

Report

**Stage 1 Preliminary Site
Investigation (PSI)**

**Proposed Development at the
Watchtower Bible and Tract
Society of Australia
12-14 Zouch Road
Denham Court NSW 2565**

**Lot 2 DP 1111318
(Ref.02774.06.19.Stage1PSI)**

**Prepared for:
Watchtower Bible and Tract
Society of Australia**



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Document Information	
Client:	Watchtower Bible and Tract Society of Australia
Title:	Stage 1 Preliminary Site Investigation
Report Number:	02774.06.19.Stage1.PSI
Issue Date:	01/07/19

Document Control			
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Distribution	
Recipients:	PDF Copies to: 1. Watchtower Bible and Tract Society of Australia – Andrew Cheyne

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ATTACHMENTS

APPENDIX A :

- FIGURE 1 (02774-F01) – SITE LOCATION
- FIGURE 2 (02774-F02) - SITE BOUNDARIES
- LOCATION OF GROUNDWATER BORES – EIS (2003?)
- SCOPE OF WORKS - SUMMARY

APPENDIX B:

- HISTORICAL TITLE INFORMATION
- COUNCIL PRE-DA ADVICE
- PLANNING CERTIFICATE
- OTHER DOCUMENTATION

ABBREVIATIONS

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

EXECUTIVE SUMMARY

ES-1 Background

This investigation was authorized by the client Watchtower Bible and Tract Society of Australia. The on-site inspection was conducted on 7 June 2018. The southeast corner of the property is located on the 98 metre AHD map contour. The site is located on a medium slope facing northwest. A low point and dam is located in the centre of the property on the 66 metre AHD map contour. Surface water is expected to flow to the large dam (low point). The regional flow would be toward the Cabramatta Creek.

ES-2 Discussion

Points taken into consideration to enable recommendations:

- The seven-step DQO process (defined in Section 5) as outlined in the National Environment Protection (Assessment of Site Contamination) Measure (NEPM) – Schedule B2 (1999 amended 2013) was employed to assess the property in regard to contamination of the soil.
- The inspection, title search and historical aerial photos show evidence the property (development area) has been used for an activity that may have had an impact on the soil and/or groundwater with respect to contamination (development building used as a printing workshop, fuel station close nearby).
- The site is not listed on the EPA NSW Contaminated Lands database.
- The matters as prescribed by Section 59(2) of the Contaminated Lands Management Act 1997 (documented in the Planning Certificate) do NOT indicate that the land is under any orders or notices issued by the EPA NSW.
- The NSW Environment Protection Authority (EPA) is undertaking an investigation program to assess the legacy of per- and poly- fluoroalkyl substances (PFAS) use across NSW. The site is not part of the PFAS investigation program.
- The land appears to conform to the natural level of the land in the area and the general topography. There is no indication that significant amounts of fill have been imported onto the block. The layout of the construction with respect to the contours suggest a typical 'cut and fill' procedure.
- The site is not within an ASS (acid sulfate soils) area. It is our opinion that PASS (potential acid sulfate soils) shall not be an issue affecting the site.
- It is suspected that the warehouse/workshop and fuel station/depot has been used for this purpose for more than 10 years.
- Chemicals were located within the former printing workshop. A chemical waste holding tank is located on the east side of the printing workshop near the roller entrance. This waste is then pumped into a large liquid waste storage tank located within the embankment adjacent (south west) of the fuel station and USTs.

- The re-use of the former printing workshop as a video production facility present potential sub-surface contamination issues. Sub-floor vapour accumulation and volatile organic compounds within the groundwater need to be investigated.
- The proposed 'Back Lot Set' and hardstand adjacent to the dam are located within *Salinity Potential of Western Sydney zones: Areas of High and Moderate Salinity Potential*. An investigation shall be undertaken to assess the 'salinity potential' of these sites.

ES-2 Suitability of the Site for the Proposed Development

ES-2.1 Former Printing Workshop

Further information is needed to make an informed decision on the development within this area, with respect to accumulation of sub-floor soil vapour known to be an issue with the use of volatile organic compounds (cleaning fluids used in the printing industry). In accordance with *Schedule B2 – National Environment Protection Measure (NEPM) 1999/2013* (EPA NSW guidelines), it is recommended that a **soil vapour assessment** be undertaken to establish if VOCs (from historical printing activities), have accumulated beneath the concrete slab of the workshop (proposed video production facility). The investigation and report shall be undertaken as per 7.1.2 *Sub Floor Vapour (VOC) Assessment* of this report.

ES-2.2 Back Lot Set and Hardstand

The proposed 'Back Lot Set' and hardstand adjacent to the dam are located is within two Salinity Potential of Western Sydney zones:

- Area of High Salinity Potential
- Area of Moderate Salinity Potential

An investigation shall be undertaken to assess the 'salinity potential' of these sites. The investigation shall be undertaken as per 7.2.2 *Soil Salinity Investigation Report* of this report.

ES-2.3 Groundwater

Three groundwater bores are located within the fuel station / depot. These were installed by EIS and used to monitor the condition of the groundwater with respect to hydrocarbon leaks from the underground storage tanks. These bores are also down gradient from the former printer workshop. It is assumed therefore that these bores would also be helpful in assessing any chemical or volatile loss originating from the printer workshop, chemical wastewater tank and associated pipework. A groundwater investigation shall be undertaken as per 7.3.2 *Groundwater Sampling Investigation & Report* of this report.

SECTION 1: INTRODUCTION

1.1 AUTHORIZATION

This investigation was authorized by the client Watchtower Bible and Tract Society of Australia. The on-site inspection was conducted on 7 June 2018.

1.2 SCOPE OF WORK - CONSULTANTS BRIEF

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

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

IMPORTANT NOTE: This investigation and report is limited to the proposed development areas of the site, their impacts with relation to contamination issues and to assess the suitability for the proposed development. The areas of concern are:

- Former Printing Building
- Fuel Station and Maintenance Workshop
- Hardstand area adjacent to the dam
- Back Lot Set (proposed historic village) adjacent to dam.

Following the research and site visit, recommendations were made regarding whether the site is suitable for the proposed development and/or the need for further investigations.

1.3 LIMITATIONS OF THE REPORT

This report has been prepared to meet the requirements outlined in the scope of work. It does not include evaluation of any other issues. Airsafe performed the services in a professional manner, in accordance with relevant guidelines and standards, and generally accepted industry practices. Airsafe does not make any other warranty, expressed or implied, as to the professional advice contained in this report.

This report is limited to the former printer building, the fuel station and maintenance workshop the hardstand area adjacent to the dam and back lot set (proposed historic village) adjacent to dam. This investigation and report is limited to the proposed development areas of the site, their impacts with relation to contamination issues and to assess the suitability for the proposed development.

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

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SECTION 2: PHYSICAL & SITE INFORMATION

2.1 SITE IDENTIFICATION

ADDRESS	12-14 Zouch Road, Denham Court NSW 2065
LOCAL GOVERNMENT AUTHORITY	Liverpool Council
LOT & DEPOSITED PLAN	Lot 2 DP 1111318
PARISH	Minto
COUNTY	Cumberland
COUNCIL LAND ZONING	RU2 – Rural Landscape : Liverpool Local Environmental Plan 2008
SITE AREA	Approx. Total: 40.2 Ha

2.2 SOIL LANDSCAPE & GEOLOGY

Soil Landscapes:

Soils Landscapes Data Source : NSW Office of Environment and Heritage. Creative Commons 3.0 © Commonwealth of Australia: <http://creativecommons.org/licenses/by/3.0/au/deed.en>.

Luddenham Soil Landscape Group (ERlu)

- The majority of the property is located within the Luddenham Soil Landscape consists of undulating low hills on Wianamatta Group shales. Soils in this type of geology are typically shallow to moderately deep topsoils existing as a friable dark brown loam. These overlie medium reddish brown silty to heavy clay (Hazelton & Bannerman 1990: 64). Soils are generally deep and have a high clay content.
- The dominant shallow soils of this landscape consist of a dark brown sandy loam, which occurs as topsoil, and a brown apedal sandy clay loam that occurs below. This is generally underlain by a brown sandy clay with up to 20% ironstone nodules and a high chroma clay with up to 90% stones (Bannerman & Hazelton 1990: 82). Very little natural vegetation survives on this soil landscape, with most areas having been cleared and used for small farms. Topsoils have a low erodibility due to their flat grade and low organic content (Bannerman & Hazelton 1990: 82, 84).

Blacktown Soil Landscape Group (REbt)

- The south west corner of the property lies with the Blacktown Soil Landscape.
- Landscape: gently undulating rises on Wianamatta Group shales and Hawkesbury shale. Local relief to 30m, slopes are within <5%. Broad rounded crests and ridges with gently inclined slopes. Cleared eucalypt woodland and tall open-forest.
- Soil: shallow to moderately deep (<100cm) red & brown podsolic soils on crests, upper slopes and well-drained areas, deep yellow podsolic soils on soloths (possibly saline) on lower slopes in areas of poor drainage.

Sydney – Soil Landscape Series – Sheet 9130 (4th Edition) – DECCW NSW (*Soil Landscapes of the Sydney 1:100 000 sheet*, Chapman, G.A and Murphy, C.L (1989). Soil Conservation Service of NSW, Sydney).

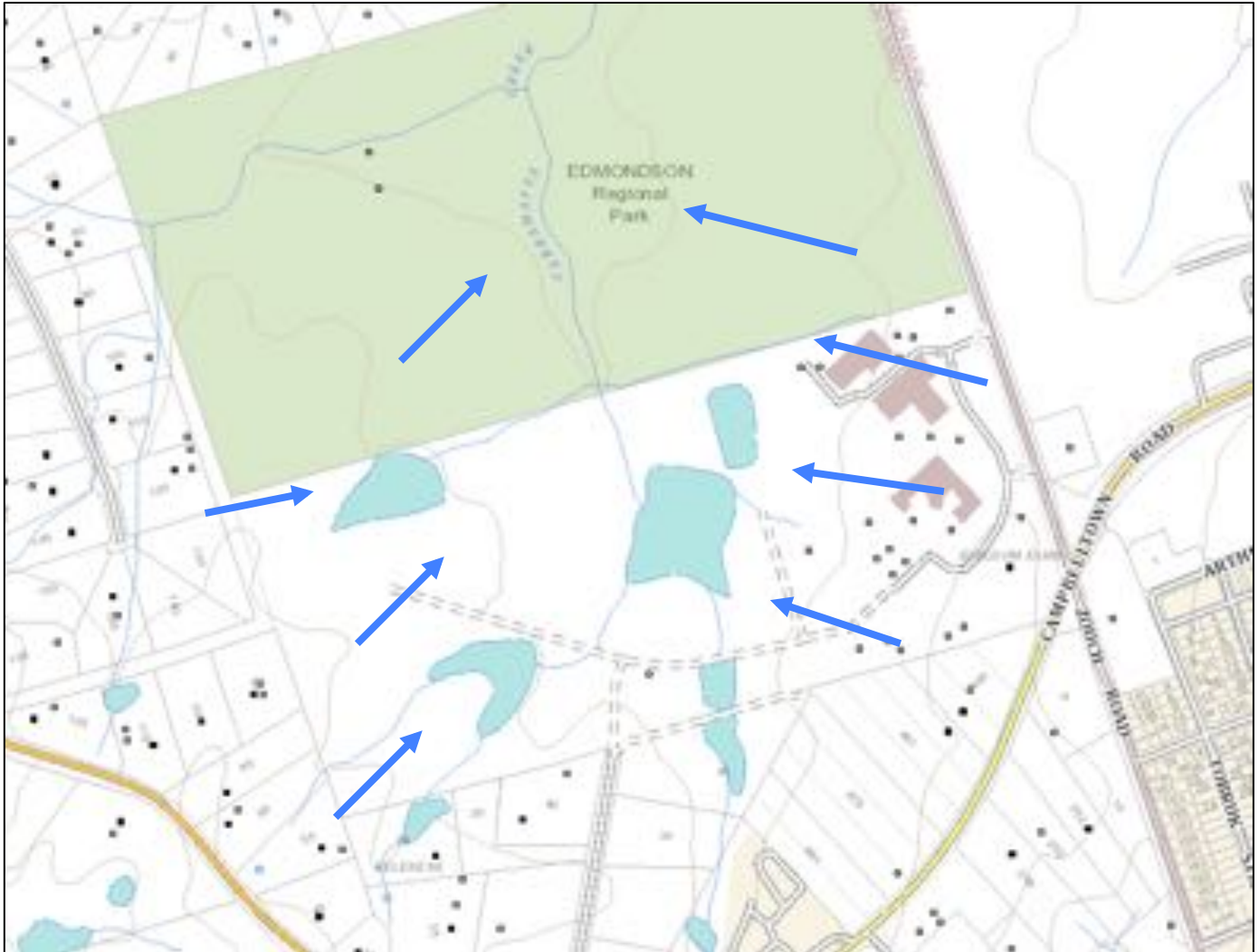
Geology:

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

The site is located within the Bringelly Shale (Rwb) of the Wianamatta Group, geological : *Shale, carbonaceous claystone, claystone, laminate, fine to medium- grained lithic sandstone, rare coal and tuff*. The Bringelly Shale of Triassic age, and sit conformably above the Hawkesbury Sandstone.

2.3 TOPOGRAPHY AND HYDROGEOLOGY

The southeast corner of the property is located on the 98 metre AHD map contour. The site is located on a medium slope facing northwest. A low point and dam is located in the centre of the property on the 66 metre AHD map contour. Surface water is expected to flow to the large dam (low point). The regional flow would be toward the Cabramatta Creek.



Suspected surface water run-off direction toward Cabramatta Creek

2.4 ACID SULFATE SOIL RISK

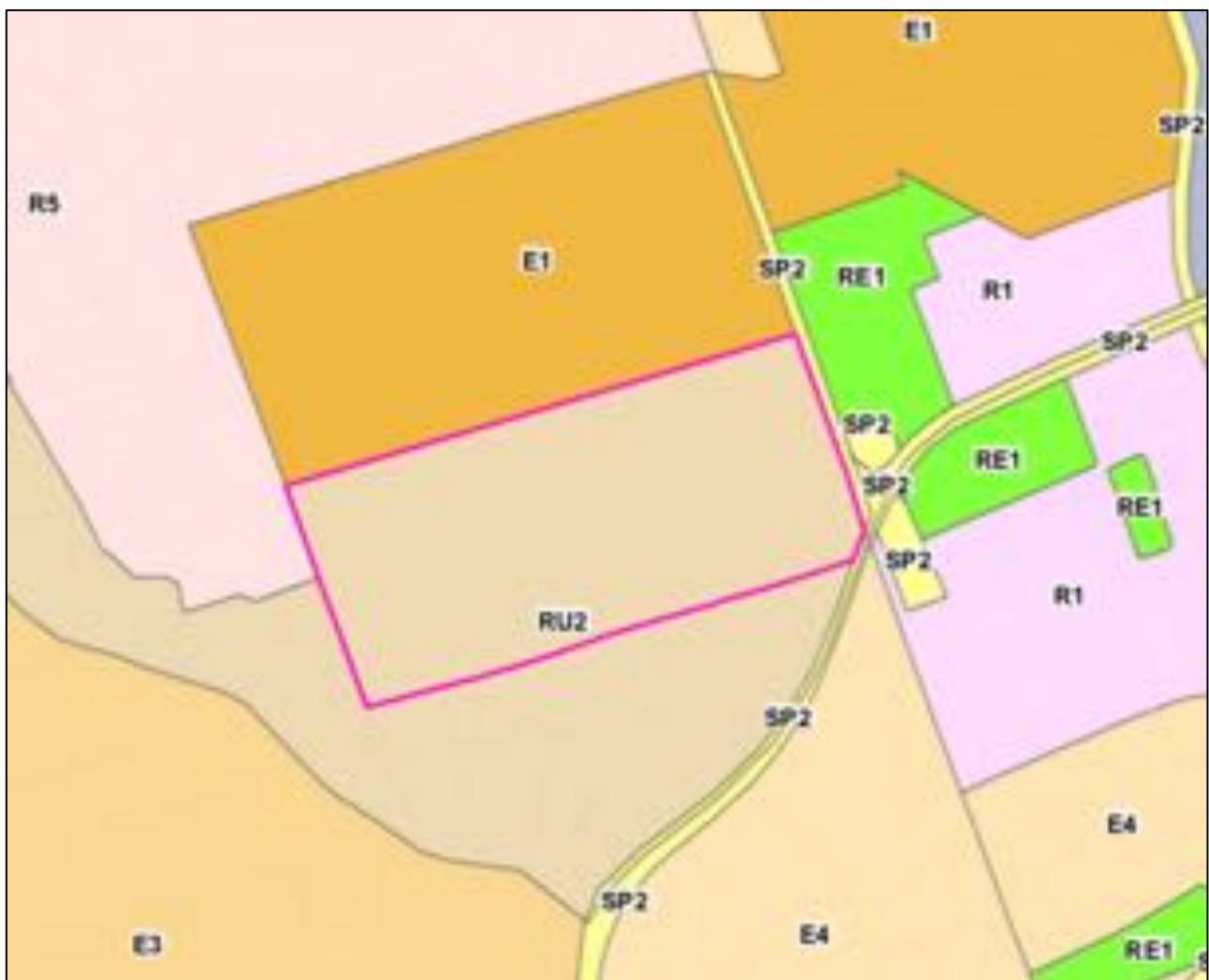
The Acid Sulfate Data Source Accessed 07/10/2016: NSW Crown Copyright - Planning and Environment - Creative Commons 3.0 (© Commonwealth of Australia) was consulted.

