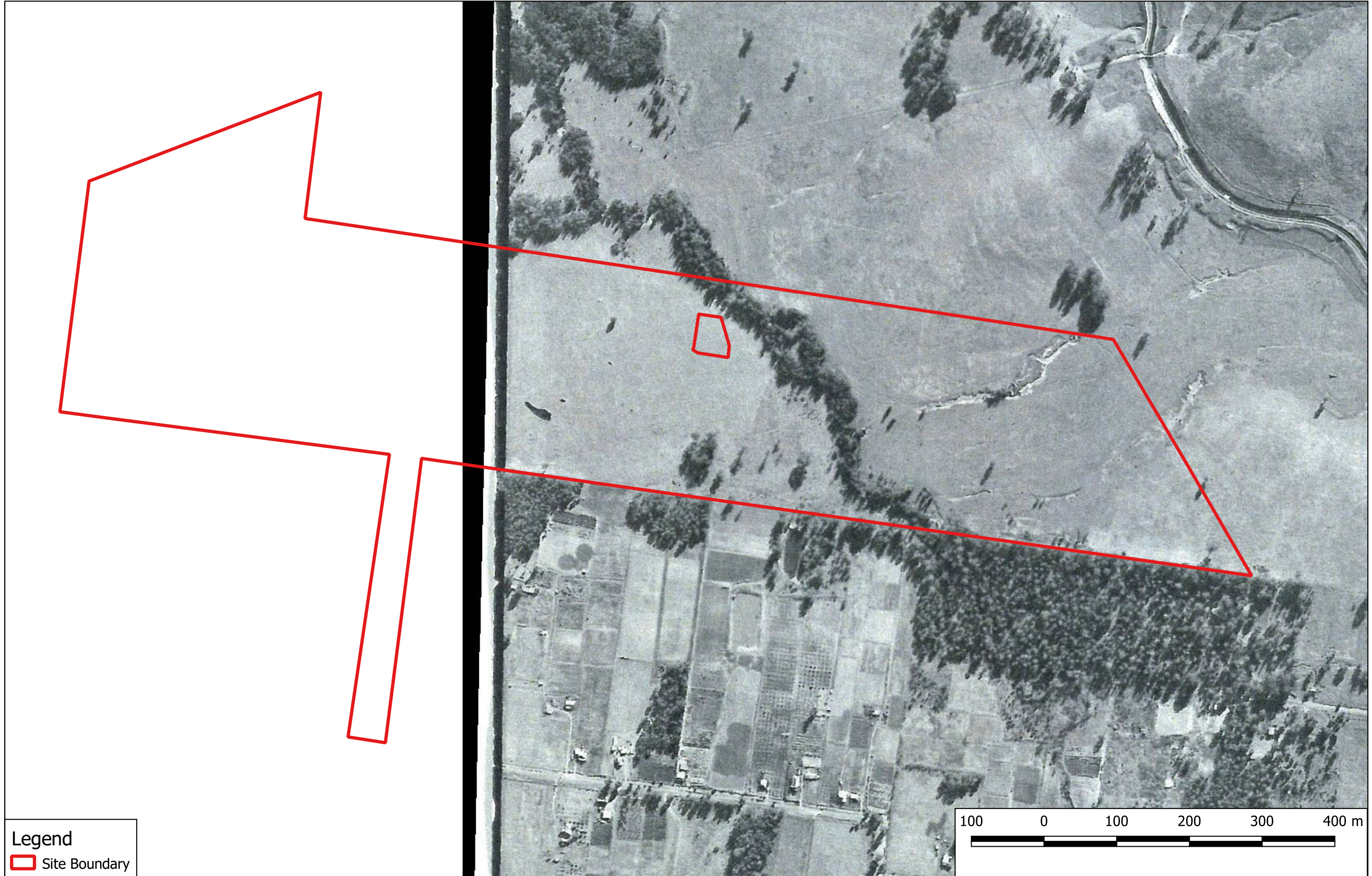
 Douglas Partners <i>Geotechnics Environment Groundwater</i>	CLIENT: Landcom		TITLE: Site Layout Due Diligence Investigation Lots 99 and 100 D.P. 1243071, Gurner Avenue, Austral, NSW		 MGA	PROJ. #: 94562.00.R.002	
	OFFICE: Macarthur	DRAWN BY: LOC				DRAWING No:	1
	SCALE: As shown	DATE: 14.08.2019				REVISION:	0



Legend

 Site Boundary

 Douglas Partners <i>Geotechnics Environment Groundwater</i>	CLIENT: Landcom		TITLE: Historical Aerial - 1957 Due Diligence Investigation Lots 99 and 100 D.P. 1243071, Gurner Avenue, Austral, NSW	 MGA	PROJ. #: 94562.00.R.002
	OFFICE: Macarthur	DRAWN BY: LOC			DRAWING No: 2
	SCALE: As shown	DATE: 14.08.2019			REVISION: 0



Legend

 Site Boundary



CLIENT: Landcom		
OFFICE: Macarthur	DRAWN BY: LOC	
SCALE: As shown	DATE: 14.08.2019	

TITLE: Historical Aerial - 1961
Due Diligence Investigation
Lots 99 and 100 D.P. 1243071, Gurner Avenue, Austral, NSW



PROJ. #: 94562.00.R.002
DRAWING No: 3
REVISION: 0



Legend
Site Boundary

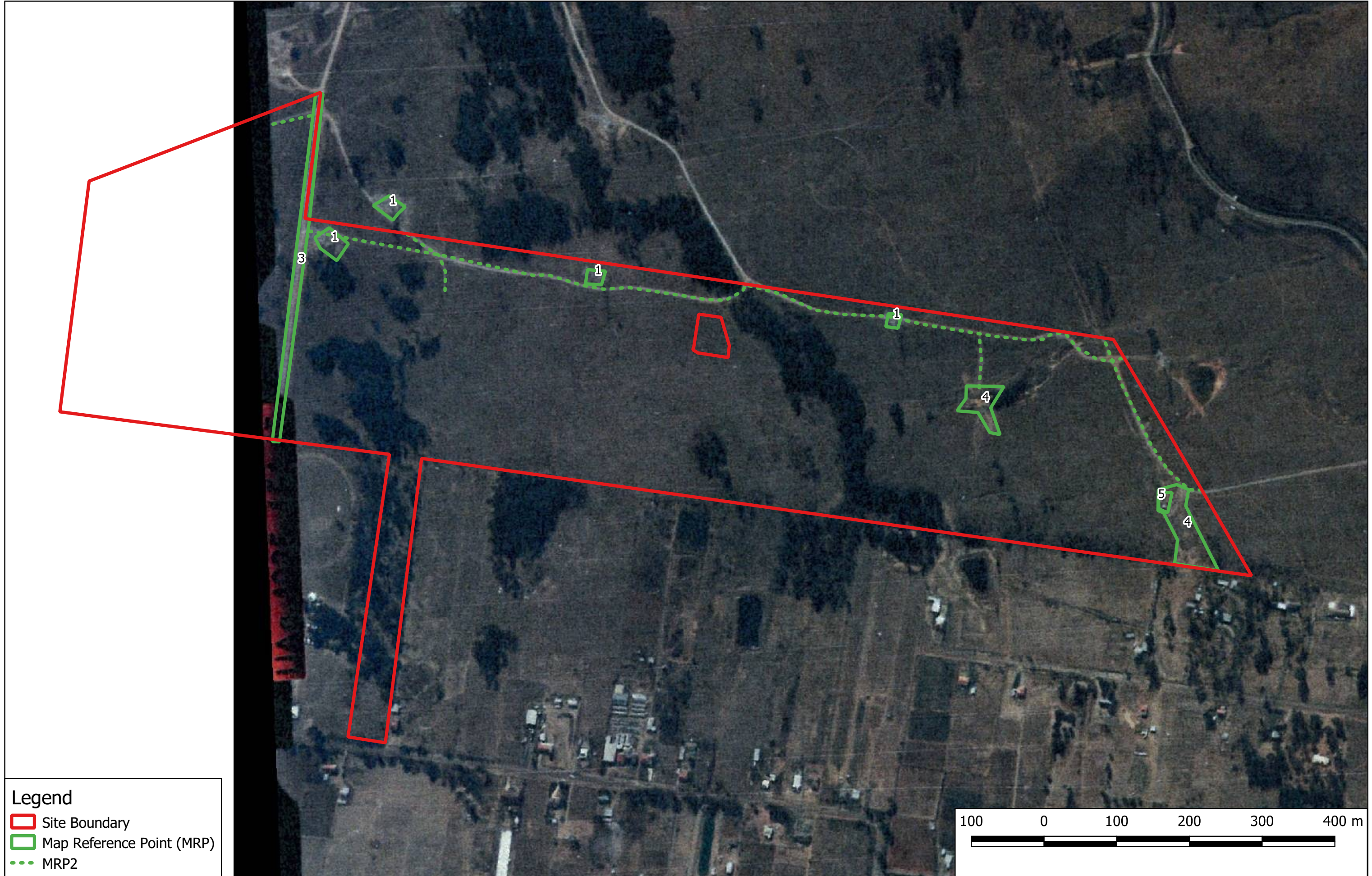
Douglas Partners
Geotechnics | Environment | Groundwater

CLIENT: Landcom	
OFFICE: Macarthur	DRAWN BY: LOC
SCALE: As shown	DATE: 14.08.2019

TITLE: Historical Aerial - 1970
Due Diligence Investigation
Lots 99 and 100 D.P. 1243071, Gurner Avenue, Austral, NSW



PROJ. #: 94562.00.R.002
DRAWING No: 4
REVISION: 0



Legend

- Site Boundary
- Map Reference Point (MRP)
- MRP2

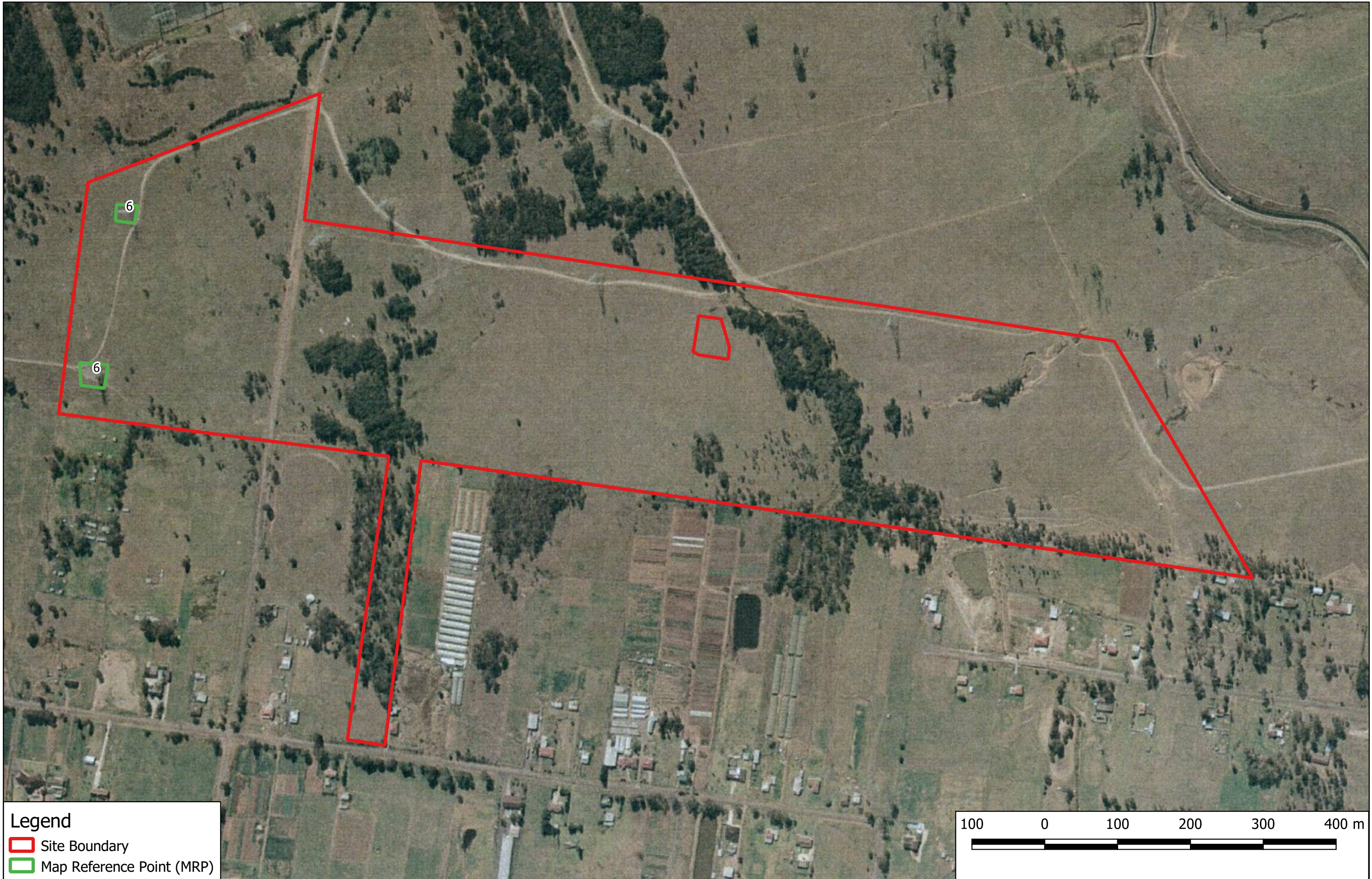


CLIENT: Landcom		
OFFICE: Macarthur	DRAWN BY: LOC	
SCALE: As shown	DATE: 14.08.2019	


TITLE: Historical Aerial - 1982
Due Diligence Investigation
Lots 99 and 100 D.P. 1243071, Gurner Avenue, Austral, NSW




PROJ. #: 94562.00.R.002
DRAWING No: 5
REVISION: 0





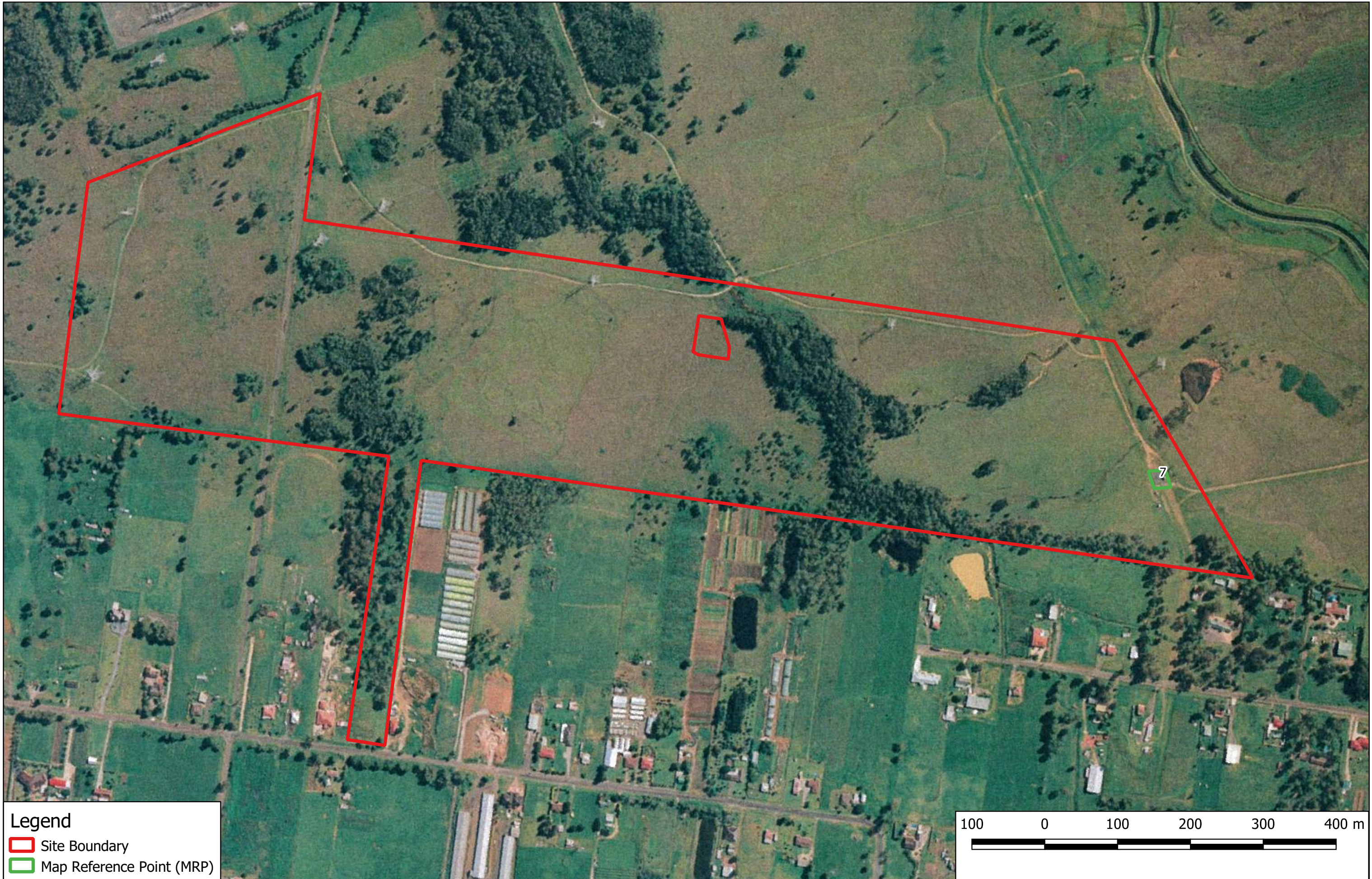
Legend

 Site Boundary


 Map Reference Point (MRP)




