



## REPORT

# Preliminary Site Investigation

## *Erskine Park Landfill*

Submitted to:

**Enviroguard Pty Ltd**

Lot 4 Quarry Road  
Erskine Park NSW 2759

Submitted by:

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# Distribution List

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## 1.0 INTRODUCTION

Enviroguard Pty Ltd (Enviroguard) engaged Golder Associates Pty Ltd (Golder) to perform investigations at the Erskine Park Landfill (the site). As part of these works, a Phase 1 Preliminary Site Investigation (Phase 1 PSI) of the site was required to support a planning application modification for the construction of a retaining wall.

### 1.1 Objectives

The purpose of the PSI is to support a planning modification application to Penrith City Council (Council). The planning modification application is for the construction of a retaining wall at the eastern, southern and western perimeters of the landfill placement area on Lot 4 of Deposited Plan (DP) 1094504, one of the lots which comprise the site. The purpose of the retaining wall is to increase the volume of the landfill. The footprint of the landfill will not change, and ongoing site operations are not expected to vary following construction of the retaining wall.

Correspondence from Council received part of the planning modification application identified the requirement to address requirements under *State Environmental Planning Policy No 55 - Remediation of Land (SEPP55)* to demonstrate the site is suitable for the proposed ongoing land use. Based on *SEPP55*, a PSI of the site is required as the first stage of the assessment of suitability of the site for the ongoing land use.

### 1.2 Scope of services

The assessment involved the following key tasks:

- Review of readily available on-line records held by the NSW Environmental Protection Authority (EPA).
- Review of published maps and databases with site coverage to establish likely surface and subsurface conditions (including geology, hydrogeology, soil landscape, topography and likelihood of acid sulfate soils).
- Review of a Section 10.7 Certificate issued by Penrith City Council.
- A review of historical aerial photographs.
- Conducting a detailed site walkover inspection (including, if possible, an interview with site occupants with a knowledge of current and/or historical site activities) to observe site conditions, make a record of the general conditions and land uses, record surface indicators of contamination, and to identify potential sources of contamination.
- Preparation of this PSI report for the Erskine Park Landfill, including Lot 4 in DP 1094504.

To facilitate the above searches a third party was engaged to provide the relevant environmental related information. This information is contained within a project specific report in APPENDIX A.

No intrusive investigation works were completed as part of this PSI.

## 2.0 SITE DESCRIPTION

### 2.1 Site identification

The Enviroguard Landfill is located in a commercial/industrial area of Erskine Park. **Table 1** summarises the identification, location and setting of the site.

A site plan showing the location is attached as **Figure 1**.

**Table 1: Site identification, location and setting**

Item	Details
Street Address	4 Quarry Road, Erskine Park
Legal Property Description	Lot 4 DP 1094504 (Lot 4) Lot 1 DP 1140063 (Lot 1) Lot 103 DP 1143935 (Lot 103)
Approximate Area	Lot 4: 22 ha Lot 1: 3.5 ha Lot 103: 6.5 ha
Current Land Use	Lot 4: Landfill Lot 1: Waste Transfer Station Lot 103: Clay Stockpile Area
Approximate Geographic Co-ordinates (GDA94-MGA56)	295300 mE 6255800 mN
Local Government Area and Land Use Zoning	Penrith IN1 General Industrial: Lot 1, part Lots 4 and 103 E2 Environmental Conservation: part Lots 4 and 103

### 2.2 Current site description

For the purpose of this report the site is considered to have three main areas. Entrance to the site is via Lot 1 (which is approximately 10% of the site). Lot 1 is the location of site offices and amenities, a recently constructed Waste Transfer Station (WTS) and an open storage area. Lot 4 (approximately 70% of the site) is the location of the landfill and of the proposed retaining wall. The landfill's leachate treatment plant (LTP) and a vehicle maintenance area are located in the north western corner of Lot 4, while a gas flare is located near the western boundary of Lot 4. Lot 103 (approximately 20% of the site), located on the southern portion of the site, is the location of a stockpile of material which is used for landfill cover.

A wet weather haul road and truck wash bay associated with the landfill are located on the eastern portions of the off-site Lots 1022 to 1024 in DP 1175670 to the south west. Surface run-off from capped areas of the landfill is collected in two dams, one located in the south eastern corner of the site, one located off-site to the north.

The crown of the current landfill on Lot 4 is at approximately 92 metres Australian Height Datum (mAHD), similar to the historical landform. The area surrounding the site is at a level of approximately 50 mAHD.

## 2.2.1 Surrounding land use

The site is located in an area of predominantly commercial/industrial land use. The majority of land is located between Mamre Road to the west, Erskine Park Road and Lenore Drive to the north, Ropes Creek to the east and the Sydney water supply pipeline to the south has been developed, or in the process of being developed, for commercial/industrial uses. Vegetated lots are located to the south and south east of the site adjacent to the water supply pipeline and to the west of the site near Mamre Road.

## 2.3 Site inspection

An inspection of the site was completed on 16<sup>th</sup> March 2020. The inspection was performed by Mr Shane Doyle. Meteorological conditions during the inspection were overcast and raining, with an approximate temperature of 16°C. During the inspection Golder was accompanied by Mr Paul Antony, who has worked at the site for two years. Observations made during the site inspections and information obtained from the site representative are summarised below. Photographs taken during the inspections are presented in APPENDIX B and the location of significant features shown on **Figure 1**.

Entrance to the site was from Quarry Road. Light vehicles enter a carpark area adjacent to site the Administration Building. Heavy vehicles enter via a concrete paved haul road along the northern boundary of the site, and pass over a weighbridge located beside the Administration Building (**Photograph 1** in APPENDIX B) before accessing the WTS or the landfill.

The Administration Building was located on Lot 1 and had an approximate footprint of 420 m<sup>2</sup>. The office building housed the administration area and amenities for the site. A back-up electrical generator was located at the western end of the Building (**Photograph 2**).

This building was located adjacent to the WTS, which was constructed c. 2018-2019 (**Photographs 1, 3 and 4**). The WTS accepts waste material, separates the recyclable material, and diverts suitable material to Cleanaway's Resource Recovery Facility at Wetherill Park where the material is converted to a fuel. The WTS is housed in an enclosed building with an approximate footprint of 3800 m<sup>2</sup>. Exhaust emissions from the facility are passed through a scrubber prior to discharge (**Photograph 3**). A self-bunded 1,000 L diesel tank and intermediate bulk container of diesel exhaust additive ("AdBlue") were located on the eastern exterior of the building (**Photograph 5**).

The area to the west of the WTS was used by Cleanaway for the temporary storage of empty skips and parking of trucks (**Photograph 6**). This area, the location of the former administration building and weighbridge, is the location of the proposed Stage 2 extension of the WTS. Parts of the storage area were paved with bitumen, with the remainder unpaved.

Landfill leachate is collected and transferred to the Leachate Treatment Plant (LTP) located in a bunded area in the north western corner of Lot 4 (**Photographs 7 and 8**). Treated effluent is disposed to sewer under a trade waste agreement.

A maintenance workshop was located to the east of the LTP. The workshop is formed by shipping containers on a concrete slab, with a dome roof covering the slab (**Photographs 9 and 10**). The containers were used for storage of lubricants and plant parts. No significant staining of the slab was observed. Items of unused and obsolete plant and equipment were stored to the east of the workshop (**Photograph 11**).

The workshop manager, a long-term employee, reported that bulk fuel storage did not occur on the site and that there were currently no underground fuel storage tanks in operation. Landfill plant items were refuelled from a mobile tanker on an as-needed basis. WTS plant were normally refuelled from the mobile tanker but used a 1,000 L self-bunded above ground tank for refuelling out of landfill operating hours (**Photograph 5**).

The workshop manager also stated that fuel tanks were previously located on the site during quarrying activities at a location within the current landfill.

The landfill was located on Lot 4. Vehicles depositing waste at the landfill entered the site via Lot 1 and accessed the tipping area via the access haul road. After depositing waste, the vehicles used either the dry or wet weather egress haul road to leave the site. Part of the wet weather haul road was located on the eastern ends of Lots 1022 to 1024 in DP1175670, and passes through a wheel wash located on Lot 1024 in DP 1175670 (**Photograph 12**).

The lower slopes of the landfill were vegetated, and a gas collection system had been installed on the landfill, with standpipes associated with the system are visible across the batter of the landfill (**Photograph 13**). Gas was collected and used as an alternative fuel source by an off-site facility. When demand from the off-site facility was low, the gas was flared at a location adjacent to the western boundary of Lot 4 (**Photograph 14**).

Surface water runoff from the capped area of the landfill was diverted to two dams. The northern dam is located off site to the north at the rear of Lot 22 in DP 1178567 (**Photograph 15**), the southern dam is located on-site on Lot 103 in the south eastern corner of the site (**Photograph 16**). A permanent litter trap was located on the north eastern boundary of the site, and a mobile trap was located at the tipping face (**Photographs 17 and 18**).

No visual evidence of gross soil contamination was observed during the site inspection. Where vegetation was present on the landfill batters, it appeared to be in good condition with no obvious evidence of distress.

## 3.0 SITE HISTORY

### 3.1 Sources of information

Golder undertook a historical review to provide information on site history, including land use activities on site and in the surrounding areas, which may have contributed to potential site contamination. The following sources were reviewed and consulted:

- Historical aerial photographs from the period 1956 to 2019;
- Current and historical Certificates of Title;
- Previous environmental assessment reports; and
- On-line records (sourced from Lotsearch, APPENDIX A).

The outcomes of the site historical review are provided in the following sections.

### 3.2 Historical aerial photographs

Historical aerial photographs from 1956, 1961, 1965, 1970, 1982, 1991, 2007, 2014 and 2019 were obtained from the Lotsearch document, with the aerial imagery data sources attributed to Aerometrex Pty Ltd and Department of Finance, Services & Innovation. Copies of the aerial photographs referenced above are included in the Lotsearch document, attached as APPENDIX A.

The aerial photograph review was conducted to ascertain a general history of the development of the site and surrounding area. This review is summarised in **Table 2**.

**Table 2: Historical aerial photograph review**

Year	Observations
1956	<p><b>Site:</b> The location of the site appeared to be a quarry, with several unpaved roadways and multiple site buildings present.</p> <p><b>Surrounding area:</b> The surrounding area appears to be cleared rural land to the north and uncleared land to the south. Dams are present to the north and north east of the site. A creek or drainage line is visible to the south east of the site, with the Sydney water supply pipeline visible further to the south. Roads consistent with alignments of part of the current Erskine Park Road and Lenore Drive are visible to the north of site.</p>
1961	<p><b>Site:</b> The extent of the quarry had been extended, with stockpiled material present on the site and the adjoining area to the south west. Additional site buildings and mobile plant were present.</p> <p><b>Surrounding area:</b> Apart from the stockpiles noted above, the surrounding area otherwise appeared similar to that shown in the 1956 aerial photograph.</p>
1965	<p><b>Site:</b> The extent of the quarry had been extended further to the north east of site.</p> <p><b>Surrounding area:</b> Additional earthworks and stockpiles associated with the quarry were present on the adjoining area to the north and the south west of the site.</p>
1970	<p><b>Site:</b> The depth of the quarry appears to have increased. An additional site building is visible on the eastern part of site.</p>



Year	Observations
	<b>Surrounding area:</b> Additional stockpiles associated with the quarry were present on the adjoining area to the north of the site. The area further to the south of the site had been cleared.
1982	<p><b>Site:</b> The quarry has been extended to the east and may have been deepened. The site otherwise appeared similar to that shown in the 1970 aerial photograph.</p> <p><b>Surrounding area:</b> A dam was present to the east of site, and the area to the south of the site had revegetated.</p>
1991	<p><b>Site:</b> The lower level of the quarry pit was filled with water. The site otherwise appeared similar to that shown in the 1982 aerial photograph.</p> <p><b>Surrounding area:</b> The surrounding area appeared similar to that shown in the 1982 aerial photograph.</p>
2007	<p><b>Site:</b> The quarry pit on the site had been in-filled since 1991. The previously excavated area in the middle of site has visible roads, mobile plant and stockpiled material. Assumed sedimentation ponds are visible in the north and southern corners of site. The location of the southernmost pond is consistent with one of the ponds observed during the site inspection (<b>Section 2.3</b>). The roads leading into site from the west have been paved.</p> <p><b>Surrounding area:</b> The surrounding area had been developed, with commercial/industrial buildings visible to the north west and east of site. The area directly to the north of the former pit was observed to be cleared and may have been used for site operations. The area directly to the southwest appeared to be a construction or fabrication yard, with extensive storage, apparent travelling gantry cranes, and possible a concrete batching plant at the western extent.</p>
2014	<p><b>Site:</b> A bunded area, consistent with the leachate treatment plant observed during the site inspection was present on the northern boundary of the site. The elevation of the central part of the site appeared to have increased, and fewer plant and access roads were present. A feature, consistent with the location of the existing landfill gas flare, was present. A stockpile was present on Lot 103, consistent with the stockpile of cover material observed during the site inspection.</p> <p><b>Surrounding area:</b> Industrial development had continued to the north, east and southwest of the site. Two commercial/industrial buildings were present on the former construction/fabrication yard to the immediate south west of the site.</p>
2019	<p><b>Site:</b> Redevelopment of the western part of the site had occurred, with the Administration Building, WTS, light vehicle carpark and entrance weighbridge observed in the site inspection present. The elevation of the central part of the site appeared to have increased.</p> <p><b>Surrounding area:</b> In-fill commercial/industrial had occurred directly to the north of site.</p>

### 3.3 Historical certificates of titles

A summary of the historical ownership of the site is presented in **Table 3**. Copies of the available titles are included as APPENDIX C.

**Table 3: Summary of land title information**

Lot	Year	Source	Comment
Lot 4	2012	4/1094504 (edition 6)	Lot owned by Enviroguard Pty Limited. The lot has an approximate area of 22 hectares (ha).
	-	Prior title searches	Lot 4 was formed by the consolidation of three lots. The immediate prior title to two of the lots could not be determined. Lot 58/1090722 (and prior titles 102/1080305 and 93/838541) was owned by CSR Limited.
	1964	Volume 9700 Fol 190	Settlement purchase grant of approximately 210 acres (85 hectares) to Leslie O'Neil in 1964. Ownership was transferred to National Contractors Pty Limited in 1969 and new certificates of title issued (Vol 10962 Fol 122 & Vol 10962 Fol-123)
	1960	Volume 8025 Fol 75	Land grant of approximately 209 acres (85 ha) to National Contractors Pty Limited November 1960. Ownership was transferred to CSR Limited in November 1985.
Lot 1	20101	1/1140063 edition 2	Lot owned by Transpacific Industries Pty Limited. The lot has an approximate area of 3.5 ha.
	-	Prior title searches	The immediate prior title to the lot could not be determined
Lot 103	2009	103/1143935 edition 1	Lot owned by CSR Limited. The lot has an approximate area of 6.5 ha.
	-	Prior title searches	CSR Limited owned the immediate prior title (2/1140063). Further prior title searches were not performed.

Based on the limited title information available land comprising the site appeared to be Crown Land until the 1960s. The various land parcels which comprise the site were owned by CSR Limited, which is consistent with on-line records indicating that CSR owned approximately 100 ha of land surrounding the site (**Section 3.4**). The three lots that comprise the site are owned by Enviroguard Pty Limited, Transpacific Industries Pty Limited and CSR Limited.

### 3.4 On-line records

A search of on-line records<sup>1</sup> indicated CSR owned 100 ha of land comprising a buffer around the landfill site. Between 2004 and 2015 the buffer was redeveloped as industrial lots, and sold to parties including BlueScope Steel, Australand Property Group and GPT Group.