The site is not within a ASS area. It is our opinion that PASS (potential acid sulfate soils) shall not be an issue affecting the site.

2.5 ZONED LAND USE

Liverpool Local Environmental Plan 2012: The site is within the:

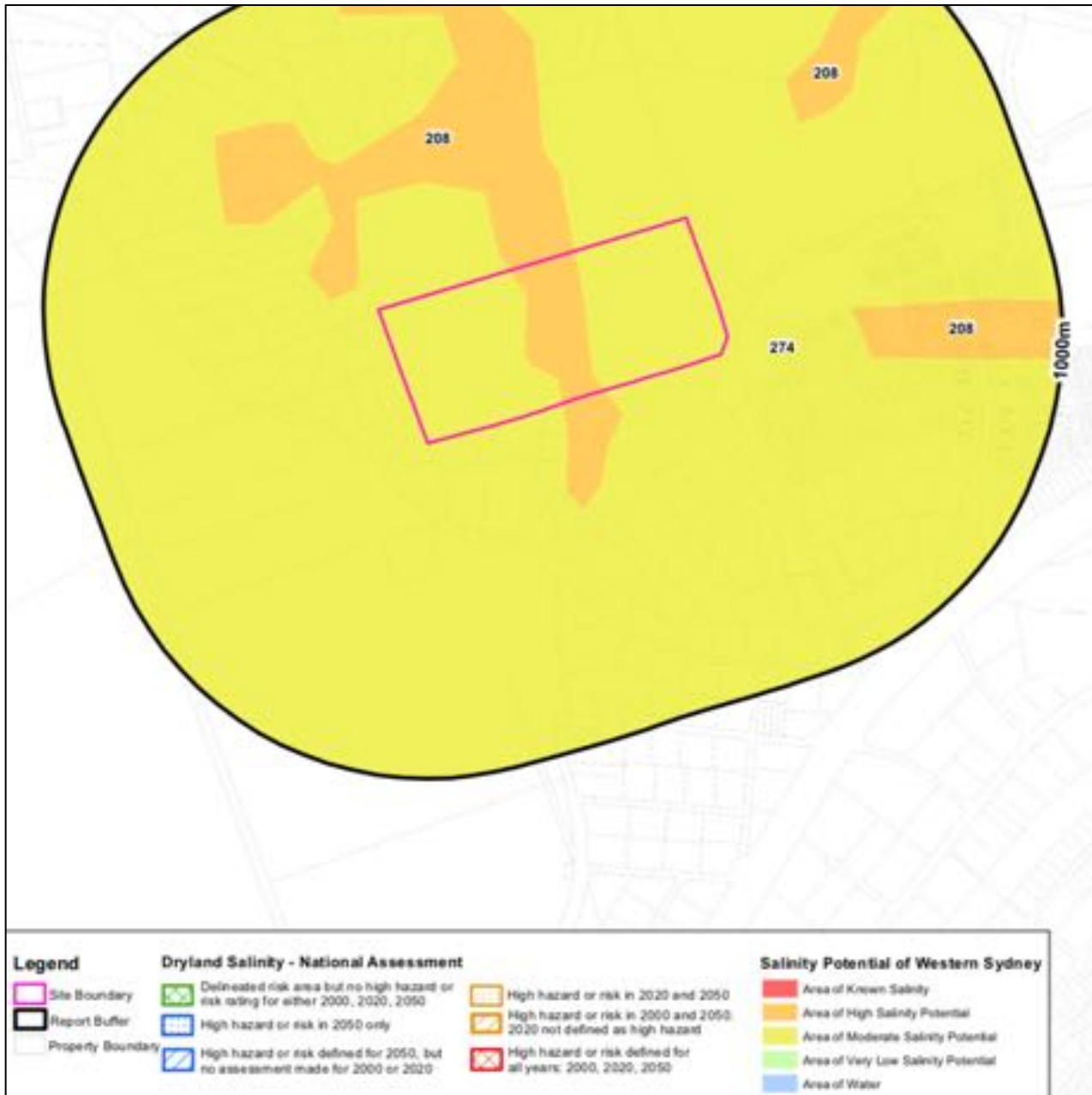
- RU2 – Rural Landscape



2.6 DRYLAND SALINITY

The footprint of the site is located within two *Salinity Potential of Western Sydney* areas:

- Central Portion of Site: Located in an *Area of High Salinity Potential*.
- East and west portions of the site: Located in an *Area of Moderate Salinity Potential*.



2.7 SITE TITLE HISTORY

SUMMARY OF PROPRIETORS: Lot 2 DP 1111318	
YEAR	PROPRIETOR
(Lot 2 DP 1111318)	
2007 – todate	International Bible Students Association
(2007 – todate)	<i>(various current leases to Vodafone Hutchison Australia Pty Limited shown on Folio Identifier 2/1111318)</i>
(Lot B DP 188121)	
1990 – 2007	International Bible Students Association
(Lot B DP 188121 – Area 100 Acres – CTVol 4888 Fol 112)	
1945 – 1990	International Bible Students Association
1945 – 1945	Betsy Bruce Mac Gillivray, widow
1939 – 1945	Alexander Mac Gillivray, director
1937 – 1939	John Wright, managing director Mary Lawson Wright, his wife
(Part Portion 15 Parish Minto – Area 219 Acres 0 Roods 37 ¼ Perches – CTVol 4290 Fol 181)	
1929 – 1937	Anwoth Gordon Brown, gentleman
(Part Portion 15 Parish Minto being the farm called ‘Swaffham’ – Area 219 Acres 3 Roods – Conv Book 1510 No. 62)	
1928 – 1929	Anwoth Gordon Brown, gentleman
1913 – 1928	Walter Nugent MacNamara, public servant / executor Elizabeth MacNamara, widow / executor William Nugent MacNamara, estate
1880 – 1913	William Nugent MacNamara / beneficiary Michael MacNamara, estate
(Part Portion 15 Parish Minto being the farm called ‘Swaffham’ – Area 219 Acres 3 Roods – Conv Book 111 No. 198)	
1865 – 1880	Michael MacNamara, licenced victualler

2.8 EPA PFAS* INVESTIGATION PROGRAM

The NSW Environment Protection Authority (EPA) is undertaking an investigation program to assess the legacy of *per- and poly- fluoroalkyl substances (PFAS) use across NSW.

PFAS are a group of chemicals that include perfluorooctane sulfonate (PFOS) and perfluorooctanoic acid (PFOA). They have many specialty applications and are widely used in a range of products in Australia and internationally.

PFAS are an emerging contaminant, which means that their ecological and/or human health effects are unclear. The EPA is investigating to better understand the extent of PFAS use and contamination in NSW. This will enable the EPA to be better prepared to respond if any health and environmental impacts become known.

The site was not located within the PFAS Investigation Zone.

2.9 HISTORICAL AIR PHOTOS

1956 AIR PHOTO	 This is a black and white aerial photograph from 1956. It shows a large, roughly rectangular area outlined in pink, which is the subject of the investigation. This area is surrounded by a larger, irregularly shaped area outlined in black. The landscape is a mix of open fields, some with distinct patterns suggesting agricultural use, and areas with dense vegetation or trees. To the right of the pink-outlined area, there are some buildings and what appears to be a road or railway line. The overall terrain is relatively flat.
1970 AIR PHOTO	 This is a black and white aerial photograph from 1970, showing the same area as the 1956 photo. The pink-outlined area and the surrounding black-outlined area are still visible. There is a noticeable change in the vegetation and land use within the pink-outlined area compared to 1956. Some of the open fields now appear to be covered in denser trees or shrubs. The buildings and infrastructure to the right of the pink area are more clearly visible and appear to have expanded slightly. The overall layout of the site remains consistent with the 1956 photo.

1982 AIR PHOTO



2006 AIR PHOTO



2.10 TITLE, BUSINESS AND AIR PHOTO DISCUSSION

Data Sources: Historical Aerials: © Land and Property Information (a division of the Department of Finance and Services)

1865-1929	Part of larger farm called 'Swaffham'.
1929-1945	Privately owned, Suspect rural use
1945	Purchased by International Bible Students Association
1956	Aerial Photo – rural use: residence in south east corner. Sheds in centre.
1970	Aerial Photo – three large dams now on site. Extra residence in southwest portion.
1982	Complex of offices and residential apartments now in eastern sector.
2006	Complex is extended. Similar to current status
To date	Owned by International Bible Students Association

2.11 EPA NSW CONTAMINATED LAND DATABASE

A search of the OE&H contaminated land database was carried out via the internet for the LGA of Liverpool. The site in question was not listed.

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

2.12 PROPOSED DEVELOPMENT

The proposal before Council is to create an indoor and an outdoor film studio, comprising:

- *Alterations to part of the interior of the existing printer space. It is proposed to construct one large (1000 m²) video studio in the empty printer space. No changes to the existing façade/building envelope or building structure are proposed.*
- *Facilitate the use of a back-lot farm paddock area for filming. It is proposed to re-purpose the existing farm shed as a waiting area and install some farm/barn style demountable buildings to support filming at nearby temporary film sets*

A full schematic of the proposed development is presented in Appendix A.

2.13 LGA (LIVERPOOL) PLANNING CERTIFICATE

Liverpool Council - *Planning Certificate Under Section 10.7 Environmental Planning and Assessment Act 1979 - Cert No: 3708 – Date 12/02/2019.*

Matters arising Section 59(2) of the Contaminated Lands Management Act 1997 prescribes the following matters that are to be specified in a Planning Certificate (both properties are similar):

- (a) The land is not significantly contaminated land (or part of the land) within the meaning of the Contaminated Lands Management Act 1997 at the date when the certificate is issued.
- (b) The land is not subject to a management order within the meaning of the Contaminated Lands Management Act 1997 at the date when the certificate is issued.
- (c) The land is not the subject of an approved voluntary management proposal within the meaning of the Contaminated Lands Management Act 1997 at the date when the certificate is issued.
- (d) The land is not subject to an ongoing maintenance order within the meaning of the Contaminated Lands Management Act 1997 at the date when the certificate is issued.
- (e) The land is not subject to a site audit statement within the meaning of the Contaminated Lands Management Act 1997.

2.14 GROUNDWATER

A number of registered groundwater bores are located with relevant drillers log information.

Groundwater Bore No.	GW106942	GW105200
Licence No	10BL162080	10BL161684
Location/Direction	1.34 km - South	1.44 km - North
Owner Type	Bore	Bore
Purpose	Domestic	Domestic
Standing water Level	28 metres	13.0 metres
Date Completed	26/09/2003	11/5/2003
Bore Depth	243 metres	303 metres
Driller's Log		
	0.00m-1.00m Topsoil 1.00m-4.00m Clay, red 4.00m-5.00m Shale, weathered 5.00m-8.00m Shale, brown 8.00m-46.00m Shale, blue 46.00m-50.00m Shale, grey 50.00m-243.00m Sandstone	0.00m-0.30m Topsoil 0.30m-1.50m Red Clay 1.50m-4.00m Weathered Shale 4.00m-7.00m Brown Shale 7.00m-86.00m Blue And Black Shale 86.00m-298.00m Sandstone/Bands Of Black Shale 98.00m-303.00m Slate

The standing water level varied between 28 metres to 13 meters for groundwater bores located similar distances and south to north (respectively). Considering this information it would not be reasonable to assume that the depth to groundwater for the site would be somewhere between these depths.

Considering this depth shallower perched groundwater may also be located on site.

Considering the topography it is assumed the groundwater would flow in a north or northwesterly direction.

Three groundwater bores were installed to monitor the underground fuel storage tanks serving the fuel station on the northwestern side of the maintenance workshop. These bores were installed by EIS (Environmental Investigation Services) in 2013. At the time of writing this report further information had not been received regarding these bores, however EIS assessed that the groundwater flow was to the north. Considering the location of the bores, it is assumed that these bores would not only monitor the underground storage tanks but would also provide some indication of the status of groundwater with respect to the oils and solvents used at the (former) printing workshop located upgradient.



SECTION 3: SITE INSPECTION

A site inspection was carried out on 25 June 2019.

3.1 BUILDING CONDITION, CURRENT OCCUPIER AND USE

The site consists of one lot identified as Lot 2 DP 1111. Numerous issues are relevant to the development:

3.1.1 Printing Workshop Building

- The current printer building is currently being decommissioned. Most print machinery has been removed. One large printing machine is still in-situ, but is also due for removal.
- A number of piping and other infrastructure is also in still in-situ, but is also due for removal. The piping (ink feeds to the printer/s) are recessed in trenches within the concrete.
- The concrete slab appears to be in good condition however the surface needs to be cleaned of remnant oils and grease from the removed printers and pipes.



- A significant amount of containers and drums of chemicals and inks are still stored with the area. Most appear to be packed on pallets and it is suspected that they shall be removed from site.

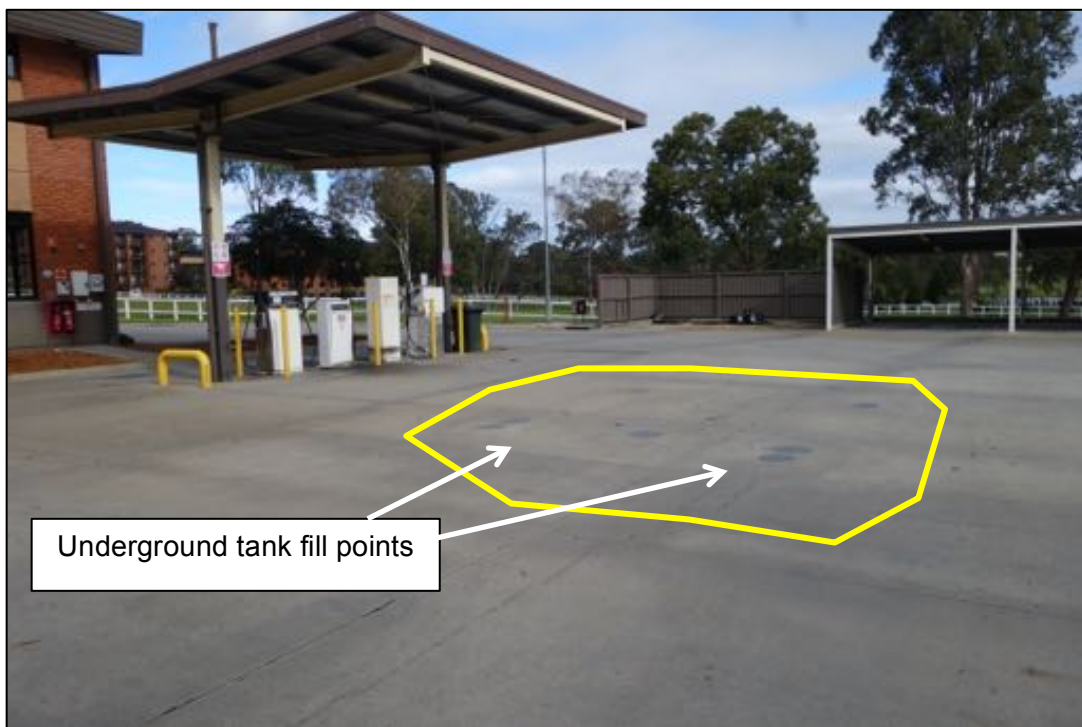


- Some printing works are still being carried on in the adjacent section (south) of the building. This appears to be a smaller concern and includes associated newsletter compiling machinery.



3.1.2 Vehicle Maintenance Workshop & Fueling Station

- A vehicle maintenance workshop is located to the immediate north of the printer building.
- The building has a number of car hoists and acts as a regular service centre.
- The mechanical works were of modern nature and all floors, hoists and associated infrastructure appeared to be clean (of waste oil, fuel etc).
- The fuel station consists of a double petrol bowser, single diesel bowser and a LPG gas refilling outlet.
- The area appears to be well maintained considering its use.



3.4 UNDERGROUND / ABOVE GROUND TANKS AND ASSOCIATED SERVICES

Underground Fuel Tanks: Two or three underground fuel tanks are located within the fuel depot concrete slab (see above).