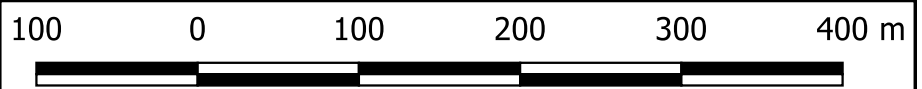
 Douglas Partners <i>Geotechnics Environment Groundwater</i>	CLIENT: Landcom		TITLE: Historical Aerial - 1991 Due Diligence Investigation Lots 99 and 100 D.P. 1243071, Gurner Avenue, Austral, NSW	 MGA	PROJ. #: 94562.00.R.002
	OFFICE: Macarthur	DRAWN BY: LOC			DRAWING No: 6
	SCALE: As shown	DATE: 14.08.2019			REVISION: 0





Legend


 Site Boundary

 Map Reference Point (MRP)



 Douglas Partners <i>Geotechnics Environment Groundwater</i>	CLIENT: Landcom		TITLE: Historical Aerial - 2002 Due Diligence Investigation Lots 99 and 100 D.P. 1243071, Gurner Avenue, Austral, NSW	 MGA	PROJ. #: 94562.00.R.002
	OFFICE: Macarthur	DRAWN BY: LOC			DRAWING No: 7
	SCALE: As shown	DATE: 14.08.2019			REVISION: 0



Legend
 Site Boundary



CLIENT: Landcom	
OFFICE: Macarthur	DRAWN BY: LOC
SCALE: As shown	DATE: 14.08.2019

TITLE: Historical Aerial - 2009
Due Diligence Investigation
Lots 99 and 100 D.P. 1243071, Gurner Avenue, Austral, NSW



PROJ. #: 94562.00.R.002
DRAWING No: 8
REVISION: 0



Legend

Site Boundary



Lot Boundary



Legend

▭ Site Boundary

▭ Map Reference Point (MRP)

 Douglas Partners <i>Geotechnics Environment Groundwater</i>	CLIENT: Landcom		TITLE: Historical Aerial - 2019 Due Diligence Investigation Lots 99 and 100 D.P. 1243071, Gurner Avenue, Austral, NSW		 MGA	PROJ. #: 94562.00.R.002	
	OFFICE: Macarthur	DRAWN BY: LOC				DRAWING No:	10
	SCALE: As shown	DATE: 14.08.2019				REVISION:	0

About this Report

Douglas Partners



Introduction

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

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

Copyright

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

Borehole and Test Pit Logs

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

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

Groundwater

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

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;

- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

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

Reports

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

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

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

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

About this Report

Site Anomalies

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

Information for Contractual Purposes

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

Site Inspection

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

Appendix B

Groundwater Bore Summary

GW100571

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)
-------------	-----------	------------------	----------	---------------	---------------	----------------	----------------------	------------------	--------------------

10.00	12.00	2.00	Unknown		15.00	0.10	15.00	01:00:00	
170.00	173.00	3.00	Unknown	45.00	175.00	0.50	175.00	03:00:00	

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.60	0.60	DIRT	Soil	
0.60	3.00	2.40	CLAY	Clay	
3.00	8.00	5.00	BROWN SHALE	Shale	
8.00	73.10	65.10	SHALE BLUE	Shale	
73.10	122.50	49.40	SHALE BLUE	Shale	
122.50	170.10	47.60	SANDSTONE	Sandstone	
170.10	175.00	4.90	SHALE	Shale	
175.00	271.00	96.00	SANDSTONE	Sandstone	

Remarks

04/02/1997: Form A Remarks:

THE INTENDED USE IS TO BLEND THIS WATER WITH THE DAM WATER.

22/01/2013: Nat Carling, 22-Jan-2013; Added rock type codes to driller's log & added missing information (based on existing data).

*** End of GW100571 ***

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 C

NSW EPA Database Search Results

[Your environment](#)[Reporting and incidents](#)[Licensing and regulation](#)[Working together](#)

Contaminated land

[+ Management of contaminated land](#)[+ Consultants and site auditor scheme](#)[+ Underground petroleum storage systems](#)[Guidelines under the CLM Act](#)[NEPM amendment](#)[+ Further guidance](#)[– Record of notices](#)[About the record](#)[Search the record](#)[Search tips](#)[Disclaimer](#)[Home](#) [Contaminated land](#) [Record of notices](#)

Search results

Your search for: Suburb: AUSTRAL

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:

[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](#)[Your environment](#)[Reporting and incidents](#)[Licensing and regulation](#)[Working together](#)

Contaminated land

[+ Management of contaminated land](#)[+ Consultants and site auditor scheme](#)[+ Underground petroleum storage systems](#)[Guidelines under the CLM Act](#)[NEPM amendment](#)[+ Further guidance](#)[– Record of notices](#)[About the record](#)[Search the record](#)[Search tips](#)[Disclaimer](#)[Home](#) [Contaminated land](#) [Record of notices](#)

Search results

Your search for: Suburb: KEMPS CREEK

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](#)

[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](#)

Contaminated land

[Management of contaminated land](#)
[Consultants and site auditor scheme](#)
[Underground petroleum storage systems](#)
[Guidelines under the CLM Act](#)
[NEPM amendment](#)
[Further guidance](#)
[Record of notices](#)
[About the record](#)
[Search the record](#)
[Search tips](#)
[Disclaimer](#)
[List of NSW contaminated sites notified to EPA](#)
[Home](#) [Contaminated land](#) [Record of notices](#)

Search results

Your search for: Suburb: CECIL 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](#).

[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](#)

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
AUBURN	DIC Australia	323 Chisholm ROAD	Other Industry	Regulation under CLM Act not required	-33.87228962	151.0157032
AUBURN	Former Ajax chemical factory	9 Short STREET	Other Industry	Contamination currently regulated under CLM Act	-33.83671601	151.0292071
AUBURN	Janyon	Manchester ROAD	Other Industry	Regulation under CLM Act not required	-33.84467826	151.020745
AUBURN	Maintrain Facility - Sydney Trains Auburn	Manchester ROAD	Other Industry	Regulation under CLM Act not required	-33.84410947	151.0242502
AUBURN	land adjacent to the former Auburn Landfill	Jamieson STREET	Landfill	Contamination formerly regulated under the CLM Act	-33.82928257	151.0590653
AWABA	Awaba Colliery	Wilton ROAD	Other Industry	Regulation under CLM Act not required	-33.02098186	151.5383612
CATHERINE HILL BAY	Catherine Hill Bay Coal Handling and Preparation Plant	1A Keene STREET	Other Industry	Regulation under CLM Act not required	-33.16120556	151.6302456
CESSNOCK	Caltex Cessnock Service Station	103-105 Wollombi (Cnr James Street) ROAD	Service Station	Regulation under CLM Act not required	-32.83936243	151.3430078
CESSNOCK	Former Mobil Service Station	102 Wollombi ROAD	Service Station	Regulation under CLM Act not required	-32.83844074	151.3436022
CESSNOCK	Former Service Station	2-4 Allandale ROAD	Service Station	Regulation under CLM Act not required	-32.83118911	151.3560677
KEMPS CREEK	Caltex-branded Service Station	1163 Mamre ROAD	Service Station	Regulation under CLM Act not required	-33.86972102	150.7966074

Number	Name	Location	Type	Status	Issued date
1573301	KIET MA	130 Edmondson Avenue, AUSTRAL, NSW 2179	s.91 Clean Up Notice	Issued	21-Feb-19
1789	SCALABRINI VILLAGE LTD	65 EDMONDSON AVE, AUSTRAL, NSW 2171	POEO licence	Surrendered	25-Sep-00
1028758	SCALABRINI VILLAGE LTD	65 EDMONDSON AVE, AUSTRAL, NSW 2171	s.80 Surrender of a Licence	Issued	13-Jan-04
1568507	SUMAN DESHPANDE	210B Seventh Avenue, AUSTRAL, NSW 2179	s.91 Clean Up Notice	Issued	30-Oct-18
1582628	ALIN NAAMO	2159 Elizabeth Drive , CECIL PARK, NSW 2178	s.91 Clean Up Notice	Issued	30-Jul-19
1034917	CSR BUILDING PRODUCTS LIMITED	LOT 7 CECIL ROAD, CECIL PARK, NSW 2178	s.58 Licence Variation	Issued	23-Sep-04
1045659	CSR BUILDING PRODUCTS LIMITED	LOT 7 CECIL ROAD, CECIL PARK, NSW 2178	s.58 Licence Variation	Issued	21-Mar-05
1048880	CSR BUILDING PRODUCTS LIMITED	LOT 7 CECIL ROAD, CECIL PARK, NSW 2178	s.58 Licence Variation	Issued	25-Jul-05
1057741	CSR BUILDING PRODUCTS LIMITED	LOT 7 CECIL ROAD, CECIL PARK, NSW 2178	s.58 Licence Variation	Issued	16-May-06
1067750	CSR BUILDING PRODUCTS LIMITED	LOT 7 CECIL ROAD, CECIL PARK, NSW 2178	s.58 Licence Variation	Issued	18-Jan-07
1072215	CSR BUILDING PRODUCTS LIMITED	LOT 7 CECIL ROAD, CECIL PARK, NSW 2178	s.58 Licence Variation	Issued	31-Aug-07
1079900	CSR BUILDING PRODUCTS LIMITED	LOT 7 CECIL ROAD, CECIL PARK, NSW 2178	s.58 Licence Variation	Issued	15-Nov-07
1098502	CSR BUILDING PRODUCTS LIMITED	LOT 7 CECIL ROAD, CECIL PARK, NSW 2178	s.58 Licence Variation	Issued	22-Apr-09
1104808	CSR BUILDING PRODUCTS LIMITED	LOT 7 CECIL ROAD, CECIL PARK, NSW 2178	s.58 Licence Variation	Issued	25-Sep-09
1106782	CSR BUILDING PRODUCTS LIMITED	LOT 7 CECIL ROAD, CECIL PARK, NSW 2178	s.58 Licence Variation	Issued	7-Oct-09
1118918	CSR BUILDING PRODUCTS LIMITED	LOT 7 CECIL ROAD, CECIL PARK, NSW 2178	s.58 Licence Variation	Issued	30-Aug-10
1508705	CSR BUILDING PRODUCTS LIMITED	LOT 7 CECIL ROAD, CECIL PARK, NSW 2178	s.58 Licence Variation	Issued	21-Feb-13
1513231	CSR BUILDING PRODUCTS LIMITED	LOT 7 CECIL ROAD, CECIL PARK, NSW 2178	s.58 Licence Variation	Issued	10-Apr-13
1517638	CSR BUILDING PRODUCTS LIMITED	LOT 7 CECIL ROAD, CECIL PARK, NSW 2178	s.58 Licence Variation	Issued	21-Oct-13
1522811	CSR BUILDING PRODUCTS LIMITED	LOT 7 CECIL ROAD, CECIL PARK, NSW 2178	s.58 Licence Variation	Issued	19-Jun-14
1522946	CSR BUILDING PRODUCTS LIMITED	LOT 7 CECIL ROAD, CECIL PARK, NSW 2178	s.58 Licence Variation	Issued	20-Jun-14
1523503	CSR BUILDING PRODUCTS LIMITED	LOT 7 CECIL ROAD, CECIL PARK, NSW 2178	s.58 Licence Variation	Issued	30-Jul-14
1527801	CSR BUILDING PRODUCTS LIMITED	LOT 7 CECIL ROAD, CECIL PARK, NSW 2178	s.58 Licence Variation	Issued	5-Feb-15
1015078	CSR LIMITED	LOT 7 CECIL ROAD, CECIL PARK, NSW 2178	s.58 Licence Variation	Issued	26-Jun-02
1563608	GUISEPPE SCARFONE	15-21 Brolen Way, CECIL PARK, NSW 2178	s.91 Clean Up Notice	Issued	24-Apr-19
1564700	NICOLA SALERNO	250B Cecil Road, CECIL PARK, NSW 2178	s.91 Clean Up Notice	Issued	27-Jul-18
1569215	NICOLA SALERNO	250B Cecil Road, CECIL PARK, NSW 2178	s.91 Clean Up Notice	Issued	12-Sep-18
1571223	NICOLA SALERNO	250B Cecil Road, CECIL PARK, NSW 2178	s.110 Variation of Clean Up Notice	Issued	7-Nov-18
1027	PGH BRICKS & PAVERS PTY LIMITED	LOT 7 CECIL ROAD, CECIL PARK, NSW 2178	POEO licence	Issued	13-May-00
1532061	PGH BRICKS & PAVERS PTY LIMITED	LOT 7 CECIL ROAD, CECIL PARK, NSW 2178	s.58 Licence Variation	Issued	15-Jul-15
1538973	PGH BRICKS & PAVERS PTY LIMITED	LOT 7 CECIL ROAD, CECIL PARK, NSW 2178	s.58 Licence Variation	Issued	25-Jul-16
1546246	PGH BRICKS & PAVERS PTY LIMITED	LOT 7 CECIL ROAD, CECIL PARK, NSW 2178	s.58 Licence Variation	Issued	4-Nov-16
1549905	PGH BRICKS & PAVERS PTY LIMITED	LOT 7 CECIL ROAD, CECIL PARK, NSW 2178	s.58 Licence Variation	Issued	3-Mar-17
1554062	PGH BRICKS & PAVERS PTY LIMITED	LOT 7 CECIL ROAD, CECIL PARK, NSW 2178	s.58 Licence Variation	Issued	1-Aug-17
3173524980	PGH BRICKS & PAVERS PTY LIMITED	LOT 7 CECIL ROAD, CECIL PARK, NSW 2178	Penalty Notice	Issued	2-Mar-18
1563032	PGH BRICKS & PAVERS PTY LIMITED	LOT 7 CECIL ROAD, CECIL PARK, NSW 2178	s.96 Prevention Notice	Issued	28-Mar-18
3085769592	A.C.N. 161 002 820 PTY LTD	16-23 Clifton Avenue, KEMPS CREEK, NSW 2178	Penalty Notice	Issued	15-Mar-13
3085772425	A.C.N. 161 002 820 PTY LTD	16-23 Clifton Avenue, KEMPS CREEK, NSW 2178	Penalty Notice	Issued	23-Oct-13
1517820	A.C.N. 161 002 820 PTY LTD	16-23 Clifton Avenue, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	3-Apr-14
5186	BRANDOWN PTY. LIMITED	LOT 90 ELIZABETH DRIVE , KEMPS CREEK, NSW 2178	POEO licence	Issued	21-Dec-00
1024201	BRANDOWN PTY. LIMITED	LOT 90 ELIZABETH DRIVE , KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	8-Oct-03
1032508	BRANDOWN PTY. LIMITED	LOT 90 ELIZABETH DRIVE , KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	18-Nov-03
1043715	BRANDOWN PTY. LIMITED	LOT 90 ELIZABETH DRIVE , KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	2-Jun-05
1049104	BRANDOWN PTY. LIMITED	LOT 90 ELIZABETH DRIVE , KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	12-Jul-05