### 3.5 Topographic maps

Topographic maps from circa 1929 and 1942 did not identify land uses at the site. A local high point, with a trig station, was located on the site. The 1975 topographic map showed the presence of a quarry and buildings on the site, with “overburden” and an aircraft landing ground located to the south and east of the site respectively. The 2015 topographic map showed the presence of a “rubbish tip” on the site. The map also showed the presence of the southern dam on site, and the northern dam to the north of the site consistent with the site inspection (Section 2.3).

### 3.6 Previous environmental assessment reports

***AGC-Woodward Clyde (1997): Report on the Upgrade of the Groundwater Monitoring Network at the Erskine Park Landfill, Prepared for Enviroguard Pty Ltd, January 1997***

Prior to this investigation, the site had eight existing groundwater monitoring wells (5 shallow and 3 deep). A 1996 investigation by Woodward-Clyde was not available for review but summarised in the 1997 report. not available for review but summarised in the 1997 report.

Seven groundwater monitoring wells were installed on the landfill site, including one nested well pair located upgradient, two nested well pairs located downgradient and a replacement well, to assess groundwater quality and potential leachate presence. The wells were installed to a depth of 70 and 100m (as 100m was approximately the base of the landfill). Groundwater sampling of these wells was completed (quarterly for the deep monitoring wells and annually for the shallow wells).

***NECS (2005): Environmental Impact Statement: Erskine Park Landfill, prepared for Enviroguard Pty Ltd, 2005***

An EIS was conducted on the landfill site prior to development by NECS for Enviroguard. It included site information that provides guidance for the environmental management practices that will be implemented at the landfill site.

***Douglas Partners (2005): Report on Geological and Groundwater Assessment, Enviroguard Waste Centre, Erskine Park Road, Erskine Park, Prepared for NECS, October 2005***

A review of available information on geological and groundwater data was conducted and summarised in this report. Groundwater monitoring indicated that the groundwater flow direction was generally to the west and previous monitoring rounds did not identify contamination of groundwater. A leachate riser, installed at the bottom of the landfill and used to monitor leachate on the landfill, confirmed that the leachate levels were below the surrounding groundwater level, and that the landfill area was acting as a groundwater sink.

***SLR (2017): Environmental Assessment, proposed minor changes to approved Erskine Park Resource Management Facility (SSD 7075), Stage 1 Waste Transfer Station, July 2017***

A WTS was proposed to be developed at the site. The report stated that the operation and closure of the landfill during the construction and operation of the WTS would not lead to changes to cumulative impacts as

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<sup>1</sup> [https://www.csr.com.au/-/media/corporate/files/presentations-and-results/2019\\_property\\_presentation.pdf](https://www.csr.com.au/-/media/corporate/files/presentations-and-results/2019_property_presentation.pdf)  
<https://www.csr.com.au/investor-relations-and-news/csr-news-releases/2006/csr-sale-of-industrial-land-at-erskine-park-in-western-sydney>

assessed by the EIS (SLR, 2015)<sup>2</sup>. The greatest potential to cause cumulative impacts were identified as traffic and air quality. This report concluded that the modifications would cause minimal environmental impact and risk, which would be manageable through approved and proposed additional mitigation measures.

***Cleanaway (2017): 2016 Annual Monitoring Report , Erskine Park Landfill, 75-85 Quarry Road, Erskine Park, Prepared for Enviroguard, July 2017***

As part of the existing Environmental Protection Licence (EPL) 4865 for the site, an annual environmental monitoring program is required. The program includes leachate, surface water, groundwater, dust deposition, inspirable dust, landfill gas and noise monitoring.

The following is included as part of the regular monitoring program:

- Quarterly micro-purging and low flow sampling of groundwater from twelve groundwater bores and annual monitoring of groundwater bore BH5 was completed.
- Quarterly leachate quality monitoring from the concrete riser pipe (LP001).
- Quarterly surface water quality from three sedimentation dams (SD002, SD003 and SD004).
- Monthly dust monitoring at six sites.
- Quarterly surface gas monitoring to detect any landfill gas migrating from the site or accumulating in buildings and structures on the premises.
- An annual noise survey.
- Quarterly purging and monitoring of sub-surface landfill gas emissions (methane, oxygen and carbon dioxide) from gas monitoring well GS6 and two additional wells, GS7 to GS9, installed and included in the monitoring program in September 2009.

It was also noted in the report that surface water sampling point SD004 was dry during the reporting period and that leachate sampling point LP001 was destroyed during landfilling activities in the last quarter of 2016 and was not sampled during the December monitoring period.

Monitoring results were below the EPL criteria with the exception of several surface and subsurface gas monitoring locations, located near the leachate riser, which detected methane levels above the adopted threshold criteria (500 ppm). This was consistent with previous monitoring on site (not provided for review). It was concluded that the only deviations from the requirements of the EPA NSW (1996) Environmental Guidelines: Solid Waste Landfills and licence 4865 was the inability for landfill surface gas monitoring to be completed at different locations directly around the auxiliary and leachate risers due to the excavation activity on site during the monitoring period.

***Arcadis (2018) Landfill Gas Accumulation Assessment of Off-site Properties – Enviroguard Erskine Park, 85 – 87 Quarry Road, Erskine Park, NSW, prepared for Enviroguard, June 2016<sup>3</sup>***

Arcadis completed a landfill gas accumulation (LFG) assessment at properties neighbouring the site in July 2018 to assess potential risks to sensitive receptors off-site. The monitoring was conducted using a landfill gas analyser (LGA), which measured methane, carbon dioxide and the lower explosive limit of methane.

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<sup>2</sup> Not provided for review.

<sup>3</sup> The June 2016 report date is assumed to be a typographic error.

The 14 properties monitored as part of the assessment included:

- 1-29 Tyrone Place, Erskine Park.
- 8 Tyrone Place, Erskine Park.
- 32 Tyrone Place, Erskine Park.
- 34 Tyrone Place, Erskine Park.
- 44 Tyrone Place, Erskine Park.
- 55 Templar Road, Erskine Park.
- 55-67 Templar Road (Offices B1 and B2), Erskine Park.
- 60 Tyrone Place, Erskine Park.
- 83 Quarry Road, Erskine Park.
- 89 Quarry Road, Erskine Park.
- 102 Quarry Road, Erskine Park.
- 111 Quarry Road, Erskine Park.

It was concluded that landfill gas (including methane) were not detected at concentrations which exceeded the adopted trigger levels (as per NSW EPA, 2016), with a criteria of 1 % v/v methane. It was stated that the maximum concentration of methane detected was 0.0014 % at 8 Tyrone Place (a property owned by Darley Aluminium Trading Pty Ltd, recorded at a stormwater pit in the north east of site). Apart from a methane concentration of 0.00004 %, was also recorded at 8 Tyrone Place, Erskine Park, methane and carbon dioxide were not detected at the other properties assessed.

***Arcadis (2018): 2017 Annual Monitoring Report, Erskine Park Landfill, 75-85 Quarry Road, Erskine Park, Prepared for Enviroguard, June 2018***

Arcadis 2018 reported the results of the 2017 monitoring program. In summary:

- With the exception of sub-surface gas monitoring wells GS2, GS7, GS8 and GS9, initial methane concentrations were generally detected in all monitoring wells at concentrations exceeding the NSW EPA (2016) guideline of 1.0% methane (v/v). This was consistent with the 2016 results.
- Surface gas surveys were performed (on a quarterly frequency) as per the EPL licence conditions. The NSW EPA (2016) guidelines state that a trigger level of 500 parts per million (ppm) volume per volume (v/v) of methane at any point on the landfill surface indicates further investigation is required for that area. Additionally, the trigger level of 1.00% methane (as per NSW EPA 2016) is adopted when “monitoring gas accumulation in buildings or structures within 250 m of deposited waste.” Surface gas results reported concentrations above the adopted criteria (500 ppm), during the June 2017, September 2017 and December 2017 monitoring events. An average of 2-3 exceedances of 500 ppm on site were detected during the quarterly monitoring rounds with a maximum concentration of 5,592 ppm methane detected near a passive gas vent in the June 2017 monitoring event.
- The auxiliary riser and the leachate riser were not measured as the area was within the active tipping face and heavy plant prohibited entry.
- Arcadis reported “the only deviations from the requirements of the EPA NSW (1996) *Environmental Guidelines: Solid Waste Landfills* and licence 4865 was the inability for landfill surface gas monitoring to be

completed at different locations due to tipping activities in the area and noise monitoring not being undertaken due to miscommunication during staff turnover at the site.” It was noted that noise monitoring, historically, has not reported any exceedances at the locations which were not able to be monitored.

**Arcadis (2019): 2018 Annual Monitoring Report, Erskine Park Landfill, 75-85 Quarry Road, Erskine Park, Prepared for Enviroguard, June 2019**

Arcadis 2019 reported the results of the 2018 monitoring program. In summary:

- With the exception of sub-surface gas monitoring wells GS2, GS7, GS8 and GS9, initial methane concentrations were generally detected in all monitoring wells exceeding the NSW EPA (2016) guideline of 1% methane (v/v). This is consistent with the 2016 and 2017 results.
- Surface gas results reported concentrations above the adopted criteria (500 ppm), during the June 2018, September 2018 and December 2018 monitoring events. An average of 1-2 exceedances of 500 ppm on site were detected during the quarterly monitoring rounds with a maximum concentration of 41,400 ppm was detected in the December 2018 event north of leachate pipe along the northern portion of the landfill.
- The only deviations from the requirements of the EPA NSW (1996) *Environmental Guidelines: Solid Waste Landfills* and EPL 4865 was the inability for landfill surface gas monitoring to be completed at different locations due to tipping activities in the area.

**Senversa (2019): Hydrogeological Assessment, Erskine Park Landfill, 75-85 Quarry Road, Erskine Park, Prepared for Enviroguard, June 2019**

The report's primary aim was an assessment of the groundwater quality risk to evaluate whether the leachate level of 30 m was appropriate for the site conditions. Senversa's scope of work included:

- Reviewing the available information on groundwater data to create a site characterisation and conceptual site model (CSM).
- Conducting hydrochemical and environmental isotopic analysis of the leachate and groundwater on site (analytical fate and transport modelling).
- Developing a qualitative risk assessment of risk posed by leachate levels.

The report included background information on the site and noted that the quarry was operated between 1961 and 1994 by Readymix Concrete Industries, and that Enviroguard Pty Ltd was formed as a joint venture between CSR Limited and Brambles Australia Limited.

The following conclusions were noted from the findings of the report:

- There were issues accessing the monitoring well network (including lost or dry monitoring wells).
- The concentrations of ammonia appear to be increasing and elevated levels of ammonia (~10-12 mg/L) were reported to be present in groundwater surrounding the landfill, however, concentrations were generally below the EPL licence trigger level of 15mg/L. Senversa reported “*The increasing trends are possibly due to the effects of leachate migration or may simply be due to gradual equilibration of groundwater in the wells with surrounding formation groundwater.*” Concentrations of ammonia at approximately 10mg/L were considered to be naturally occurring due to the geology in the area, which is validated by literature reviews and previous investigation results.
- Senversa reported “*Over the course of leachate monitoring since 2016, there has only been one exceedance of the EPL 4865 Condition U1.1 (ammonia reporting compliance concentration of 15 mg/L),*

*occurring in BH17D in December 2018 (which may either be showing signs of damage or may be influenced by landfill surface water runoff finding preferential pathways)."*

Senversa concluded that *"Based on the above lines of evidence and recognising the many simplifying assumptions involved with screening modelling, it is concluded that the Erskine Park Landfill, even without active leachate extraction and continued leachate mounding, presents a low risk to surrounding and off-site groundwater quality and beneficial use."*

### 3.7 Site history summary

Quarrying at the site commenced in the 1920s and continued until 1994. Following the completion of quarrying, the site was redeveloped as a landfill operated by Enviroguard Pty Ltd. Since commencement of operations the layout of ancillary areas has changed with the construction of a Leachate Treatment Plant by 2013 and demolition of structures and relocation of the Administration Building and construction of the WTS in 2018.



## 4.0 ENVIRONMENTAL SETTING

### 4.1 Topography

The topography of the site slopes approximately from ~65m AHD to the northeast and southern area of the site at to the south and west (~35m AHD at Mamre Road). The original landform is a gently undulating slope rising in an easterly direction. After this landscape was quarried to a depth of 100m (below quarry rim, with the base of the quarry had recorded elevations of -40 mAHd). This topography within this quarry area has varied over following years as the quarry was filled as it became an operational landfill (Senversa, 2019).

### 4.2 Surface Water

The two major nearby surface water receptors are identified as South Creek and Ropes Creek. Historically, the site generally drains to the west to two drainage areas which leads into South Creek (located 2.5km downstream of site). Ropes Creek, located approximately 800 m to the east of the site but in a different catchment, flows in a northerly direction.

### 4.3 Geology and Hydrogeology

#### 4.3.1 Geology

The site is located in an area mapped with Bringelly Shale of the Wianamatta Group as the underlying formation. The Bringelly Shale formation comprises shale, carbonaceous claystone, claystone, laminate, fine to medium grained lithic sandstone with rare coal and tuff. The central portion of the site is underlain by volcanic breccia (with varying amounts of sedimentary breccia and basalt) (APPENDIX A).

#### 4.3.2 Soil Landscapes and Lithology

The site is located on two soil landscape types 'Disturbed Terrain' and 'Blacktown', as shown on the Penrith 1:100,000 soil landscape sheet (**Appendix A**). The Disturbed Terrain soil landscape, where the original soil has been removed, greatly disturbed or buried, is a result of the quarrying and land-filling activities on site and is underlain by alluvial and volcanic materials (Senversa 2019). Soils of the Blacktown landscape are typically shallow to moderately deep *Red* and *Brown Podzolic Soils* on crests, upper slopes and well-drained areas. Deeper *Yellow Podzolic Soils* and *Soloths* are present on lower slopes and in areas of poor drainage. Soils at the site would be expected to have moderately reactive and highly plastic subsoils and exhibit low soil fertility and poor drainage<sup>4</sup>.

The dominant soil materials are typically "friable brown to black loam" and "hard setting brown clay" and "pedal, mottled brown clay".

#### 4.3.3 Acid sulfate soils

Acid sulfate soils (ASS) information, as shown in the Lotsearch document (APPENDIX A), was sourced from CSIRO and from NSW Department of Planning, Industry and Environment. The ASS category of the site and the surrounding area is (as per the Atlas of Australian ASS categories) is "extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.

#### 4.3.4 Hydrogeology

The hydrogeology of the area, as described by Geoscience Australia (APPENDIX A) is described as "porous, extensive aquifers of low to moderate productivity." This is characterised by the regional geology of the landfill area (particularly the permeability of the volcanic breccia and Wianamatta Shale (Herbert, 1980). Groundwater

<sup>4</sup> <https://www.environment.nsw.gov.au/eSpade2Webapp#>



associated with this area will typically encounter higher levels of salinity (Wooley, 1980; Krumins et al., 1998) and elevated ammonia levels (>10mg/L) (Old, 1942, as cited in Senversa 2019).

A search of on-line records held by the NSW Department of Primary Industry Office of Water was performed by Lotsearch (see APPENDIX A). A summary of the groundwater bores within 500 m of the site presented in **Table 4**.

**Table 4: Groundwater bores summary**

GW ID	Approximate distance from site	SWL (mbgl)	Salinity (mg/L)	Total Depth (mbgl)
GW102673	0 m (onsite)		4750	78
GW102674	0 m (onsite)		4400	71.9
GW101088	43m west			60.2
GW101087	58m west			90.3
GW101083	167m southeast	9.12		78
GW101084	174m southwest			50
GW101086	270m east			69.7
GW101085	271m east			99.3
GW101082	537m east	12.43		40.3

mbgl - metres below ground level

mg/L - milligrams per litre

#### 4.3.5 Groundwater Management Zones

The site is not located within a Groundwater Management Zone managed by the NSW government.