Wastewater Holding Tank: Wastewater and cleaning fluids from the printing workshop are collected in an underground tank immediately adjacent to the front large roller (recessed area – next to tree).

Wastewater Storage Tank: A large semi-underground storage tank is located within embankment west of fuel station. The wastewater and cleaning fluids within the holding tank (above) are pumped to this large storage tank for collection. Trade waste receipts have been supplied by the client from:

- Cleanaway Environmental Services with an EPA NSW Waste Tracking 'Consignment Authorisation (see Appendix B).

- JJ Richards & Sons Pty Ltd with EPA NSW Waste Tracking 'Consignment Authorisation (see Appendix B).
- Alternative Waste Solutions with EPA NSW Waste Tracking 'Consignment Authorisation (see Appendix B).

Diesel Tank: An above ground diesel tank is located on the boundary north of the Fuel Station / Maintenance Workshop. The tank is located within a concrete bunded area and appears to be in good condition.

3.2 SURROUNDING LAND USE

- North: Edmondson Regional Park;
- West: Zouch Road then vacant land;
- South: Small rural holdings;
- East: Small rural holdings.

3.3 SURFACE CONDITION AND VEGETATION

The areas around the building/s are paved, concreted or grassed with surrounding trees and scrubs. The vegetation appears to be in good condition with no areas of stress. Significant odours or hydrocarbon style staining were not identified around the fuel station, maintenance workshop or printing workshop.

3.5 FILL MATERIAL

The exact nature of the sub-surface material is not known. However the land does seem to be consistent with the natural levels of the surrounding area. Areas of 'cut and fill' to facilitate the construction of concrete hardstand or buildings were identified. It is not suspected that fill soil or similar would have been imported onto site.

SECTION 4: CONCEPTUAL SITE MODEL

4.1 POTENTIAL RECEPTORS

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

- A large dam approx. 200 m to the west of the printing workshop.
- Edmondson Regional Park immediately north of the vehicle maintenance workshops and large above ground diesel tank.
- Residential apartments approximately 150 m to south of the printing workshop.

4.2 POTENTIAL SOURCES AND CONTAMINANTS OF CONCERN

HISTORICAL ACTIVITY	CONTAMINATING ACTIVITY	CONTAMINANTS OF CONCERN	LIKELIHOOD
Rural land – agricultural activities	Pesticide sprays	Organochlorine Pesticides (OCP), Organophosphate Pesticides OPP.	Unlikely. Only very limited use as an orchard in 1950-60s around central dam.
Fill material	Imported fill	Ash or building waste (common fill within inner Sydney) (PAH)	Unlikely. There would be no reason to import fill when there is an unlimited resource on site.
Use of a large warehouse as a 'printing workshop'	Use of chemicals and solvents – potential for these chemicals to infiltrate into the subsurface (possibly through breaks or cracks in the concrete slab)	Volatile Organic Compounds (VOC), Hydrocarbon Oils (TRH), Benzene, Toluene, Ethylbenzene, Xylene (BTEX), Phenols, Heavy metals.	Possible. Use of these chemical over an extended period within the development building.
Underground fuel storage tanks	Leaking tank/s and pipes	Heavy metals, TRH, BTEX, Phenols, Polyaromatic Hydrocarbons (PAH)	Possible – however the tank nest is located down gradient from the proposed development areas

4.3 POTENTIALLY AFFECTED MEDIA (PCM)

The potentially contaminated media on site are:

- Soil/Fill material under the concrete hardstand of the 'printing workshop' and maintenance workshop;
- Soil/Fill material around the perimeter of the 'printing workshop' and maintenance workshop;
- Groundwater - regional groundwater is suspected to be more than 6 metres however considering the slope perched groundwater may also flow in a northerly direction.

4.4 POTENTIAL EXPOSURE PATHWAYS

PATHWAY	CONTAMINANTS	LIKELIHOOD
Airborne contaminant particles	Heavy metals, volatile components	Unlikely
Dermal contact	Heavy metals, hydrocarbons, other chemicals etc	Possible
Airborne vapours	Volatile contaminants	Potential vapours under former printing workshop slab (volatile organic compounds (VOCs) from printing activities

4.5 HUMAN AND ECOLOGICAL RECEPTORS

TYPE	RECEPTORS	LIKELIHOOD
HUMAN	Current and future occupants and landholders	Possible (the development building is to be used a video production facility)
	Construction and maintenance workers particularly involved in potential excavation works	Not considered likely
	Adjoining park land to the north	Possible – the groundwater flow is toward this area from former ‘printing workshop’ and maintenance workshop
ECOLOGICAL	Cabramatta Creek and large dam	Possible – approx <0.2 km from site
	Edmundson Park	Possible – approx.. 50m from site
	Adjacent rural properties	Unlikely

4.6 ASSESSMENT OF DATA GAPS

DATA GAPS	COMMENTS
Status of soil with respect to sub-surface fill material	Historical contaminating activities: • Workshop has historical connection to a printing works. • Fuel station may have been impacted by printing activities (solvents, chemicals moving in groundwater).
Groundwater sampling	Groundwater may have been impacted by printing activities.
Potential vapour (VOC) accumulation	Major issue on site. There is a potential for vapour accumulation beneath the former printing workshop workshop.

SECTION 5: DATA QUALITY OBJECTIVES (DQO) & ASSESSMENT

5.1 OUTLINE OF DQO PROCESS

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

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

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

Table 1

	STEP	SECTION
1	Define the Problem	Section 5.1 1.2 Consultants Brief & Scope of Works
2	Identify the Decisions	Section 5.2 Sections 2 : Physical & Site Info Section 2.12: Proposed Development Section 2.10: Title & Air Photo Discussion Section 4: Conceptual Site Model
3	Identify the Inputs to the Decision	Section 5.3 2.3 Topography & Hydrogeology 2.7 Site Title History Sect. 3.0 Site Inspection
4	Define the Study Boundaries	Section 5.4 2.1 Site Identification 2.2 Soil Landscape & Geology 2.3 Topography & Hydrogeology
5	Develop a Decision Rule	Section 5.5 Section 2.12: Proposed Development
6	Specify Limits of Decision Errors	Section 5.6 Section 4: Data Quality Objectives (DQO) & Assessment
7	Optimise the Design for Obtaining Data	Section 5.7

5.2 STEP 1 - DEFINE THE PROBLEM

As there is a possibility that the past land uses may have impacted on the sub-soil, a Stage 2 soil and groundwater sampling programme and analysis was carried out.

See:

- *Sections 2 : Physical & Site Info*
- *Section 2.12: Proposed Development*
- *Section 2.10: Title & Air Photo Discussion*
- *Section 4: Conceptual Site Model*

5.3 STEP 2 - IDENTIFY THE DECISIONS

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

Analysed samples taken from the property shall be assessed against the maximum criteria from the landuse as defined by National Environment Protection (Assessment of Site Contamination) Measure (NEPM) 1999 (Amended 2013) for Residential A Landuse. By using the results and guidelines the consultant shall make a decision if the property is suitable for the proposed landuse, and if not, the appropriate management or remediation necessary to achieve this end.

See:

- *2.3 Topography & Hydrogeology*
- *2.7 Site Title History*
- *Sect. 3.0 Site Inspection*

5.4 STEP 3 – IDENTIFY THE INPUTS TO THE DECISION

The primary inputs used to assess the contamination were:

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

See:

- 2.1 Site Identification
- 2.2 Geology, Hydrogeology & Topography

5.5 STEP 4 – DEFINE THE STUDY BOUNDARIES

The boundaries of the site are documented in 2.1 Site Identification. The sub surface study boundaries within the above site boundary shall be within the fill down to natural material.

See:

- Section 2.12: Proposed Development
- 2.2 Soil Landscape & Geology
- 2.3 Topography & Hydrogeology

5.6 STEP 5 – DEVELOP A DECISION RULE

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

The following decisions rules may be applied:

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

5.7 STEP 6 – SPECIFY ACCEPTABLE LIMITS ON DECISION ERRORS – DATA QUALITY INDICATORS (DQIS)

The project DQIs address ‘Step 6’, and have been established to set acceptance limits on field and laboratory data collected as part of the investigation (Note: No soil sampling and analysis undertaken).

Table 2

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

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

5.8 STEP 7 - OPTIMISE THE DESIGN FOR OBTAINING DATA

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

SECTION 6: DISCUSSION

Points taken into consideration to enable recommendations:

- The seven-step DQO process (defined in Section 5) as outlined in the National Environment Protection (Assessment of Site Contamination) Measure (NEPM) – Schedule B2 (1999 amended 2013) was employed to assess the property in regard to contamination of the soil.
- The inspection, title search and historical aerial photos show evidence the property (development area) has been used for an activity that may have had an impact on the soil and/or groundwater with respect to contamination (development building used as a printing workshop, fuel station close nearby).
- The site is not listed on the EPA NSW Contaminated Lands database.
- The matters as prescribed by Section 59(2) of the Contaminated Lands Management Act 1997 (documented in the Planning Certificate) do NOT indicate that the land is under any orders or notices issued by the EPA NSW.
- The NSW Environment Protection Authority (EPA) is undertaking an investigation program to assess the legacy of per- and poly- fluoroalkyl substances (PFAS) use across NSW. The site is not part of the PFAS investigation program.
- The land appears to conform to the natural level of the land in the area and the general topography. There is no indication that significant amounts of fill have been imported onto the block. The layout of the construction with respect to the contours suggest a typical ‘cut and fill’ procedure.
- The site is not within an ASS (acid sulfate soils) area. It is our opinion that PASS (potential acid sulfate soils) shall not be an issue affecting the site.
- It is suspected that the printing warehouse/workshop and fuel station/depot has been used for this purpose for more than 10 years.
- Chemicals were located within the former printing workshop. A chemical waste holding tank is located on the east side of the printing workshop near the roller entrance. This waste is then pumped into a large liquid waste storage tank located within the embankment adjacent (south west) of the fuel station and USTs.
- The re-use of the former printing workshop as a video production facility present potential sub-surface contamination issues. Sub-floor vapour accumulation and volatile organic compounds within the groundwater need to be investigated.
- The proposed ‘Back lot Set’ and hardstand adjacent to the dam are located within *Salinity Potential of Western Sydney zones: Areas of High and Moderate Salinity Potential*. An investigation shall be undertaken to assess the ‘salinity potential’ of these sites.

SECTION 7: SUITABILITY OF THE SITES FOR THE PROPOSED DEVELOPMENT/S

7.1 FORMER PRINTING WORKSHOP

7.1.1 Discussion

Further information is needed to make an informed decision on the development within this area, with respect to accumulation of sub-floor soil vapour known to be an issue with the use of volatile organic compounds (cleaning fluids used in the printing industry). In accordance with *Schedule B2 – National Environment Protection Measure (NEPM) 1999/2013* (EPA NSW guidelines), it is recommended that a soil vapour assessment be undertaken to establish if VOCs (from historical printing activities), have accumulated beneath the concrete slab of the workshop (proposed video production facility).

7.1.2 Sub Floor Vapour (VOC) Assessment

As there are no natural preferential pathways, or manmade conduits (pipes etc), it is recommended that samples be taken through the concrete floor slab.

Semi permanent sampling points (stainless steel) inserted into the drilled hole, or direct push extensions, shall be used to take the samples. The above is a preliminary recommendation. The actual design of the investigation shall be at the discretion of the consultant. In accordance with EPA requirements, it is recommended that a Certified Environmental Practitioner – Site Contamination Specialist (CEnvP-SC), familiar with soil vapour investigations, be engaged to carry out this investigation.

The investigation shall be undertaken in accordance with:

- *Vapour Intrusion : Technical Practice Note*, DECCW (EPA NSW) Sept 2010.
- *NEPM – Schedule B2* (1999 – 2013)

7.2 BACK LOT SET AND HARDSTAND

7.2.1 Discussion

The proposed 'Back Lot Set' and hardstand adjacent to the dam are located is within two *Salinity Potential of Western Sydney zones*:

- *Area of High Salinity Potential*
- *Area of Moderate Salinity Potential*

An investigation shall be undertaken to assess the 'salinity potential' of these sites.

7.2.2 Soil Salinity Investigation Report

It is recommended that a Salinity Investigation be carried out at the site. The scope of the investigation shall entail:

- Carry out a walkover of the property making observations where necessary, and noting any indications of salinity (plant stress or dieback, possible salinity damage to existing buildings etc)
- Collect soil samples from one bore hole, prepare a Chain of Custody form and transport to laboratory for analysis for:
 - chloride
 - sulphide
 - pH
 - conductivity
 - resistivity
- Prepare a report documenting the investigation and interpreted laboratory results.

The investigation shall be undertaken in accordance with:

- Department of Infrastructure, Planning and Natural Resources (DIPNR) *Western Sydney Salinity Code of Practice 2003 (amended 2004)*
- *NEPM – Schedule B2* (1999 – 2013)

7.3 GROUNDWATER

7.3.1 Discussion

Three groundwater bores are located within the fuel station / depot. These were installed by EIS and used to monitor the condition of the groundwater with respect to hydrocarbon leaks from the underground storage tanks. These bores are also down gradient from the former printer workshop. It is assumed therefore that these bores would also be helpful in assessing any chemical or volatile loss originating from the printer workshop, chemical wastewater tank and associated pipework.

7.3.2 Groundwater Sampling Investigation & Report

- The wells shall be purged and sampled using a low flow micro-purge pump. Purging shall occur until the parameters (pH, EC, DO, Eh and temperature) are stabilised to within 10% for 3 consecutive readings.
- The groundwater samples shall then be collected and sent to a NATA accredited laboratory for analysis. The three (3) primary groundwater samples shall be analysed for the Contaminants of Concern:

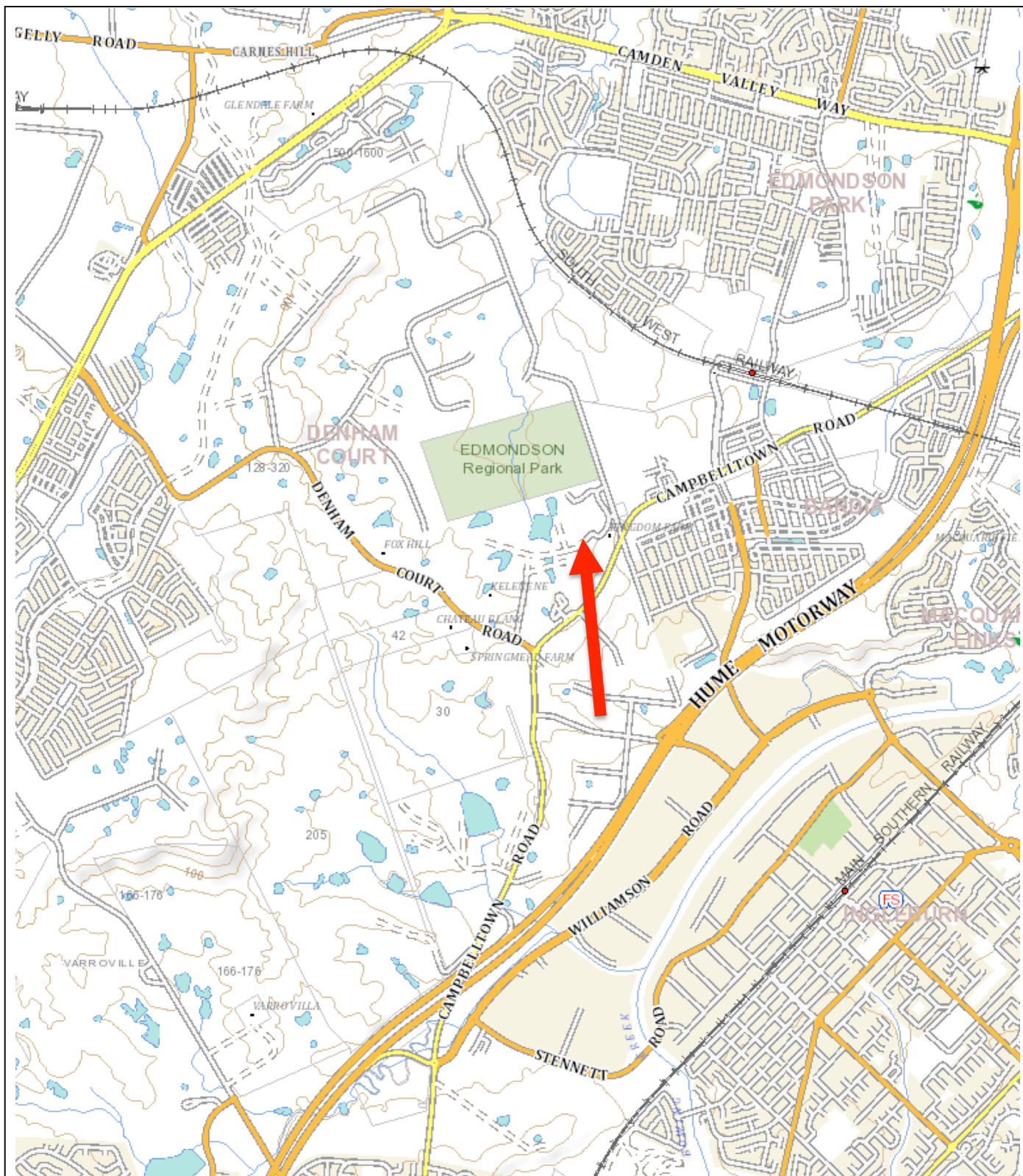
- TRHs (Total Recoverable Hydrocarbons)
 - BTEX (benzene, toluene, ethylbenzene, xylene)
 - VOCs (Volatile Organic Compounds)
 - Metals (x17)
 - PAHs
 - Pyrene
- The sampling shall also include a QA/QC intra-laboratory and inter-laboratory duplicate sample and one equipment de-contamination rinsate sample, submitted to NATA certified laboratory.
 - Samples for volatile (VOC) analysis shall be collected in 40mL glass vials. Semi-volatile (TPH) analysis shall be collected in 500mL glass bottles. The water samples for inorganic analysis (Pb) shall be filtered in the field using a 0.45 um filter, and collected in 250mL (preservative added) plastic bottles. The glass vials for volatile analysis shall be completely filled to ensure no headspace is left in the container. The containers shall be supplied by the analysing laboratories.
 - Each sample container shall be labeled with a job number, unique sample identification and date and time. The bottles shall be sealed with a teflon lid and stored and transported in a temperature insulated container (ie: esky cooled with freezer brick).
 - The container is then transported to the primary NATA registered laboratory and analysed as described. A “Chain of Custody Form” is presented to the laboratory describing the sample, its preservation and the analysis required. The ‘inter-lab duplicate’ shall be sent to the secondary laboratory via the primary laboratory.
 - Non disposable sampling equipment shall be washed with a solution of 'Decon 90' and water and then rinsed with demineralised water between each sampling to avoid cross contamination.
 - The laboratories internal QA/QC program forms a part of their NATA accreditation. The results of spikes, blanks, duplicates and surrogates (where appropriate) shall be presented with the analysis results in the appendix of the report.
 - The results of this report shall be interpreted against threshold levels of the:
 - NEPM (National Environment Protection - *Assessment of Site Contamination* – Measure 1999 (Amended 2013) : Schedule B (1) *Guideline on the Investigation Levels for Soils and Groundwater*.