Number	Name	Location	Type	Status	Issued date
1050663	BRANDOWN PTY. LIMITED	LOT 90 ELIZABETH DRIVE , KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	12-Aug-05
1051516	BRANDOWN PTY. LIMITED	LOT 90 ELIZABETH DRIVE , KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	2-Sep-05
1053429	BRANDOWN PTY. LIMITED	LOT 90 ELIZABETH DRIVE , KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	1-Dec-05
12618	BRANDOWN PTY. LIMITED	Elizabeth Drive, KEMPS CREEK, NSW 2178	POEO licence	Issued	28-Feb-07
1063385	BRANDOWN PTY. LIMITED	LOT 90 ELIZABETH DRIVE , KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	28-Feb-07
1071515	BRANDOWN PTY. LIMITED	LOT 90 ELIZABETH DRIVE , KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	12-Sep-07
1080254	BRANDOWN PTY. LIMITED	LOT 90 ELIZABETH DRIVE , KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	16-Nov-07
1080705	BRANDOWN PTY. LIMITED	Elizabeth Drive, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	25-Feb-08
1080704	BRANDOWN PTY. LIMITED	LOT 90 ELIZABETH DRIVE , KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	12-Sep-08
1093240	BRANDOWN PTY. LIMITED	LOT 90 ELIZABETH DRIVE , KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	31-Oct-08
1093310	BRANDOWN PTY. LIMITED	Elizabeth Drive, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	31-Oct-08
1112532	BRANDOWN PTY. LIMITED	Elizabeth Drive, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	19-Mar-10
1114014	BRANDOWN PTY. LIMITED	Elizabeth Drive, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	11-May-10
1115874	BRANDOWN PTY. LIMITED	LOT 90 ELIZABETH DRIVE , KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	28-Jun-10
1114287	BRANDOWN PTY. LIMITED	Elizabeth Drive, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	14-Jul-10
1118444	BRANDOWN PTY. LIMITED	LOT 90 ELIZABETH DRIVE , KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	3-Dec-10
3085764523	BRANDOWN PTY. LIMITED	LOT 90 ELIZABETH DRIVE , KEMPS CREEK, NSW 2178	Penalty Notice	Issued	9-Jul-12
1518646	BRANDOWN PTY. LIMITED	LOT 90 ELIZABETH DRIVE , KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	16-Apr-14
1518245	BRANDOWN PTY. LIMITED	Elizabeth Drive, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	16-Apr-14
1532443	BRANDOWN PTY. LIMITED	Elizabeth Drive, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	17-Oct-16
1548534	BRANDOWN PTY. LIMITED	LOT 90 ELIZABETH DRIVE , KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	5-Feb-18
1563440	BRANDOWN PTY. LIMITED	LOT 90 ELIZABETH DRIVE , KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	9-Apr-18
1564013	BRANDOWN PTY. LIMITED	LOT 90 ELIZABETH DRIVE , KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	6-Jul-18
1573711	BRANDOWN PTY. LIMITED	LOT 90 ELIZABETH DRIVE , KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	6-Feb-19
1567241	BRANDOWN PTY. LIMITED	Elizabeth Drive, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	13-May-19
1583448	BRANDOWN PTY. LIMITED	LOT 90 ELIZABETH DRIVE , KEMPS CREEK, NSW 2178	Compliance Audit	Complete	2-Aug-19
1583033	BRANDOWN PTY. LIMITED	LOT 90 ELIZABETH DRIVE , KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	13-Aug-19
1502208	Calibre Construction Corp Pty Ltd	Elizabeth Drive, KEMPS CREEK, NSW 2178	s.91 Clean Up Notice	Issued	1-Nov-11
1552021	DOMINIC TASSONE	819-833B Mamre Road, KEMPS CREEK, NSW 2178	s.91 Clean Up Notice	Issued	12-May-17
11736	DREAM PROPERTIES PTY LTD	50 VICTOR AVENUE, KEMPS CREEK, NSW 2171	POEO licence	Revoked	28-Jan-03
1042914	DREAM PROPERTIES PTY LTD	50 VICTOR AVENUE, KEMPS CREEK, NSW 2171	s.79 Revocation of a Licence	Issued	8-Dec-04
20593	HI-QUALITY QUARRY (NSW) PTY LTD	1503-1519 Elizabeth Drive, KEMPS CREEK, NSW 2178	POEO licence	Issued	20-Dec-16
4581	KARI & GHOSSAYN PTY LTD (C/- STEVEN NICOLS - LIQUIDATOR)	CLIFTON AVE, KEMPS CREEK, NSW 2171	POEO licence	Revoked	27-Jun-00
1015001	KARI & GHOSSAYN PTY LTD (C/- STEVEN NICOLS - LIQUIDATOR)	CLIFTON AVE, KEMPS CREEK, NSW 2171	s.58 Licence Variation	Issued	14-Feb-02
1028286	KARI & GHOSSAYN PTY LTD (C/- STEVEN NICOLS - LIQUIDATOR)	CLIFTON AVE, KEMPS CREEK, NSW 2171	s.58 Licence Variation	Issued	25-Jun-03
1040662	KARI & GHOSSAYN PTY LTD (C/- STEVEN NICOLS - LIQUIDATOR)	CLIFTON AVE, KEMPS CREEK, NSW 2171	s.58 Licence Variation	Issued	15-Oct-04
1051514	KARI & GHOSSAYN PTY LTD (C/- STEVEN NICOLS - LIQUIDATOR)	CLIFTON AVE, KEMPS CREEK, NSW 2171	s.91 Clean Up Notice	Issued	19-Sep-05
1055457	KARI & GHOSSAYN PTY LTD (C/- STEVEN NICOLS - LIQUIDATOR)	CLIFTON AVE, KEMPS CREEK, NSW 2171	s.58 Licence Variation	Issued	17-May-06
1063855	KARI & GHOSSAYN PTY LTD (C/- STEVEN NICOLS - LIQUIDATOR)	CLIFTON AVE, KEMPS CREEK, NSW 2171	s.58 Licence Variation	Issued	15-Sep-06
1065320	KARI & GHOSSAYN PTY LTD (C/- STEVEN NICOLS - LIQUIDATOR)	CLIFTON AVE, KEMPS CREEK, NSW 2171	s.58 Licence Variation	Issued	6-Nov-06
1067405	KARI & GHOSSAYN PTY LTD (C/- STEVEN NICOLS - LIQUIDATOR)	CLIFTON AVE, KEMPS CREEK, NSW 2171	s.58 Licence Variation	Issued	6-Dec-06
1069425	KARI & GHOSSAYN PTY LTD (C/- STEVEN NICOLS - LIQUIDATOR)	CLIFTON AVE, KEMPS CREEK, NSW 2171	s.79 Suspension of a Licence	Issued	15-Feb-07

Number	Name	Location	Type	Status	Issued date
1089317	KARI & GHOSAYN PTY LTD (C/- STEVEN NICOLS - LIQUIDATOR)	CLIFTON AVE, KEMPS CREEK, NSW 2171	s.79 Revocation of a Licence	Issued	10-Jul-08
1509139	Kemps Creek Investments Pty Ltd	113 Western Rd, KEMPS CREEK, NSW 2171	s.91 Clean Up Notice	Issued	12-Nov-12
1511151	Kemps Creek Investments Pty Ltd	113 Western Rd, KEMPS CREEK, NSW 2171	s.91 Clean Up Notice	Issued	8-Jan-13
1511634	Kemps Creek Investments Pty Ltd	113 Western Rd, KEMPS CREEK, NSW 2171	s.91 Clean Up Notice	Issued	14-May-13
1516213	Kemps Creek Investments Pty Ltd	113 Western Rd, KEMPS CREEK, NSW 2171	s.91 Clean Up Notice	Issued	19-Sep-13
1523933	LIVERPOOL CITY COUNCIL	245 Devonshire Road, KEMPS CREEK, NSW 2178	s.91 Clean Up Notice	Issued	15-Sep-14
3085776091	LIVERPOOL CITY COUNCIL	245 Devonshire Road, KEMPS CREEK, NSW 2178	Penalty Notice	Issued	17-Mar-15
1539676	MAHMOUD TELLAOU	1055 Fifteenth Avenue , KEMPS CREEK, NSW 2178	s.91 Clean Up Notice	Issued	9-Apr-16
3085781106	MAHMOUD TELLAOU	1055 Fifteenth Avenue , KEMPS CREEK, NSW 2178	Penalty Notice	Issued	23-Dec-16
1549534	MAHMOUD TELLAOU	1055 Fifteenth Avenue , KEMPS CREEK, NSW 2178	s.91 Clean Up Notice	Issued	21-Mar-18
1562364	MAHMOUD TELLAOU	1055 Fifteenth Avenue , KEMPS CREEK, NSW 2178	s.110 Revocation of Clean Up Notice	Issued	21-Mar-18
7219	NOVARTIS ANIMAL HEALTH AUSTRALASIA PTY. LIMITED	245 WESTERN ROAD, KEMPS CREEK, NSW 2171	POEO licence	No longer in force	26-Jun-00
1048306	NOVARTIS ANIMAL HEALTH AUSTRALASIA PTY. LIMITED	245 WESTERN ROAD, KEMPS CREEK, NSW 2171	s.58 Licence Variation	Issued	30-May-05
1530101	OLATHREE PTY LTD	901 - 915 Mamre Road, KEMPS CREEK, NSW 2178	s.91 Clean Up Notice	Issued	24-Jul-15
3085777815	OLATHREE PTY LTD	901 - 915 Mamre Road, KEMPS CREEK, NSW 2178	Penalty Notice	Issued	15-Oct-15
3085780464	OLATHREE PTY LTD	901 - 915 Mamre Road, KEMPS CREEK, NSW 2178	Penalty Notice	Issued	7-Oct-16
3173524137	PACIFIC ENVIRONMENTAL AUSTRALIA PTY LTD	16-23 Clifton Avenue, KEMPS CREEK, NSW 2178	Penalty Notice	Court Elected	
3173525796	SUEZ RECYCLING & RECOVERY PTY LTD	1725 Elizabeth Drive, KEMPS CREEK, NSW 2178	Penalty Notice	Withdrawn	
4068	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	POEO licence	Issued	13-Sep-01
1012274	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	22-Nov-01
1025236	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	s.91 Clean Up Notice	Issued	24-Feb-03
1027794	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	2-Jun-03
1043730	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	s.110 Variation of Clean Up Notice	Issued	14-Jan-05
1052725	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	24-Jan-06
1061021	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	12-Sep-06
1065278	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	25-Oct-06
1073171	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	21-Sep-07
12889	SUEZ RECYCLING & RECOVERY PTY LTD	1725 Elizabeth Drive, KEMPS CREEK, NSW 2178	POEO licence	Issued	29-Jul-08
1083456	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	13-Jan-09
1098074	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	27-Feb-09
1099620	SUEZ RECYCLING & RECOVERY PTY LTD	1725 Elizabeth Drive, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	8-May-09
1099619	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	8-May-09
1104883	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	15-Sep-09
1114444	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	28-May-10
1114442	SUEZ RECYCLING & RECOVERY PTY LTD	1725 Elizabeth Drive, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	9-Jun-10
1118752	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	25-Aug-10
1120688	SUEZ RECYCLING & RECOVERY PTY LTD	1725 Elizabeth Drive, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	21-Oct-10
1122735	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	21-Dec-10
1123246	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	24-Dec-10
3085764890	SUEZ RECYCLING & RECOVERY PTY LTD	1725 Elizabeth Drive, KEMPS CREEK, NSW 2178	Penalty Notice	Issued	27-Jul-12
1506913	SUEZ RECYCLING & RECOVERY PTY LTD	1725 Elizabeth Drive, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	27-Aug-12
1511557	SUEZ RECYCLING & RECOVERY PTY LTD	1725 Elizabeth Drive, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	4-Feb-13

Number	Name	Location	Type	Status	Issued date
1511861	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	Compliance Audit	Complete	8-Feb-13
3085769950	SUEZ RECYCLING & RECOVERY PTY LTD	1725 Elizabeth Drive, KEMPS CREEK, NSW 2178	Penalty Notice	Issued	9-Apr-13
3085771765	SUEZ RECYCLING & RECOVERY PTY LTD	1725 Elizabeth Drive, KEMPS CREEK, NSW 2178	Penalty Notice	Issued	15-Jul-13
1512996	SUEZ RECYCLING & RECOVERY PTY LTD	1725 Elizabeth Drive, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	20-Nov-13
3085773580	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	Penalty Notice	Issued	11-Apr-14
1501920	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	17-Apr-14
1523868	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	3-Sep-14
1524373	SUEZ RECYCLING & RECOVERY PTY LTD	1725 Elizabeth Drive, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	3-Sep-14
1524790	SUEZ RECYCLING & RECOVERY PTY LTD	1725 Elizabeth Drive, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	11-Sep-14
1525953	SUEZ RECYCLING & RECOVERY PTY LTD	1725 Elizabeth Drive, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	28-Nov-14
1525173	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	11-Dec-14
1530567	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	27-Jul-15
1529767	SUEZ RECYCLING & RECOVERY PTY LTD	1725 Elizabeth Drive, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	14-Aug-15
1533348	SUEZ RECYCLING & RECOVERY PTY LTD	1725 Elizabeth Drive, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	7-Sep-15
1534554	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	17-Nov-15
1534998	SUEZ RECYCLING & RECOVERY PTY LTD	1725 Elizabeth Drive, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	20-Nov-15
1540226	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	23-May-16
1546828	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	21-Nov-16
3085781519	SUEZ RECYCLING & RECOVERY PTY LTD	1725 Elizabeth Drive, KEMPS CREEK, NSW 2178	Penalty Notice	Issued	8-Mar-17
3085782462	SUEZ RECYCLING & RECOVERY PTY LTD	1725 Elizabeth Drive, KEMPS CREEK, NSW 2178	Penalty Notice	Issued	29-May-17
3085782352	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	Penalty Notice	Issued	13-Jun-17
1551698	SUEZ RECYCLING & RECOVERY PTY LTD	1725 Elizabeth Drive, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	7-Jul-17
1554158	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	14-Aug-17
1556706	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	4-Dec-17
1562775	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	20-Mar-18
1564175	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	19-Jun-18
3173525805	SUEZ RECYCLING & RECOVERY PTY LTD	1725 Elizabeth Drive, KEMPS CREEK, NSW 2178	Penalty Notice	Issued	29-Jun-18
1568493	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	18-Sep-18
1571059	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	14-Dec-18
1574677	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	6-Feb-19
1572016	SUEZ RECYCLING & RECOVERY PTY LTD	1725 Elizabeth Drive, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	28-May-19
1575926	SUEZ RECYCLING & RECOVERY PTY LTD	1725 ELIZABETH DRIVE, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	6-Jun-19
12901	SYDNEY RECYCLING PARK PTY LTD	16-23 Clifton Avenue, KEMPS CREEK, NSW 2178	POEO licence	Issued	29-Jul-08
1090935	SYDNEY RECYCLING PARK PTY LTD	16-23 Clifton Avenue, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	6-Aug-08
1096728	SYDNEY RECYCLING PARK PTY LTD	16-23 Clifton Avenue, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	19-Jan-09
1097147	SYDNEY RECYCLING PARK PTY LTD	16-23 Clifton Avenue, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	30-Jan-09
1098859	SYDNEY RECYCLING PARK PTY LTD	16-23 Clifton Avenue, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	19-Mar-09
1100214	SYDNEY RECYCLING PARK PTY LTD	16-23 Clifton Avenue, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	25-May-09
1102083	SYDNEY RECYCLING PARK PTY LTD	16-23 Clifton Avenue, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	26-Jun-09
1103753	SYDNEY RECYCLING PARK PTY LTD	16-23 Clifton Avenue, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	29-Jul-09
1104542	SYDNEY RECYCLING PARK PTY LTD	16-23 Clifton Avenue, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	31-Jul-09
1110533	SYDNEY RECYCLING PARK PTY LTD	16-23 Clifton Avenue, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	8-Jan-10

Number	Name	Location	Type	Status	Issued date
1119663	SYDNEY RECYCLING PARK PTY LTD	16-23 Clifton Avenue, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	19-Oct-10
1122581	SYDNEY RECYCLING PARK PTY LTD	16-23 Clifton Avenue, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	16-Dec-10
1122702	SYDNEY RECYCLING PARK PTY LTD	16-23 Clifton Avenue, KEMPS CREEK, NSW 2178	s.91 Clean Up Notice	Issued	17-Dec-10
1123904	SYDNEY RECYCLING PARK PTY LTD	16-23 Clifton Avenue, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	10-Feb-11
1125057	SYDNEY RECYCLING PARK PTY LTD	16-23 Clifton Avenue, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	15-Mar-11
1127795	SYDNEY RECYCLING PARK PTY LTD	16-23 Clifton Avenue, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	6-May-11
1500848	SYDNEY RECYCLING PARK PTY LTD	16-23 Clifton Avenue, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	2-Sep-11
1503186	SYDNEY RECYCLING PARK PTY LTD	16-23 Clifton Avenue, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	23-Dec-11
3085765403	SYDNEY RECYCLING PARK PTY LTD	16-23 Clifton Avenue, KEMPS CREEK, NSW 2178	Penalty Notice	Issued	30-Aug-12
1506536	SYDNEY RECYCLING PARK PTY LTD	16-23 Clifton Avenue, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	31-Aug-12
1509665	SYDNEY RECYCLING PARK PTY LTD	16-23 Clifton Avenue, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	7-Nov-12
1510983	SYDNEY RECYCLING PARK PTY LTD	16-23 Clifton Avenue, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	21-Dec-12
1521541	SYDNEY RECYCLING PARK PTY LTD	16-23 Clifton Avenue, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	7-May-14
1527700	SYDNEY RECYCLING PARK PTY LTD	16-23 Clifton Avenue, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	30-Apr-15
1534566	SYDNEY RECYCLING PARK PTY LTD	16-23 Clifton Avenue, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	18-Dec-15
3085778365	SYDNEY RECYCLING PARK PTY LTD	16-23 Clifton Avenue, KEMPS CREEK, NSW 2178	Penalty Notice	Issued	15-Feb-16
1549817	SYDNEY RECYCLING PARK PTY LTD	16-23 Clifton Avenue, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	16-Nov-17
1574866	SYDNEY RECYCLING PARK PTY LTD	16-23 Clifton Avenue, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	8-Feb-19
1579415	SYDNEY RECYCLING PARK PTY LTD	16-23 Clifton Avenue, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	23-May-19
1580789	SYDNEY RECYCLING PARK PTY LTD	16-23 Clifton Avenue, KEMPS CREEK, NSW 2178	s.58 Licence Variation	Issued	29-Jul-19
1524066	VICTOR VAN DER KLOOSTER	20 Victor Avenue, KEMPS CREEK, NSW 2178	s.91 Clean Up Notice	Issued	25-Aug-14
1524702	XPRESS TRANSPORT SOLUTIONS PTY LTD	50 VICTOR AVENUE, KEMPS CREEK, NSW 2178	s.91 Clean Up Notice	Issued	1-Sep-14
3085778109	XPRESS TRANSPORT SOLUTIONS PTY LTD	50 VICTOR AVENUE, KEMPS CREEK, NSW 2178	Penalty Notice	Issued	22-Dec-15