## 4.4 Climate

Meteorological conditions at the site have been inferred from long term records for the Horsley Park Equestrian Centre AWS meteorological station<sup>5</sup>, which is located approximately 7.5 km to the south east of the site. The mean annual rainfall would be in the order of 748 mm, the wettest month being February and the driest month being July. The mean number of days in a year with rain of 25 mm or higher would be in the order of 7 days. The mean maximum temperature would be in the order of 24 °C. The warmest month would be January, with the highest temperature recorded at Horsley Park of 47.0 °C recorded on 4<sup>th</sup> January 2020. The mean minimum temperature would be in the order of 12 °C. The coldest month would be July, with the lowest temperature recorded at Horsley Park of -2.3 °C recorded on 17<sup>th</sup> July 2007.

<sup>5</sup> In operation since 1997.

## 5.0 REGULATORY AGENCY RECORDS SEARCHES

### 5.1 NSW Environment Protection Authority

A search of on-line records held by the NSW EPA was completed. The search findings are presented below.

#### 5.1.1 CLM Act Notices

The EPA maintains a "Record of Notices" which is a contaminated land public record. The record includes orders made under Part 3 of the *Contaminated Land Management Act 1997* (the *CLM Act*), notices available to the public under Section 58 of the *CLM Act*, site audit statements provided to the EPA under Section 53B of the *CLM Act*, actions taken by the EPA under Sections 25 or 36 of the *Environmentally Hazardous Chemicals Act 1985*, approved voluntary management proposals and copies of information formerly required to be part of the public record.

An on-line search for notified sites in the City of Penrith LGA was performed by Lotsearch using data from NSW EPA sourced on the 29<sup>th</sup> January 2020 (**Appendix A**). The result of the search, limited to premises within 500 m of the site, did not identify premises subject to a notice within this search buffer.

#### 5.1.2 Notifications under Section 60 of the CLM Act

The NSW EPA maintains a "List of NSW contaminated sites notified to the EPA" under Section 60 of the *CLM Act*. Sites on this list indicate that the notifiers consider that the sites are contaminated and warrant reporting to the NSW EPA. The contamination at the site may or may not be significant enough to warrant regulation by the EPA and the EPA reviews relevant site information before making a determination as to whether or not the site warrants regulation. An on-line search for notified sites in Erskine Park was performed by Lotsearch, using data from NSW EPA sourced on the 12<sup>th</sup> February 2020 (APPENDIX A). The result of the search, limited to premises within 500 m of the site, is presented in **Table 5** below.

**Table 5: Section 60 notification search results**

Premises	Approximate distance from site	EPA management status
Western Sydney Service Centre, 25-55 Templar Road, Erskine Park	Adjoining site to the east	Regulation under the CLM act not required

The Western Sydney Service Centre is a BlueScope Steel facility. It is considered that this facility would have a low potential to impact upon the site.

#### 5.1.3 EPLs under the POEO Act

The NSW EPA maintains a public register of premises subject to an Environment Protection Licence (EPL) under the *Protection of the Environment Operations Act 1997* the (*POEO Act*).

An on-line search for premises in Erskine Park and the surrounding suburbs was performed by Lotsearch, using data from NSW EPA sourced on the 12<sup>th</sup> February 2020 (APPENDIX A). The result of the search, limited to premises within 500 m of the site, is presented in **Table 6** below.

**Table 6: EPL search results**

Premises	Approximate distance from site	Activity type	Licence status
Enviroguard Pty Ltd Erskine Park Landfill 50 Quarry Road, Erskine Park EPL 4865	On site	Waste disposal by application to land	Issued
Cleanaway Pty Ltd 85-87 Quarry Road, Erskine Park EPL 20986	On site	General chemicals storage; non-thermal treatment of general waste; waste storage – other types of waste	Issued
TyreCycle Pty Ltd Cnr Erskine Park Road & Mamre Road, Erskine Park EPL 5125	300 m to west	Non-thermal treatment of waste tyres; waste storage – waste tyres	Surrendered
Holcim (Australia) Pty Ltd Mamre Road, Erskine Park EPL 6377	0m (site)	Concrete works	Surrendered
Cleanaway Pty Ltd 562-568 Mamre Road, Erskine Park EPL 5479	0m (site)	Miscellaneous licenced discharge to waters (at any time)	Surrendered
BlueScope Steel Limited Western Sydney Service Centre 25-55 Templar Road, Erskine Park EPL 12495	Adjoining site to the east	Metal coating, metal waste generation	Issued
Saputo Dairy Australia Pty Ltd 111-113 Quarry Road, Erskine Park EPL 20402	Adjoining site to the southwest	Dairy processing	Issued
Nace Civil Engineering Erskine Park Link Road, Erskine Park EPL 13378	229m to north east	Road construction	Surrendered

Premises	Approximate distance from site	Activity type	Licence status
Retail Ready Operations Australia Pty Ltd 54 Templar Road, Erskine Park EPL 20634	326m to east	General animal products processing	Issued
DHL Supply Chain Australia Pty Ltd Building B1, 23-107 Erskine Park Road, Erskine Park EPL 20163	379m to north west	General chemicals storage	Issued
Reckitt Benckiser (Australia) Pty Limited Warehouse A2, Westpark Industrial Estate, 23-107 Erskine Park Road, Erskine Park EPL 13154	379m to north west	General chemicals storage	Surrendered
Luhrmann Environmental Management Waterways throughout NSW EPL 4653	Various	Other activities/ Non Scheduled Activity – Application of Herbicides	Surrendered
Richard Orchard Waterways throughout NSW EPL 4838	Various	Other activities/ Non Scheduled Activity – Application of Herbicides	Surrendered
Sydney Weed and Pest Management Pty Ltd Waterways throughout NSW EPL 6630	Various	Other activities/ Non Scheduled Activity – Application of Herbicides	Surrendered

The scheduled premises for EPL 4865 is part of Lot 4, part of Lot 1 and part of Lot 103. The scheduled premises for EPL 20986, for the Erskine Park Waste Transfer Station, is Lot 1. Activities on the licensed or formerly licenced premises in the vicinity of the site are considered to have a low potential to impact upon the site. The licences for the application of herbicides to waterways (EPLs 4653, 4838 and 6630) applied throughout NSW, and activities permitted by these licences may not have occurred in the vicinity of the site.

#### 5.1.4 Penalty Notices issued under the POEO Act

The NSW EPA maintains a public register of Penalty Notices under the *POEO Act*.

A search of the Penalty Notices register issued by the NSW EPA under the *POEO Act* was performed on the 20<sup>th</sup> March 2020 for the suburb of Erskine Park. No penalty notices were issued on premises in the suburb. A copy of the search results is presented in APPENDIX D.

### 5.1.5 Waste Management and Liquid Fuel Facilities

A search of the Waste Management and Liquid Waste Facilities was performed on by Lotsearch on the 12<sup>th</sup> February 2020, with source information provided by Geoscience Australia. No records of liquid waste facilities were detected in the buffer zone. The result of the search, limited to premises within 500 m of the site, is presented below.

**Table 7: Waste management and liquid waste facilities**

Owner	Premises	Approximate distance from site	Class	Status
Transpacific/Cleanaway	Erskine Park Landfill, 562-568 Mamre Road, Erskine Park	0 m (site)	Landfill	Operational

## 5.2 Local council

A Section 10.7 (2) & (5) planning certificate for Lot 4, issued under Section 10.7 of the *Environmental and Planning Assessment Act 1979*, was obtained from City of Penrith Council. The planning certificate, issued on 2 April 2020, included the following information relating to potential contamination issues:

- Council is not aware that the land is not affected by any matter listed in Clause 59(2) of the Contaminated Land Management Act 1997, i.e. the land is not significantly contaminated, is not the subject to a management order, is not the subject of an approved voluntary management proposal, is not subject to an ongoing maintenance order and Council has not received a Site Audit Statement for the site.
- The land is affected by Council's Asbestos Policy but is not affected by any other policy adopted by Council which would restrict development because of the likelihood of land slip, bush fire, flooding, tidal inundation, subsidence or acid sulfate soils or any other risk other than flooding.
- The site is not located in a conservation area and does not contain an item of environmental heritage.

A copy of the Section 10.7 (2) & (5) planning certificate for Lot 4 is presented in APPENDIX E.

## 5.3 SafeWork NSW

A search of the SafeWork NSW files for records relating to historical storage of hazardous chemicals (formerly known as "dangerous goods") at the site was performed in March 2020.

SafeWork NSW reported that records relating to storage of hazardous chemicals at the site were not located by their search. Although the search indicated there were no records relating to the site, there is the potential that storage of dangerous goods had occurred prior to licensing requirements, or may have occurred without notification to the regulator.

As noted in **Section 2.3**, the workshop manager stated that there were fuel storage tanks on site located in the current landfill area during the quarrying activities.

A copy of the search results is presented in APPENDIX F.

## 5.4 Department of Defence

A search of the records held by the Department of Defence was performed by Lotsearch on the 12<sup>th</sup> February 2020. The result of the search, limited to premises within 500 m of the site, did not identify sites assessed as part of the Defence 3 Year Contamination Investigation Program in the buffer zone.

A search of the Department of Defence unexploded ordnance (UXO) mapping application was performed on 20 March 2020. The search indicated that the site was not identified as potentially impacted by UXO. A copy of the search result is presented in APPENDIX G.

## 5.5 PFAS Investigation Programs

A search of the records held on PFAS investigation programs was performed by Lotsearch on the 12<sup>th</sup> February 2020, with information sourced from NSW EPA, Department of Defence and Airservices Australia. The result of the search, limited to premises within 500 m of the site, did not identify sites assessed as part of the Defence EPA PFAS Program, the Defence PFAS Investigation Program and Airservices Australia National PFAS Management Program in the buffer zone (APPENDIX A).

## 6.0 PRELIMINARY GEOTECHNICAL INVESTIGATION PROGRAM

Golder conducted an intrusive geotechnical investigation in February 2020<sup>6</sup> to assess geotechnical properties of the soil and weathered rock on site to inform the design of the proposed retaining wall. The investigation included:

- The drilling of ten boreholes (identified as BH1001 to BH1010).
- The excavation of five slot test pits (TP1001 to TP1005) around the western batter.
- The excavation of four test pits (TP1006 to TP1009) in the southern stockpiles.
- The excavation of nine trenches (TR1002 to TR1009).
- Ten in-situ density tests with a nuclear densometer.

Mixed surface conditions were reported with 150 mm of gravel pavements on access roads or 100 to 500 mm of topsoil material described as gravelly clay. Fill material (generally encountered between surface and 2.5 mbgl) comprised gravelly sandy clayey soils and was poorly compacted.

Residual soils noted on site were described as *“high plasticity silty clay/sandy clay, with some fine-grained sand, trace fine gravel. The soil is assessed as very stiff with moisture content below or near plastic limit.”*

Volcanic breccia was encountered at depth, with some very low strength and weathered bedrock, with defects and weathered seams/joints and areas of medium strength and moderately weathered. Intruded siltstone, which was moderately weathered and low strength, was also encountered in areas. The depths of each unit from ground level varied dramatically depending on the location of the investigation borehole/area.

No environmental analysis was conducted on soil or groundwater as part of this investigation.

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<sup>6</sup> Golder Draft Geotechnical Investigation Report is currently in preparation

## 7.0 SUMMARY OF ASSESSMENT

In summary:

- The Erskine Park Landfill (the site) is located on Lot 4 DP 1094504, Lot 1 DP 1140063 and Lot 103 DP 1143935. The proposed retaining wall is to be constructed on Lot 4, which comprises approximately 22 ha out of the total site area of 32 ha. The site is zoned IN1 General Industrial or E2 Environmental Conservation, and is located within the Penrith City Council local government area.
- The lots comprising the site are owned by Enviroguard Pty Ltd (Lot 4), Transpacific Industries Pty Limited (Lot 1) and CSR Limited (Lot 103).
- The landfill, leachate treatment plant, gas flare and workshop are located on Lot 4. The WTS and Administration Building are located on Lot 1. The southern sedimentation dam and a stockpile of cover material are located on Lot 103.
- Some site activities take place on properties not identified above. The wet weather haul road is partially located on the eastern ends of Lots 1022 to 1024 in DP1175670, and passes through a wheel wash located on Lot 1024 in DP 1175670. The northern sedimentation dam is located off site to the north on Lot 22 in DP 1178567.
- No visual evidence of gross soil contamination was observed during the site inspection performed as part of this assessment. Where vegetation was present on the landfill batters, it appeared to be in good condition with no obvious evidence of distress.
- The site is located in an area of the Disturbed Terrain and Blacktown soil landscapes, indicating residual soils at the site would be expected to have moderately reactive and highly plastic subsoils and exhibit low soil fertility and poor drainage.
- The two major nearby surface water receptors are South Creek and Ropes Creek. Drainage is generally to the west to two drainage areas which lead into South Creek (located 2.5 km downstream of site). Ropes Creek, located approximately 800 m to the east of the site but in a different catchment, flows in a northerly direction.
- Elevated concentrations of ammonia (<10 mg/L), considered to be naturally occurring, have been reported in groundwater in the vicinity of the landfill.
- The site is located in an area with an extremely low probability for the occurrence of acid sulfate soil.
- The site was in use as a quarry from 1925 until 1992. A development application was granted in November 1992 to fill the quarry with non-putrescible waste, and landfilling commenced in 1994. The site is currently operating as a landfill and WTS.
- The site is not the subject of a Notice issued under the *CLM Act*.
- The site is subject to two EPLs (EPL 4865 and EPL 20986) under the *POEO Act*, which includes licences related to 'waste disposal by application to land' and 'general chemicals storage; non-thermal treatment of general waste; waste storage – other types of waste', respectively.
- The site has not been notified under Section 60 of the *CLM Act*. The nearest premises to the site which has been notified to the EPA as being potentially contaminated is the Western Sydney Service Centre, the adjoining site to the east. This site, a Bluescope Steel distribution facility, does not require regulation under the *CLM Act* and is considered to have a low potential to impact upon the site.



- A search of SafeWork NSW records did not identify the presence of former underground or above ground fuel storage tanks on the site. There is anecdotal evidence that fuel storage tanks were formerly present on site during quarrying activities. A self-contained 1,000 L above ground diesel tank is located on the eastern exterior of the WTS.
- Monitoring results for landfill gas and groundwater indicate ongoing onsite impact.
- A leachate collection system, including a leachate treatment plant, is currently in operation. The groundwater monitoring network is monitored quarterly to assess potential ongoing impacts of leachate on off-site groundwater.
- An existing network of groundwater wells has been installed on and off-site to assess and monitor groundwater quality impacts.
- Regular on-going monitoring, in accordance with the site's EPL, includes sub-surface gas, surface gas, dust, noise, groundwater, surface water and leachate quality monitoring.
- Off-site monitoring of landfill gases has indicated that there is low potential for impact of landfill gas on neighbouring properties.
- The landfill was considered to pose a low risk to off-site groundwater quality (Senversa 2019).

## 8.0 CONCEPTUAL SITE MODEL

A Conceptual Site Model (CSM) has been developed following the desktop information and site inspection. The CSM aims to provide an understanding of the potential for exposure to site contaminants of potential concern and associated impacts on the proposed recreational land use of the site.

Identified historical and current land use activities that may have contributed to potential contamination sources at the site include:

- Historical excavation works as a quarry; and
- Historical and ongoing operational activities as a waste facility.

Transportation mechanisms are considered to include:

- Direct release to soil, groundwater and soil gas;
- Stormwater transportation of soil particles; and
- Migration of groundwater, leachate and gas to off-site areas.

Exposure pathways are considered to include:

- Direct contact with soil;
- Ingestion of soils or soil derived dust;
- Inhalation of soil derived dust;
- Inhalation of vapours or fibres;
- Direct contact with surface, groundwater or leachate;
- Incidental ingestion of surface or groundwater; and
- Inhalation of aerosols of surface, groundwater or leachate.