SECTION 7. REFERENCES AND LEGISLATION

- *Soils Landscapes Data Source : NSW Office of Environment and Heritage*
- *Property Boundaries & Topographic Data: Land and Property Information 2017*
- *National Environment Protection (Assessment of Site Contamination) Measure (NEPM) – Schedule B2 (1999 amended 2013)*
- *EPA NSW Waste Classification Guidelines (Part 1 : Classifying Waste - (Nov 2014).*
- *EPA NSW Guidelines for the NSW Site Auditor Scheme (2nd Edition – April 2006).*
- *NSW Contaminated Land Management Act 2008 No.11.*
- *Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land – Dept. of Urban Affairs & Planning and EPA NSW 1998.*
- *Guideline on Investigation Levels for Soil & Groundwater : Schedule B1 + B2 – National Environment Protection Measure (NEPM) April 2011.*
- *Australian and New Zealand Guidelines from the Protection of Aquatic Organisms – 95% Protection of Species for Fresh and Marine Water (ANZECC 2000).*
- *EPA NSW Sampling Design Guidelines September 1995.*
- *EPA NSW Guidelines for Assessing Service Station Sites December 1994.*
- *Virgin excavated natural material (DECC 2008/447) Fact Sheet 2008.*
- *DEC NSW Guidelines for Assessing Former Orchards & Market Gardens June 2005.*
- *OEH NSW Guidelines for Consultants Reporting on Contaminated Sites 1997, 2000. Reprinted August 2011.*

APPENDIX A :

- FIGURE 1 (02774-F01) – SITE LOCATION
- FIGURE 2 (02774-F02) - SITE BOUNDARIES
- LOCATION OF GROUNDWATER BORES – EIS (2003?)
- SCOPE OF WORKS - SUMMARY



LEGEND:



- SITE LOCATION



AIRSAFE

FIG NO.	FIGURE NO. 1 : 02774-F01	LOCATION	12 – 14 ZOUCR RD, DENHAM COURT NSW 2565
SOURCE	NEARMAP - IMAGERY 2016 CNES / ASTRIUM, DIGITALGLOBE	CLIENT	WATCHTOWER BIBLE AND TRACT SOCIETY OF AUSTRALIA
DRAWN	M.E	PROJECT	STAGE 1 PRELIMINARY SITE INVESTIGATION
APPROVED	M.E	TITLE	SITE LOCATION



LEGEND:

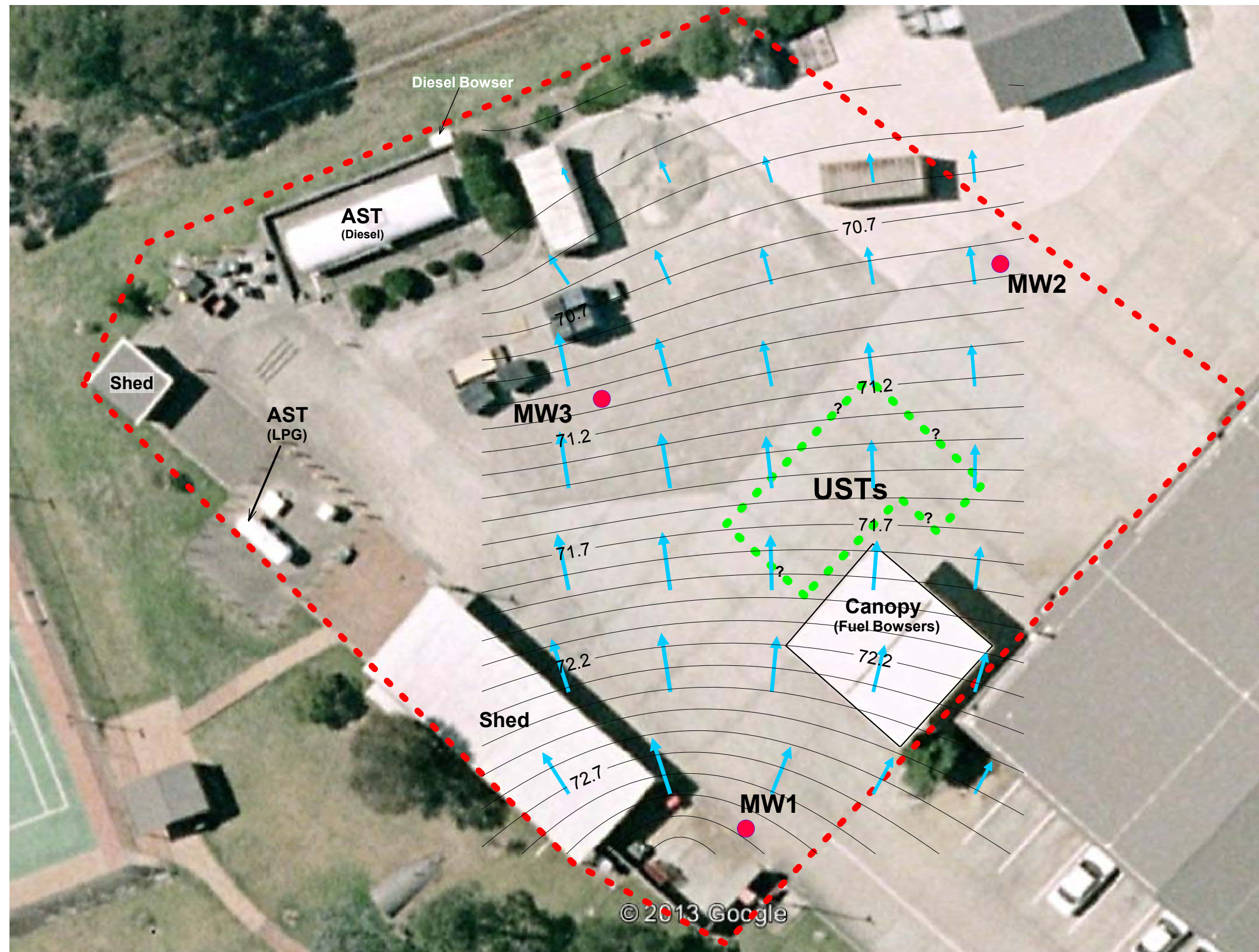


- SITE BOUNDARIES



AIRSAFE

FIG NO.	FIGURE NO. 2 : 02774-F02	LOCATION	12 – 14 ZOUCH RD, DENHAM COURT NSW 2565
SOURCE	NEARMAP - IMAGERY 2016 CNES / ASTRIUM, DIGITALGLOBE	CLIENT	WATCHTOWER BIBLE AND TRACT SOCIETY OF AUSTRALIA
DRAWN	M.E	PROJECT	STAGE 1 PRELIMINARY SITE INVESTIGATION
APPROVED	M.E	TITLE	SITE BOUNDARIES

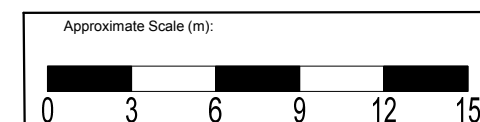


- LEGEND:**
- Approximate Service Station boundary
 - Well Location
MW1
 - ?-?-? Approximate location of suspected UST
 - Inferred Groundwater Flow Direction

NOTES:
Figure 2 has been recreated from UBD Maps

The borehole locations presented on this plan have been established from site measurements only and should not be construed as survey points.

Reference should be made to the report text for a full understanding of this plan.



Project Number: E27003KG	Title: Well Location Plan
Figure: 2	Address: 12-14 Zouch Road Denham Court, NSW 2565

SUMMARY OF WORKS

HISTORICAL SET:

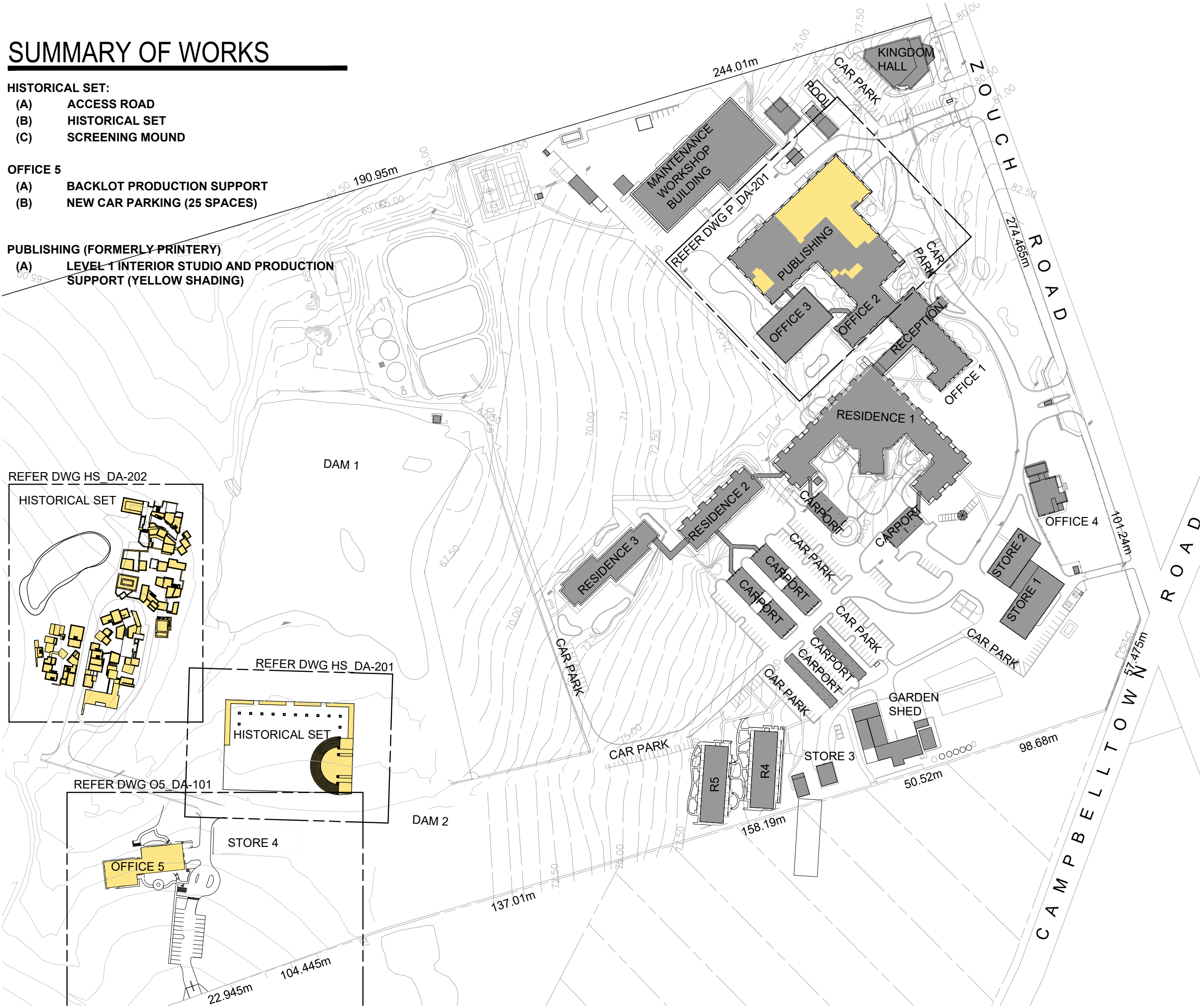
- (A) ACCESS ROAD
- (B) HISTORICAL SET
- (C) SCREENING MOUND

OFFICE 5

- (A) BACKLOT PRODUCTION SUPPORT
- (B) NEW CAR PARKING (25 SPACES)

PUBLISHING (FORMERLY PRINTERY)

- (A) LEVEL 1 INTERIOR STUDIO AND PRODUCTION SUPPORT (YELLOW SHADING)



APPENDIX B:

- HISTORICAL TITLE INFORMATION
- COUNCIL PRE-DA ADVICE
- PLANNING CERTIFICATE
- OTHER DOCUMENTATION

ADVANCE LEGAL SEARCHERS PTY LTD

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Email: search@alsearchers.com.au

24th June 2019

LOTSEARCH PTY LTD

**Level 3, 68 Alfred Street,
MILSONS POINT, NSW 2061**

Attention: Alison Smith,

RE:

**12 – 14 Zouch Road,
Denham Court
Reference: LS006961_EP**

Current Search

Folio Identifier 2/1111318 (title attached)

DP 1111318 (plan attached)

Dated 21st June 2019

Registered Proprietor:

INTERNATIONAL BIBLE STUDENTS ASSOCIATION

Title Tree
Lot 2 DP 1111318

Folio Identifier 2/1111318

Folio Identifier B/188121

Certificate of Title Volume 4888 Folio 112

Certificate of Title Volume 4290 Folio 181

PA 29393

Conveyance Book 1510 No. 62

Conveyance Book 111 No. 198

Part Portion 15 Parish Minto
Granted to William Lilly 8th October 1816

Summary of proprietor(s) Lot 2 DP 1111318

Year

Proprietor(s)

	(Lot 2 DP 1111318)
2007 – todate	International Bible Students Association
<i>(2007 – todate)</i>	<i>(various current leases to Vodafone Hutchison Australia Pty Limited shown on Folio Identifier 2/1111318)</i>
	(Lot B DP 188121)
1990 – 2007	International Bible Students Association
	(Lot B DP 188121 – Area 100 Acres – CTVol 4888 Fol 112)
1945 – 1990	International Bible Students Association
1945 – 1945	Betsy Bruce Mac Gillivray, widow
1939 – 1945	Alexander Mac Gillivray, director
1937 – 1939	John Wright, managing director Mary Lawson Wright, his wife
	(Part Portion 15 Parish Minto – Area 219 Acres 0 Roods 37 ¼ Perches – CTVol 4290 Fol 181)
1929 – 1937	Anwoth Gordon Brown, gentleman
	(Part Portion 15 Parish Minto being the farm called ‘Swaffham’ – Area 219 Acres 3 Roods – Conv Book 1510 No. 62)
1928 – 1929	Anwoth Gordon Brown, gentleman
1913 – 1928	Walter Nugent MacNamara, public servant / executor Elizabeth MacNamara, widow / executor William Nugent MacNamara, estate
1880 – 1913	William Nugent MacNamara / beneficiary Michael MacNamara, estate
	(Part Portion 15 Parish Minto being the farm called ‘Swaffham’ – Area 219 Acres 3 Roods – Conv Book 111 No. 198)
1865 – 1880	Michael MacNamara, licenced victualler