Appendix D

Title Deeds

Cadastral Records Enquiry Report : Lot 100 DP 1243071

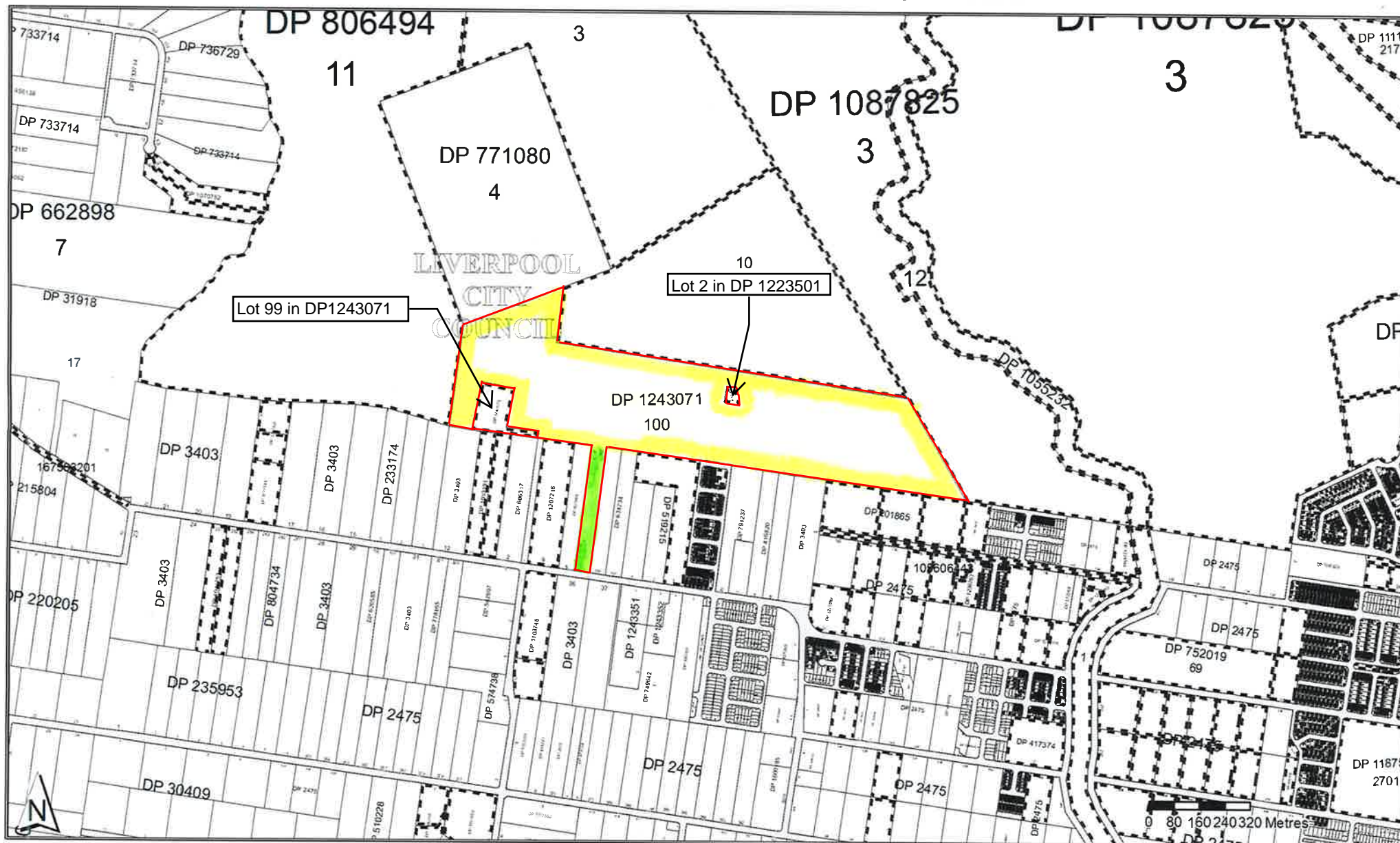
Locality : AUSTRAL

LGA : LIVERPOOL

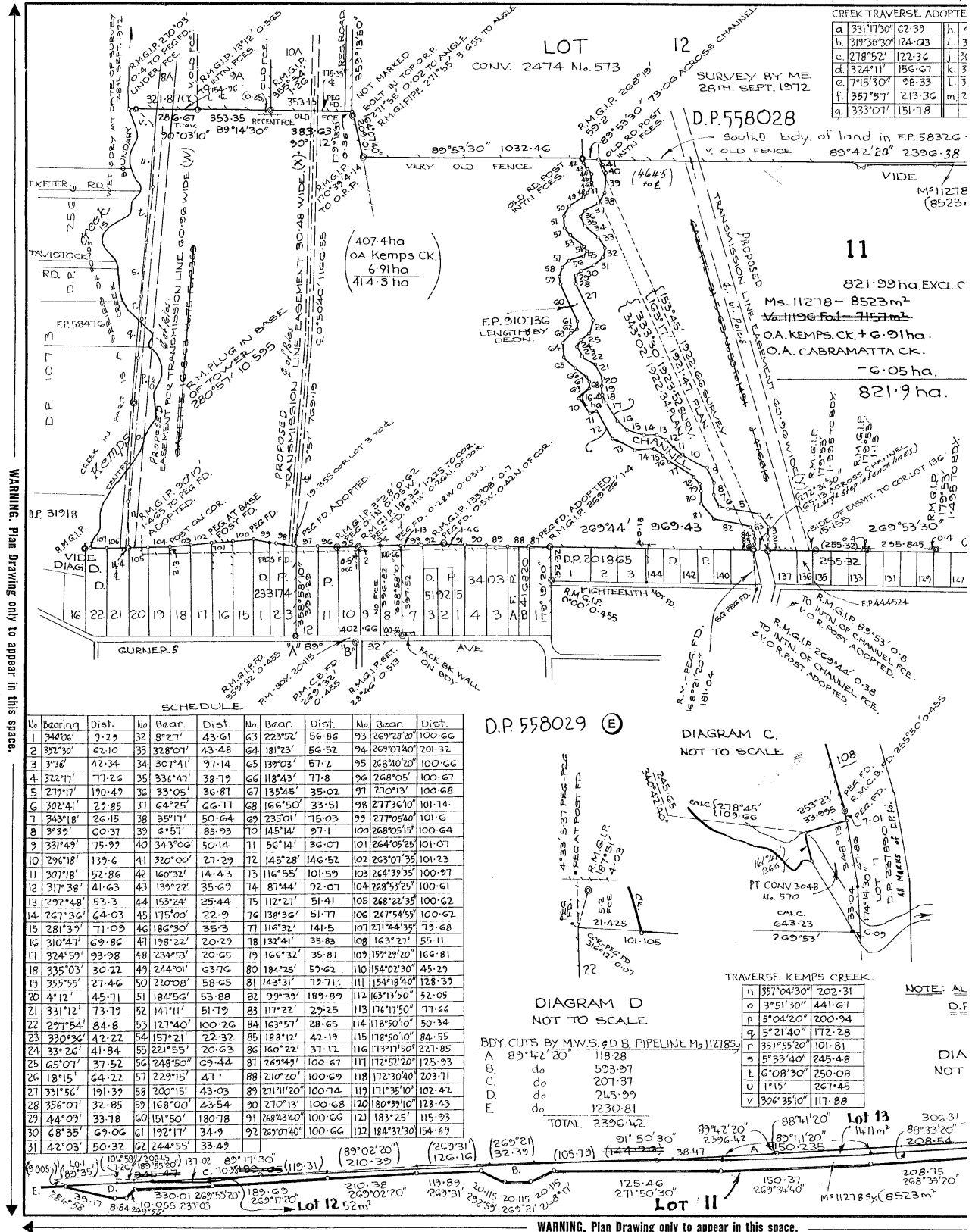
Parish : CABRAMATTA

County : CUMBERLAND

Ref : austral



Plan Form 3—TO BE USED WHERE IT IS INTENDED TO DEDICATE PUBLIC ROADS OR PUBLIC RESERVES OR CREATE DRAINAGE RESERVES, EASEMENTS,



49581

NEW SOUTH WALES

APPLICATION PURSUANT TO SECTION 31A(2) OF THE
REAL PROPERTY ACT, 1900, TO BRING RESUMED
LAND UNDER THE PROVISIONS OF THE ACT



Application is hereby made for the issue of a Certificate of Title in favour of THE STATE PLANNING AUTHORITY OF NEW SOUTH WALES for Lot 11 in Deposited Plan 443825, being part of the land resumed by notification in Government Gazette dated December, 1972 (a true copy of which is set out hereunder).

558029

STATE PLANNING AUTHORITY ACT, 1963

NOTIFICATION OF RESUMPTION OF LAND

AT HOXTON PARK

Gaz 8-12-1972 Fol. 4924.

It is hereby notified and declared by His Excellency the Governor, acting with the advice of the Executive Council, that in pursuance of the provisions of Section 17 of the State Planning Authority Act, 1963, so much of the land described in the Schedule hereto as is Crown land is hereby appropriated, and so much of the said land as is private property is hereby resumed, under the Public Works Act, 1912, for the purposes of the State Planning Authority Act, 1963, namely for the purpose of promoting and co-ordinating town and country planning and securing the orderly and economic development and use of the said land and in particular for the purposes of a special uses corridor, regional open space and future residential purposes and that the said land is vested in the State Planning Authority of New South Wales.

Dated at Sydney this 8th day of December, 1972.

(L.S.) A. R. CUTLER, Governor

By His Excellency's Command,

C. B. CUTLER,

Deputy Premier and Minister for Local Government.

SCHEDULE

ALL THAT piece or parcel of land containing by admeasurement 1030 acres or thereabouts situated in the City of Liverpool Parish of Cabramatta County of Cumberland and State of New South Wales being part of Portion 61 of the said Parish and adjoining land be the hereinafter stated several dimensions all a little more or less commencing at the south western corner of Portion 62 of the said Parish and bounded thence on the north by the southerly boundary of the said Portion 62 being a fenced line bearing 89 degrees 54 minutes 50 seconds 3448 feet thence on the north east and north by the land comprised in Real Property Act Application Number 8326 being fenced lines bearing successively 164 degrees 13 minutes 15 seconds 685 feet 9 inches and 89 degrees 57 minutes 25 seconds 3385 feet 8 inches to the land resumed for Sydney Water Supply and notified in the Government Gazette of 29th November, 1883 and delineated in a Plan at the Department of Lands and catalogued Ms.8057 Sy. thence on the north east south east or north west by the boundaries of the said resumption being lines partly fenced successively described and consecutively numbered herein as Line 1 bearing 160 degrees 37 minutes 47 feet 4.5 inches Line 2 bearing 139 degrees 27 minutes 117 feet 0.25 inches Line 3 bearing 153 degrees 29 minutes 83 feet 5 inches Line 4 bearing 175 degrees 5 minutes 75 feet 1.25 inches Line 5 bearing 186 degrees 35 minutes 115 feet 9 inches Line 6 bearing 198 degrees 27 minutes 66 feet 6.25 inches Line 7 bearing 234 degrees 58 minutes 67 feet 8.5 inches Line 8 bearing 244 degrees 6 minutes 209 feet 1 inch Line 9 bearing 220 degrees 13 minutes 192 feet 4 inches Line 10 bearing 185 degrees 1 minute 176 feet 8 inches Line 11 bearing 147 degrees 16 minutes 169 feet 9.75 inches Line 12 bearing 127 degrees

45 minutes 328 feet 9 inches Line 13 bearing 157 degrees 26 minutes 73 feet 2.25 inches Line 14 bearing 222 degrees 67 feet 7.75 inches Line 15 bearing 248 degrees 55 minutes 227 feet 8.5 inches Line 16 bearing 229 degrees 20 minutes 154 feet 1.25 inches Line 17 bearing 200 degrees 20 minutes 141 feet 1.5 inches Line 18 bearing 168 degrees 5 minutes 142 feet 9 inches Line 19 bearing 151 degrees 55 minutes 592 feet 9 inches Line 20 bearing 192 degrees 22 minutes 114 feet 5.25 inches Line 21 bearing 245 degrees 109 feet 10 inches Line 22 bearing 223 degrees 57 minutes 186 feet 5.25 inches Line 23 bearing 181 degrees 28 minutes 185 feet 4 inches Line 24 bearing 139 degrees 8 minutes 187 feet 7 inches Line 25 bearing 118 degrees 48 minutes 255 feet 1 inch Line 26 bearing 135 degrees 50 minutes 114 feet 10 inches Line 27 bearing 166 degrees 55 minutes 109 feet 10.75 inches Line 28 bearing 235 degrees 6 minutes 245 feet 11.75 inches Line 29 bearing 145 degrees 19 minutes 318 feet 4.5 inches Line 30 bearing 56 degrees 19 minutes 118 feet 3.25 inches Line 31 bearing 145 degrees 33 minutes 480 feet 5 inches Line 32 bearing 117 degrees 333 feet 1.25 inches Line 33 bearing 87 degrees 49 minutes 301 feet 10.5 inches Line 34 bearing 112 degrees 32 minutes 168 feet 6.75 inches Line 35 bearing 138 degrees 41 minutes 169 feet 9 inches Line 36 bearing 116 degrees 37 minutes 463 feet 11.75 inches Line 37 bearing 132 degrees 46 minutes 117 feet 5.75 inches Line 38 bearing 166 degrees 37 minutes 117 feet 7.5 inches Line 39 bearing 184 degrees 30 minutes 195 feet 6 inches Line 40 bearing 143 degrees 36 minutes 261 feet 4.25 inches Line 41 bearing 99 degrees 44 minutes 622 feet 7 inches Line 42 bearing 117 degrees 27 minutes 95 feet 10.75 inches Line 43 bearing 164 degrees 2 minutes 93 feet 11 inches Line 44 bearing 188 degrees 17 minutes 138 feet 4 inches Line 45 bearing 160 degrees 27 minutes 132 feet 4.5 inches to the northern boundary of Lot 138 on Deposited Plan 2475 thence on the south by the northern boundaries of Lots 138 to 149 inclusive of Deposited Plan 2475 being a line bearing 270 degrees 3184 feet 8 inches thence again on the south by the northern boundaries of Lots 1 to 22 inclusive on Deposited Plan 3403 being lines successively described herein as to Lot 1 bearing 269 degrees 52 minutes 10 seconds 330 feet Lot 2 bearing 270 degrees 23 minutes 10 seconds 330 feet 0.5 inches Lot 3 bearing 271 degrees 14 minutes 30 seconds 330 feet 1.75 inches Lot 4 bearing 270 degrees 16 minutes 10 seconds 330 feet 0.25 inches Lot 5 bearing 268 degrees 46 minutes 45 seconds 330 feet 0.75 inches Lot 6 bearing 269 degrees 10 minutes 50 seconds 330 feet Lot 7 bearing 269 degrees 31 minutes 30 seconds 330 feet Lot 8 bearing 269 degrees 10 minutes 50 seconds 330 feet Lot 9 bearing 269 degrees 10 minutes 50 seconds 330 feet Lot 10 bearing 268 degrees 43 minutes 30 seconds 330 feet 0.5 inches Lot 11 bearing 268 degrees 8 minutes 50 seconds 330 feet 1.5 inches Lot 12 bearing 270 degrees 16 minutes 10 seconds 330 feet 0.25 inches Lot 13 bearing 277 degrees 39 minutes 333 feet 3.5 inches Lot 14 bearing 277 degrees 8 minutes 30 seconds 332 feet 11.25 inches Lot 15 bearing 268 degrees 8 minutes 50 seconds 330 feet 1.25 inches Lot 16 bearing 264 degrees 9 minutes 331 feet 6 inches Lot 17 bearing 263 degrees 11 minutes 10 seconds 332 feet 1 inch Lot 18 bearing 264 degrees 43 minutes 10 seconds 331 feet 2.25 inches Lot 19 bearing 268 degrees 57 minutes 330 feet 0.25 inches Lot 20 bearing 268 degrees 26 minutes 10 seconds 330 feet 1 inch Lot 21 bearing 267 degrees 58 minutes 30 seconds 330 feet 1.5 inches Lot 22 bearing 271 degrees 48 minutes 10 seconds 264 feet to the middle line of Kemps Creek formerly called Chain of Fords thence on the north west and south west by the middle line of Kemps Creek downstream in a general northerly direction to the point of commencement ALSO all that piece or parcel of land containing by admeasurement 1045 acres or thereabouts situated as aforesaid COMMENCING at the intersection of the southerly boundary of the land comprised in Real Property Act Application Number 8326 with the easterly side of the land resumed for the Sydney Water Supply and notified in the Government Gazette of 29th November 1883 and delineated in a plan at the Department of Lands and catalogued Ms. 8057 Sy. and bounded thence on the north by the said boundary of the land in the said Application being a fenced line bearing 89 degrees 44 minutes 10 seconds 4027 feet 2.75 inches to the land resumed for the Liverpool Water Supply and notified in the Government Gazette of 6th July 1910 thence on the south west and south east by the boundaries of the said resumption for the Liverpool Water Supply being lines successively described and consecutively numbered herein as Line 21 bearing 105 degrees 3 minutes 10 seconds 131 feet 9.5 inches Line 20 bearing 90 degrees 35 seconds 29 feet Line 19 bearing 53 degrees 8 minutes 25 seconds 33 feet Line 18 bearing 90 degrees 35 seconds 1082 feet 8.75 inches Line 17 bearing 89 degrees 22 minutes 30 seconds 622 feet 4.25 inches Line 16 bearing 89 degrees 7 minutes 20 seconds 690 feet 3 inches Line 15 bearing 89 degrees 36 minutes 30 seconds 393 feet 4.25 inches Line 14 bearing 113 degrees 5 minutes 66 feet Line 13 bearing 89 degrees 27 minutes 10 seconds 66 feet Line 12 bearing 68 degrees 22 minutes 30 seconds 66 feet Line 11 bearing 91 degrees 55 minutes 50 seconds 411 feet 7.5 inches Line 10 bearing 89 degrees 39 minutes 55 seconds 493 feet 4 inches Line 9 bearing 88 degrees 38 minutes 40 seconds 684 feet 10.5 inches Line 8 bearing 85 degrees 21 minutes 50 seconds 164 feet 11 inches Line 7 bearing 78 degrees 35 minutes 40 seconds 25 feet 1.75 inches to the north western side of a public road shown in a