Potential receptors based on the ongoing land use were identified as:

- Site workers;
- Workers at adjacent sites;
- Surface water quality;
- Groundwater quality; and
- On and off-site flora and fauna.

The potential contaminant sources and migration or exposure pathways identified have the potential to form pollutant linkages which may pose a risk to a receptor. These can be summarised as a preliminary CSM for the proposed recreational use of the site as presented in **Table 8**.

**Table 8: Preliminary conceptual site model**

Primary Sources	Secondary Sources	Transport Mechanisms	Exposure Pathways	Receptors
On-site sources				
<ul style="list-style-type: none"> <li>Historical quarry activities</li> <li>Historical and current importation of waste material</li> <li>Historical fuel storage</li> <li>Construction/operational activities</li> </ul>	<ul style="list-style-type: none"> <li>Potentially impacted groundwater and surface water</li> <li>Leachate</li> <li>Landfill gas</li> </ul>	<ul style="list-style-type: none"> <li>Direct release to air</li> <li>Groundwater migration</li> <li>Surface water run off</li> <li>Leachate migration</li> </ul>	<ul style="list-style-type: none"> <li>Inhalation of dust</li> <li>Inhalation of landfill gas/volatile contaminants</li> <li>Direct contact with soil/waste</li> <li>Contact with impacted surface or groundwater or with leachate</li> <li>Incidental ingestion of impacted surface water or groundwater or of leachate</li> <li>Incidental inhalation of aerosols of impacted surface water or groundwater or of leachate</li> </ul>	<ul style="list-style-type: none"> <li>Site workers</li> <li>Workers at adjacent sites</li> <li>Surface water bodies</li> <li>Groundwater</li> <li>On and off-site flora and fauna</li> </ul>
Off-site sources				
<ul style="list-style-type: none"> <li>Commercial/industrial activities in the vicinity of the site</li> </ul>	<ul style="list-style-type: none"> <li>Dissolved phase groundwater plume</li> </ul>	<ul style="list-style-type: none"> <li>Groundwater transport</li> <li>Volatilisation/outgassing</li> </ul>	<ul style="list-style-type: none"> <li>Inhalation of volatile contaminants.</li> <li>Contact with abstracted groundwater.</li> <li>Inhalation of abstracted groundwater aerosols.</li> <li>Ingestion of abstracted groundwater.</li> </ul>	<ul style="list-style-type: none"> <li>Site workers</li> <li>Workers at adjacent sites</li> <li>Surface water bodies</li> <li>Groundwater</li> <li>On and off-site flora and fauna</li> </ul>

## 9.0 CONCLUSIONS

Golder was engaged by Enviroguard Pty Ltd to complete a Phase 1 Preliminary Site Investigation of the Erskine Park Landfill to support a planning application modification for the construction of a retaining wall on a part of the landfill site. Penrith City Council required an assessment of the site in accordance with *SEPP55* to demonstrate the site is suitable for the proposed ongoing use.

Under the current EPL conditions, the site undergoes ongoing monitoring of media including groundwater, surface water, gas, dust and noise to assess potential impacts on and off-site. Exceedances the of the trigger levels specified in the EPL (for landfill gas and groundwater) have been reported at on-site locations. The risk of off-site impact from the site, however, is considered low.

Based on the investigations performed the site is considered to be suitable for ongoing use as a waste facility and presents a low risk to off-site receptors.

## 10.0 LIMITATIONS

Your attention is drawn to the document titled - “Important Information Relating to this Report”, which is included in APPENDIX H of this report. The statements presented in that document are intended to inform a reader of the report about its proper use. There are important limitations as to who can use the report and how it can be used. It is important that a reader of the report understands and has realistic expectations about those matters. The Important Information document does not alter the obligations Golder Associates has under the contract between it and its client.

## 11.0 REFERENCES

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## Signature Page

### Golder Associates Pty Ltd



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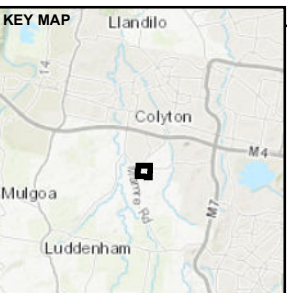
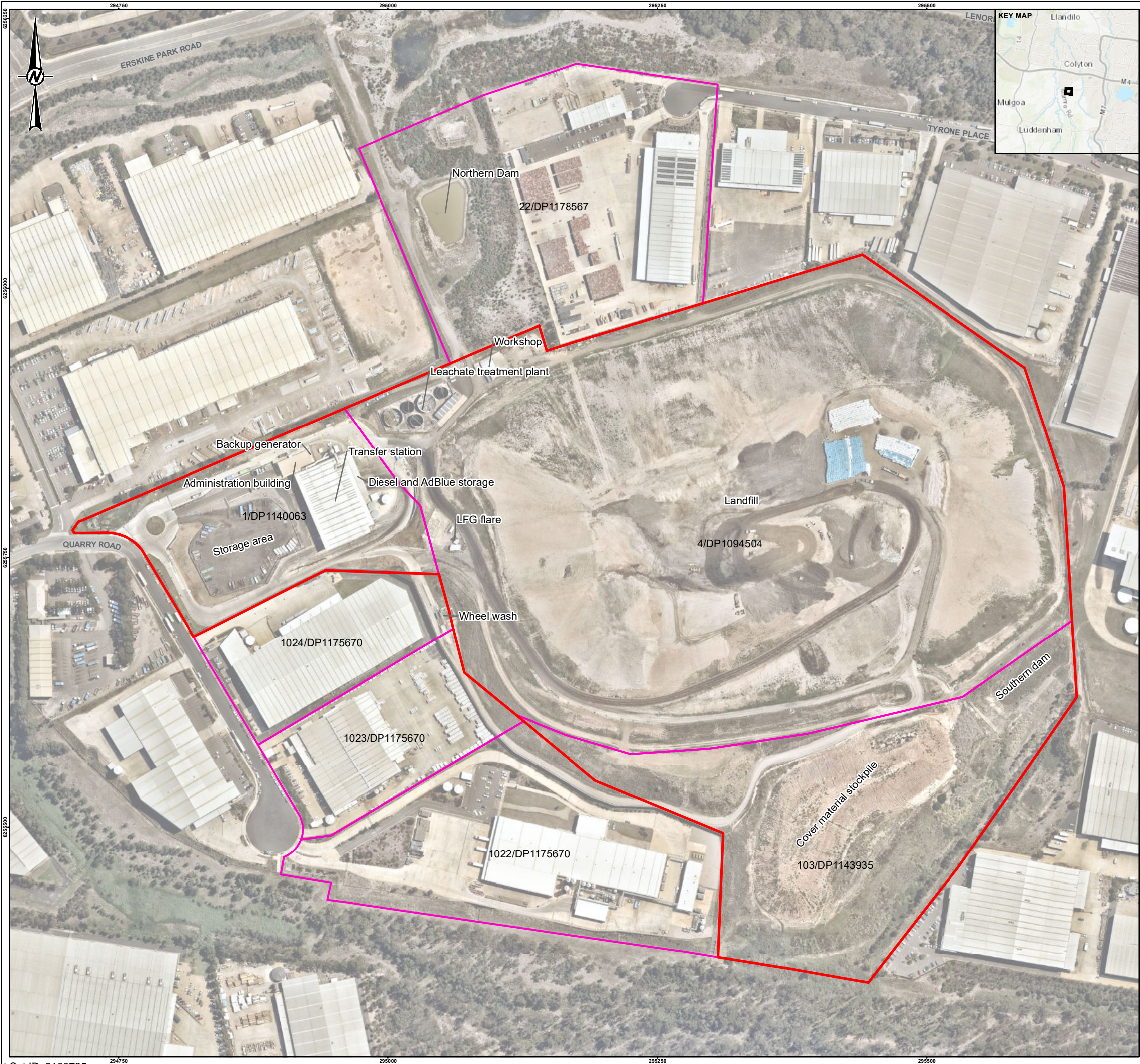
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[https://golderassociates.sharepoint.com/sites/120150/project files/6 deliverables/19135652-016-r-contamination assessment/19135652-016-r-rev0 psi.docx](https://golderassociates.sharepoint.com/sites/120150/project%20files/6%20deliverables/19135652-016-r-contamination%20assessment/19135652-016-r-rev0%20psi.docx)

Figure





**LEGEND**

Site boundary

Lot boundary

**NOTE(S)**

1. COORDINATE SYSTEM: GDA 1994 MGA ZONE 56

**REFERENCE(S)**

AERIAL IMAGE (C) NEARMAP 22 JANUARY 2020

**CLIENT**

ENVIROGUARD PTY LTD


**PROJECT**

ERSKINE PARK LANDFILL PRELIMINARY SITE INVESTIGATION

**TITLE**

**SITE PLAN**

CONSULTANT	DD-MM-YYYY	03-04-2020
	DESIGNED	EAA
	PREPARED	EAA
	REVIEWED	SPD
	APPROVED	SPD



**GOLDER**

PROJECT NO.

19135652

CONTROL

-

REV.

0

FIGURE

1

0 100 200

1:3,500 METRES

25mm



**APPENDIX A**

# Lotsearch report



# LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

**Date: 09 Mar 2020 15:43:12**

**Reference: LS011542 EP**

**Address: 50 Quarry Road, Erskine Park, NSW 2759**

**Disclaimer:**

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice before you make any decision based on the information within the report. The detailed terms applicable to use of this report are set out at the end of this report.

## Dataset Listing

Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Finance, Services & Innovation	15/01/2020	15/01/2020	Quarterly	-	-	-	-
Topographic Data	NSW Department of Finance, Services & Innovation	25/06/2019	25/06/2019	As required	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	18/02/2020	18/02/2020	Monthly	1000	0	1	1
Contaminated Land Records of Notice	Environment Protection Authority	29/01/2020	29/01/2020	Monthly	1000	0	0	0
Former Gasworks	Environment Protection Authority	12/02/2020	11/10/2017	Monthly	1000	0	0	0
National Waste Management Facilities Database	Geoscience Australia	12/02/2020	07/03/2017	Quarterly	1000	1	1	1
National Liquid Fuel Facilities	Geoscience Australia	05/02/2020	13/07/2012	Quarterly	1000	0	0	0
EPA PFAS Investigation Program	Environment Protection Authority	12/02/2020	12/02/2020	Monthly	2000	0	0	0
Defence PFAS Investigation Program	Department of Defence	12/02/2020	12/02/2020	Monthly	2000	0	0	0
Defence PFAS Management Program	Department of Defence	12/02/2020	12/02/2020	Monthly	2000	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	20/02/2020	20/02/2020	Monthly	2000	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	04/03/2020	04/03/2020	Monthly	2000	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority	04/02/2020	13/12/2018	Annually	1000	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	12/02/2020	12/02/2020	Monthly	1000	4	7	9
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority	12/02/2020	12/02/2020	Monthly	1000	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	12/02/2020	12/02/2020	Monthly	1000	3	6	8
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150	-	0	0
UBD Business Directory Drycleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500	0	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500	-	0	0
Points of Interest	NSW Department of Finance, Services & Innovation	17/10/2019	17/10/2019	Quarterly	1000	1	1	11
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	17/10/2019	17/10/2019	Quarterly	1000	0	0	0
Tanks (Points)	NSW Department of Customer Service - Spatial Services	17/10/2019	17/10/2019	Quarterly	1000	5	5	12
Major Easements	NSW Department of Finance, Services & Innovation	17/10/2019	17/10/2019	Quarterly	1000	0	1	2
State Forest	Forestry Corporation of NSW	18/01/2018	18/01/2018	As required	1000	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment & Heritage	21/01/2020	30/09/2019	Annually	1000	0	0	0
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	08/10/2014	17/03/2000	As required	1000	1	1	1
Botany Groundwater Management Zones	NSW Department of Planning, Industry and Environment	15/03/2018	01/10/2005	As required	1000	0	0	0
Groundwater Boreholes	NSW Dept. of Primary Industries - Water NSW; Commonwealth of Australia (Bureau of Meteorology)	24/07/2018	23/07/2018	Annually	2000	2	4	12

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Geological Units 1:100,000	NSW Department of Planning, Industry and Environment	20/08/2014		None planned	1000	2	-	3
Geological Structures 1:100,000	NSW Department of Planning, Industry and Environment	20/08/2014		None planned	1000	0	-	0
Naturally Occurring Asbestos Potential	NSW Dept. of Industry, Resources & Energy	04/12/2015	24/09/2015	Unknown	1000	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	19/05/2017	17/02/2011	As required	1000	2	2	2
Soil Landscapes	NSW Department of Planning, Industry and Environment	12/08/2014		None planned	1000	2	-	4
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Industry and Environment	03/03/2020	14/02/2020	Weekly	500	0	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000	1	1	1
Dryland Salinity - National Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	None planned	1000	1	1	1
Dryland Salinity Potential of Western Sydney	NSW Department of Planning, Industry and Environment	12/05/2017	01/01/2002	None planned	1000	1	1	4
Mining Subsidence Districts	NSW Department of Customer Service - Subsidence Advisory NSW	17/10/2019	17/10/2019	Quarterly	1000	0	0	0
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Industry and Environment	03/03/2020	07/12/2018	Weekly	1000	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Industry and Environment	03/03/2020	21/02/2020	Weekly	1000	2	2	25
Commonwealth Heritage List	Australian Government Department of the Agriculture, Water and the Environment	04/02/2020	31/07/2018	Quarterly	1000	0	0	0
National Heritage List	Australian Government Department of the Agriculture, Water and the Environment	04/02/2020	20/11/2019	Quarterly	1000	0	0	0
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	12/02/2020	09/11/2018	Quarterly	1000	0	0	0
Environmental Planning Instrument Heritage	NSW Department of Planning, Industry and Environment	03/03/2020	21/02/2020	Weekly	1000	0	0	0
Bush Fire Prone Land	NSW Rural Fire Service	04/02/2020	14/12/2019	Quarterly	1000	2	2	3
Remnant Vegetation of the Cumberland Plain	NSW Office of Environment & Heritage	07/10/2014	04/08/2011	Unknown	1000	1	2	6
Ramsar Wetlands of Australia	Department of the Agriculture, Water and the Environment	08/10/2014	24/06/2011	As required	1000	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000	1	2	3
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000	1	1	5
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	09/03/2020	09/03/2020	Weekly	10000	-	-	-



# Site Diagram

50 Quarry Road, Erskine Park, NSW 2759



<b>Legend</b> <div><div></div> Site Boundary</div> <div><div></div> Internal Parcel Boundaries</div>	<b>Total Area:</b> 320778m <sup>2</sup> <b>Total Perimeter:</b> 2673m  <small>Disclaimers:</small> Measurements are approximate only and may have been simplified or smaller lengths removed for readability.  Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.	<b>Scale:</b> 0 25 50 100 150 200 250 Meters  Data Sources: Aerial Imagery: © Aerometrex Pty Ltd  <div><div>Coordinate System: GDA 1994 MGA Zone 56</div><div>Date: 09 March 2020</div></div>
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# Contaminated Land

50 Quarry Road, Erskine Park, NSW 2759



# Contaminated Land

50 Quarry Road, Erskine Park, NSW 2759

## List of NSW contaminated sites notified to EPA

Records from the NSW EPA Contaminated Land list within the dataset buffer:

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist (m)	Direction
11170	Western Sydney Service Centre	25-55 Templar ROAD	ERSKINE PARK	Other Industry	Regulation under CLM Act not required	Current EPA List	Premise Match	0m	East

The values within the EPA site management class in the table above, are given more detailed explanations in the table below:

EPA site management class	Explanation
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the Environmental Planning and Assessment Act 1979 (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination currently regulated under CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record of Notices.
Contamination currently regulated under POEO Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. Management of the contamination is regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA's regulatory actions under the POEO Act are available on the POEO public register.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the Protection of the Environment Operations Act 1997 (POEO Act).
Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the Environmental Planning and Assessment Act 1979 (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record of Notices.
Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997. A regulatory approach is being finalised.
Regulation under the CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the Contaminated Land Management Act 1997 is not required.
Under assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or Protection of the Environment Operations Act 1997. Alternatively, the EPA may require information via a notice issued under s77 of the Contaminated Land Management Act 1997 or issue a Preliminary Investigation Order.