WATCHTOWER BIBLE & TRACT SOCIETY OF AUSTRALIA
12-14 ZOUCHE RD
DENHAM COURT

Dear Sir/Madam,

Pre - Development Application Advice

Reference Number:	PL-30/2019	
Proposed Development:	To create an indoor and an outdoor film studio, comprising: 1) Alterations to part of the interior of the existing printery space. It is proposed to construct one large (1000 m ²) video studio in the empty printery space. No changes to the existing façade/building envelope and building structure are proposed. 2) Facilitate the use of a back-lot farm paddock area for filming. It is proposed to re-purpose the existing farm shed as a waiting area and install some farm/barn style demountable buildings to support filming at nearby temporary film sets	
Property Address:	12-14 ZOUCHE ROAD, DENHAM COURT, PART LOT 2 DP 1111318	
Date of Meeting:	15 May 2019	
Present at Meeting:	Council Representatives:	
	Name	Title
	Peter Nelson	Senior Development Planner
	Robert Micallef	Development Assessment Officer
	Applicant Representatives:	
	Name	Company
	Rachel Hamnett	Peake Legal

	Terry O'Brien	Watchtower
	Nick Simitzis	Architect
	Leon Bettio	Architectural Designer
	Tony Nunn	

EXECUTIVE SUMMARY

Zoning:	RU2 – Rural Landscape
Permissible Development:	The proposed film studio and associated sets are defined as “high technology industry” under the Liverpool Local Environmental Plan 2008. The use is prohibited in the zone.
Relevant Environmental Planning Instruments & Codes	• State Environmental Planning Policy No. 55 – Remediation of Land • The Greater Metropolitan Regional Environmental Plan (GMREP) No. 2 – Georges River Catchment is now a deemed SEPP and must be addressed. • State Environmental Planning Policy Infrastructure • State Environmental Planning Policy (Exempt and Complying Development Codes (2008). • Liverpool Local Environmental Plan 2008 (LLEP 2008) • Liverpool Development Control Plan 2008 (LDCP 2008)
Relevant external referrals:	• Roads and Maritime Services (State Environmental Planning Policy (Infrastructure) 2007 • Transgrid / Endeavour Energy - Cl.45 of State Environmental Planning Policy (Infrastructure) 2007 • Department of Primary Industries –Water - S91 of <i>Water Management Act 2000</i>) • Sydney Water- Section 78 of the <i>Sydney Water Act 1994</i>. • Rural Fire Service – <i>NSW Rural Fires Act 1997</i>
Other Relevant Matters:	Any proposal to rely on “Existing Use rights” must demonstrate compliance with Division 4.11 of the Environmental Planning and Assessment Act 1979 and Part 5 of the Environmental Planning and Assessment Regulation 2000

Issue / Planning Control	Comments
Definition of the proposed use and permissibility	The proposed film studio is defined in the Liverpool Local Environmental Plan 2008 as follows: <i>high technology industry means a building or place predominantly used to carry out an industrial activity that involves any of the following:</i> (a) <i>electronic or micro-electronic systems, goods or components,</i> (b) <i>information technology (such as computer software or hardware),</i> (c) <i>instrumentation or instruments of a scientific, industrial, technological, medical or similar nature,</i> (d) <i>biological, pharmaceutical, medical or paramedical systems, goods or components,</i> (e) <i>film, television or multi-media technologies, including any post production systems, goods or components,</i> (f) <i>telecommunications systems, goods or components,</i> (g) <i>sustainable energy technologies,</i> (h) <i>any other goods, systems or components intended for use in a science or technology related field,</i> <i>but does not include a building or place used to carry out an industrial activity that presents a hazard or potential hazard to the neighbourhood or that, because of the scale and nature of the processes involved, interferes with the amenity of the neighbourhood.</i> Note. <i>High technology industries are a type of light industry—see the definition of that term in this Dictionary.</i> From the above, “light industry” is defined as; <i>light industry means a building or place used to carry out an industrial activity that does not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and includes any of the following:</i> (a) <i>high technology industry,</i> (b) <i>home industry,</i> (c) <i>artisan food and drink industry.</i> Note. <i>Light industries are a type of industry—see the definition of that</i>

term in this Dictionary.

From the above, “industry” is defined as;

industry means any of the following:

(a) general industry,

(b) heavy industry,

(c) light industry,

but does not include:

(d) rural industry, or

(e) extractive industry, or

(f) mining.

High technology industries are prohibited within the RU2 – Rural Landscape Zone.

Finally in relation to “Filming” this is also separately defined under the Liverpool LEP 2008 as;

filming means recording images (whether on film or video tape or electronically or by other means) for exhibition or broadcast (such as by cinema, television or the internet or by other means), but does not include:

(a) still photography, or

(b) recording images of a wedding ceremony or other private celebration or event principally for the purpose of making a record for the participants in the ceremony, celebration or event, or

(c) recording images as a visitor or tourist for non-commercial purposes, or

(d) recording for the immediate purposes of a television program that provides information by way of current affairs or daily news.

Any future Development Application must demonstrate how the proposed filming is to comply with the requirements of the Liverpool LEP 2008.

Permissibility of Existing Use	The overarching existing use is that of a “place of public worship.” “Places of public worship” are defined as; place of public worship means a building or place used for the purpose of religious worship by a congregation or religious group, whether or not the building or place is also used for counselling, social events, instruction or religious training. This use is permitted in Zone RU2 – Rural Landscape. However the existing printery component of the use is defined as an “industry.” The definition for “industry” is included above. Any future development application lodged is to provide evidence of the printery use including, but not limited to a description of machines/presses/chemicals used and supporting information as to whether the use is best described as a light industry or a heavy industry. This information must also provide evidence of the time period the printery was in operation and the date that the printery use ceased (if at all). Whether the printery use is identified specifically as a “heavy industry” or a “light industry,” either use is prohibited within Zone RU2 – Rural Landscape.
Existing Use and Existing Use Rights	The existing use, for the “erection of premises to provide for seminar facilities, teaching and administrative office, bible and bible literature storage and printery” was approved under T.P. 15411 on 16th June 1978. While a consent exists for the use, as detailed above, the printery as an industrial use, is not permitted under the current RU2- Rural Landscape Zone. Should any future development application lodged for the proposed use seek the consideration of existing use rights, plans and supporting information must demonstrate compliance with Division 4.11 of the Environmental Planning and Assessment Act 1979 and Part 5 of the Environmental Planning and Assessment Regulation 2000. Council must be convinced that the proposal satisfies all relevant existing use requirements, especially Clause 41 of the Environmental Planning and Assessment Regulation 2000 which specifies: Certain development allowed (cf clause 39 of EP&A Regulation 1994)

	(1) An existing use may, subject to this Division: (a) be enlarged, expanded or intensified, or (b) be altered or extended, or (c) be rebuilt, or (d) be changed to another use, but only if that other use is a use that may be carried out with or without development consent under the Act, or (e) if it is a commercial use—be changed to another commercial use (including a commercial use that would otherwise be prohibited under the Act), or (f) if it is a light industrial use—be changed to another light industrial use or a commercial use (including a light industrial use or commercial use that would otherwise be prohibited under the Act). The reason you are encouraged to pursue the existing use rights path is because it appears to be the path of least resistance in terms of the film studio component of the proposal. By this it is meant that the existing use requirements are clear cut, while providing justification that the industrial use is ancillary to the place of public worship use may be more fraught in that it may be more difficult to demonstrate that the original printery consent was approved as an ancillary use under the existing consent, which was for “erection of premises to provide for seminar facilities, teaching and administrative office, bible and bible literature storage and printery.” Additionally any justification provided in relation to the ancillary (or otherwise) nature of the printery would then be required to discuss the approved use of all buildings on the site, that demonstrate that the industrial uses (for example the joinery/carpenters workshop, the area used for milling timbers, the area used for refuelling vehicles etc.) on site do not exceed those uses solely defined as a “place of public worship.”
Farm Building Sets and temporary structures (including demountables)	The construction of “farm buildings” is a permitted use within the zone. However in order to satisfy the definition, the buildings must be formally constructed in accordance with the BCA/NCC and be able to function as an actual building.

	The provision of temporary structures/demountable buildings is defined separately in the Liverpool Local Environmental Plan as a “temporary structure.” The film sets would fall under this definition if proposed temporarily. A “Temporary structure” is prohibited in Zone RU2 – Rural Landscape. However should the farm building sets be required solely for filming purposes then the construction and subsequent removal of these sets is permitted if it can be demonstrated that the structures satisfy the development standards under State Environmental Planning Policy (Exempt and Complying Development Codes (2008)). If the development standards for temporary structures and alterations and additions cannot be satisfied for the proposed sets, then the buildings must be constructed so as to be permanent. In this instance the removal of the sets would then require demolition consent. However alterations and additions to the sets could be undertaken in line with the exempt and complying requirements under State Environmental Planning Policy (Exempt and Complying Development Codes (2008)). The proposed inclusion of a demountable building is unlikely to satisfy the development standards under State Environmental Planning Policy (Exempt and Complying Development Codes (2008)). It is also noted that a demountable building is defined as a “temporary structure” and would be prohibited in the zone under the Liverpool LEP 2008. As discussed in the meeting the provision of toilet and “green room” facilities for film crew must take place in a structure constructed so as to be permanent.
Filming	Filming is identified as exempt development on private land if it satisfies the exemption requirements under State Environmental Planning Policy (Exempt and Complying Development Codes (2008)). It is recommended that if all the development standards specified for filming cannot be satisfied that the filming use is included as a part of any future development application. If filming cannot meet the exemption requirements under State Environmental Planning Policy (Exempt and Complying Development Codes (2008)), the filming must be approved as part of a Development Application. As “filming” is a prohibited use in the RU2 Zone, any future development application must demonstrate that the filming use is ancillary to the existing “Place of Public Worship,” specifically that the purpose of the filming is for the purpose of religious worship by a congregation or religious group, whether or not the building or place is also used for counselling, social events, instruction or religious training.

Significant trees	Remnant vegetation and threatened ecological communities are listed on the property. Any proposal for development within the tree protection zone (TPZ) of any significant tree must be accompanied and supported by an Arboricultural Impact Assessment. This assessment is to provide conclusions and recommendations specifying how all affected significant trees are to be protected and retained.
Other issues	The site is identified as being affected by the following: • Moderate to high salinity potential. Any application must provide suitable information demonstrating that the salinity issue has been appropriately addressed. • Riparian corridors • An area immediately adjacent to the central northern boundary of the site is within a flood planning area of low flood risk and an area of 1% floodway dissects the site from north to south. Please refer to the image below detailing riparian corridors/flood affected areas. Any construction work proposed within these areas must be accompanied by suitable information from a hydraulic engineer demonstrating that the catchment will not be affected. • Significant ecological communities including remnant vegetation with regional vegetation connectivity and high conservation values exist on the site adjacent to the northern boundary. Council will not consent to the removal of any tree that forms part of a threatened ecological community. • Parts of the site are identified as bushfire affected. Any development must be accompanied by a statement from a suitably qualified bushfire consultant demonstrating that the proposal satisfies RFS requirements. • Parts of the previous printery may potentially have resulted in contamination of the site. A site audit statement from a suitably qualified contamination consultant is to be provided in relation to the proposal demonstrating that the site is suitable for the proposed development. The proposal must be accompanied by any relevant report, plan or supporting information that demonstrates that the development will not negatively impact or be negatively impacted by the identified site constraints.



Note:

This Pre-Lodgement advice is only a preliminary review of the concept development and the comments provided, written or otherwise, must not be considered as assessment of your proposal. Council is unable to make a recommendation on the proposal until such time as a full merit assessment of a lodged Development Application and its supporting documentation is undertaken.

The advice provided in no way fetters the discretion of Council in the assessment and determination of any potential application for the site. Additionally, any matters not identified in the below advice may emerge during the consideration of the complete application.

Information to be submitted with a Development Application

The following information is required to be submitted with any potential application. All the requested information is required to be submitted to enable a complete, proper and timely assessment of the application.

Please be advised that any potential application will not be accepted for lodgement unless all the required information is submitted.

Architectural Plans
• Survey Plan (confirming no building encroachments to easements, if any), • Architectural plans (site plan, floor plans, elevations and sections), ensuring that all survey details including boundaries and other site constraints are shown on the architectural plans), • Site analysis, • Coloured perspectives, • Colour schedule of external building materials, colours and finishes, • Stormwater Drainage plan, • Demolition plan and statement, clearly identifying all structures to be demolished.
Reports
• A quantity surveyors report which identifies the Capital Investment Value (CIV) and estimated cost of works, • Statement of Environmental Effects (SEE) including addressing section 4.15 of the <i>EPA & Act 1979</i> and Table of Compliance against provisions of LLEP 2008, DCP 2008 and SEPPS, • Traffic and Parking Assessment, • Site contamination investigation report (specifically the area formerly used as the printery) • Essential services report. • Film management plan (with details as described under Clause 2.114(d) of State Environmental Planning Policy (Exempt and Complying Development Codes (2008)). • Arboricultural Report where any works are required within the TPZ. • Bushfire Consultants report
Digital Requirements
• 1 x CD Rom / USB containing electronic copies of all above documents accurately titled.

Other Supporting Documents

- Bushfire Hazard Assessment,
- Written justification of any variations to LLEP 2008 development standards in accordance with Clause 4.6 of the LLEP 2008,
- Written justification of any variations to LDCP 2008 controls
- A Conservation Management Strategy, Statement of Heritage Impact and Interpretation Strategy
- Arboricultural Impact Assessment,
- Salinity Management Plan
- Waste Management Plan (for demolition, construction and on-going waste management),
- BASIX Certificates,
- Erosion and sediment control plan,
- Earthworks plan and cut/fill and retaining wall details,
- Sections depicting the relationship between proposed surface levels, floor levels, openings, type of opening, setbacks etc in comparison to the same elements on adjoining sites,
- 1 x copies of the above reports/plans. Plans are to be no larger than A3 size.

Please do not hesitate to contact the undersigned on **1300 36 2170** if you wish to discuss this matter further.

Yours faithfully



Peter Nelson
Senior Development Planner
DEVELOPMENT ASSESSMENT

NelsonP@liverpool.nsw.gov.au

PLANNING CERTIFICATE UNDER SECTION 10.7
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**Ref.:** FEB 2019:75042**Ppty:** 28466**Cert. No.:** 3708**Applicant:**WATCHTOWER BIBLE AND TRACT SOCIETY
12-14 ZOUCHE RD
DENHAM COURT NSW 2565**Receipt No.:** 4160566**Receipt Amt.:** 133.00**Date:** 12-Feb-2019

The information in this certificate is provided pursuant to Section 10.7(2)&(5) of the Environmental Planning and Assessment Act (EP&A Act) 1979, as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation (EP&A Regulation) 2000. The information has been extracted from Council's records, as they existed at the date listed on the certificate. Please note that the accuracy of the information contained within the certificate may change after the date of this certificate due to changes in Legislation, planning controls or the environment of the land.

The information in this certificate is applicable to the land described below.

Legal Description: PART LOT 2 DP 1111318**Street Address:** 12-14 ZOUCHE ROAD, DENHAM COURT NSW 2565

Note: Items marked with an asterisk () may be reliant upon information transmitted to Council by a third party public authority. The accuracy of this information cannot be verified by Council and may be out-of-date. If such information is vital for the proposed land use or development, applicants should instead verify the information with the appropriate authority.*

Note: Commonly Used Abbreviations:**LEP:** Local Environmental Plan**DCP:** Development Control Plan**SEPP:** State Environmental Planning Policy**EPI:** Environmental Planning Instrument

1. Names of relevant planning instruments and DCPs

(a) The name of each EPI that applies to the carrying out of development on the land is/are listed below:

LEPs:

Liverpool LEP 2008

SEPPs*:

**SEPP No. 33 – Hazardous and Offensive Development
SEPP No. 50 – Canal Estate Development
SEPP No. 55 – Remediation of Land
SEPP No. 62 – Sustainable Aquaculture
SEPP No. 65 – Design Quality of Residential Flat Development
SEPP (Building Sustainability Index: BASIX) 2004
SEPP No. 70 – Affordable Housing (Revised Schemes)
SEPP (Infrastructure) 2007
SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP (Miscellaneous Consent Provisions) 2007
SEPP (State and Regional Development) 2011
SEPP (Education Establishments and Child Care Facilities) 2017
SEPP (Vegetation in Non-Rural Areas) 2017
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Affordable Rental Housing) 2009
SEPP (Sydney Region Growth Centres) 2006
SEPP No 19 – Bushland in Urban Areas
SEPP No 21 – Caravan Parks
SEPP No 30 – Intensive Agriculture
SEPP No 44 – Koala Habitat Protection
SEPP No 64 – Advertising and Signage**

Deemed SEPPs*:

Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment

(b) The name of each draft EPI, or Planning Proposal (which has been subject to community consultation).