plan at the Lands Department and catalogued R.1037.1603 thence by the boundaries of that road being lines bearing successively 213 degrees 25 minutes 69 feet 11.25 inches 194 degrees 13 minutes 1060 feet 2.50 inches 110 degrees 13 minutes 66 feet 4.25 inches 14 degrees 13 minutes 1056 feet and 33 degrees 25 minutes 124 feet 4.5 inches to the south easterly side of the said land and resumed for the Liverpool Water Supply thence by that land being Lines bearing successively 78 degrees 35 minutes 40 seconds 222 feet 3.75 inches Line 2 bearing 74 degrees 8 minutes 134 feet 10.5 inches and Line 1 bearing 90 degrees 42 minutes 20 seconds 121 feet 1.25 inches to Cowpasture Road thence on the south east and north east by Cowpasture Road being lines partly fenced successively described and consecutively numbered herein as Line 13 bearing 184 degrees 43 minutes 507 feet 6.75 inches Line 12 bearing 183 degrees 28 minutes 380 feet 4.5 inches Line 11 bearing 180 degrees 43 minutes 50 seconds 421 feet 5 inches Line 10 bearing 171 degrees 42 minutes 335 feet 11.5 inches Line 9 bearing 172 degrees 35 minutes 30 seconds 668 feet 6 inches Line 8 bearing 172 degrees 46 minutes 10 seconds 413 feet 4 inches Line 7 bearing 173 degrees 30 minutes 50 seconds 747 feet 6.5 inches Line 6 bearing 178 degrees 53 minutes 50 seconds 368 feet 5 inches Line 5 bearing 176 degrees 54 minutes 30 seconds 329 feet 2.5 inches Line 4 bearing 163 degrees 23 minutes 30 seconds 169 feet 2 inches Line 3 bearing 154 degrees 12 minutes 40 seconds 834 feet 9.5 inches Line 2 bearing 142 degrees 59 minutes 399 feet 11.75 inches Line 1 bearing 146 degrees 22 minutes 497 feet 8.75 inches to the south boundary of the said Portion 61 thence on the south by part of that boundary being a line bearing 270 degrees 389 feet 2.75 inches to the right bank of Cabramatta Creek thence by the land comprised in Real Property Act Application Number 38869 being firstly by that bank of that creek upwards and secondly by other boundaries of the said Application 38869 being lines successively bearing 253 degrees 53 minutes 50 seconds 868 feet 157 degrees 20 minutes 30 seconds 3850 feet/1.5 inches 247 degrees 20 minutes 30 seconds 450 feet 157 degrees 5 minutes 50 seconds 846 feet 2.5 inches 181 degrees 45 minutes 40 seconds 119 feet 5.25 inches to the north boundary of the land in Deposited Plan 2475 thence on the south by part of that north boundary of Deposited Plan 2475 being a line bearing 270 degrees 5678 feet 8.75 inches to the north eastern side of the said land and resumed for Sydney Water Supply thence by the boundaries of that resumption being lines partly fenced successively described and consecutively numbered as Line 46 bearing 340 degrees 11 minutes 32 feet Line 47 bearing 352 degrees 35 minutes 203 feet 7.25 inches Line 48 bearing 3 degrees 41 minutes 138 feet 9.5 inches Line 49 bearing 322 degrees 22 minutes 253 feet 3.75 inches Line 50 bearing 279 degrees 22 minutes 624 feet 7.5 inches Line 51 bearing 302 degrees 46 minutes 97 feet 10.5 inches Line 52 bearing 343 degrees 23 minutes 85 feet 8.75 inches Line 53 bearing 3 degrees 44 minutes 197 feet 11 inches Line 54 bearing 331 degrees 54 minutes 249 feet 1.75 inches Line 55 bearing 296 degrees 23 minutes 457 feet 8.5 inches Line 56 bearing 307 degrees 23 minutes 173 feet 3.75 inches Line 57 bearing 317 degrees 43 minutes 136 feet 6 inches Line 58 bearing 292 degrees 53 minutes 174 feet 9.25 inches Line 59 bearing 267 degrees 41 minutes 209 feet 11.25 inches Line 60 bearing 281 degrees 44 minutes 233 feet 1.25 inches Line 61 bearing 310 degrees 52 minutes 229 feet 1 inch Line 62 bearing 325 degrees 4 minutes 308 feet 1.75 inches Line 63 bearing 335 degrees 8 minutes 99 feet 0.75 inches Line 64 bearing 356 degrees 90 feet 0.25 inches Line 65 bearing 4 degrees 17 minutes 149 feet 10.75 inches Line 66 bearing 331 degrees 17 minutes 241 feet 11.5 inches Line 67 bearing 297 degrees 59 minutes 278 feet 0.75 inches Line 68 bearing 330 degrees 41 minutes 138 feet 5.5 inches Line 69 bearing 33 degrees 31 minutes 137 feet 2.5 inches Line 70 bearing 65 degrees 12 minutes 123 feet 0.25 inches Line 71 bearing 18 degrees 20 minutes 210 feet 7.25 inches Line 72 bearing 332 degrees 1 minute 627 feet 6.25 inches Line 73 bearing 356 degrees 12 minutes 107 feet 8.5 inches Line 74 bearing 44 degrees 14 minutes 110 feet 9 inches Line 75 bearing 68 degrees 40 minutes 226 feet 5.25 inches Line 76 bearing 42 degrees 8 minutes 165 feet Line 77 bearing 8 degrees 32 minutes 143 feet 0.25 inches Line 78 bearing 328 degrees 12 minutes 142 feet 6.75 inches Line 79 bearing 307 degrees 46 minutes 318 feet 6.25 inches Line 80 bearing 336 degrees 52 minutes 127 feet 2 inches Line 81 bearing 33 degrees 10 minutes 120 feet 11 inches Line 82 bearing 64 degrees 30 minutes 218 feet 11 inches Line 83 bearing 35 degrees 22 minutes 166 feet 0.75 inches Line 84 bearing 7 degrees 2 minutes 281 feet 9 inches Line 85 bearing 343 degrees 11 minutes 164 feet 4.75 inches Line 86 bearing 320 degrees 5 minutes 88 feet 6.75 inches to the point of commencement, EXCLUDING THEREOUT Lot 1 in Deposited Plan 533332 and ALSO EXCLUDING THEREOUT the whole of the land comprised in Conveyance Registered Number 570 Book 3048.

ALSO all that piece or parcel of land situated as aforesaid and being the whole of the land comprised in Crown Grant Registered Volume 11196 Folio 1.

ALSO all those pieces or parcels of land situated in the City of Liverpool, Parish of Cabramatta, County of Cumberland being Lots 121 and 122 in Deposited Plan 2475 and Lot 8 in Deposited Plan 3403.

AND said to be in the possession of Wingello Pty. Limited (File No. 116 G 1/1/2).

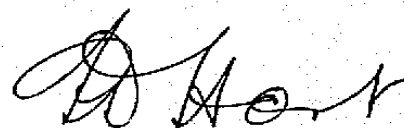
And I, LEON DAVID HORT, Solicitor to The State Planning Authority of New South Wales of 302 Castlereagh Street, Sydney, hereby certify that

1. I am authorised to make the within application;
2. the said land has not been divested from the said The State Planning Authority of New South Wales and no estate or interest therein has been created in favour of any other person;
3. the said land is not under the provisions of the Real Property Act, 1900, and no sale, lease or other transaction affecting it is intended to be completed prior to the issue of the Certificate of Title;
4. this application is correct for the purposes of the Real Property Act, 1900.

Dated at Sydney this 11th day of December 1972.

SIGNED in my presence by the)
said LEON DAVID HORT)

Vana Inis
Solicitor
Sydney



Lp# 11 DP 558029

821-9 ha 12/17/72

49581

Leon David Hart
Solicitor to the
State Planning Authority
of New South Wales
302 Castlereagh Street
Sydney 2000

2110966

NEW SOUTH WALES

STATE OF TITLE

PROPERTY ACT, 1900



13614139

Appln. Nos. 5620, 8326, 10297,
 49581 & 51431 (all part)

Vol. 13614 Fol. 139

Prior Titles:
 Vol. 1108 Fol. 135 }
 Vol. 5381 Fol. 115 }
 Vol. 6384 Fol. 36 }
 Vol. 11196 Fol. 1 }
 Vol. 11833 Fol. 170 }

Part



CANCELLED

EDITION ISSUED

18 5 1978

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

[Signature]

Registrar General.



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 574477 in the City of Liverpool Parishes of Cabramatta and Melville and County of Cumberland being part of Portion 40 granted to Thomas Sterrop Amos on 13-1-1818, part of Portion 44 granted to John Gurner on 13-1-1818, part of Portion 61 granted to Barron Field on 13-1-1818, part of Portion 57 granted to John Wylde on 18-1-1817, and 7158 square metres granted by Crown Grant Volume 11196 Folio 1 (Parish of Cabramatta) and part of Portion 1 granted to Simeon Lord on 18-1-1810 and part of Portion 71 granted to Thomas Wylde on 18-1-1817 (Parish of Melville). EXCEPTING THEREOUT Lot 1 in Deposited Plan 522269, Lot 1 in Deposited Plan 221840, Lot 3 in Deposited Plan 542925, M.W.S. and D.B. lands, the road shown in the plan hereon and the minerals reserved by the Crown Grant of 7158 square metres.

FIRST SCHEDULE

THE NEW SOUTH WALES PLANNING AND ENVIRONMENT COMMISSION.

SECOND SCHEDULE

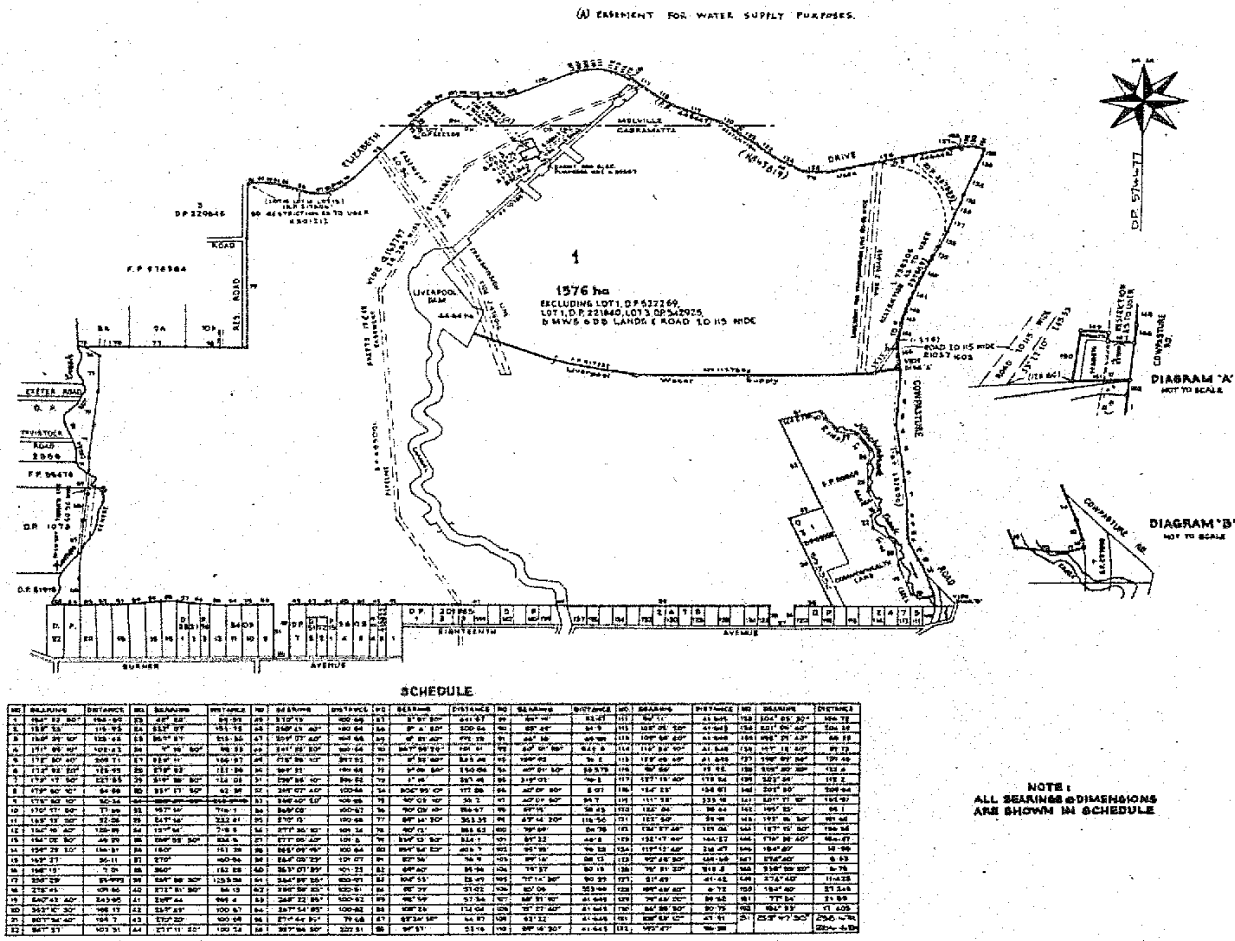
1. J476016 Easement for Transmission Line affecting the part of the land above described shown so burdened in the plan hereon.
2. J924492 Easement for Transmission Line affecting the part of the land above described shown so burdened in the plan hereon.
3. K39666 Easement for Water Supply purposes affecting the part of the land above described shown so burdened in the plan hereon.
4. K39667 Easement for Electricity purposes affecting the part of the land above described shown so burdened in the plan hereon.
5. K301212 Restriction on User - see section 27E(6) Main Roads Act, 1924-1963 affecting the part shown so burdened in the plan hereon.
6. L758306 Restriction on user - see section 27E (6) Main Roads Act, 1924-1963 affecting the part shown so burdened in the plan hereon.
7. L912604 Right of Way affecting the part shown so burdened in the plan hereon.
8. H845819 Restriction on User - see section 27E (6) Main Roads Act, 1924-1963 affecting the part shown so burdened in the plan hereon.
9. Q163797 Easement for Pipeline as more fully set out therein affecting the part shown so burdened in the plan hereon.

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



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



NOTE:
ALL BEARINGS & DIMENSIONS
ARE SHOWN IN SCHEDULE

REGISTERED PROPRIETOR

[illegible]

INSTRUMENT

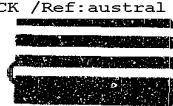
[illegible]

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



13941097

NEW SOUTH WALES



CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

Appln Nos 5620, 8326, 10297,
 49581 & 51431 (all part)

Vol. **13941** Fol. **97**

Prior Title Vol. 13614 Fol. 139



EDITION ISSUED

24 9 1979

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.

CANCELLED

Registrar General.

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 574477 at Bonnyrigg in the City of Liverpool Parishes of Cabramatta and Melville County of Cumberland being part of Portion 40 granted to Thomas Sterrop Amos on 13-1-1818 part of Portion 44 granted to John Gurner on 13-1-1818 part of Portion 61 granted to Barron Field on 13-1-1818 part of Portion 57 granted to John Wyld on 18-1-1817 and 7158 square metres granted by Crown Grant Volume 11196 Folio 1 (Parish of Cabramatta) and part of Portion 1 granted to Simeon Lord on 18-1-1810 and part of Portion 71 granted to Thomas Wyld on 18-1-1817 (Parish of Melville). EXCEPTING THEREOUT Lot 1 in Deposited Plan 221840 Lot 3 in Deposited Plan 542925 Lot 1 in Deposited Plan 596510 M.W.S. and D.B. lands shown in Deposited Plan 910739 and the road shown in the plan hereon and the minerals reserved by the Crown grant of 7158 square metres.

FIRST SCHEDULE

NEW SOUTH WALES PLANNING ENVIRONMENT COMMISSION.

SECOND SCHEDULE

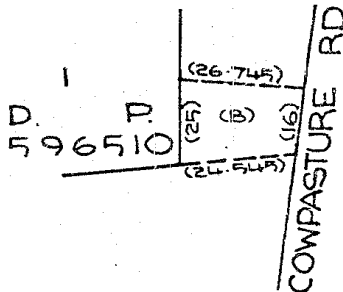
1. H845819^P Restriction on user (see section 27E(6) Main Roads Act, 1924) affecting the land shown so burdened in the plan hereon.
2. J476016^P Easement for transmission line affecting the land shown so burdened in the plan hereon.
3. J924492^P Easement for transmission line affecting the land shown so burdened in the plan hereon.
4. K39666^P Easement for water supply affecting the land shown so burdened in the plan hereon.
5. K39667^P Easement for electricity purposes affecting the land shown so burdened in the plan hereon.
6. K301212^P Restriction on user (see section 27E(6) Main Roads Act, 1924) affecting the land shown so burdened in the plan hereon.
7. L758306^P Restriction on user (see section 27E(6) Main Roads Act, 1924) affecting the land shown so burdened in the plan hereon.
8. L912604^P Right of way affecting the land shown so burdened in the plan hereon.
9. Q163797^P Easement for pipeline affecting the land shown so burdened in the plan hereon.
10. R45706^P Easement for water supply affecting the land shown so burdened in the plan hereon.
11. R45707^P Easement to drain water affecting the land shown so burdened in the plan hereon.