NSW EPA Contaminated Land List Data Source: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority



## Contaminated Land

50 Quarry Road, Erskine Park, NSW 2759

### Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

Map Id	Name	Address	Suburb	Notices	Area No	Location Confidence	Distance	Direction
N/A	No records in buffer							

Contaminated Land Records of Notice Data Source: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority  
Terms of use and disclaimer for Contaminated Land: Record of Notices, please visit  
<http://www.epa.nsw.gov.au/clm/clmdisclaimer.htm>

### Former Gasworks

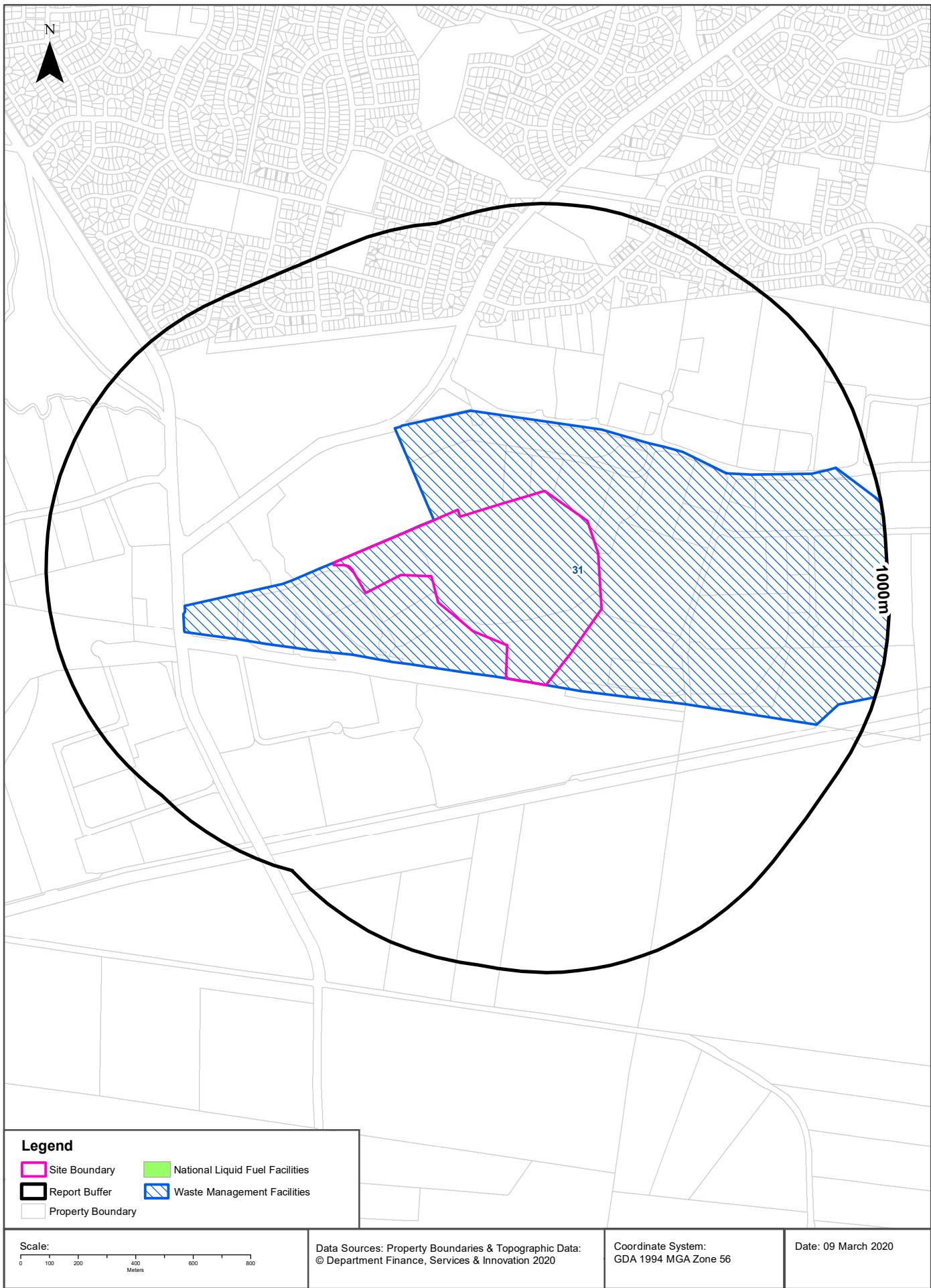
Former Gasworks within the dataset buffer:

Map Id	Location	Council	Further Info	Location Confidence	Distance	Direction
N/A	No records in buffer					

Former Gasworks Data Source: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority

# Waste Management & Liquid Fuel Facilities

50 Quarry Road, Erskine Park, NSW 2759



## Waste Management & Liquid Fuel Facilities

50 Quarry Road, Erskine Park, NSW 2759

### National Waste Management Site Database

Sites on the National Waste Management Site Database within the dataset buffer:

Site Id	Owner	Name	Address	Suburb	Class	Landfill	Reprocess	Transfer	Comments	Loc Conf	Dist (m)	Direction
31	Transpacific Industries / Cleanaway	Erskine Park Landfill	562-568 Mamre Road	Erskine Park	Landfill	Operational				Premise Match	0m	Onsite

Waste Management Facilities Data Source: Geoscience Australia  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

### National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist (m)	Direction
N/A	No records in buffer										

National Liquid Fuel Facilities Data Source: Geoscience Australia  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

# PFAS Investigation & Management Programs

50 Quarry Road, Erskine Park, NSW 2759

## EPA PFAS Investigation Program

Sites that are part of the EPA PFAS investigation program, within the dataset buffer:

Id	Site	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

EPA PFAS Investigation Program: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority

## Defence PFAS Investigation Program

Sites being investigated by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Investigation Program Data Custodian: Department of Defence, Australian Government

## Defence PFAS Management Program

Sites being managed by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Management Program Data Custodian: Department of Defence, Australian Government

## Airservices Australia National PFAS Management Program

Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

Map ID	Site Name	Impacts	Loc Conf	Dist	Dir
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

## Defence Sites

50 Quarry Road, Erskine Park, NSW 2759

### Defence 3 Year Regional Contamination Investigation Program

Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

Property ID	Base Name	Address	Known Contamination	Loc Conf	Dist	Dir
N/A	No records in buffer					

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

## EPA Other Sites with Contamination Issues

50 Quarry Road, Erskine Park, NSW 2759

### EPA Other Sites with Contamination Issues

This dataset contains other sites identified on the EPA website as having contamination issues. This dataset currently includes:

- James Hardie asbestos manufacturing and waste disposal sites
- Radiological investigation sites in Hunter's Hill
- Pasminco Lead Abatement Strategy Area

Sites within the dataset buffer:

Site Id	Site Name	Site Address	Dataset	Comments	Location Confidence	Distance	Direction
N/A	No records in buffer						

EPA Other Sites with Contamination Issues: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority



## EPA Activities

50 Quarry Road, Erskine Park, NSW 2759

## Licensed Activities under the POEO Act 1997

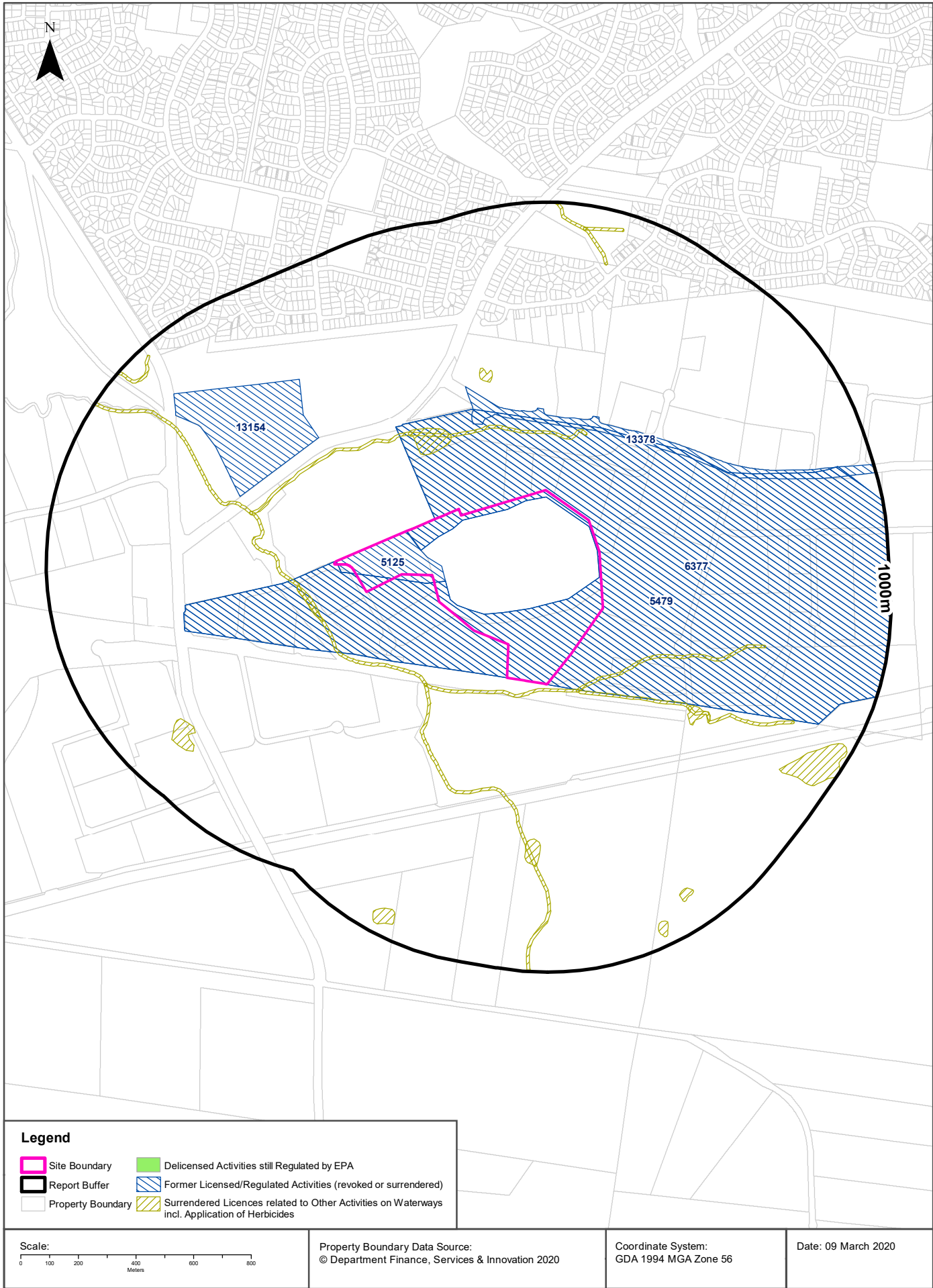
Licensed activities under the Protection of the Environment Operations Act 1997, within the dataset buffer:

EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
4865	ENVIROGUARD PTY LIMITED	ERSKINE PARK LANDFILL	50 QUARRY ROAD	ERSKINE PARK	Waste disposal by application to land	Premise Match	0m	Onsite
20986	CLEANAWAY PTY LTD		85-87 Quarry Road, ERSKINE PARK, NSW 2759		General chemicals storage	Premise Match	0m	Onsite
20986	CLEANAWAY PTY LTD		85-87 Quarry Road, ERSKINE PARK, NSW 2759		Non-thermal treatment of general waste	Premise Match	0m	Onsite
20986	CLEANAWAY PTY LTD		85-87 Quarry Road, ERSKINE PARK, NSW 2759		Waste storage - other types of waste	Premise Match	0m	Onsite
12495	BLUESCOPE STEEL LIMITED	Western Sydney Service Centre	Templar Road	ERSKINE PARK	Metal coating	Premise Match	0m	East
12495	BLUESCOPE STEEL LIMITED	Western Sydney Service Centre	Templar Road	ERSKINE PARK	Metal waste generation	Premise Match	0m	East
20402	SAPUTO DAIRY AUSTRALIA PTY LTD		111-113 Quarry Road, ERSKINE PARK, NSW 2759		Dairy processing	Premise Match	0m	South West
20634	RETAIL READY OPERATIONS AUSTRALIA PTY. LTD.	Retail Ready Operations Australia Pty. Ltd.	54 Templar Road	ERSKINE PARK	General animal products production	Premise Match	326m	East
20163	DHL Supply Chain (Australia) Pty Ltd	DHL Supply Chain (Australia) Pty Ltd	Building B1, 23-107 Erskine Park Road, ERSKINE PARK, NSW 2759	ERSKINE PARK	General chemicals storage	Premise Match	379m	North West

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority





## EPA Activities

50 Quarry Road, Erskine Park, NSW 2759

### Delicensed Activities still regulated by the EPA

Delicensed activities still regulated by the EPA, within the dataset buffer:

Licence No	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
N/A	No records in buffer							

Delicensed Activities Data Source: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority

### Former Licensed Activities under the POEO Act 1997, now revoked or surrendered

Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the dataset buffer:

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
5125	TYRECYCLE PTY LTD	CNR ERSKINE PARK ROAD & MAMRE RD, ERSKINE PARK, NSW 2759	Surrendered	31/03/2000	Non-thermal treatment of waste tyres; Waste storage - waste tyres	Premise Match	0m	Onsite
5479	CLEANAWAY PTY LTD	562-568 MAMRE RD, ST MARYS, NSW 2760	Surrendered	07/09/2000	Miscellaneous licensed discharge to waters (at any time)	Premise Match	0m	Onsite
6377	HOLCIM (AUSTRALIA) PTY LTD	MAMRE ROAD, ERSKINE PARK, NSW 2759	Surrendered	20/03/2000	Concrete works	Premise Match	0m	Onsite
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered	09/11/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	14m	-
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	14m	-
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered	07/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	14m	-
13378	NACE CIVIL ENGINEERING PTY. LIMITED	Erskine Park Link Road, between Lenore Lane & Old Wallgrove Road, ERSKINE PARK	Surrendered	11/03/2011	Road construction	Road Match	229m	North East
13154	RECKITT BENCKISER (AUSTRALIA) PTY LIMITED	Warehouse A2, Westpark Industrial Estate, 23-107 Erskine Park Road, ERSKINE PARK	Surrendered	14/10/2009	General chemicals storage	Premise Match	379m	North West

Former Licensed Activities Data Source: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority

## Historical Business Directories

50 Quarry Road, Erskine Park, NSW 2759

### Business Directory Records 1950-1991 Premise or Road Intersection Matches

Universal Business Directory records from years 1991, 1986, 1982, 1970, 1961 & 1950, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
	No records in buffer						

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## Business Directory Records 1950-1991

### Road or Area Matches

Universal Business Directory records from years 1991, 1986, 1982, 1970, 1961 & 1950, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
	No records in buffer					

Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018

## Historical Business Directories

50 Quarry Road, Erskine Park, NSW 2759

### Dry Cleaners, Motor Garages & Service Stations 1948-1993 Premise or Road Intersection Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a premise or road intersection, within the dataset buffer.