Draft LEPs:

N/A

Draft SEPPs*:

Draft SEPP (Competition) 2010

(c) The name of each DCP that applies to the carrying out of development on the land.

Liverpool DCP 2008**2. Zoning and land use under relevant LEPs and /or SEPPs**

This section contains information required under subclauses 2 and 2A of Schedule 4 of the EP&A Regulation 2000. Subclause 2 of the regulation requires Council to provide information with respect to zoning and land-use in areas zoned by, or proposed to be zoned by, a LEP. Subclause 2A of Schedule 4 of the regulation requires Council to provide information with respect to zoning and land-use in areas which are zoned by, or proposed to be zoned by, the SEPP (Sydney Region Growth Centres) 2006. The land use and zoning information under any EPI applying to the land is given below.

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

RU2 Rural Landscape - Liverpool LEP 2008

- (b) The purposes for which development may be carried out within the zone without the need for development consent

Extensive agriculture; Home-based child care; Home occupations

- (c) The purposes for which development may not be carried out within the zone except with development consent

Aquaculture; Bed and breakfast accommodation; Building identification signs; Business identification signs; Community facilities; Dual occupancies (attached); Dwelling houses; Environmental facilities; Environmental protection works; Farm buildings; Farm stay accommodation; Flood mitigation works; Helipads; Home businesses; Home industries; Horticulture; Places of public worship; Recreation areas; Recreation facilities (outdoor); Roads; Roadside stalls

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

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

- (e) If a dwelling house is a permitted use, are there any principal development standards applying to the land that fix minimum land dimensions for the erection of a dwelling house?

No

- (f) Does the land include or comprise critical habitat?

No

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

No

(h) Is there an item of environmental heritage (however described) situated on the land

No

3. Complying development

The information below outlines whether complying development is permitted on the land as per the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1) (c3) and 1.19 SEPP of the (Exempt and Complying Development Codes) 2008.

The first column identifies the code(s). The second column describes the extent of the land in which exempt and complying development is permitted for the code(s) given to the immediate left. The third column indicates the reason as to why exempt and complying development is prohibited on some or all of the land, and will be blank if such development is permitted on all of the land.

Code	Extent of the land for which development is permitted:	The reason(s) as to why development is prohibited:
Housing Code, Low Rise Medium Density Housing Code, Rural Housing Code and Greenfield Housing Code	Part	Part of the land is identified as being environmentally sensitive land (Clause 1.17A(e))
Commercial and Industrial (New Buildings and Additions) Code	Part	Part of the land is identified as being environmentally sensitive land (Clause 1.17A(e))

Code	Extent of the land for which development is permitted:	The reason(s) as to why development is prohibited:
General Development Code, Container Recycling Facilities Code, Fire Safety Code, Housing Alterations Code, Commercial and Industrial Alterations Code, Subdivisions Code, and Demolition Code	Part	Part of the land is identified as being environmentally sensitive land (Clause 1.17A(e))

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

Nil

4. Coastal protection*

Has the Department of Finance, Services and Innovation notified Council of the land being affected by 38 or 39 of the Coastal Protection Act, 1979?

No

4A. Certain information relating to beaches and coasts*

(a) Has an order has been made under Part 4D of the Coastal Protection Act 1979 on the land (or on public land adjacent to that land)?

No

(b) Has Council been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works have been placed on the land (or on public land adjacent to that land), and if works have been so placed, is council is satisfied that the works have been removed and the land restored in accordance with that Act?

Not applicable

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

Has the owner (or any previous owner) of the land consented, in writing, that the land is subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection

services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?

No

5. Mine subsidence*

Is the land a proclaimed to mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961?

No

6. Road widening and road realignment

Is the land is affected by any road widening or road realignment under:

(a) Division 2 of Part 3 of the Roads Act 1993?*

No

(b) An EPI?

No

(c) A resolution of the council?

No

7. Council and other public authority policies on hazard risk restrictions

The following table lists hazard/risk policies that have been adopted by Council (or prepared by another public authority and subsequently adopted by Council). The right-most column indicates whether the land is subject to those policies.

Hazard/Risk	Adopted Policy	Does this hazard/risk policy apply to the land?
Landslip hazard	Nil	No
Bushfire hazard	Liverpool DCP 2008	Yes
	Liverpool Growth Centre Precincts DCP*	No
	Edmondson Park South DCP 2012	No
	Planning for Bushfire Protection (Rural Fire Services, 2006)*	Yes
	Pleasure Point Bushfire Management Plan	No
Tidal inundation	Nil	No

Hazard/Risk	Adopted Policy	Does this hazard/risk policy apply to the land?
Subsidence	Nil	No
Acid Sulphate Soils	Liverpool LEP 2008	No
	Liverpool DCP 2008	No
Potentially Contaminated Land	Liverpool DCP 2008	Yes , see section 10 of Part 1 of the Liverpool DCP 2008
	Liverpool Growth Centre Precincts DCP*	No
Potentially Saline Soils	Liverpool DCP 2008	Yes
	Liverpool Growth Centre Precincts DCP*	No

Note: Land for which a policy applies does not confirm that the land is affected by that hazard/risk. For example, all land for which the Liverpool DCP applies is subject to controls relating to contaminated land, as this policy contains triggers and procedures for identifying potential contamination. Applicants are encouraged to review the relevant policy, and other sections of this certificate, to determine what effect, if any, the policy may have on the land.

7A. Flood related development controls information

- (a) For the purpose of residential accommodation (excluding group homes or seniors housing), is the land, or part of the land, within the flood planning area and subject to flood planning controls?

Yes

For details of these controls, please refer to the flooding section of the relevant DCP(s) as specified in Section 1(c) of this certificate.

- (b) Is development on that land, or part of the land, for any other purpose subject to flood related development controls?

Yes

For details of these controls, please refer to the flooding section of the relevant DCP(s) as specified in Section 1(c) of this certificate.

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

8. Land reserved for acquisition

Does a LEP, draft LEP, SEPP or draft SEPP identify the acquisition of the land, or part of the land, by a public authority, as referred to in section 3.15 of the Act?

No

9. Contribution Plans

Liverpool Contributions Plan 2009

9A. Biodiversity certified land*

Is the land, or part of the land, biodiversity certified land (within the meaning of Part 8 of the Biodiversity Conservation Act 2016)?

**Yes, part/all of the land is bio-diversity non-certified land
Yes, part/all of the land is bio-diversity certified land**

10. Biobanking agreements*

Is the land subject to a bio-banking agreement under Part 6 of the Biodiversity Conservation Act 2016, as notified to Council by the Chief Executive of the Office of Environment and Heritage?

No

10A. Native vegetation clearing set asides

Does the land contain a set aside area under section 60ZC of the Local Land Services Act 2013?

No, Liverpool is excluded from section 60ZC of the Local Land Services Act 2013

11. Bushfire prone land

Is the land or part of the land, bushfire prone land as defined by the EP&A Act 1979?

Yes, part of the land is bushfire prone land

12. Property vegetation plans*

Is Council aware of the land being subject to a Property Vegetation Plan under the Native Vegetation Act 2003?

No, Liverpool is excluded from the operation of the Native Vegetation Act 2003

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

Does an order, made under the Trees (Disputes Between Neighbours) Act 2006 in relation to carrying out of work in relation to a tree on the land, apply?

No, Council has not been notified of an order

14. Directions under Part 3A*

Is there a direction (made by the Minister) that a provision of an EPI in relation to a development does not have effect?

No

15. Site compatibility certificates and conditions for seniors housing*

(a) Is there is a current site compatibility certificate (seniors housing), in respect of proposed development on the land?

No, Council has not been notified of an order.

16. Site compatibility certificates for infrastructure*

(a) Is there is a current site compatibility certificate (infrastructure), in respect of proposed development on the land?

No, Council has not been notified of an order

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

Is there is a current site compatibility certificate (Affordable housing), in respect of proposed development on the land?

No, Council has not been notified of an order.

18. Paper subdivision information*

Does any development plan adopted by a relevant authority (or proposed plan subject to a consent ballot) apply to the land? If so the date of the subdivision order that applies to the land.

No

19. Site verification certificates*

Does a current site verification certificate, apply to the land?

No, Council is not aware of a site verification certificate

20. Loose-fill asbestos insulation *

Is a dwelling on the land listed on the register (maintained by the NSW Department of Fair Trading) as containing loose-fill asbestos insulation?

No

Note: despite any listing on the register, any buildings constructed before 1980 may contain loose-fill asbestos insulation or other asbestos products.

21. Affected building notices and building product rectification orders*

Is there any affected building notice (as in Part 4 of the Building Products (Safety) Act 2017) of which the council is aware that is in force in respect of the land?

No

Is there any building product rectification order (as in the Building Products (Safety) Act 2017) of which the council is aware that is in force in respect of the land and has not been fully complied with?

No

Is there any notice of intention to make a building product rectification order (as in the Building Products (Safety) Act 2017) of which the council is aware has been given in respect of the land and is outstanding?

No

22. Contaminated land

Is the land:

(a) Significantly contaminated land within the meaning of that Act?

No

(b) Subject to a management order within the meaning of that Act?

No

(c) Subject of an approved voluntary management proposal within the meaning of that Act?

No

(d) Subject to an ongoing maintenance order within the meaning of that Act?

No

(e) Subject of a site audit statement within the meaning of that Act? *

No

Note: in this clause 'the Act' refers to the Contaminated Land Management Act 1997.

THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO SECTION 10.7(5) OF THE
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT (EP&A ACT) 1979

1. Controlled access road

Does the land have a boundary to a controlled access road?

No

2. Sewer Access and On-site Management

On-Site Sewerage Management System/s

Council's records indicate that the property may not be connected to Sydney Water's sewerage system.

If the property is not connected and emits any waste water (sewerage) it must have an On-Site Sewerage Management System that is operating satisfactorily. It is the ongoing responsibility of the current owner(s) of the property (at any given time) to ensure that any On-Site Sewerage Management System continually operate in compliance with the relevant provisions of the Local Government Act 1993, and the Protection of the Environment Operations Act 1997 (including regulations made there under).

It is recommended that any applicant intending to purchase the property make enquires to ascertain if the property has an On-Site Sewerage Management System and engage the services of a suitably qualified wastewater engineer or plumber to assess the condition and compliance status of those system(s).

3. Other Information in Relation to Water Restrictions

All/part of the property is identified as flood prone and is within the low risk flood category. Low Flood Risk Category means the outer extent of the floodplain (within the extent of the probable maximum flood) but not identified within either the High Flood Risk or the Medium Flood Risk Category. Refer to Section 1(c) of this certificate for the relevant DCP which contains controls relating to flood prone land.

Note: No flooding certificate will be provided if the property is only within the low risk flood category.

4. Contaminated Land

Nil

5. Airport Noise Affectation*

Nil

6. Environmentally Significant Land

The subject property is identified as containing environmentally significant land under Liverpool LEP 2008.

7. Archaeological Management Plan

Nil

8. Western Sydney Long Term Strategic Corridors*

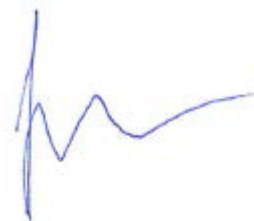
Has the NSW Government identified that the land may be traversed by, or located near, a future transport corridor as identified in the Western Sydney Long Term Strategic Corridors project?

No

For more information on the Western Sydney Long Term Strategic Corridors, visit:
<https://www.transport.nsw.gov.au/corridors>

9. Offensive Odour and Rural Land Uses

Nil



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

Kiersten Fishburn
Chief Executive Officer
Liverpool City Council

Company Details			
Company Name: CLEANWAY ENVIRONMENTAL SERVICES		ABN: 073 885 891	
Contact Name, Position and Phone number: GRAHAME PRICE, Acc/ Operations MGR, (M) 0411 866 878		EPA. LIC #, 007432	
Address: 59 LINCOLN ST MINTO NSW 2566			
Project details			
Project: Watch Tower Bible and Tract Society of Australia		Project No: CW1507	
Job Address: 12-14 Zouch Rd Denham Court NSW 2565			
Job Description: Vacuumed Extraction of Contaminated liquids/waters/sludge/ Trade Waste from existing above ground T1 Tank.			
Activity:			
Chemical Loading onto Vehicles			
Relevant workers must be consulted in the development, approval and communication of this SWMS		SWMS Approved by:	
Name: (Include names of workers who were consulted in relation to this SWMS;		Page 1 of 12	
- John Peterson. - James Clark. - Grahame Price	Job Title: - Driver/Operator - Site Overseer - Operations	Date: 15.7.2016 15.7.2016 15.7.2016	
		Name: Grahame Price Signature: <i>Grahame Price</i> Date: 14/07/2016	
Personnel responsible for monitoring and managing activity: Grahame Price and James Clark		Overall Risk Rating After Controls	4 Acute 2 Moderate 3 High 1 Low



CLEANWAY ENVIRONMENTAL SERVICES P/L

Waste Reduction that doesn't Cost the Earth

PO BOX 5179,
MINTO BC NSW 2566

TEL: 1300 785 003

FAX: 02 9820 5899

EMAIL: sales@cleanway.com.au

ABN 59 399 648 361

ACN 073 885 891

EPA LIC NO. 007432

WORKCOVER LIC NO. 35/036086

DELIVERY DOCKET No: 26633

SOLD TO

Watch Tower

ADDRESS

12-14 Zouch Rd.

DATE

15/2/2016

DENHAM COURT POST CODE: 2565

CLIENT ABN:

CONTACT/ORDER NO:

QTY	Waste Code (NEPM)	ITEM DESCRIPTION
18,000	lb.	Trade Waste from (T.1 Tank.)

I verify that I have read, understood and have the authority to accept your terms of trade, as printed on reverse.

Print Name:

James Blahut

Signature:

THANK YOU FOR YOUR BUSINESS - IT IS GREATLY APPRECIATED.

Waste Receipt Record

LOAD NO.

Consignor Rep's Name (Please Print)		Consignor Rep's Signature	
Transport Driver's Name (Please Print)	John Pateman	Driver's Signature	
Vehicle RTA Registration			
Waste Origin Code (ANZSIC)			
No. of Packages	1	Estimated Quantity Dispatched	18,000 Litres Tonnes Kilograms

The waste collected will either be reprocessed (if suitable), given physio-chemical treatment or autoclaved

By law this document must be kept for four (4) years from the date of collection of the waste and be made available for inspection on demand by an authorised officer.

ALL WASTE REMAINS THE PROPERTY OF THE CUSTOMER UNTIL CHEQUES HAVE BEEN CLEARED.

NSW Environment Protection Authority - Online Waste Tracking System

Consignment Authorisation - No. 2C00105985

Created by: Peter Dickey, 24-Nov-2015 11:04 am Status: Current

Note: This consignment authorisation has been issued using the NSW Environment Protection Authority (EPA)'s online waste tracking system. The Protection of the Environment Operations (Waste) Regulation 2014 ("the Regulation") places obligations on the consignor, transporter and receiving facility with respect to the transport of waste under this consignment authorisation. This consignment authorisation may be revoked in accordance with the provisions of the Regulation.

SECTION A

Details in this section form part of the legal requirements of the consignment authorisation and cannot be varied except by the EPA to correct errors. If you identify any errors in this section, please advise the EPA.

CA start date:	24-Nov-2015	CA end date:	31-Dec-2015
Consignor:	WATCHTOWER BIBLE & TRACT SOCIETY OF AUST 12 - 14 ZOUC ROAD DENHAM COURT, NSW 2565	Role:	Producer
		ABN:	42 002 861 225
		ANZSIC code:	0
		Licence no.:	NA
Pickup details:	Trade Waste Tank T1		
Waste code:	J120 - Waste oil/hydrocarbons mixtures/emulsions in water		
Receiving Facility:	CLEANWAY ENVIRONMENTAL SERVICES - IN C/- ENVIRONMENTAL TREATMENT SOLUTION INGLEBURN, NSW 2565	Licence no.:	20076

SECTION B

Details in this section are not part of the legal requirements of the consignment authorisation. They are default values which are automatically entered onto transport certificates created using this consignment authorisation. These details can be varied by the entity which issued the consignment authorisation or by the EPA.