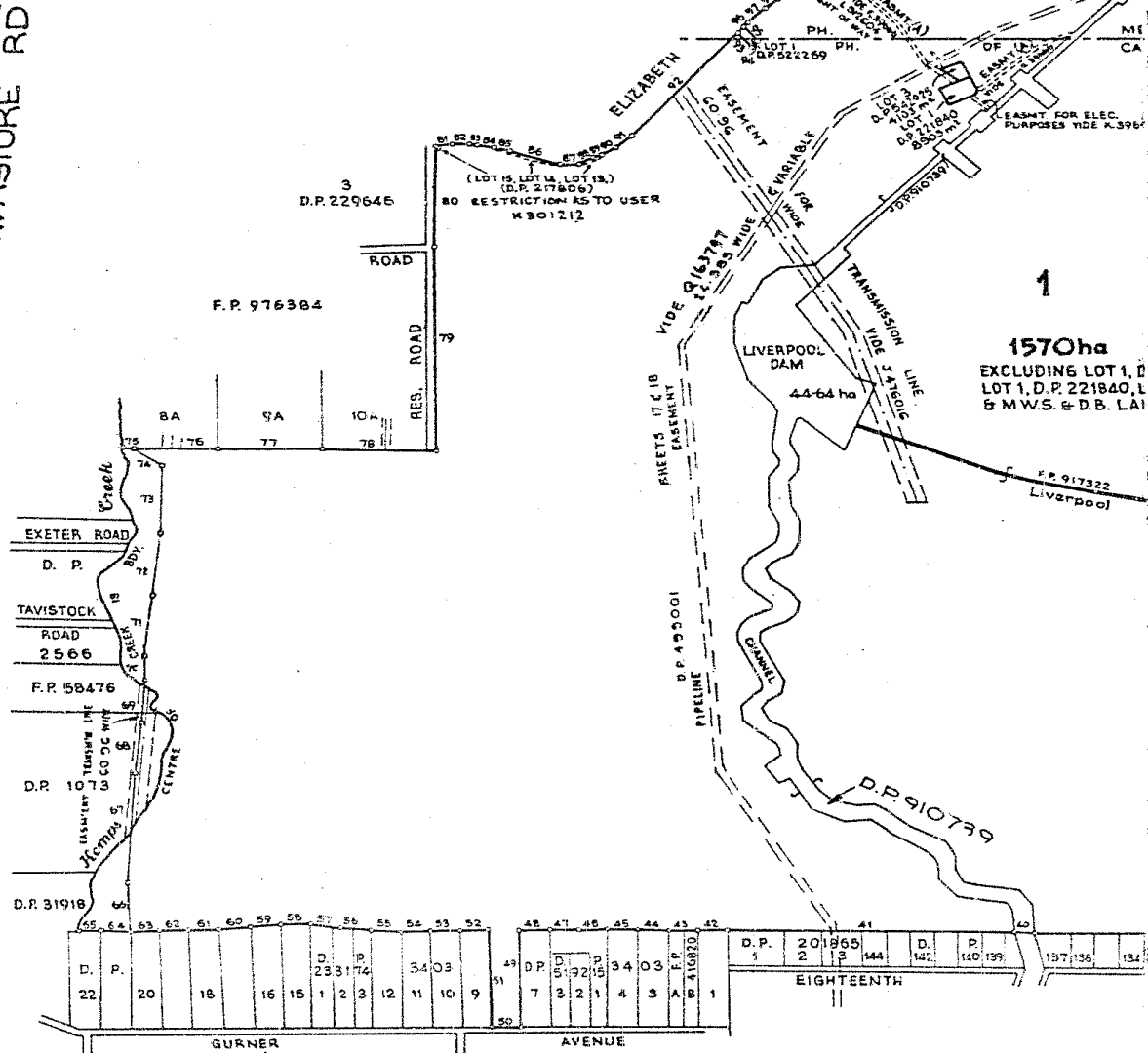
PLAN SHOWING LO

LENGTHS ARE

DIAGRAM 'C'
NOT TO SCALE



- (A) EASEMENT FOR WATER SUPPLY PURPOSES. - K39666
 (B) EASEMENT FOR WATER SUPPLY VAR. WIDTH. - R45706
 (C) EASEMENT TO DRAIN WATER VAR. WIDTH. - R45707

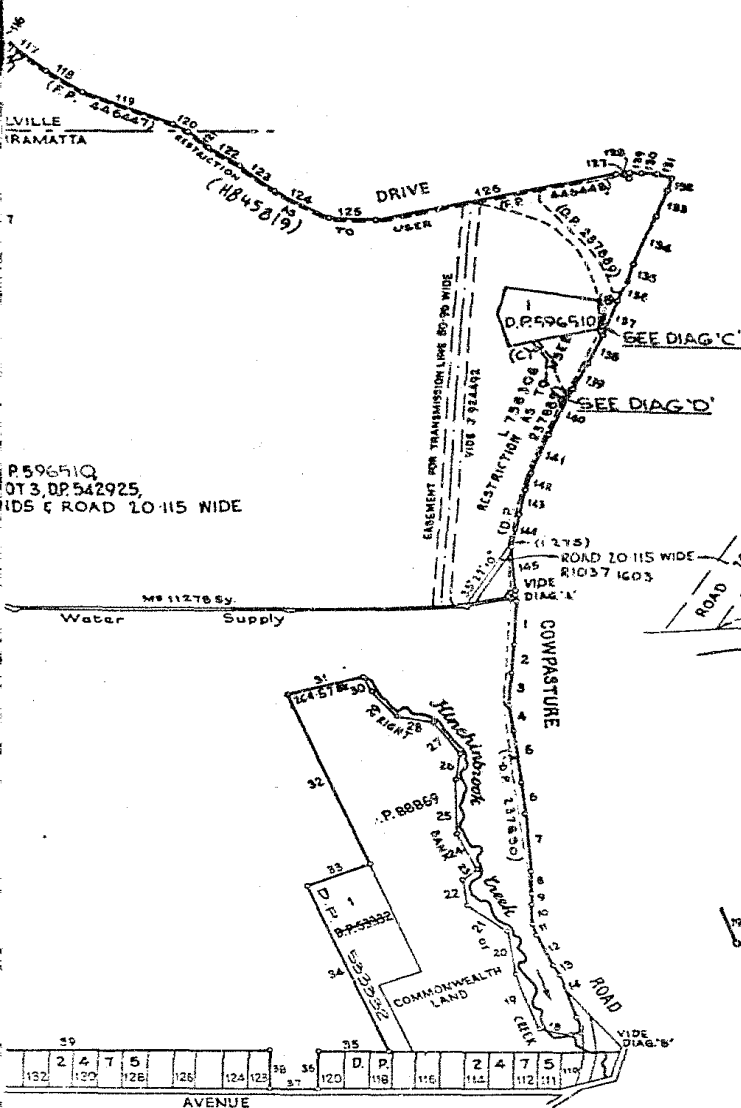


SCHEDULE

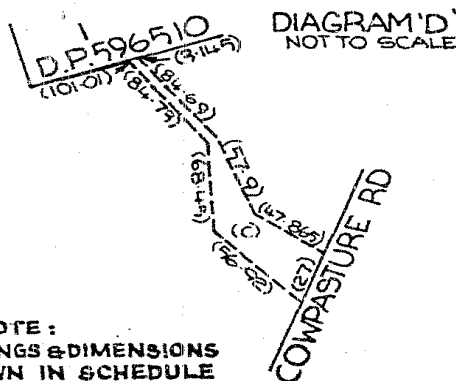
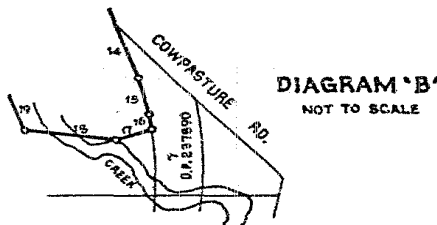
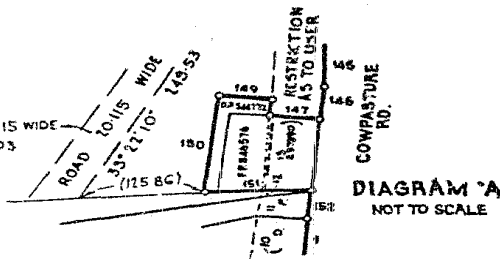
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.
1	184° 32' 30"	154.64	23	45° 20'	69.59	45	270° 13'	100.68	67	5° 51' 30"	441.67	89	66° 19'	32.47	111
2	183° 25'	115.93	24	333° 07'	151.78	46	268° 43' 40"	100.68	68	5° 4' 20"	200.94	90	58° 49'	61.9	112
3	180° 39' 10"	128.48	25	357° 51'	213.56	47	269° 07' 40"	100.66	69	5° 21' 40"	172.28	91	46° 16'	69.03	113
4	171° 35' 10"	102.42	26	7° 15' 30"	96.53	48	269° 28' 20"	100.66	70	557° 55' 20"	101.81	92	40° 01' 50"	349.3	114
5	172° 30' 40"	203.71	27	824° 11'	156.67	49	178° 58' 10"	397.52	71	5° 33' 40"	245.48	93	139° 02'	76.2	115
6	172° 55' 20"	125.93	28	278° 52'	122.36	50	269° 32'	100.66	72	6° 08' 30"	250.08	94	40° 01' 50"	36.575	116
7	173° 17' 50"	227.85	29	319° 38' 30"	124.03	51	358° 58' 10"	346.52	73	1° 15'	267.45	95	319° 02'	76.2	117
8	178° 50' 10"	84.55	30	331° 17' 30"	62.39	52	269° 07' 40"	100.66	74	306° 35' 10"	117.88	96	40° 01' 50"	8.07	118
9	178° 50' 10"	50.34	31	268° 43' 40"	100.68	53	268° 40' 20"	100.66	75	40° 03' 10"	35.2	97	40° 01' 50"	80.7	119
10	176° 17' 50"	77.66	32	197° 14'	716.1	54	268° 05'	100.67	76	90° 03' 10"	266.67	98	40° 15'	58.43	120
11	163° 13' 50"	52.05	33	247° 14'	222.51	55	270° 13'	100.68	77	89° 14' 30"	353.35	99	62° 14' 20"	116.56	121
12	154° 18' 40"	128.39	34	197° 14'	718.3	56	271° 35' 10"	101.74	78	90° 12'	383.63	100	78° 50'	56.78	122
13	154° 02' 30"	45.29	35	269° 52' 30"	234.5	57	277° 05' 40"	101.6	79	359° 13' 50"	624.1	101	89° 22'	46.2	123
14	159° 29' 20"	166.81	36	180°	152.28	58	268° 05' 15"	100.64	80	359° 54' 20"	406.7	102	95° 35'	96.25	124
15	163° 27'	55.11	37	270°	160.24	59	264° 05' 25"	101.07	81	82° 36'	56.9	103	89° 16'	80.13	125
16	168° 13'	7.01	38	350°	152.28	60	263° 07' 35"	101.23	82	89° 40'	58.56	104	79° 57'	80.13	126
17	253° 23'	33.995	39	269° 53' 30"	125.834	61	264° 39' 35"	100.67	83	104° 33'	28.49	105	71° 14' 30"	80.39	127
18	276° 45'	109.66	40	272° 31' 30"	65.13	62	268° 53' 25"	100.61	84	98° 39'	57.02	106	66° 06'	353.66	128
19	340° 42' 40"	245.65	41	269° 44'	969.4	63	268° 22' 35"	100.62	85	98° 59'	57.34	107	68° 33' 10"	41.645	129
20	352° 10' 30"	168.17	42	269° 49'	100.67	64	267° 54' 55"	100.62	86	108° 26'	174.04	108	75° 27' 40"	41.645	130
21	307° 54' 40"	169.7	43	273° 22'	100.69	65	271° 44' 35"	75.68	87	83° 26' 30"	64.97	109	82° 22'	41.645	131
22	347° 37'	102.31	44	271° 11' 20"	100.74	66	357° 04' 30"	202.31	88	59° 37'	53.16	110	84° 16' 30"	41.645	132

LOCATION OF LAND

IN METRES



P59651Q
 OT 3, DP 542925,
 IDS & ROAD 10.115 WIDE



BEARING	DISTANCE	NO.	BEARING	DISTANCE
96° 11'	41.645	133	204° 03' 30"	106.72
103° 05' 20"	41.645	134	201° 06' 40"	204.59
109° 59' 50"	41.645	135	198° 29' 40"	68.32
116° 54' 10"	41.645	136	197° 12' 40"	99.73
123° 48' 40"	41.645	137	198° 09' 50"	120.48
96° 56'	19.92	138	208° 40' 30"	122.4
127° 15' 40"	178.24	139	202° 55'	112.2
124° 25'	150.87	140	202° 50'	200.64
111° 23'	323.15	141	201° 17' 10"	162.87
124° 24'	58.44	142	195° 28'	65.1
132° 50"	89.01	143	193° 16' 30"	101.65
124° 27' 40"	129.04	144	187° 15' 50"	136.35
132° 17' 40"	144.22	145	176° 39' 40"	184.47
119° 12' 40"	216.47	146	184° 40'	10.56
92° 45' 30"	149.66	147	274° 40'	8.93
76° 31' 20"	615.3	148	358° 58' 20"	6.76
51° 43'	41.42	149	274° 40'	11.425
169° 45' 40"	6.72	150	184° 40'	27.245
79° 45' 30"	39.62	151	77° 24'	21.85
86° 35' 30"	50.75	152	184° 33'	17.405
108° 28' 10"	47.91	153	253° 47' 30"	256.471
195° 47'	56.88			264.61

NOTE:
 ALL BEARINGS & DIMENSIONS
 ARE GIVEN IN SCHEDULE



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

8/8/2019 10:33AM

FOLIO: 15/831988

First Title(s): OLD SYSTEM

Prior Title(s): 13/806494

Recorded	Number	Type of Instrument	C.T. Issue
2/2/1994	DP831988	DEPOSITED PLAN	FOLIO CREATED EDITION 1
25/5/1995	O251021	REQUEST	
13/3/1996	2012526	REQUEST	
22/3/1999	DP269186	DEPOSITED PLAN	
24/1/2001	DP1016619	DEPOSITED PLAN	
2/10/2001	DP1034172	DEPOSITED PLAN	EDITION 2
4/4/2002	8352398	REQUEST	
2/2/2011	DP1161195	DEPOSITED PLAN	
15/12/2011	AG653448	TRANSFER GRANTING EASEMENT	EDITION 3
8/9/2016	DP1223501	DEPOSITED PLAN	
13/2/2017	AM14082	TRANSFER INCLUDING EASEMENT	FOLIO CANCELLED

*** END OF SEARCH ***

austral

PRINTED ON 8/8/2019

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Received: 08/08/2019 10:33:14

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Bartar Perry

**TRANSFER
INCLUDING EASEMENT**New South Wales
Real Property Act 1900**AM14082Q**

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)	
Client No: 118491384	3989
Duty: \$10	Trans No: 8964442-001
Asst details:	

(A) TORRENS TITLE

Land transferred

2/1223501 Part 15 831988

(B) TENEMENTS

Servient (land burdened)

1/1223501

Dominant (land benefited)

2/1223501

(C) LODGED BYDocument
Collection
BoxName, Address or DX, Telephone, and Customer Account Number if any
390G SPECTRUM LEGAL 131493N

CODE

390G

Reference (optional): BP:BYC 162258

TE**(D) TRANSFEROR**

THE MINISTER ADMINISTERING THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

(E)

The transferor acknowledges receipt of the consideration of \$ 298,000.00

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

(F)

GRANTS an easement as set out in Schedule 1.

(G)

Encumbrances (if applicable):

(H) TRANSFEE

SYDNEY WATER CORPORATION ABN 49 776 225 038

(I)

TENANCY:

DATE

..... / /

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

Signature of witness:

Name of witness:

Address of witness: ASHLEY WEST
L27 320 PITT STREET
SYDNEY.

I certify I am an eligible witness and that the authorised officer of the transferee signed this dealing in my presence.
[See note* below]

Signature of witness:

Name of witness:

Address of witness: JESSICA BRODERICK
C/1 Smith Street
Parramatta NSW 2150

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below.
SIGNED by me STEPHEN SCOTT DEWICK as delegate of the Minister administering the Environmental Planning and Assessment Act, 1979, and I hereby certify that I have no notice of the revocation of such delegation.

Signature of authorised officer:

Authorised officer's name: STEPHEN DEWICK

Authority of officer: DELEGATE

Signing on behalf of: THE MINISTER ADMINISTERING THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below.

Signature of authorised officer:

Authorised officer's name: GRANT MARY

Authority of officer: SYDNEY WATER CORPORATION
Signing on behalf of: SYDNEY WATER CORPORATION
ABN 49 776 225 038

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

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

from: 01TE

(L) SCHEDULE 1
Grant of easement

The transferor GRANTS:

An easement of access & services (10 wide) shown (A) over Lot 1 in DP1223501 on the terms contained in Memorandum AE292282 filed at Land & Property Information.