Note: The Universal Business Directories were published between 1948 and 1993. Dry Cleaners, Motor Garages & Service Stations have been extracted from all of these directories except the following years 1951, 1955, 1957, 1960, 1963, 1973, 1974, 1977, 1987.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
	No records in buffer						

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## Dry Cleaners, Motor Garages & Service Stations 1948-1993 Road or Area Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

Note: The Universal Business Directories were published between 1948 and 1993. Dry Cleaners, Motor Garages & Service Stations have been extracted from all of these directories except the following years 1951, 1955, 1957, 1960, 1963, 1973, 1974, 1977, 1987.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
	No records in buffer					

Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018



# Aerial Imagery 2019

50 Quarry Road, Erskine Park, NSW 2759



## Legend

-  Site Boundary
-  Buffer 150m

Scale:  
0 80 160 240 320  
Meters

Data Sources: Aerial Imagery © Aerometrex Pty Ltd

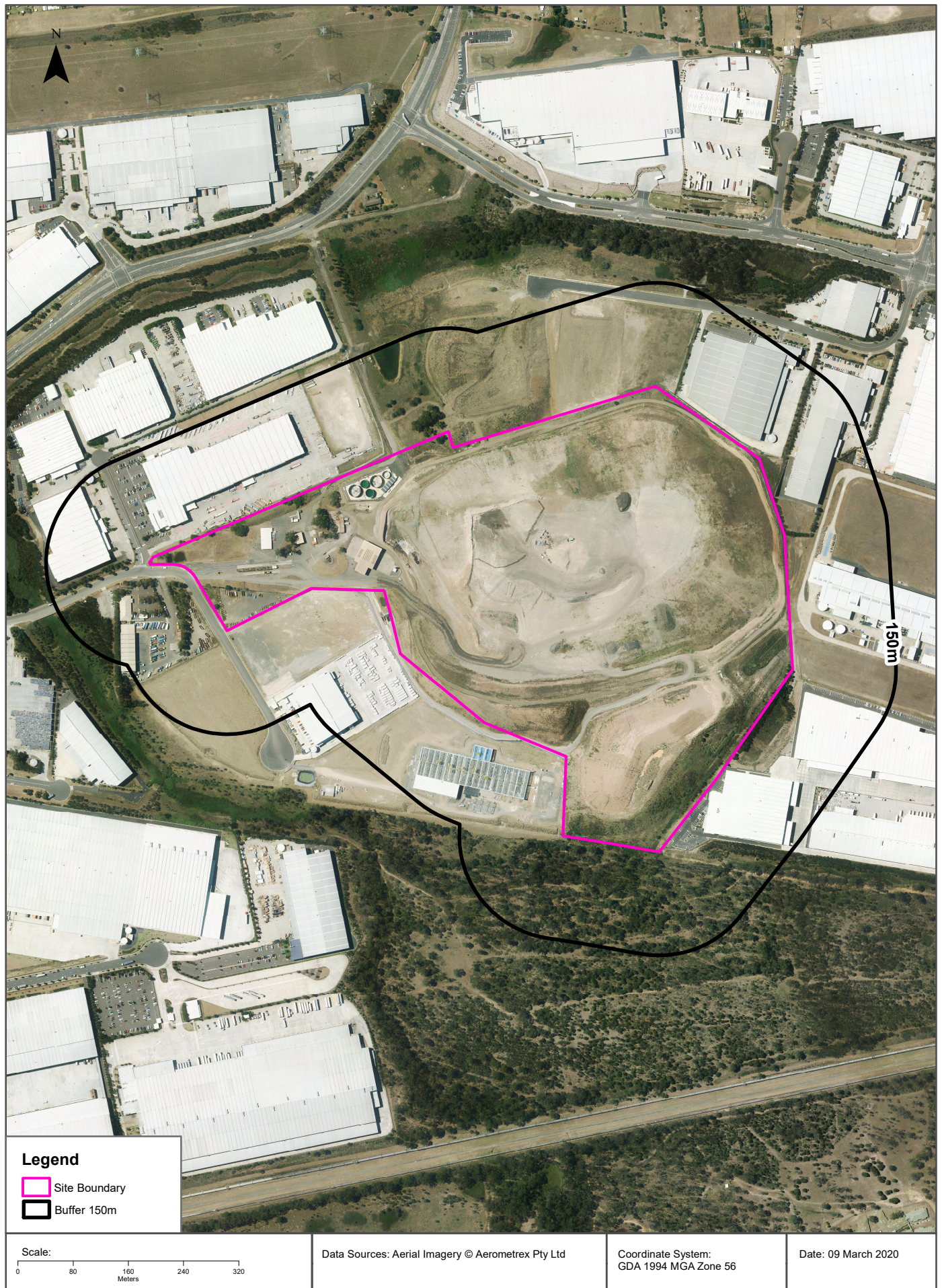
Coordinate System:  
GDA 1994 MGA Zone 56

Date: 09 March 2020



# Aerial Imagery 2014

50 Quarry Road, Erskine Park, NSW 2759



150m

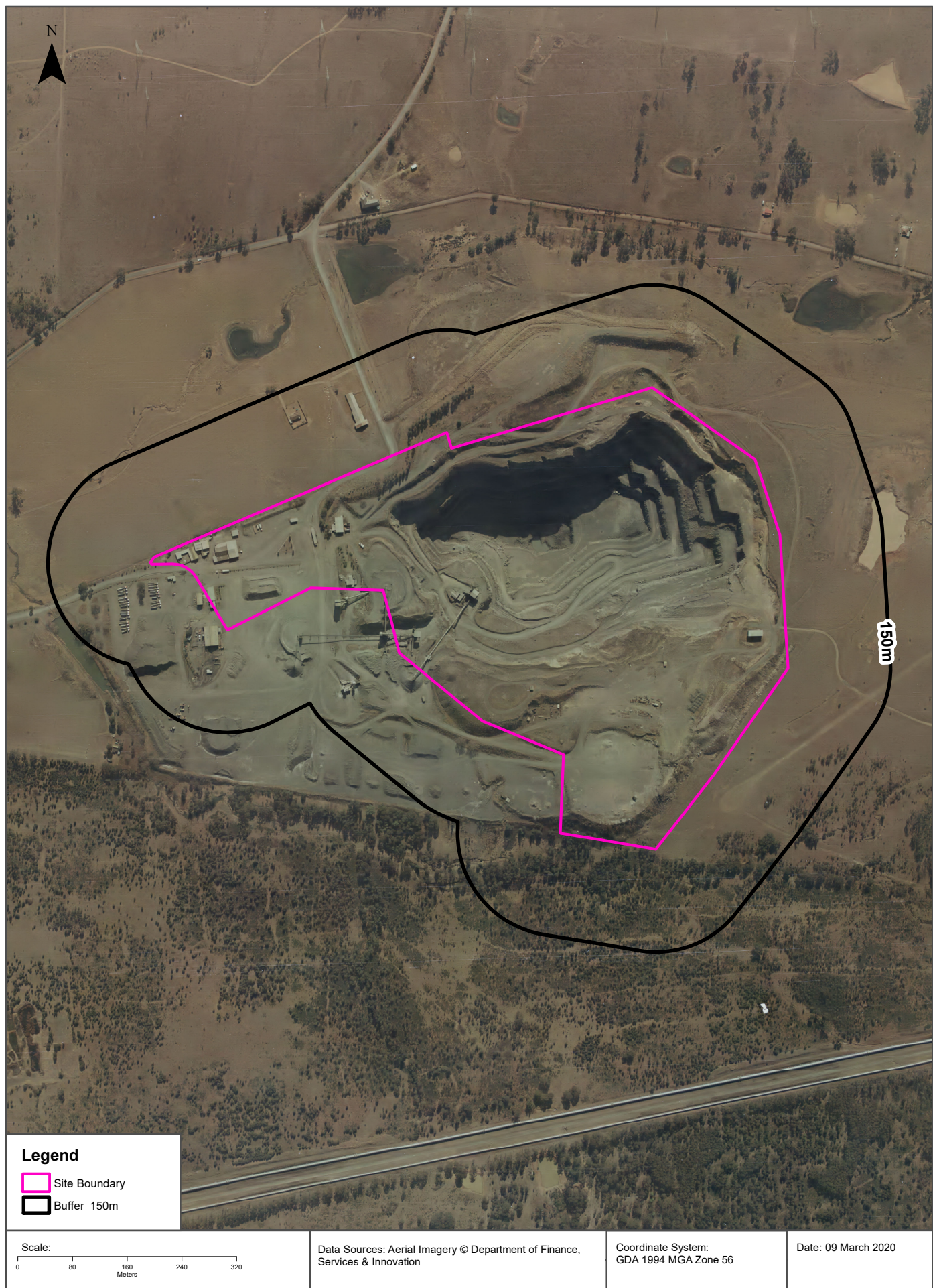














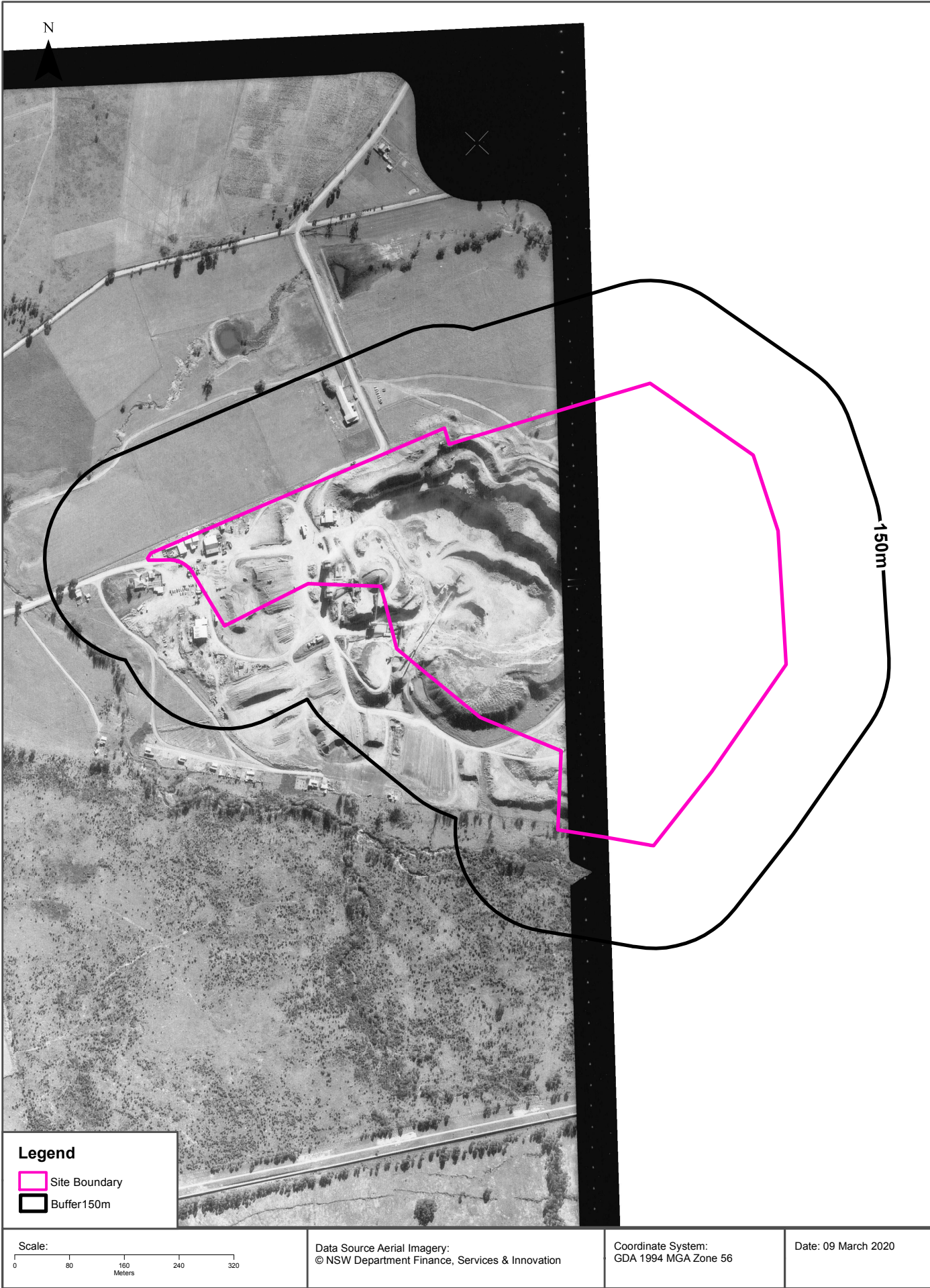






<div><div>Legend</div><div><div><div></div>Site Boundary</div><div><div></div>Buffer150m</div></div></div>		<div>Scale:<div><div>0</div><div>80</div><div>160</div><div>240</div><div>320</div></div><div>Meters</div></div>	<div>Data Source Aerial Imagery: © NSW Department Finance, Services &amp; Innovation</div>	<div>Coordinate System: GDA 1994 MGA Zone 56</div>	<div>Date: 09 March 2020</div>
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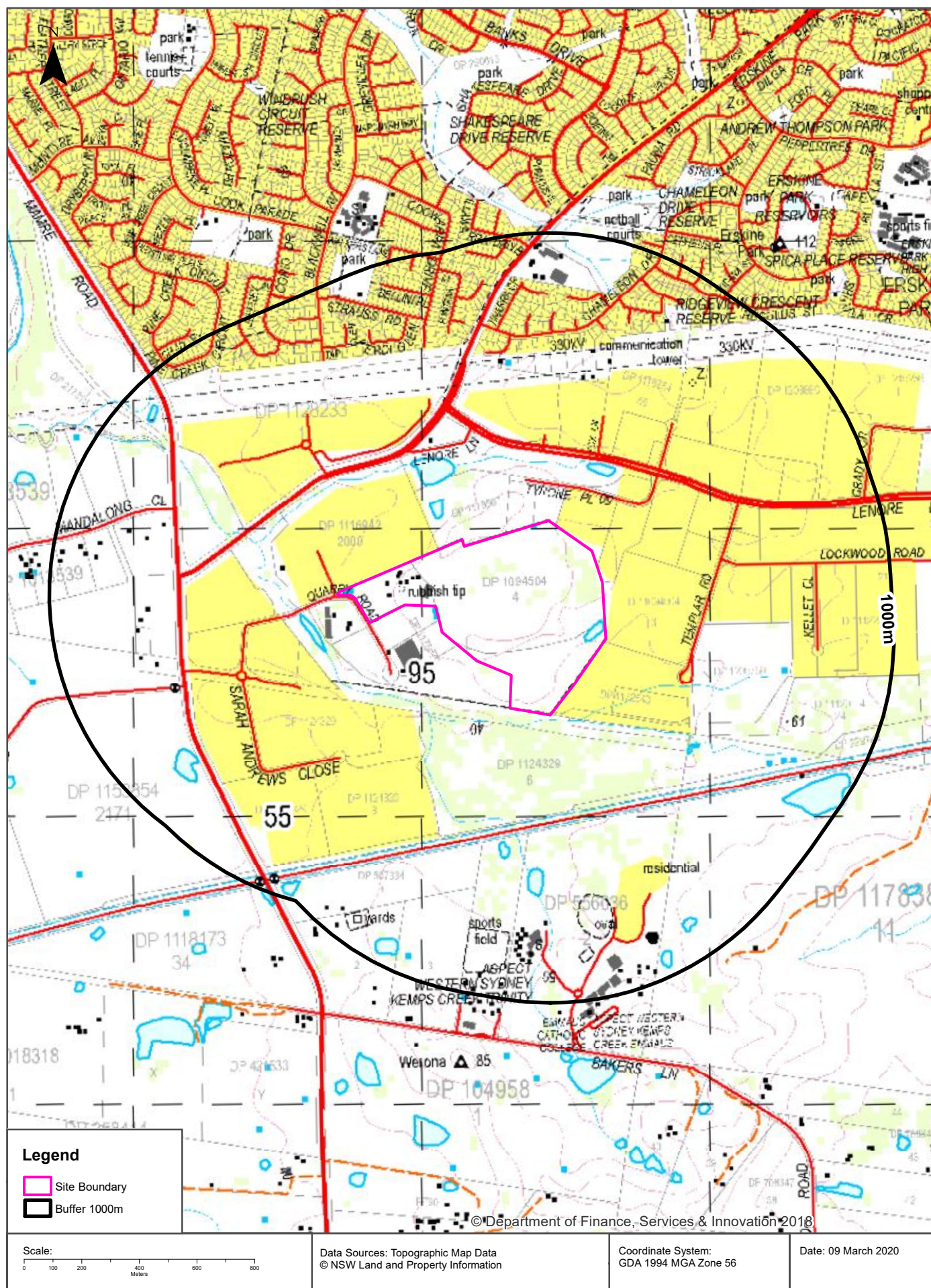