Consignor:	Contact:	Ross Machin	Phone:	(02) 8203 9472
			Fax:	N/A
			Emergency:	(02) 9829 5600
			Email:	N/A
Waste:	Description:	Oil/hydrocarbon mixed with water nos	Liquid waste levy applies:	Yes
	Form:	Liquid	SIA no.:	N/A
	Classification:	Liquid	Proposed treatment:	Chem/Phys Treatment
	Dangerous goods class:	9	Subsidiary risk class:	N/A
	Packaging type:	Bulk	UN no.:	3022
	Contaminants:	N/A	Packing group no.:	II
Transport:	Default:	CLEANWAY ENVIRONMENTAL SERVICES - TRAN PO BOX 5179 MINTO, NSW 2566	Contact:	PETER DICKEY
			Phone:	(02) 9820 5144
			Fax:	(02) 9603 8257
			Email:	peter@cleanway.com.au
			Licence no.:	7432
	Type:	Road	Proposed delivery period:	2 day(s)
	Waste amount picked up must be recorded:	Yes		
Receiving facility	Contact:	PETER DICKEY	Phone:	(02) 9820 2785
			Fax:	N/A
			Email:	peter@cleanway.com.au
	Receiving facility ref no.:	N/A		
Note:				



CLEANWAY ENVIRONMENTAL SERVICES P/L

Waste Reduction that doesn't Cost the Earth

PO BOX 5179,
MINTO BC NSW 2566

TEL: 1300 785 003

FAX: 02 9820 5899

EMAIL: sales@cleanway.com.au

ABN 59 399 648 361

ACN 073 885 891

EPA LIC NO. 007432

WORKCOVER LIC NO. 35/036086

DELIVERY DOCKET No: 22472

SOLD TO

WATCH TOWER.

ADDRESS

12-14 Zouch Rd
Dennan Gr.

DATE

30.11.2015

POST CODE: 2565

CLIENT ABN:

CONTACT/ORDER NO:

QTY	Waste Code (NEPM)	ITEM DESCRIPTION
1x		Treatment & Disposal of J120
1x		Vacuumed Tanker.

I verify that I have read, understood and have the authority to accept your terms of trade, as printed on reverse

Print Name:

SAM. MCKENZIE

Signature:

THANK YOU FOR YOUR BUSINESS - IT IS GREATLY APPRECIATED.

Waste Receipt Record

LOAD NO.

Consignor Rep's Name (Please Print)		Consignor Rep's Signature	
Transport Driver's Name (Please Print)	John. P.	Driver's Signature	
Vehicle RTA Registration			
Waste Origin Code (ANZSIC)	J120		
No. of Packages	1	Estimated Quantity Dispatched	15,000 Litres Tonnes Kilograms

The waste collected will either be reprocessed (if suitable), given physio-chemical treatment or autoclaved

By law this document must be kept for four (4) years from the date of collection of the waste and be made available for inspection on demand by an authorised officer.

ALL WASTE REMAINS THE PROPERTY OF THE CUSTOMER UNTIL CHEQUES HAVE BEEN CLEARED.

Name: Water tower bible & tract society of Australia 158689
Street: 12-14 Zouch Rd Suburb: Dahm on court
Ph No: _____ Type of Liquid: 5120 Date: 5/5/13
Start Time: _____ Onsite: _____ Offsite: _____ Finish Time: _____
Driver: Zig Qty: 20,500
Cash \$: _____ Credit Card \$: _____
Chq No: _____ Account: _____
Customer Signature: Ruehl

NO FUSS
LIQUID WASTE PTY LTD

ABN 21 137 128 879

Unit 1, 12 Smith Street
Emu Plains NSW 2750
PH: (02) 4735 8966
Fax: (02) 4735 3663
Email: no.fuss@bigpond.com

CA 30 MAY 2014

NSW Environment Protection Authority - Online Waste Tracking System

TRANSPORT CERTIFICATE - No. 2T00525290

Created by : Anastasia Siountris 14-Apr-2014 10:44 am

Status: Created

CA no: 2C00072327

CA start date: 26-Jun-2013

CA end date: 25-Jun-2014

PART 1 (this part to be completed by consignor at pickup)

CONSIGNOR

JJ RICHARDS LIQUID WASTE SOLUTIONS

Role: Producer

7-11 RAYBEN STREET

Contact: RHONDA HODGES

Email: N/A

GLENDENNING, NSW 2767

Phone: (02) 9625 1319

Fax: N/A

Emergency: (02) 9625 1319

ABN: 96 392 257 002

ANZSIC code: 0

Licence no.: N/A

Pickup As above
details:

WASTE

Waste code: F100 - Waste ink, dye, pigment, paint, lacquer & varnish

Description: Paints, inks, etc (aqueous non flammable vapours)

Form: Liquid Liquid waste levy applies: Yes

Proposed treatment: Chemical/Physical treatm Classification: Hazardous

Contaminants: N/A

Dangerous goods class: N/A

Subsidiary risk class: N/A

UN no.: N/A

Packaging type: N/A

Packing group no: N/A

No. package: N/A

PICKUP

Waste amount at pickup: 10,000 1/4 (required - Yes)

I declare that to the best of my knowledge and belief the above information is true and correct.

Name and Position (Block letters): MARK ZILPO

Signature: [Signature] Date: 16/04/14

PART 2 - TRANSPORTER (this part to be completed by the transporter at pickup)

CHEMWASTE PTY LTD

PO BOX 59

Contact: PETER HART

Email: N/A

RAMSGATE, NSW 2217

Phone: (04) 2510 4804

Fax: N/A

Transit state: N/A

Licence no.: 13021

Vehicle reg: IBAR 7411

Transport type: Road

I declare that to the best of my knowledge and belief the above information is true and correct.

Name and Position (Block letters): [Signature]

Signature: [Signature] Date: 16/04/14

PART 3 - RECEIVING FACILITY (this part to be completed by the receiving facility)

WORTH RECYCLING SOUTH WINDSOR

CNR BLACKMAN CRES & FAIREY ROAD

Contact: TONY WILSON

Email: tony@worthrecycling.com.au

SOUTH WINDSOR, NSW 2756

Phone: (02) 8558 5100

Fax:

Licence no.: 4802

Receiving facility ref no.: N/A

Waste amount at arrival: 10,647

Date waste arrived at the facility: 16/04/14

ACCEPT / REJECT THE WASTE

☒ The receiving facility accepted the waste - Date accepted: 16/04/14 Date Processed: 16/04/14 Treatment: RECYCLES☐ The receiving facility rejected the waste (complete section below)

Reason for rejection:

Rejected waste sent to - Name:

Address:

I declare that to the best of my knowledge and belief the above information is true and correct - complete if accepted or rejected.

Name and Position (Block letters): [Signature]

Signature: [Signature] Date: 16/04/14

NOTE

WO 51377

CA 30 MAY 2014

NSW Environment Protection Authority - Online Waste Tracking System
TRANSPORT CERTIFICATE - No. 2T00526415Created by : Anastasia Siountris 17-Apr-2014 1:01 pm
CA no: 2C00072327

CA start date: 26-Jun-2013

Status: Created
CA end date: 25-Jun-2014

PART 1 (this part to be completed by consignor at pickup)

CONSIGNOR

JJ RICHARDS LIQUID WASTE SOLUTIONS
7-11 RAYBEN STREET
GLENDENNING, NSW 2767Contact: RHONDA HODGES
Phone: (02) 9625 1319
ABN: 96 392 257 002Role: Producer
Email: N/A
Fax: N/A
ANZSIC code: 0Emergency: (02) 9625 1319
Licence no.: N/APickup As above
details:

WASTE

Waste code: F100 - Waste ink, dye, pigment, paint, lacquer & varnish

Description: Paints, inks, etc (aqueous non flam vapours)

Form: Liquid Liquid waste levy applies: Yes

Proposed treatment: Chemical/Physical treatm Classification: Hazardous

Contaminants: N/A

Dangerous goods class: N/A

Packaging type: N/A

Subsidiary risk class: N/A
Packing group no: N/AUN no.: N/A
No. package: N/A

PICKUP

Waste amount at pickup: 22/04/14 5,000 litres (required - Yes)

I declare that to the best of my knowledge and belief the above information is true and correct.

Name and Position (Block letters) GAVIN TURNER

Signature [Signature] Date 22/04/14

PART 2 - TRANSPORTER (this part to be completed by the transporter at pickup)

CHEMWASTE PTY LTD
PO BOX 59
RAMSGATE, NSW 2217Contact: PETER HART
Phone: (04) 2510 4804
Licence no.: 13021

Email: N/A

Fax: N/A

Vehicle reg: TAA 327

Transit state: N/A

Transport type: Road

I declare that to the best of my knowledge and belief the above information is true and correct.

Name and Position (Block letters) Peter Hart

Signature [Signature] Date 22/04/14

PART 3 - RECEIVING FACILITY (this part to be completed by the receiving facility)

WORTH RECYCLING SOUTH WINDSOR
CNR BLACKMAN CRES & FAIREY ROAD
SOUTH WINDSOR, NSW 2756Contact: TONY WILSON
Phone: (02) 8558 5100
Licence no.: 4602Email: tony@worthrecycling.com.au
Fax:

Receiving facility ref no.: N/A

Waste amount at arrival: 8.68T

Date waste arrived at the facility: 22/04/14

ACCEPT / REJECT THE WASTE

☒ The receiving facility accepted the waste - Date accepted: 22/04/14 Date Processed: 22/04/14 Treatment: REPROCESS☐ The receiving facility rejected the waste (complete section below)

Reason for rejection:

Rejected waste sent to - Name:

Address:

I declare that to the best of my knowledge and belief the above information is true and correct - complete if accepted or rejected:

Name and Position (Block letters) [Signature]

Signature [Signature] Date 22/04/14

NOTE

WO 51686

ABN: 40 000 805 425

Tel: 02 9832 4022 · Fax: 02 9832 4465
7-11 Rayben Street, GLENDENNING NSW 2761
PO Box 420 DOONSIDE NSW 2767
Email: liquid_sydney@jjrichards.com.au
www.jjrichards.com.au

0141

Date: 26-6-13

Fleet No./Driver: *1 road*

Ref. of Order No.	No. of Items	Description of Goods	Mass	
			Tonnes	Kilos
		Peanut 500 TAND	10	000
Time:			T	10 000

T	10	\$000
---	----	-------

Special Instructions

(Sender) Consignor's Signature _____ / 20
 Print Name _____

(Receiver) Consignee's Signature _____ / 20
 Received in good order and condition
 Print Name _____

We hereby accept TERM OF CARRIAGE as shown on reverse side.

We hereby accept TERM OF CARRIAGE as shown on reverse side.

Sydney Liquid Waste - Consignment Note

0140

From: Consignor <u>WATCH TOWER</u>	To: Consignee <u>WORTH</u>	Freight Payable by: <u>BF-56-VQ</u>	Date: <u>26-6-13</u>
		Fleet No./Driver: <u>Fran R</u>	

Ref. of Order No.	No. of Items	Description of Goods	Mass	
			Tonnes	Kilos
		PUMP OUT F100 TANK		
		TOTAL TARE 11.04T		
		TOTAL GROSS 20.70T		
		TOTAL NET 9.66T		
		T		

Time: <u>6:30</u> am / <u>1</u> /20	Special Instructions
<u>2:30</u> am / <u>1</u> /20	
<u>8:00</u> am / <u>1</u> /20	
<u>9:00</u> am / <u>1</u> /20	
<u>9:40</u> am / <u>1</u> /20	
<u>10:00</u> am / <u>1</u> /20	

Sender's Signature <u>J. Smith</u>	(Receiver) Consignee's Signature
Print Name	Received in good order and condition
	Print Name

NSW Environment Protection Authority - Online Waste Tracking System

TRANSPORT CERTIFICATE - No. 2T00451693

Created by : John Fressard 26-Jun-2013 9:03 am

CA no: 2C00072327

CA start date: 26-Jun-2013

Status: Created

CA end date: 25-Jun-2014

PART 1 (this part to be completed by consignor at pickup)

CONSIGNOR

JJ RICHARDS LIQUID WASTE SOLUTIONS

7-11 RAYBEN STREET
GLENDENNING, NSW 2767

Contact: RHONDA HODGES

Phone: (02) 9625 1319

ABN: 96 392 257 002

Role: Producer

Email: N/A

Fax: N/A

ANZSIC code: 0

Emergency: (02) 9625 1319

Licence no.: N/A

Pickup As above
details:

WASTE

Waste code: F100 - Waste ink, dye, pigment, paint, lacquer & varnish

Description: Paints, inks, etc (aqueous non flam vapours)

Form: Liquid

Liquid waste levy applies: Yes

Proposed treatment: Chemical/Physical treatm

Classification: Hazardous

Contaminants: N/A

Dangerous goods class: N/A

Subsidiary risk class: N/A

UN no.: N/A

Packaging type: N/A

Packing group no: N/A

No. package: N/A

PICKUP

Waste amount at pickup: (required - Yes)

I declare that to the best of my knowledge and belief the above information is true and correct.

Name and Position (Block letters)

Signature Date

PART 2 - TRANSPORTER (this part to be completed by the transporter at pickup)

J.J. RICHARDS AND SONS - QUEENSLAND TRANSPORTER

PO BOX 235

CLEAVELAND, QLD 4163

Contact: HAYDEE FORSTER

Email: ims@jjrichards.com.au

Phone: (07) 3488 9600

Fax: (07) 3401 9444

Licence no.: ENRE00146

Vehicle reg: TBA

Transit state: N/A

Transport type: Road

I declare that to the best of my knowledge and belief the above information is true and correct.

Name and Position (Block letters)

Signature Date 26-6-13

PART 3 - RECEIVING FACILITY (this part to be completed by the receiving facility)

WORTH RECYCLING SOUTH WINDSOR

CNR BLACKMAN CRES & FAIREY ROAD

SOUTH WINDSOR, NSW 2756

Contact: TONY WILSON

Phone: (02) 8558 5100

Licence no.: 4602

Email: tony@worthrecycling.com.au

Fax:

Receiving facility ref no.: N/A

Waste amount at arrival: 9.66T

Date waste arrived at the facility: 26/6/13

ACCEPT / REJECT THE WASTE

☒ The receiving facility accepted the waste - Date accepted: 26/6/13 Date Processed: 26/6/13 Treatment:

☐ The receiving facility rejected the waste (complete section below)

Reason for rejection:

Rejected waste sent to - Name:

Address:

I declare that to the best of my knowledge and belief the above information is true and correct - complete if accepted or rejected:

Name and Position (Block letters)

Signature Michael Donaghy Date 26/6/13

NOTE

NSW Environment Protection Authority - Online Waste Tracking System
TRANSPORT CERTIFICATE - No. 2T00451707

John Fressard 26-Jun-2013 9:50 am
2C00072327

CA start date: 26-Jun-2013

Status: Created
CA end date: 25-Jun-2014

(this part to be completed by consignor at pickup)

FOR

RICHARDS LIQUID WASTE SOLUTIONS
RAYBEN STREET
ENDENNING, NSW 2767

Contact: RHONDA HODGES
Phone: (02) 9625 1319
ABN: 96 392 257 002

Role: Producer
Email: N/A
Fax: N/A
ANZSIC code: 0

Emergency: (02) 9625 1319
Licence no.: N/A

Pickup As above
details:

WASTE

Waste code: F100 - Waste ink, dye, pigment, paint, lacquer & varnish
Description: Paints, inks, etc (aqueous non flam vapours)
Form: Liquid
Proposed treatment: Chemical/Physical treatm
Contaminants: N/A
Dangerous goods class: N/A
Packaging type: N/A
Liquid waste levy applies: Yes
Classification: Hazardous
Subsidiary risk class: N/A
Packing group no: N/A
UN no.: N/A
No. package: N/A

PICKUP

Waste amount at pickup: (required - Yes)
I declare that to the best of my knowledge and belief the above information is true and correct.
Name and Position (Block letters)
Signature Date 26-6-13

PART 2 - TRANSPORTER (this part to be completed by the transporter at pickup)

J.J. RICHARDS AND SONS - QUEENSLAND TRANSPORTER

PO BOX 235
CLEAVELAND, QLD 4163

Contact: HAYDEE FORSTER Email: ims@jjrichards.com.au
Phone: (07) 3488 9600 Fax: (07) 3401 9444 Transit state: N/A
Licence no.: ENRE00146 Vehicle reg: TBA Transport type: Road

I declare that to the best of my knowledge and belief the above information is true and correct.