(M) SCHEDULE 2
Reservation of easement

The transferor RESERVES:
not applicable

John Greig
Solicitors

John McLaren & Co
— Legal Agents —

3 DEC 2016

Received

Level 3, 147 King St.,
Sydney 2000.
Ph 92314872
Fax 92336557
DX 588

9th December 2016.

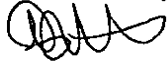
Land Property Management Authority,
Queens Square,
Sydney, NSW, 2000.

Re: 2/12235021

Dear Sirs,

We would be pleased if you would deliver 2/12235021 to Spectrum Legal LLPN 131493N, LPI
Delivery Box 390G after registration of transfer to Sydney Water.

Yours sincerely,



Nicole Stibbs
John McLaren & Co



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

8/8/2019 10:32AM

FOLIO: 2/1223501

First Title(s): OLD SYSTEM

Prior Title(s): 15/831988

Recorded	Number	Type of Instrument	C.T. Issue
8/9/2016	DP1223501	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
13/2/2017	AM14082	TRANSFER INCLUDING EASEMENT	FOLIO CREATED EDITION 1

*** END OF SEARCH ***



FOLIO: 2/1223501

SEARCH DATE	TIME	EDITION NO	DATE
8/8/2019	10:31 AM	1	13/2/2017

LAND

LOT 2 IN DEPOSITED PLAN 1223501
AT AUSTRAL
LOCAL GOVERNMENT AREA LIVERPOOL
PARISH OF CABRAMATTA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1223501

FIRST SCHEDULE

SYDNEY WATER CORPORATION

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 DP806494 RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES 10 & 20 WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 2 AM14082 EASEMENT FOR ACCESS AND SERVICES 10 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART DESIGNATED (A) IN DP1223501

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

8/8/2019 10:33AM

FOLIO: 1/1223501

First Title(s): OLD SYSTEM

Prior Title(s): 15/831988

Recorded	Number	Type of Instrument	C.T. Issue
8/9/2016	DP1223501	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
13/2/2017	AM14082	TRANSFER INCLUDING EASEMENT	FOLIO CREATED EDITION 1
20/6/2018	DP1243071	DEPOSITED PLAN	
25/9/2018	AN723286	APPLICATION TO RECORD A NEW REGISTERED PROPRIETOR	EDITION 2
6/3/2019	AN955975	TRANSFER INCLUDING EASEMENT	FOLIO CANCELLED

change of name

*** END OF SEARCH ***

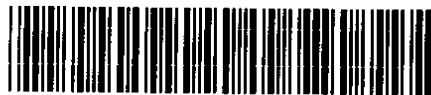
austral

PRINTED ON 8/8/2019

Form: 01TE
 Licence: 05,11-640
 Licensee: Sofdocs
 Bartier Perry

TRANSFER INCLUDING EASEMENTS

New South Wales
Real Property Act 1900



AN955975X

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

STAMP DUTY

Office of State Revenue use only

Office of State Revenue	
NSW Treasury	
Client No: 118491384	3512
Duty: \$10 -	Trans No: 9406652-00
Asst details: _____	

(A) TORRENS TITLE

Land transferred /

Part of 1/1223501, being 99/1243071

(B) TENEMENTS

Servient (land burdened)

100/1243071

Dominant (land benefited)

99/1243071

(C) LODGED BY

Document
Collection
Box

390G

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

SPECTRUM CLIENT SOLUTIONS 131493N

Reference (optional): BP - 171506

CODE

TE

(D) TRANSFEROR

PLANNING MINISTERIAL CORPORATION ABN 36 691 806 169 ✓

(E)

The transferor acknowledges receipt of the consideration of \$2,518,600 -

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

(F)

GRANTS the easements as set out in Schedule 1.

(G)

Encumbrances (if applicable):

(H) TRANSFEREE

EPSILON DISTRIBUTION MINISTERIAL HOLDING CORPORATION ABN 59 253 130 878 ✓

(I)

TENANCY:

DATE

14 / 12 / 2018

(J)

See Annexure "A" for execution by the Transferor

- P12

See Annexure "B" for execution by the Transferee

- P13

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and

stored under eNOS ID No. 1735232

Full Name: Irene Moran, transferee solicitor

Signature: [Signature]

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

(L) **SCHEDULE 1**

Grant of easement

The transferor GRANTS:

1. A Right of Access Variable Width shown as "(B1) PROPOSED RIGHT OF ACCESS VARIABLE WIDTH" on DP1243071 on the terms set out in Annexure "X". ✓
2. An Easement for Services Variable Width shown as "(B2) PROPOSED EASEMENT FOR SERVICES VARIABLE WIDTH" on DP1243071 on the terms set out in Annexure "X". ✓
3. An Easement for Overhead Power Lines and Underground Cables Variable Width shown as "(B3) PROPOSED EASEMENT FOR OVERHEAD POWER LINES AND UNDERGROUND CABLES VARIABLE WIDTH" on DP1243071 on the terms set out in Annexure "X". ✓ EOPL
4. A Right of Access 20 Wide shown as "(C1) PROPOSED RIGHT OF ACCESS 20 WIDE" on DP1243071 on the terms set out in Annexure "X". ✓
5. An Easement for Services 20 Wide shown as "(C2) PROPOSED EASEMENT FOR SERVICES 20 WIDE" on DP1243071 on the terms set out in Annexure "X". ✓
6. An Easement for Underground Cables 20 Wide shown as "(C3) PROPOSED EASEMENT FOR UNDERGROUND CABLES 20 WIDE" on DP1243071 on the terms set out in Annexure "X". ✓ EFUC
7. An Easement for Overhead Power Lines and Underground Cables 15 Wide and Variable shown as "(D) PROPOSED EASEMENT FOR OVERHEAD POWER LINES AND UNDERGROUND CABLES 15 WIDE & VARIABLE" on DP1243071 on the terms set out in Annexure "X".

should read underground. 40. 20 ft.

6 extra fees

(M) **SCHEDULE 2**

Reservation of easement

The transferor RESERVES:
not applicable

[Signature] R.H.
N.N.

ANNEXURE "X" TO THE TRANSFER INCLUDING EASEMENT BETWEEN PLANNING MINISTERIAL CORPORATION ABN 36 691 806 169 (AS TRANSFEROR) AND EPSILON DISTRIBUTION MINISTERIAL HOLDING CORPORATION ABN 59 253 130 878 (AS TRANSFEREE)

1. TERMS OF THE RIGHT OF ACCESS VARIABLE WIDTH SHOWN AS "(B1) PROPOSED RIGHT OF ACCESS VARIABLE WIDTH" ON DP1243071

1.0 The owner of the land benefited may:


- 1.1 by any reasonable means pass across each land burdened, but only within the site of this easement, to get to or from the land benefited, and
- 1.2 do anything reasonably necessary for that purpose, including:
 - 1.2.1 entering the land burdened, and
 - 1.2.2 taking anything on to the land burdened, and
 - 1.2.3 carrying out work within the site of this easement, such as constructing, placing, repairing or maintaining trafficable surfaces, driveways or structures.

2.0 In exercising those rights the owner of the land benefited must;

- 2.1 ensure all work is done properly, and
- 2.2 cause as little inconvenience as is practicable to the owner and any occupier of the land burdened, and
- 2.3 cause as little damage as is practicable to the land burdened and any improvement on it, and
- 2.4 restore the land burdened as nearly as is practicable to its former condition, and
- 2.5 make good any collateral damage.

3.0 Lease of Epsilon Distribution Ministerial Holding Corporation's Distribution System

- 3.1 This clause applies if the land benefitted is subject to a network infrastructure assets lease under the *Electricity Network Assets (Authorised Transactions) Act 2015*.
- 3.2 The Lessee, the Lessee's nominees and the Lessor's nominees are entitled to exercise the rights and entitlements conferred on the owner under this Right of Access until (in the case of the Lessee and its nominees) the end of the term of the network infrastructure assets lease.
- 3.3 The Lessee and its nominess will cease to be entitled to exercise the rights and entitlements conferred on the owner under this Right of Access when the network infrastructure assets lease comes to an end.


*

R.H.
N.N.

2. TERMS OF THE EASEMENT FOR SERVICES VARIABLE WIDTH SHOWN AS "(B2) PROPOSED EASEMENT FOR SERVICES VARIABLE WIDTH" ON DP1243071

1.0 The owner of the land benefited may:

- 1.1** use each land burdened, but only within the site of this easement, to provide domestic services to or from each land benefited, and
- 1.2** do anything reasonably necessary for that purpose, including:
 - 1.2.1** entering the land burdened, and
 - 1.2.2** taking anything on to the land burdened, and
 - 1.2.3** carrying out work, such as constructing, placing, repairing or maintaining pipes, poles, wires, cables, conduits, structures and equipment.

2.0 In exercising those powers, the owner of the land benefited must:

- 2.1** ensure all work is done properly, and
- 2.2** cause as little inconvenience as is practicable to the owner and any occupier of the land burdened, and
- 2.3** cause as little damage as is practicable to the land burdened and any improvement on it, and
- 2.4** restore the land burdened as nearly as is practicable to its former condition, and
- 2.5** make good any collateral damage.

3.0 For the purposes of this easement the expression "domestic services" includes supply of water, gas, electricity, telephone and television and discharge of sewage, sullage and other fluid wastes.

4.0 Lease of Epsilon Distribution Ministerial Holding Corporation's Distribution System

- 4.1** This clause applies if the land benefited is subject to a network infrastructure assets lease under the *Electricity Network Assets (Authorised Transactions) Act 2015*.
- 4.2** The Lessee, the Lessee's nominees and the Lessor's nominees are entitled to exercise the rights and entitlements conferred on the owner under this easement until (in the case of the Lessee and its nominees) the end of the term of the network infrastructure assets lease.
- 4.3** The Lessee and its nominess will cease to be entitled to exercise the rights and entitlements conferred on the owner under this easement when the network infrastructure assets lease comes to an end.

3. TERMS OF THE EASEMENT FOR OVERHEAD POWER LINES AND UNDERGROUND CABLES VARIABLE WIDTH SHOWN AS "(B3) PROPOSED EASEMENT FOR OVERHEAD POWER LINES AND UNDERGROUND CABLES VARIABLE WIDTH" ON DP1243071

1.0 Definitions

- 1.1 easement site** means that part of the servient tenement that is affected by this easement.
- 1.2 electrical equipment** includes pole, overhead electrical cable, underground electrical cable, duct, service pillar, underground earthing system, and ancillary equipment.
- 1.3 install** includes construct, repair, replace, maintain, modify, use, and remove.
- 1.4 services** includes overhead and underground gas, telephone, communications, water, sewage, and drainage services.
- 1.5 structure** includes building, wall, retaining wall, carport, driveway, fence, swimming pool, and fixed plant or equipment; but excludes garden furniture and garden ornament.
- 1.6 transferee** means Epsilon Distribution Ministerial Holding Corporation ABN 59 253 130 878 and its successors (who may exercise its rights by any persons authorised by it).
- 1.7 transferor** means the registered proprietor of the servient tenement and its successors (including those claiming under or through the registered proprietor).

2.0 The transferee may:

- 2.1** install electrical equipment within the easement site,
- 2.2** excavate the easement site to install the electrical equipment.
- 2.3** use the electrical equipment for the transmission of electricity,
- 2.4** enter the servient tenement using the most practical route (with or without vehicles, machinery or materials) at all reasonable times (and at any time in the event of an emergency) and remain there for any reasonable time,
- 2.5** install its own access gates and locks,
- 2.6** trim or remove any vegetation from the servient tenement that interferes with or prevents reasonable access to the easement site or the electrical equipment, and
- 2.7** remove any encroachments from the easement site and recover the costs of carrying out the removal work and repairing any damage done to the electrical equipment by the encroachment.

3.0 In exercising its rights under this easement the transferee will take reasonable precautions to minimise disturbance to the servient tenement and will restore the servient tenement as nearly as practicable to its original condition.

4.0 The transferor agrees that, without the prior written permission of the transferee and in accordance with such conditions as the transferee may reasonably impose, it will not:

- 4.1 install or permit to be installed any services or structure within the easement site, or
 - 4.2 alter the surface level of the easement site, or
 - 4.3 do or permit to be done anything that restricts access to the easement site by the transferee.
- 5.0 The transferee will not be responsible if the electrical equipment causes magnetic interference to computer equipment or electronic equipment operated within the servient tenement.
- 6.0 Lessee of the transferee's distribution system
- 6.1 Notwithstanding any other provision in this easement, the transferor grants to the transferee the easement and acknowledges and agrees that any lessee of the transferee's distribution system, and any nominee of such lessee (which may include a sublessee of the transferee's distribution system from that lessee), may, without the need for any further approvals or agreements, exercise the rights and perform the obligations of the transferee as if that lessee or nominee were the transferee, but only for so long as the lessee leases the transferee's distribution system from the transferee.
 - 6.2 The transferor must do all things reasonably necessary to ensure any such lessee, and any such nominee, is able to exercise the rights and perform the obligations of the transferee.

4. TERMS OF THE RIGHT OF ACCESS 20 WIDE SHOWN AS "(C1) PROPOSED RIGHT OF ACCESS 20 WIDE" ON DP1243071

- 1.3 The owner of the land benefited may:
- 1.4 by any reasonable means pass across each land burdened, but only within the site of this easement, to get to or from the land benefited, and
 - 1.5 do anything reasonably necessary for that purpose, including:
 - 1.5.1 entering the land burdened, and
 - 1.5.2 taking anything on to the land burdened, and
 - 1.5.3 carrying out work within the site of this easement, such as constructing, placing, repairing or maintaining trafficable surfaces, driveways or structures.
- 2.0 In exercising those rights the owner of the land benefited must;
- 2.1 ensure all work is done properly, and
 - 2.2 cause as little inconvenience as is practicable to the owner and any occupier of the land burdened, and
 - 2.3 cause as little damage as is practicable to the land burdened and any improvement on it, and
 - 2.4 restore the land burdened as nearly as is practicable to its former condition, and
 - 2.5 make good any collateral damage.

3.0 Lease of Epsilon Distribution Ministerial Holding Corporation's Distribution System

- 3.1 This clause applies if the land benefitted is subject to a network infrastructure assets lease under the *Electricity Network Assets (Authorised Transactions) Act 2015*.
- 3.2 The Lessee, the Lessee's nominees and the Lessor's nominees are entitled to exercise the rights and entitlements conferred on the owner under this Right of Access until (in the case of the Lessee and its nominees) the end of the term of the network infrastructure assets lease.
- 3.3 The Lessee and its nominess will cease to be entitled to exercise the rights and entitlements conferred on the owner under this Right of Access when the network infrastructure assets lease comes to an end.

5. AN EASEMENT FOR SERVICES 20 WIDE SHOWN AS "(C2) PROPOSED EASEMENT FOR SERVICES 20 WIDE" ON DP1243071

1.0 The owner of the land benefitted may:

- 1.1 use each land burdened, but only within the site of this easement, to provide domestic services to or from each land benefitted, and
- 1.2 do anything reasonably necessary for that purpose, including:
 - 1.2.1 entering the land burdened, and
 - 1.2.2 taking anything on to the land burdened, and
 - 1.2.3 carrying out work, such as constructing, placing, repairing or maintaining pipes, poles, wires, cables, conduits, structures and equipment.

2.0 In exercising those powers, the owner of the land benefitted must:

- 2.1 ensure all work is done properly, and
- 2.2 cause as little inconvenience as is practicable to the owner and any occupier of the land burdened, and
- 2.3 cause as little damage as is practicable to the land burdened and any improvement on it, and
- 2.4 restore the land burdened as nearly as is practicable to its former condition, and
- 2.5 make good any collateral damage.

3.0 For the purposes of this easement the expression "domestic services" includes supply of water, gas, electricity, telephone and television and discharge of sewage, sullage and other fluid wastes.

4.0 Lease of Epsilon Distribution Ministerial Holding Corporation's Distribution System

- 4.1 This clause applies if the land benefitted is subject to a network infrastructure assets lease under the *Electricity Network Assets (Authorised Transactions) Act 2015*.

- 4.2 The Lessee, the Lessee's nominees and the Lessor's nominees are entitled to exercise the rights and entitlements conferred on the owner under this easement until (in the case of the Lessee and its nominees) the end of the term of the network infrastructure assets lease.
- 4.3 The Lessee and its nominees will cease to be entitled to exercise the rights and entitlements conferred on the owner under this easement when the network infrastructure assets lease comes to an end.

6. AN EASEMENT FOR UNDERGROUND CABLES 20 WIDE SHOWN AS "(C3) PROPOSED EASEMENT FOR UNDERGROUND CABLES 20 WIDE" ON DP1243071

1.0 Definitions

- 1.1 **easement site** means that part of the land burdened that is affected by this easement.
- 1.2 **electrical equipment** includes underground electrical cable, duct, service pillar, underground earthing system, and ancillary equipment.
- 1.3 **Epsilon Distribution Ministerial Holding Corporation** means Epsilon Distribution Ministerial Holding Corporation ABN 59 253 130 878 and its successors (who may exercise its rights by any persons authorised by it).
- 1.4 **install** includes construct, repair, replace, maintain, modify, use, and remove.
- 1.5 **owner** means the registered proprietor of the land burdened and its successors (including those claiming under or through the registered proprietor).
- 1.6 **services** includes overhead and underground gas, telephone, communications, water, sewage, and drainage services.
- 1.7 **structure** includes building, wall, retaining wall, carport, driveway, fence, swimming pool, and fixed plant or equipment; but excludes garden furniture and garden ornament.