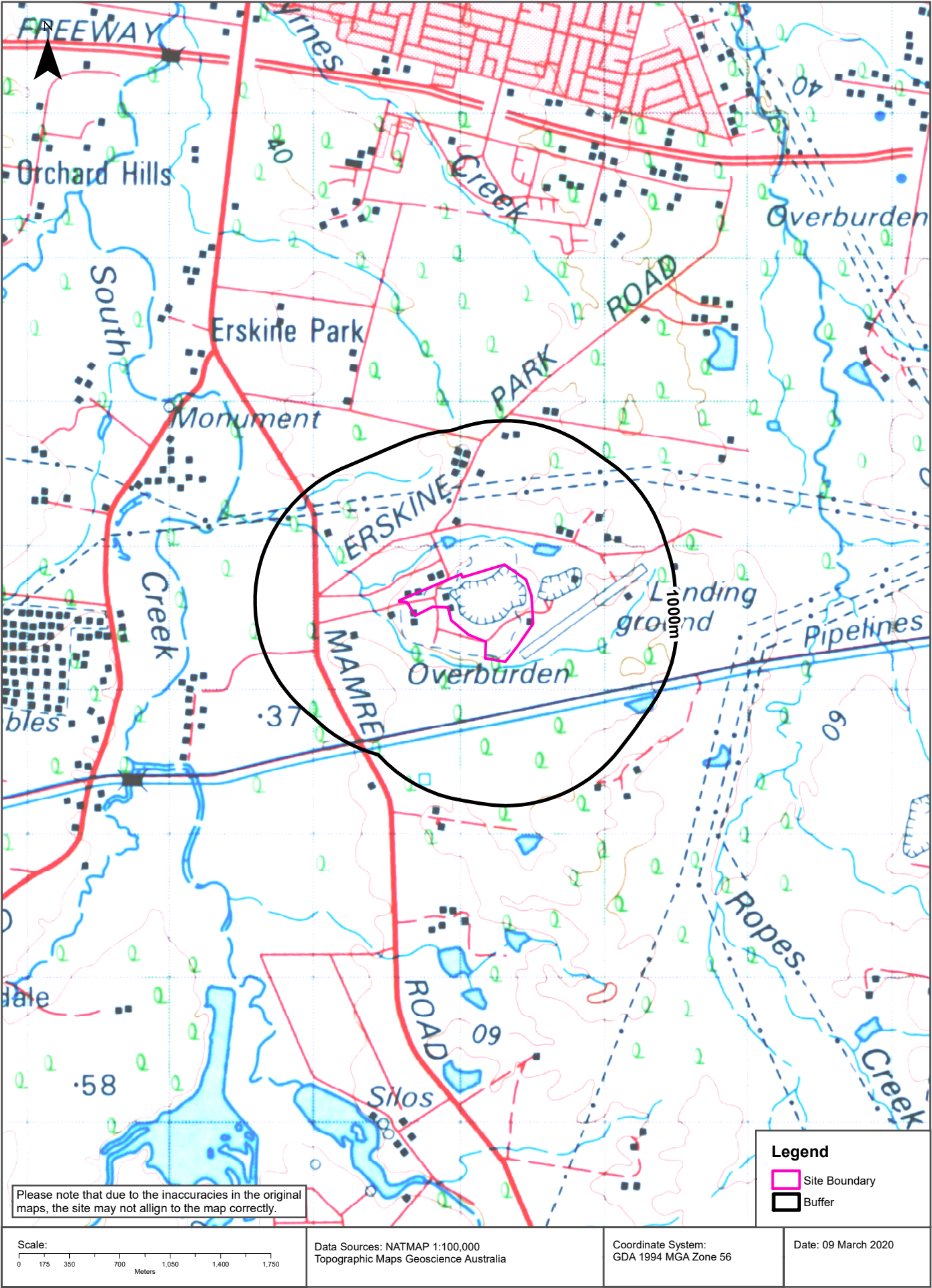


# Topographic Map 2015

50 Quarry Road, Erskine Park, NSW 2759



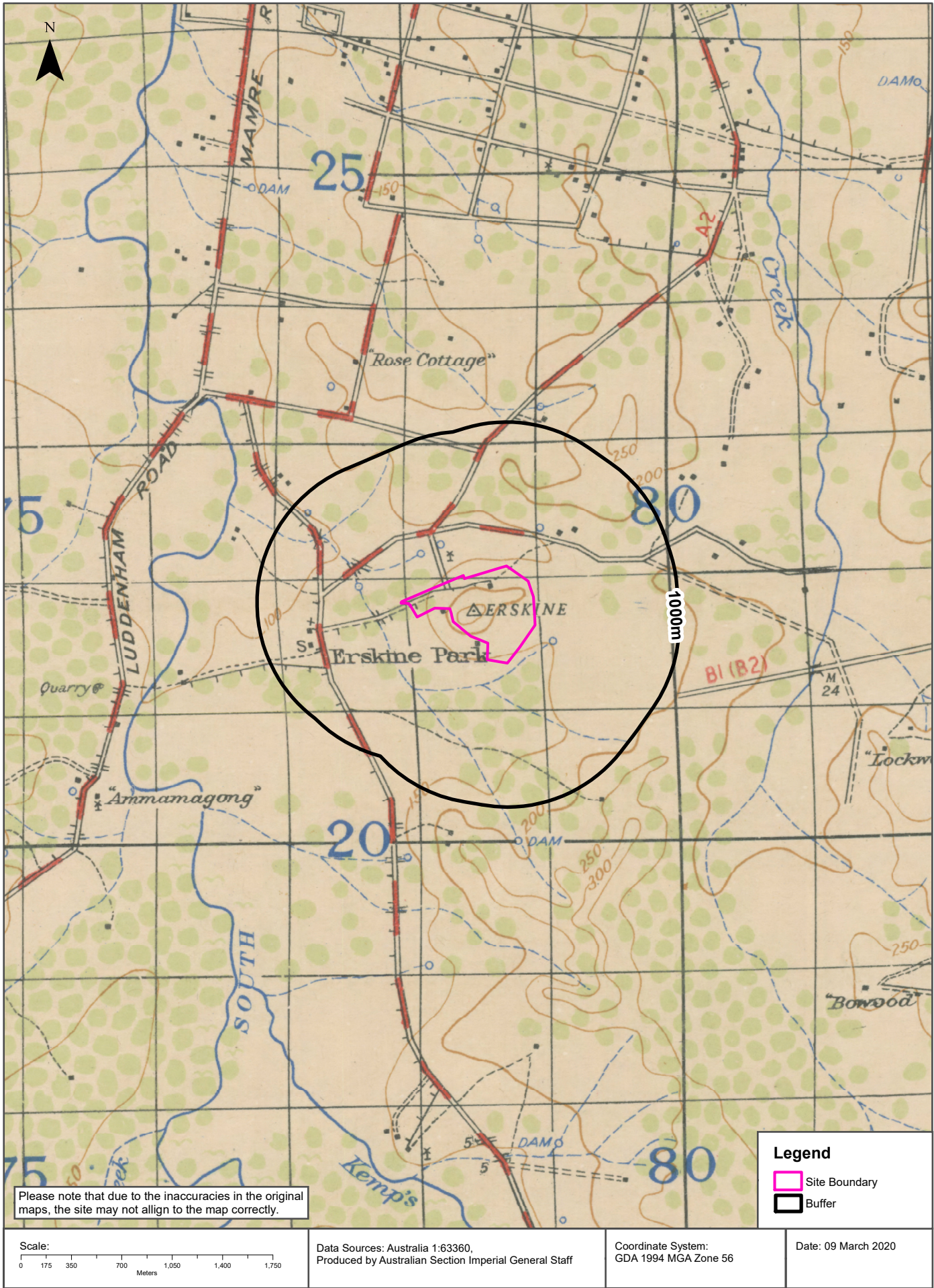






# Historical Map c.1942

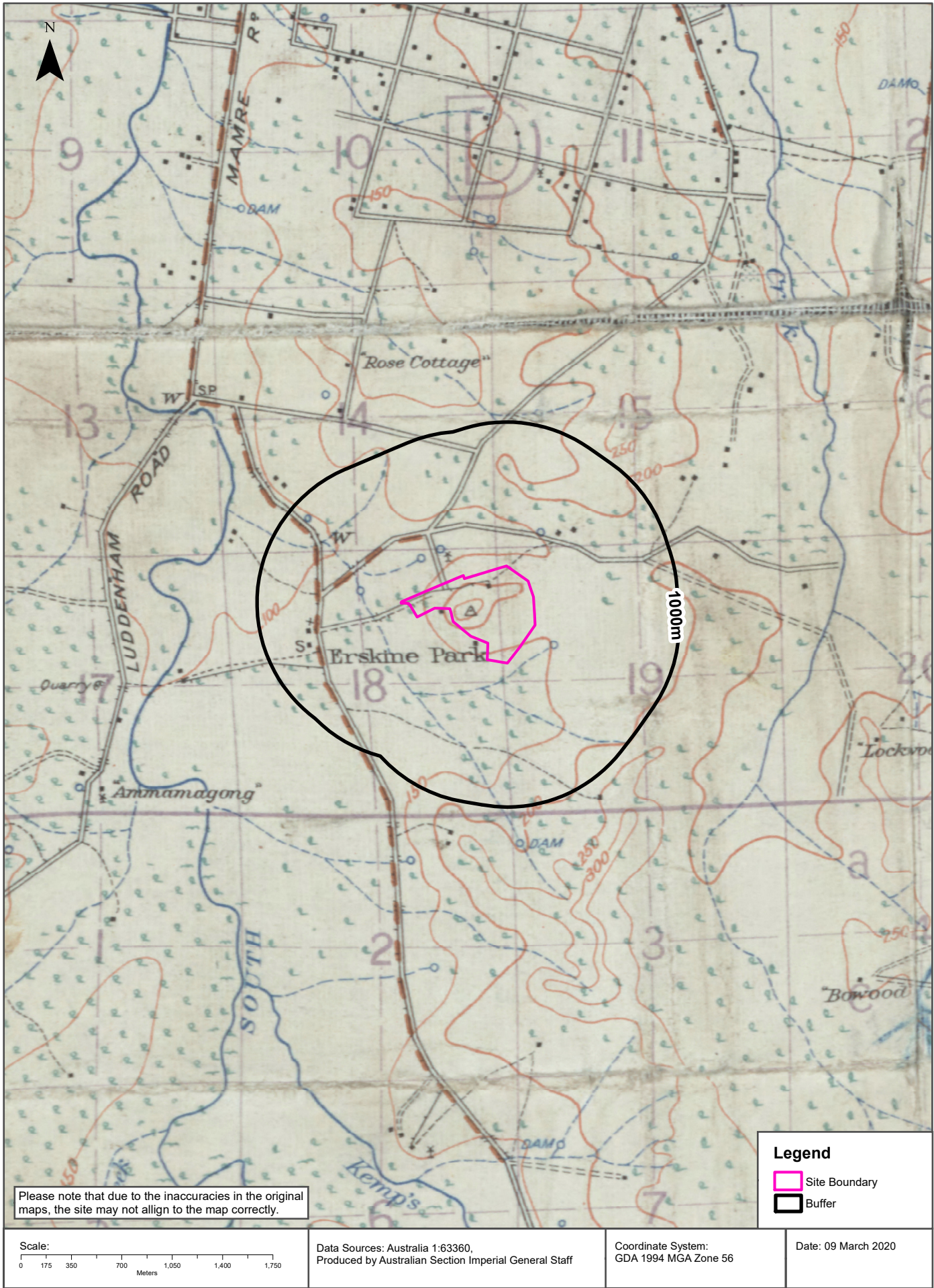
50 Quarry Road, Erskine Park, NSW 2759





# Historical Map c.1929

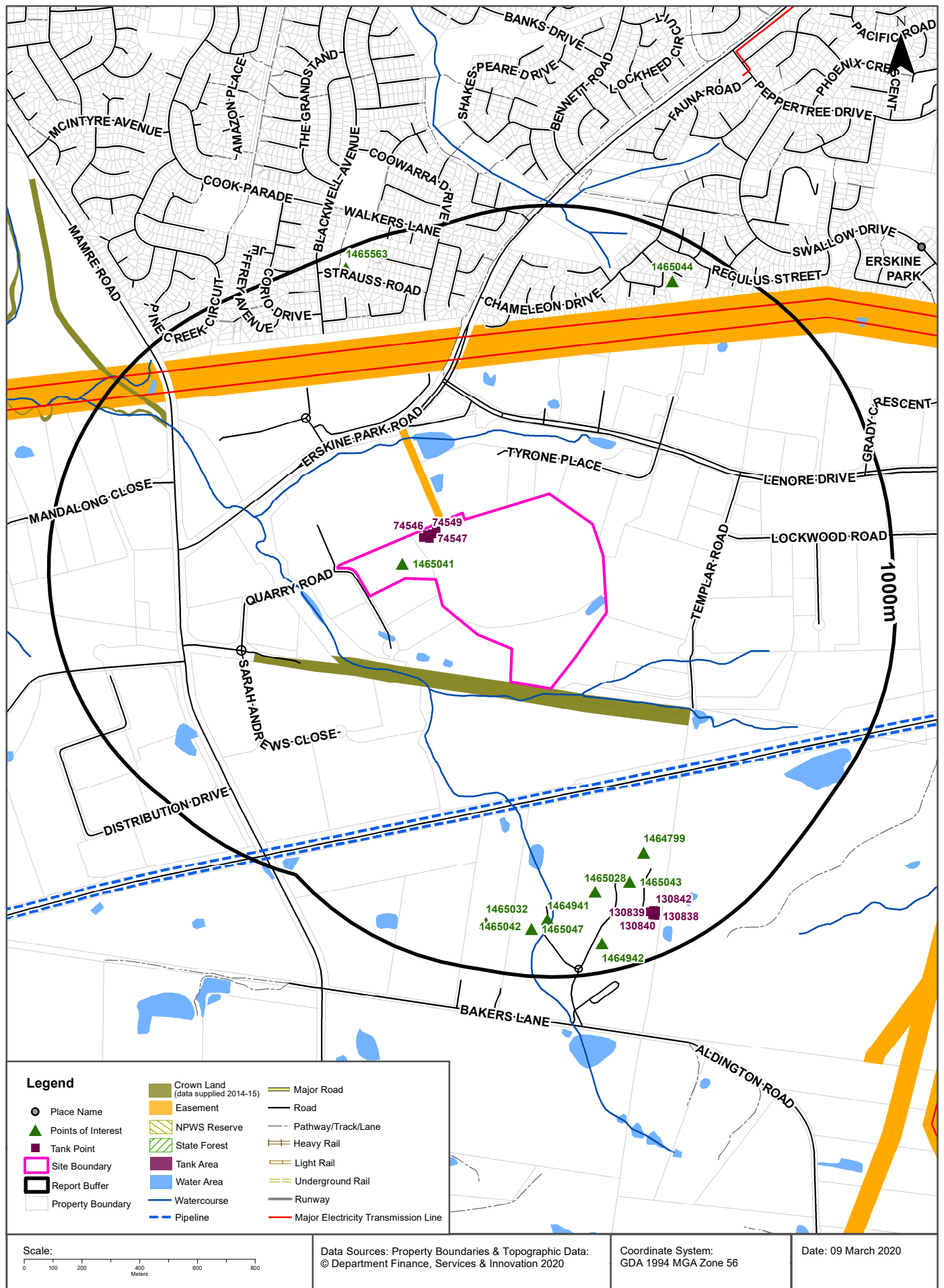
50 Quarry Road, Erskine Park, NSW 2759





# Topographic Features

50 Quarry Road, Erskine Park, NSW 2759



# Topographic Features

50 Quarry Road, Erskine Park, NSW 2759

## Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
1465041	Rubbish Depot	ERSKINE PARK LANDFILL RECYCLING CENTRE	0m	Onsite
1464799	Nursing Home	CATHOLIC HEALTHCARE EMMAUS VILLAGE	652m	South East
1465028	Sports Field	OVAL	721m	South
1465043	Retirement Village	EMMAUS RETIREMENT VILLAGE	723m	South
1464941	Parking Area	Parking Area	799m	South
1465042	Primary School	TRINITY CATHOLIC PRIMARY SCHOOL	835m	South
1465047	Special School	ASPECT WESTERN SYDNEY KEMPS CREEK TRINITY	835m	South
1465032	Sports Field	Sports Field	838m	South
1465044	Park	RIDGEVIEW CRESCENT RESERVE	853m	North East
1464942	Parking Area	Parking Area	899m	South
1465563	Parking Area	Parking Area	940m	North West