Name and Position (Block letters)
Signature Date 26-6-13

PART 3 - RECEIVING FACILITY (this part to be completed by the receiving facility)

WORTH RECYCLING SOUTH WINDSOR
CNR BLACKMAN CRES & FAIREY ROAD
SOUTH WINDSOR, NSW 2756

Contact: TONY WILSON Email: tony@worthrecycling.com.au
Phone: (02) 8558 5100 Fax:
Licence no.: 4602

Receiving facility ref no.: N/A

Waste amount at arrival: 9.20T Date waste arrived at the facility: 26/6/13

ACCEPT / REJECT THE WASTE

- ☒ The receiving facility accepted the waste - Date accepted: 26/6/13 Date Processed: 26/6/13 Treatment: Reprocessing
☐ The receiving facility rejected the waste (complete section below)

Reason for rejection:
Rejected waste sent to - Name:
Address:

I declare that to the best of my knowledge and belief the above information is true and correct - complete if accepted or rejected:

Name and Position (Block letters) MICHAEL DONALDSON
Signature Date 26/6/13

NOTE



Alternative Waste Solutions

A.B.N: 80 105 685 738

PO Box 8271

Glenmore Park NSW 2745

Phone: 0247 29 0000

Fax: 0247 291 300

Email: info@aws-waste.com

CA 11 FEB 2013

Tax Invoice

Invoice To:	Site Address:
Watchtower PO Box 280 Ingleburn NSW 1890	Watchtower 12 - 14 Zouch Rd Denham Court NSW 2565

Invoice #:	Invoice Date:	Terms:	Ref/ Order #:
00021074	4/02/2013	Net 14	# 22663

Serviced	Docket	Description	Qty	Unit	Rate	Tax	Total (exc GST)
4/02/2013	11970	Pumped out pit as directed	20,000	Ltres	\$0.28	\$560.00	\$5,600.00

EFT Payment Details:

Alternative Waste Solutions

ANZ Bank

BSB: 012 429

A/C: 1084 60199

Please quote invoice number when making payment

WE EXCEPT VISA OR MASTERCARD PHONE 0247 290 000

PAYMENT TERMS STRICTLY 7 DAYS

Subtotal:	\$5,600.00
GST:	\$560.00
Total (inc-GST):	\$6,160.00
Paid to Date:	\$0.00
Balance Due:	\$6,160.00

Remittance Advice

Alternative Waste Solutions

PO Box 8271

Glenmore Park NSW 2745

Invoice #: 00021074
Amount Due: \$6,160.00

ABN 80 105 685 738

EPA Licence 12432

CA' 11 FEB 2013

PO BOX 8271
GLENMORE PARK NSW 2745
Email: info@awswaste.com
PHONE: 02 4729 0000
MOBILE: 0413 815 174

Sydney Liquid Waste - Consignment Note

11970

From: Consignor	WATCH TOWER.
To: Consignee	WOLVES
Freight Payable by:	
Date:	4-2-13
Fleet No./Driver:	Frank

Ref. of Order No.	No. of Items	Description of Goods	Mass	
			Tonnes	Kilos
		Pen P art P.T		
			20	000
Time:			T	20 000

[illegible]

Special Instructions

Print Name _____

(Sender) Consignor's Signature _____ / _____ / 20____

(Receiver) Consignee's Signature
Received in good order and condition
Print Name

We hereby accept TERM OF CARRIAGE as shown on reverse side.

NSW Environment Protection Authority - Online Waste Tracking System

TRANSPORT CERTIFICATE - No. 2T00414487

Created by: Alyce Wing 30-Jan-2013 2:47 pm

Status: Created

CA no: 2C00069638

CA start date: 01-Feb-2013

CA end date: 31-Jan-2014

PART 1 (this part to be completed by consignor at pickup)**CONSIGNOR**

JTK HAULAGE (ALTERNATIVE WASTE SOLUTIONS)

Role: Producer

7 HERITAGE COURT

Contact: JASON ANDERSON

Email: N/A

GLENMORE PARK, NSW 2745

Phone: (02) 4733 2857

Fax: N/A

Emergency: (02) 4733 2857

ABN: 80 105 685 738

ANZSIC code: 0

Licence no.: n/a

Pickup As above

details:

WASTE

Waste code: J120 - Waste oil/hydrocarbons mixtures/emulsions in water

Description: Oil/hydrocarbon (below 50%) mixed with water

Form: Liquid

Liquid waste levy applies: Yes

Proposed treatment: Chemical/Physical treatment

Classification: Liquid

Contaminants: N/A

Dangerous goods class: N/A

Subsidiary risk class: N/A

UN no.: N/A

Packaging type: N/A

Packing group no: N/A

No. package: N/A

PICKUP

Waste amount at pickup: (required - Yes)

I declare that to the best of my knowledge and belief the above information is true and correct.

Name and Position (Block letters)

Signature Date

PART 2 - TRANSPORTER (this part to be completed by the transporter at pickup)

JTK HAULAGE (ALTERNATIVE WASTE SOLUTIONS)

7 HERITAGE COURT

Contact: JASON ANDERSON

Email: jay1973@optusnet.com.au

GLENMORE PARK, NSW 2745

Phone: (02) 4733 2857

Fax: N/A

Transit state: N/A

Licence no.: 12432

Vehicle reg: TBA

Transport type: Road

I declare that to the best of my knowledge and belief the above information is true and correct.

Name and Position (Block letters)

Signature Date

PART 3 - RECEIVING FACILITY (this part to be completed by the receiving facility)

NO FUSS LIQUID WASTE PTY LTD

10-12 SMITH ST

EMU PLAINS, NSW 2750

Contact: STEVEN UTLEY

Email: steven@nofusswaste.com.au

Phone: (02) 4735 8966

Fax: (02) 4735 3663

Licence no.: 13253

Receiving facility ref no: N/A

Waste amount at arrival: Date waste arrived at the facility: 4/2/13

ACCEPT / REJECT THE WASTE☒ The receiving facility accepted the waste - Date accepted: 4/2/13 Date Processed: 4/2/13 Treatment: Chemical☐ The receiving facility rejected the waste (complete section below)

Reason for rejection:

Rejected waste sent to - Name:

Address:

I declare that to the best of my knowledge and belief the above information is true and correct - complete if accepted or rejected:

Name and Position (Block letters)

Signature Date: 4/2/13

NOTE

**Alternative Waste Solutions**

A.B.N: 80 105 685 738

PO Box 8271

Glenmore Park NSW 2745

Phone: 0247 29 0000

Mobile: 0413 815 174

Fax: 0247 291 300

Email: info@aws waste.com

CA - 6.1111 2012

Tax Invoice

Invoice To:	Site Address:
Watchtower PO Box 280 Ingleburn NSW 1890	Watchtower 12 - 14 Zouch Rd Denham Court NSW 2565

Invoice #:	Invoice Date:	Terms:	Ref/ Order #:
00017404	4/07/2012	Net 14	17691

Serviced	Docket	Description	Qty	Unit	Rate	Tax	Total (exc GST)
4/07/2012	10479	Load 1-Pump and disposal of liquid	9,940	Ltres	\$0.28	\$278.32	\$2,783.20
		load 2-Pump and disposal of liquid	9,700	Ltres	\$0.28	\$271.60	\$2,716.00

EFT Payment Details:

Alternative Waste Solutions

ANZ Bank

BSB: 012 429

A/C: 1084 60199

Please quote invoice number when making payment

WE EXCEPT VISA OR MASTERCARD PHONE 0247 290 000

PAYMENT TERMS STRICTLY 7 DAYS

Subtotal:	\$5,499.20
GST:	\$549.92
Total (inc-GST):	\$6,049.12
Paid to Date:	\$0.00
Balance Due:	\$6,049.12

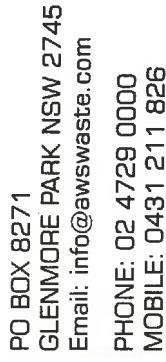
Remittance Advice

Alternative Waste Solutions

PO Box 8271

Glenmore Park NSW 2745

Invoice #: 00017404
Amount Due: \$6,049.12



EPA Licence 12432

10479

Forbs

C : 00 am / 120 pm

Print Name _____

We hereby accept **TERM OF CARRIAGE** as shown on reverse side.

Department of Environment, Climate Change and Water NSW - Online Waste Tracking System

TRANSPORT CERTIFICATE - No. 2T00328270

Created by: Tony Wilson 20-Feb-2012 12:43 pm
Certificate no: 2C00051442

CA start date: 20-Sep-2011

Status: Created

CA end date: 19-Sep-2012

PART 1 (this part to be completed by consignor at pickup)

CONSIGNOR

JTK HAULAGE (ALTERNATIVE WASTE SOLUTIONS)

7 HERITAGE COURT

GLENMORE PARK, NSW 2745

Contact: JASON ANDERSON

Phone: (02) 4733 2857

ABN: 80 105 685 738

Role: Producer

Email: N/A

Fax: N/A

ANZSIC code: 0

Emergency: (02) 4733 2857

Licence no.: n/a

Pickup As above
details:

WASTE

Waste code: J120 - Waste oil/hydrocarbons mixtures/emulsions in water

Description: Oil/hydrocarbon (below 50%) mixed with water

Form: Liquid

Liquid waste levy applies: Yes

Proposed treatment: Chemical/Physical treatment

Classification: Liquid

Contaminants: N/A

Dangerous goods class: N/A

Subsidiary risk class: N/A

UN no.: N/A

Packaging type: N/A

Packing group no: N/A

No. package: N/A

PICKUP

Waste amount at pickup: (required - Yes)

I declare that to the best of my knowledge and belief the above information is true and correct.

Name and Position (Block letters) *Philip Rehel*Signature *[Signature]* Date *4/2/12*

PART 2 - TRANSPORTER (this part to be completed by the transporter at pickup)

JTK HAULAGE (ALTERNATIVE WASTE SOLUTIONS)

7 HERITAGE COURT

GLENMORE PARK, NSW 2745

Contact: JASON ANDERSON

Phone: (02) 4733 2857

Licence no.: 12432

Email: jay1973@optusnet.com.au

Fax: N/A

Vehicle reg: TBA

Transit state: N/A

Transport type: Road

I declare that to the best of my knowledge and belief the above information is true and correct.

Name and Position (Block letters) *Frank Nguyen*Signature *[Signature]* Date *4/2/12*

PART 3 - RECEIVING FACILITY (this part to be completed by the receiving facility)

WORTH RECYCLING SOUTH WINDSOR

CNR BLACKMAN CRES & FAIREY ROAD

SOUTH WINDSOR, NSW 2756

Contact: TONY WILSON

Phone: (02) 8558 5100

Licence no.: 4602

Email: tony@worthrecycling.com.au

Fax:

Receiving facility ref no.: N/A

Waste amount at arrival: *9.94* Date waste arrived at the facility: *04/02/12*

ACCEPT / REJECT THE WASTE

☒ The receiving facility accepted the waste - Date accepted: *04/02/12* Date Processed: *04/02/12* Treatment: *REPROCESS*☐ The receiving facility rejected the waste (complete section below)

Reason for rejection:

Rejected waste sent to - Name:

Address:

I declare that to the best of my knowledge and belief the above information is true and correct - complete if accepted or rejected:

Name and Position (Block letters) *BLIAN W/B*Signature *[Signature]* Date *04/02/12*

NOTE

WO - 9254

Department of Environment, Climate Change and Water NSW - Online Waste Tracking System

TRANSPORT CERTIFICATE - No. 2T00328271

Tony Wilson 20-Feb-2012 12:43 pm

Status: Created

2C00051442

CA start date: 20-Sep-2011

CA end date: 19-Sep-2012

(this part to be completed by consignor at pickup)

GNOR

HAULAGE (ALTERNATIVE WASTE SOLUTIONS)

Role: Producer

HERITAGE COURT

Contact: JASON ANDERSON

Email: N/A

GLENMORE PARK, NSW 2745

Phone: (02) 4733 2857

Fax: N/A

Emergency: (02) 4733 2857

ABN: 80 105 685 738

ANZSIC code: 0

Licence no.: n/a

Pickup As above
details:

WASTE

Waste code: J120 - Waste oil/hydrocarbons mixtures/emulsions in water

Description: Oil/hydrocarbon (below 50%) mixed with water

Form: Liquid

Liquid waste levy applies: Yes

Proposed treatment: Chemical/Physical treatment

Classification: Liquid

Contaminants: N/A

Dangerous goods class: N/A

Subsidiary risk class: N/A

UN no.: N/A

Packaging type: N/A

Packing group no: N/A

No. package: N/A

PICKUP

Waste amount at pickup: (required - Yes)

I declare that to the best of my knowledge and belief the above information is true and correct.

Name and Position (Block letters) Signature Date 4/7/12

PART 2 - TRANSPORTER (this part to be completed by the transporter at pickup)

JTK HAULAGE (ALTERNATIVE WASTE SOLUTIONS)

7 HERITAGE COURT

Contact: JASON ANDERSON

Email: jay1973@optusnet.com.au

GLENMORE PARK, NSW 2745

Phone: (02) 4733 2857

Fax: N/A

Transit state: N/A

Licence no.: 12432

Vehicle reg: TBA

Transport type: Road

I declare that to the best of my knowledge and belief the above information is true and correct.

Name and Position (Block letters) Signature Date 4/7/12

PART 3 - RECEIVING FACILITY (this part to be completed by the receiving facility)

WORTH RECYCLING SOUTH WINDSOR

CNR BLACKMAN CRES & FAIREY ROAD

SOUTH WINDSOR, NSW 2756

Contact: TONY WILSON

Email: tony@worthrecycling.com.au

Phone: (02) 8558 5100

Fax:

Licence no.: 4602

Receiving facility ref no: N/A

Waste amount at arrival: 9.70t Date waste arrived at the facility: 07/07/12

ACCEPT / REJECT THE WASTE

☒ The receiving facility accepted the waste - Date accepted: 07/07/12 Date Processed: 07/07/12 Treatment: REPROCESS

☐ The receiving facility rejected the waste (complete section below)

Reason for rejection:

Rejected waste sent to - Name:

Address:

I declare that to the best of my knowledge and belief the above information is true and correct - complete if accepted or rejected:

Name and Position (Block letters) Signature Date 07/07/12

NOTE



CA - 6 MAR 2012
Alternative Waste Solutions
A.B.N: 80 105 685 738
PO Box 8271
Glenmore Park NSW 2745
Phone: 0247 29 0000
Mobile: 0431 211 826
Fax: 0247 291 300
Email: info@aws-waste.com

Tax Invoice

Invoice To:	Site Address:
Watchtower PO Box 280 Ingleburn NSW 1890	Watchtower 12 - 14 Zouch Rd Denham Court NSW 2565

Invoice #:	Invoice Date:	Terms:	Ref/ Order #:
00015594	1/03/2012	Net 14	

Serviced	Docket	Description	Qty	Unit	Rate	Tax	Total (exc GST)
1/03/2012	9860	Pump out J120 as Directed NSW Government Environmental Levy	2,500 2,500	Ltres Ltres	\$0.28 \$0.08	\$70.00 \$20.00	\$700.00 \$200.00
AOK - 8 MAR 2012							

EFT Payment Details:

Alternative Waste Solutions
ANZ Bank
BSB: 012 429
A/C: 1084 60199
Please quote invoice number when making payment
WE EXCEPT VISA OR MASTERCARD PHONE 0247 290 000

PAYMENT TERMS STRICTLY 7 DAYS

Subtotal:	\$900.00
GST:	\$90.00
Total (inc-GST):	\$990.00
Paid to Date:	\$0.00
Balance Due:	\$990.00

Remittance Advice

Invoice #: 00015594
Amount Due: \$990.00

Alternative Waste Solutions
PO Box 8271
Glenmore Park NSW 2745



Alternative Waste Solutions

A.B.N: 80 105 685 738

PO Box 8271

Glenmore Park NSW 2745

Phone: 0247 29 0000

Mobile: 0431 211 826

Fax: 0247 291 300

Email: awswaste@optusnet.com.au

CA 28 FEB 2012

Tax Invoice

Invoice To:	Site Address:
Watchtower PO Box 280 Ingleburn NSW 1890	Watchtower 12 - 14 Zouch Rd Denham Court NSW 2565

Invoice #:	Invoice Date:	Terms:	Ref/ Order #:
00015476	22/02/2012	Net 14	

Serviced	Docket	Description	Qty	Unit	Rate	Tax	Total (exc GST)
21/02/2012	10052	Pump out trade waste Tank	4	Hour	\$120.00	\$48.00	\$480.00
		Docket Numbers 10052 and 10054					
		Disposal of liquid waste	20,280	Ltres	\$0.28	\$567.84	\$5,678.40
		Washout	1		\$240.00	\$24.00	\$240.00

EFT Payment Details:

Alternative Waste Solutions

ANZ Bank

BSB: 012 429

A/C: 1084 60199

Please quote invoice number when making payment

WE EXCEPT VISA OR MASTERCARD PHONE 0247 290 000

Subtotal:	\$6,398.40
GST:	\$639.84
Total (inc-GST):	\$7,038.24
Paid to Date:	\$0.00
Balance Due:	\$7,038.24

Remittance Advice

Invoice #: 00015476
Amount Due: \$7,038.24

Alternative Waste Solutions
PO Box 8271
Glenmore Park NSW 2745