2.0 Epsilon Distribution Ministerial Holding Corporation may:

- 2.1 install electrical equipment within the easement site,
- 2.2 excavate the easement site to install the electrical equipment.
- 2.3 use the electrical equipment for the transmission of electricity,
- 2.4 enter the land burdened using the most practical route (with or without vehicles, machinery or materials) at all reasonable times (and at any time in the event of an emergency) and remain there for any reasonable time,
- 2.5 trim or remove any vegetation from the land burdened that interferes with or prevents reasonable access to the easement site or the electrical equipment, and
- 2.6 remove any encroachments from the easement site and recover the costs of carrying out the removal work and repairing any damage done to the electrical equipment by the encroachment.

- 3.0 In exercising its rights under this easement Epsilon Distribution Ministerial Holding Corporation will take reasonable precautions to minimise disturbance to the land burdened and will restore the land burdened as nearly as practicable to its original condition.
- 4.0 The owner agrees that, without the prior written permission of Epsilon Distribution Ministerial Holding Corporation and in accordance with such conditions as Epsilon Distribution Ministerial Holding Corporation may reasonably impose, it will not:
 - 4.1 install or permit to be installed any services or structure within the easement site, or
 - 4.2 alter the surface level of the easement site, or
 - 4.3 do or permit to be done anything that restricts access to the easement site by Epsilon Distribution Ministerial Holding Corporation.
- 5.0 Epsilon Distribution Ministerial Holding Corporation will not be responsible if the electrical equipment causes magnetic interference to computer equipment or electronic equipment operated within the land burdened.
- 6.0 Lessee of Epsilon Distribution Ministerial Holding Corporation's Distribution System
 - 6.1 Notwithstanding any other provision in this easement, the owner grants to Epsilon Distribution Ministerial Holding Corporation the easement and acknowledges and agrees that any lessee of Epsilon Distribution Ministerial Holding Corporation's distribution system, and any nominee of such lessee (which may include a sublessee of Epsilon Distribution Ministerial Holding Corporation's distribution system from that lessee), may, without the need for any further approvals or agreements, exercise the rights and perform the obligations of Epsilon Distribution Ministerial Holding Corporation as if that lessee or nominee were Epsilon Distribution Ministerial Holding Corporation, but only for so long as the lessee leases Epsilon Distribution Ministerial Holding Corporation's distribution system from Epsilon Distribution Ministerial Holding Corporation.
 - 6.2 The owner must do all things reasonably necessary to ensure any such lessee, and any such nominee, is able to exercise the rights and perform the obligations of Epsilon Distribution Ministerial Holding Corporation.

7. AN EASEMENT FOR OVERHEAD POWER LINES AND UNDERGROUND CABLES 15 WIDE AND VARIABLE SHOWN AS "(D) PROPOSED EASEMENT FOR OVERHEAD POWER LINES AND UNDERGROUND CABLES 15 WIDE & VARIABLE" ON DP1243071

1.0 Definitions

- 1.1 **easement site** means that part of the servient tenement that is affected by this easement.
- 1.2 **electrical equipment** includes pole, overhead electrical cable, underground electrical cable, duct, service pillar, underground earthing system, and ancillary equipment.
- 1.3 **install** includes construct, repair, replace, maintain, modify, use, and remove.
- 1.4 **services** includes overhead and underground gas, telephone, communications, water, sewage, and drainage services.
- 1.5 **structure** includes building, wall, retaining wall, carport, driveway, fence, swimming pool, and fixed plant or equipment; but excludes garden furniture and garden ornament.

- 1.6 **transferee** means Epsilon Distribution Ministerial Holding Corporation ABN 59 253 130 878 and its successors (who may exercise its rights by any persons authorised by it).
- 1.7 **transferor** means the registered proprietor of the servient tenement and its successors (including those claiming under or through the registered proprietor).
- 2.0 The transferee may:
 - 2.1 install electrical equipment within the easement site,
 - 2.2 excavate the easement site to install the electrical equipment.
 - 2.3 use the electrical equipment for the transmission of electricity,
 - 2.4 enter the servient tenement using the most practical route (with or without vehicles, machinery or materials) at all reasonable times (and at any time in the event of an emergency) and remain there for any reasonable time,
 - 2.5 install its own access gates and locks,
 - 2.6 trim or remove any vegetation from the servient tenement that interferes with or prevents reasonable access to the easement site or the electrical equipment, and
 - 2.7 remove any encroachments from the easement site and recover the costs of carrying out the removal work and repairing any damage done to the electrical equipment by the encroachment.
- 3.0 In exercising its rights under this easement the transferee will take reasonable precautions to minimise disturbance to the servient tenement and will restore the servient tenement as nearly as practicable to its original condition.
- 4.0 The transferor agrees that, without the prior written permission of the transferee and in accordance with such conditions as the transferee may reasonably impose, it will not:
 - 4.1 install or permit to be installed any services or structure within the easement site, or
 - 4.2 alter the surface level of the easement site, or
 - 4.3 do or permit to be done anything that restricts access to the easement site by the transferee.
- 5.0 The transferee will not be responsible if the electrical equipment causes magnetic interference to computer equipment or electronic equipment operated within the servient tenement.
- 6.0 Lessee of the transferee's distribution system
 - 6.1 Notwithstanding any other provision in this easement, the transferor grants to the transferee the easement and acknowledges and agrees that any lessee of the transferee's distribution system, and any nominee of such lessee (which may include a sublessee of the transferee's distribution system from that lessee), may, without the need for any further approvals or agreements, exercise the rights and perform the obligations of the transferee as if that lessee or nominee were the transferee, but only for so long as the lessee leases the transferee's distribution system from the transferee.

- 6.2 The transferor must do all things reasonably necessary to ensure any such lessee, and any such nominee, is able to exercise the rights and perform the obligations of the transferee.

x [Signature] R.H.
N.N.

ANNEXURE "A" TO THE TRANSFER INCLUDING EASEMENT

EXECUTION BY THE TRANSFEROR - PLANNING MINISTERIAL CORPORATION ABN 36 691 806 169

Certified correct for the purposes of the *Real Property Act 1900* by the delegate named below who signed this instrument on behalf of **Planning Ministerial Corporation ABN 36 691 806 169** and who certifies that he has no notice of the revocation of such delegation.

* 

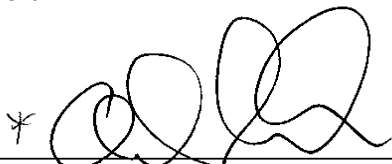
Signature of delegate

Pheona Twist
Director
Office of Strategic Lands

* 

Name of delegate (PRINT)

I certify that I am an eligible witness and that the above delegate signed this instrument in my presence:

* 

Signature of Witness

Ashley West
Project Manager, Divestments
Office of Strategic Lands

Name of Witness (PRINT)


25, 320 PITTST SYDNEY.
Address of Witness

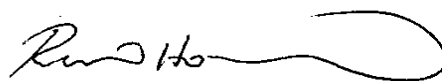
ANNEXURE "B" TO TRANSFER INCLUDING EASEMENT

EXECUTION BY THE TRANSFEREE - EPSILON DISTRIBUTION MINISTERIAL HOLDING CORPORATION ABN 59 253 130 878

I certify that I am an eligible witness and that the Endeavour Energy Network Asset Partnership's (ABN 30 586 412 717) attorney signed this instrument in my presence:

Certified correct for the purposes of the *Real Property Act 1900* by the attorney named below who signed this instrument pursuant to the power of attorney specified, for Endeavour Energy Network Asset Partnership (ABN 30 586 412 717) on behalf of Epsilon Distribution Ministerial Holding Corporation (ABN 59 253 130 878) pursuant to section 36 of the Electricity Network Assets (Authorised Transactions) Act 2015 (NSW):

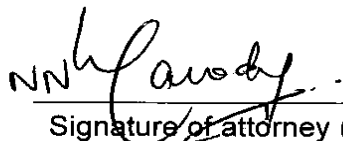

^ Signature of witness

RH 
^ Signature of attorney (A)

MIRIAM STARINA
^ Name of witness (print)

ROD HOWARD
^ Attorney's name and position (A)

Bm Bogg
^ Signature of witness

NN 
^ Signature of attorney (B)

BELINDA BOGG
^ Name of witness (print)

NAVODIT NARAIN - CFO
^ Attorney's name and position (B)

c/- Endeavour Energy
51 Huntingwood Drive
Huntingwood NSW 2148

Address of witness

Endeavour Energy Network Asset
Partnership ABN 30 586 412 717

Signing on behalf of

26 June 2018
Dated

Power of attorney-	Book:	4734
	No.:	883

scottASHWOOD PTY.LTD
An InfoTrack Company

FILM WITH

AN 955975

YOUR REFERENCE: CT 1/1223501
OUR REFERENCE: CO_G 03031904

12th December 2018

Land Registry Services NSW
1 Prince Albert Road
Sydney NSW 2000

RE: Consent to release CT 99/1243071

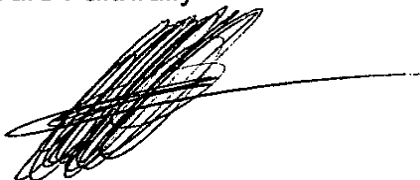
Dear Sir / Madam

We act as agents for Coleman Greig Lawyers. Certificate of Title 1/1223501 is currently held in the Production Press waiting registration of a "Transfer Including Easement".

We authorise new Certificate of Title 99/1243071 issuing in the name of Epsilon Distribution Ministerial Holding Corporation to be delivered to Spectrum Legal (LRS Delivery Box 390G)

Appreciate your assistance.

Yours Faithfully



Tracey Groll
Per - SCOTT ASHWOOD PTY LTD

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**SCOTT ASHWOOD
PTY LIMITED**
ACN 166 543 255 ABN 42 166 543 255



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

8/8/2019 10:32AM

FOLIO: 99/1243071

First Title(s): OLD SYSTEM

Prior Title(s): 1/1223501

Recorded	Number	Type of Instrument	C.T. Issue
20/6/2018	DP1243071	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
6/3/2019	AN955975	TRANSFER INCLUDING EASEMENT	FOLIO CREATED CT NOT ISSUED
6/3/2019	AN955976	VARIATION OF ELECTRICITY NETWORK ASSETS LEASE	EDITION 1

*** END OF SEARCH ***

austral

PRINTED ON 8/8/2019

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Received: 08/08/2019 10:32:17



FOLIO: 99/1243071

SEARCH DATE	TIME	EDITION NO	DATE
8/8/2019	10:31 AM	1	6/3/2019

LAND

LOT 99 IN DEPOSITED PLAN 1243071
AT AUSTRAL
LOCAL GOVERNMENT AREA LIVERPOOL
PARISH OF CABRAMATTA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1243071

FIRST SCHEDULE

EPSILON DISTRIBUTION MINISTERIAL HOLDING CORPORATION

SECOND SCHEDULE (10 NOTIFICATIONS)

- 1 DP806494 RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES 10 & 20 WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 2 DP1034172 RIGHT OF CARRIAGEWAY 10 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN TITLE DIAGRAM
- 3 AN955975 RIGHT OF ACCESS VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART DESIGNATED (B1) IN DP1243071
- 4 AN955975 EASEMENT FOR SERVICES VARIABLE WIDTH APPURTENANT THE LAND ABOVE DESCRIBED AFFECTING THE PART DESIGNATED (B2) IN DP1243071
- 5 AN955975 EASEMENT FOR OVERHEAD POWER LINE(S) AND UNDERGROUND CABLES VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART DESIGNATED (B3) IN DP1243071
- 6 AN955975 RIGHT OF ACCESS 20 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART DESIGNATED (C1) IN DP1243071
- 7 AN955975 EASEMENT FOR SERVICES 20 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART DESIGNATED (C2) IN DP1243071
- 8 AN955975 EASEMENT FOR UNDERGROUND CABLES 20 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART DESIGNATED (C3) IN DP1243071
- 9 AN955975 EASEMENT FOR OVERHEAD POWER LINE(S) AND UNDERGROUND CABLES 15 WIDE AND VARIABLE APPURTENANT THE LAND ABOVE DESCRIBED AFFECTING THE PART DESIGNATED (D) IN DP1243071
- 10 AN955976 VARIATION OF LEASE AM475160 AND SUBLEASE AM475161 BY

END OF PAGE 1 - CONTINUED OVER

FOLIO: 99/1243071

PAGE 2

SECOND SCHEDULE (10 NOTIFICATIONS) (CONTINUED)

ADDITION OF LEASE - SEE SECTION 50 ELECTRICITY
NETWORK ASSETS (AUTHORISED TRANSACTIONS) ACT 2015

NOTATIONS

UNREGISTERED DEALINGS: PP DP1237400.

*** END OF SEARCH ***



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

8/8/2019 10:32AM

FOLIO: 100/1243071

First Title(s): OLD SYSTEM

Prior Title(s): 1/1223501

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
20/6/2018	DP1243071	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
6/3/2019	AN955975	TRANSFER INCLUDING EASEMENT	FOLIO CREATED EDITION 1

*** END OF SEARCH ***

austral

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Received: 08/08/2019 10:32:17



FOLIO: 100/1243071

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
8/8/2019	10:31 AM	1	6/3/2019

LAND

LOT 100 IN DEPOSITED PLAN 1243071
AT AUSTRAL
LOCAL GOVERNMENT AREA LIVERPOOL
PARISH OF CABRAMATTA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1243071

FIRST SCHEDULE

PLANNING MINISTERIAL CORPORATION

SECOND SCHEDULE (18 NOTIFICATIONS)

1	Q163797	EASEMENT FOR PIPELINE 24.385 WIDE AND VARIABLE AFFECTING THE PART DESIGNATED (W) IN DP1243071
2	V39840	EASEMENT FOR CATHODIC PROTECTION 5 & 20 WIDE AFFECTING THE PART DESIGNATED (Q) IN DP1243071
3	Y973514	RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES 20 WIDE AFFECTING THE PART DESIGNATED (X) IN DP1243071
4	DP806494	RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES 10 WIDE, 20 WIDE AND VARIABLE WIDTH AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
5	DP806494	RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES 10 & 20 WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
6	E605523	EASEMENT FOR TRANSMISSION LINE 60 WIDE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
	O251021	EASEMENT NOW VESTED IN PROSPECT ELECTRICITY
7	E605523	EASEMENT FOR TRANSMISSION LINE 30 WIDE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
	2012526	EASEMENT NOW VESTED IN ELECTRICITY TRANSMISSION AUTHORITY
8	DP1034172	RIGHT OF CARRIAGEWAY 10 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN TITLE DIAGRAM
9	8352398	EASEMENT FOR PIPELINE AND ABOVE GROUND APPARATUS AFFECTING THE PART DESIGNATED (P) IN DP1243071
10	AG653448	EASEMENT FOR ENERGY TRANSMISSION AFFECTING THE PART DESIGNATED (R) IN PLAN WITH DP1243071
11	AM14082	EASEMENT FOR ACCESS AND SERVICES 10 WIDE AFFECTING THE PART DESIGNATED (A) IN DP1243071
12	AN955975	RIGHT OF ACCESS VARIABLE WIDTH AFFECTING THE PART

END OF PAGE 1 - CONTINUED OVER

FOLIO: 100/1243071

PAGE 2

SECOND SCHEDULE (18 NOTIFICATIONS) (CONTINUED)

-
- DESIGNATED (B1) IN DP1243071
- 13 AN955975 EASEMENT FOR SERVICES VARIABLE WIDTH AFFECTING THE PART DESIGNATED (B2) IN DP1243071
- 14 AN955975 EASEMENT FOR OVERHEAD POWER LINE(S) AND UNDERGROUND CABLES VARIABLE WIDTH AFFECTING THE PART DESIGNATED (B3) IN DP1243071
- 15 AN955975 RIGHT OF ACCESS 20 WIDE AFFECTING THE PART DESIGNATED (C1) IN DP1243071
- 16 AN955975 EASEMENT FOR SERVICES 20 WIDE AFFECTING THE PART DESIGNATED (C2) IN DP1243071
- 17 AN955975 EASEMENT FOR UNDERGROUND CABLES 20 WIDE AFFECTING THE PART DESIGNATED (C3) IN DP1243071
- 18 AN955975 EASEMENT FOR OVERHEAD POWER LINE(S) AND UNDERGROUND CABLES 15 WIDE AND VARIABLE AFFECTING THE PART DESIGNATED (D) IN DP1243071

NOTATIONS

UNREGISTERED DEALINGS: PP DP1237400.

*** END OF SEARCH ***

austral

PRINTED ON 8/8/2019

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

Appendix E

Site Photographs



Photo 1 - General Site View



Photo 2 - Discarded white goods next to creek



Photo 3 - Discarded wheelie bin in riparian corridor



Photo 4 - High turbidity noted in creek throughout the site



Photo 5 - Puddling next to residential subdivision being constructed immediately south west of the site



Photo 6 - Tyres and scrap metal on ground surface in north west portion of the site



Photo 7 - Stockpile of construction and demolition materials in south west portion of the site



Photo 8 - Stockpile of scrap metal and timber in south west portion of the site



Photo 9 - Overgrown stockpile of timber and metal in south west portion of the site



Photo 10 - Loose timber in field



Photo 11 - Loose railway track on ground surface in south west portion of the site



Photo 12 - Discarded polystyrene boxed in field in southern portion of the site



Photo 13 - Stockpile of construction and demolition material partially covered in grass, in south west portion of the site



Photo 14 - Soil mound mostly covered with grass containing construction and demolition materials