Topographic Data Source: © Land and Property Information (2015)

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## Topographic Features

50 Quarry Road, Erskine Park, NSW 2759

### Tanks (Areas)

What are the Tank Areas located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
	No records in buffer					

### Tanks (Points)

What are the Tank Points located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
74546	Water	Feature on Previous LPI Tank Area Supply		26/07/2018	0m	Onsite
74547	Water	Feature on Previous LPI Tank Area Supply		26/07/2018	0m	Onsite
74548	Water	Feature on Previous LPI Tank Area Supply		26/07/2018	0m	Onsite
74549	Water	Feature on Previous LPI Tank Area Supply		26/07/2018	0m	Onsite
74550	Water	Feature on Previous LPI Tank Area Supply		26/07/2018	0m	Onsite
130843	Undefined	Operational		19/08/2018	846m	South East
130844	Undefined	Operational		19/08/2018	846m	South East
130842	Undefined	Operational		19/08/2018	851m	South East
130841	Undefined	Operational		19/08/2018	853m	South East
130840	Undefined	Operational		19/08/2018	859m	South East
130839	Undefined	Operational		19/08/2018	861m	South East
130838	Undefined	Operational		19/08/2018	866m	South East

Tanks Data Source: © Land and Property Information (2015)

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### Major Easements

What Major Easements exist within the dataset buffer?

Note. Easements provided by LPI are not at the detail of local governments. They are limited to major easements such as Right of Carriageway, Electrical Lines (66kVa etc.), Easement to drain water & Significant subterranean pipelines (gas, water etc.).

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
153476360	Primary	Right of way		0m	North West

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
120107751	Primary	Undefined		469m	North

Easements Data Source: © Land and Property Information (2015)

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## Topographic Features

50 Quarry Road, Erskine Park, NSW 2759

### State Forest

What State Forest exist within the dataset buffer?

State Forest Number	State Forest Name	Distance	Direction
N/A	No records in buffer		

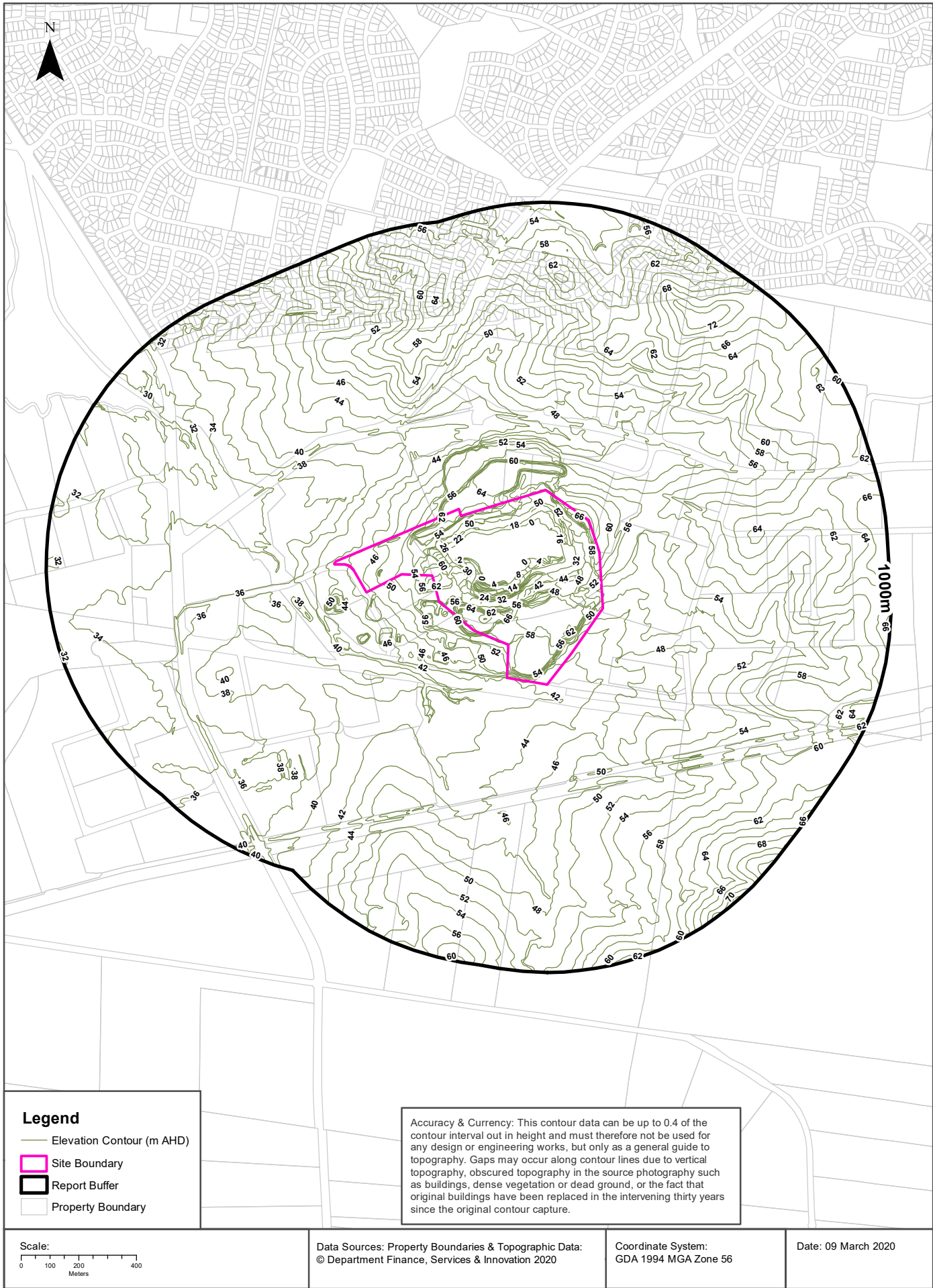
State Forest Data Source: © NSW Department of Finance, Services & Innovation (2018)  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

### National Parks and Wildlife Service Reserves

What NPWS Reserves exist within the dataset buffer?

Reserve Number	Reserve Type	Reserve Name	Gazetted Date	Distance	Direction
N/A	No records in buffer				

NPWS Data Source: © NSW Department of Finance, Services & Innovation (2018)  
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## Hydrogeology & Groundwater

50 Quarry Road, Erskine Park, NSW 2759

### Hydrogeology

Description of aquifers on-site:

Description
Porous, extensive aquifers of low to moderate productivity

Description of aquifers within the dataset buffer:

Description
Porous, extensive aquifers of low to moderate productivity

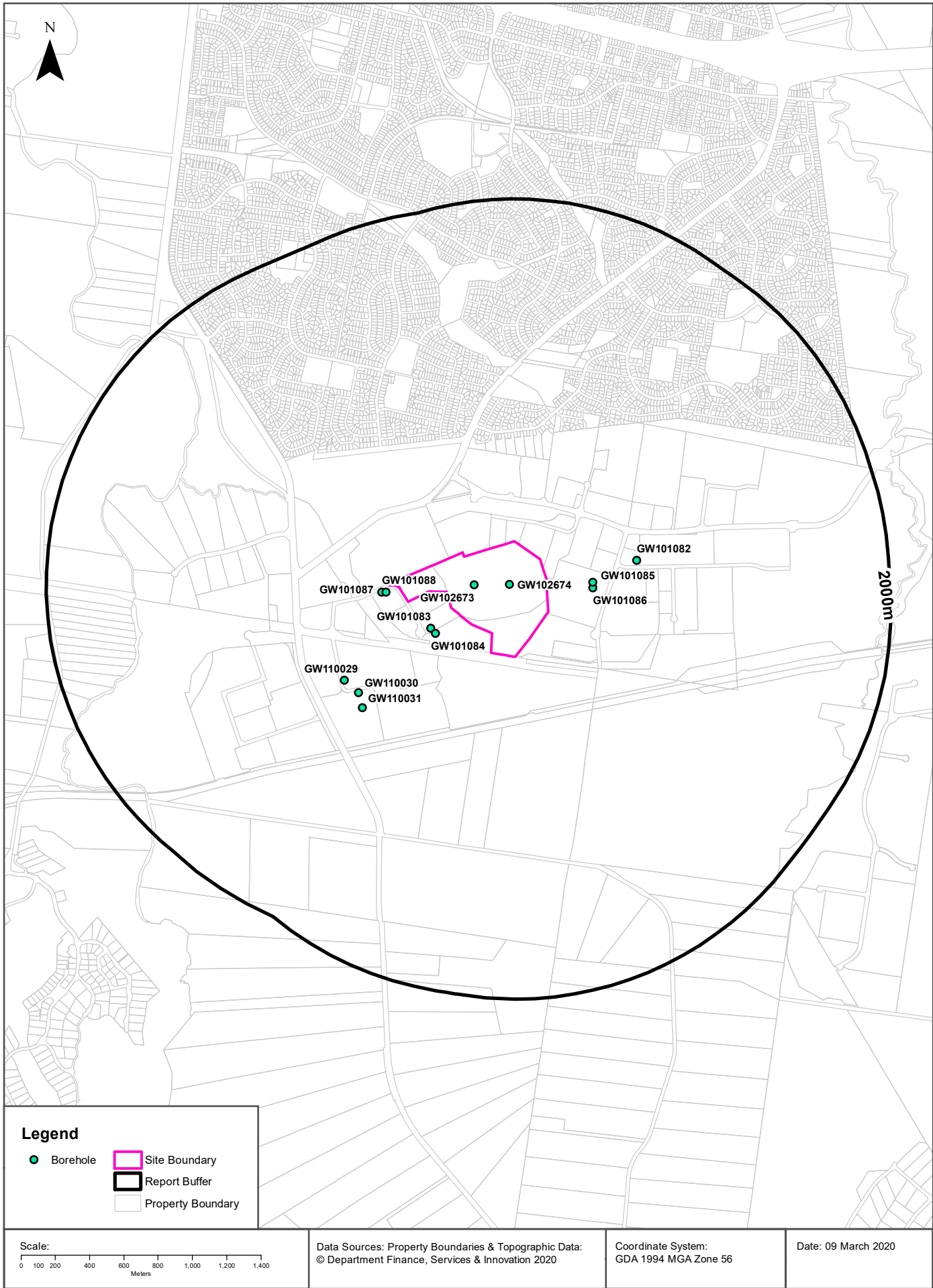
Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

### Botany Groundwater Management Zones

Groundwater management zones relating to the Botany Sand Beds aquifer within the dataset buffer:

Management Zone No.	Restriction	Distance	Direction
N/A	No records in buffer		

Botany Groundwater Management Zones Data Source : NSW Department of Primary Industries



# Hydrogeology & Groundwater

50 Quarry Road, Erskine Park, NSW 2759

## Groundwater Boreholes

Boreholes within the dataset buffer:

GW No.	Licence No	Work Type	Owner Type	Authorised Purpose	Intended Purpose	Name	Complete Date	Final Depth (m)	Drilled Depth (m)	Salinity (mg/L)	SWL (m bgl)	Yield (L/s)	Elev (AHD)	Dist	Dir
GW102 673	10BL152 917	Bore		Monitoring Bore	Monitoring Bore		20/08/1993	78.00	78.00	4750				0m	Onsite
GW102 674	10BL152 917	Bore		Monitoring Bore	Monitoring Bore		25/08/1993	69.70	71.90	4400				0m	Onsite
GW101 088	10BL157 654	Bore		Monitoring Bore	Test Bore		30/05/1996	60.20	60.20					43m	West
GW101 087	10BL157 654	Bore		Monitoring Bore	Test Bore		31/05/1996	90.30	90.30					58m	West
GW101 083	10BL157 654	Bore		Monitoring Bore	Test Bore		28/05/1996	78.00	78.00		9.12			167m	South West
GW101 084	10BL157 654	Bore		Monitoring Bore	Test Bore		28/05/1996	50.00	50.00					174m	South West
GW101 086	10BL157 654	Bore		Monitoring Bore	Test Bore		29/05/1996	69.70	69.70					270m	East
GW101 085	10BL157 654	Bore		Monitoring Bore	Test Bore		30/05/1996	99.30	99.30					271m	East
GW101 082	10BL157 654	Bore		Monitoring Bore	Test Bore		27/05/1996	40.30	40.30		12.4 3			537m	East
GW110 029	10BL162 687	Bore	Private	Monitoring Bore	Monitoring Bore		01/02/2004	0.75	0.75					590m	South West
GW110 030	10BL162 687	Bore	Private	Monitoring Bore	Monitoring Bore		01/02/2004	0.75	0.75					603m	South West
GW110 031	10BL162 687	Bore	Private	Monitoring Bore	Monitoring Bore		01/02/2004	0.75	0.75					673m	South West

Borehole Data Source : NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corporation for all bores prefixed with GW. All other bores © Commonwealth of Australia (Bureau of Meteorology) 2015. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

# Hydrogeology & Groundwater

50 Quarry Road, Erskine Park, NSW 2759

## Driller's Logs

Drill log data relevant to the boreholes within the dataset buffer:

Groundwater No	Drillers Log	Distance	Direction
GW102673	0.00m-3.00m FILL 3.00m-4.00m CLAY BROWN 4.00m-9.00m SILTSTONE/BROWN/CREAM 9.00m-10.00m SHALE/ GREY 10.00m-15.00m SILTSTONE/ GREY/FINE 15.00m-18.00m SHALE/GREY 18.00m-21.00m SANDSTONE/GREY 21.00m-25.30m SILTSTONE/SANDSTONE/GREY 25.30m-26.00m SILTSTONE 26.00m-27.30m SHALE 27.30m-30.30m SILTSTONE/SHALE/GREY 30.30m-31.80m SILTSTONE/SANDSTONE/SHALE 31.80m-40.00m SHALE 40.00m-48.00m SILTSTONE/SANDSTONE/SHALE	0m	Onsite
GW102674	0.00m-2.00m SHALE/GREY/BROWN 2.00m-9.00m SILTSTONE/SHALE 9.00m-12.00m SHALE/SILTSTONE 12.00m-25.00m SILTSTONE/SANDSTONE/SHALE 25.00m-32.00m SANDSTONE/SILTSTONE/SHALE 32.00m-37.40m SILTSTONE, SHALE 37.40m-40.00m SHALE, CARBONACEOUS 40.00m-48.00m SILTSTONE/SHALE 48.00m-53.00m SHALE/SILTSTONE/SANDSTONE 53.00m-56.00m SHALE 56.00m-60.00m SANDSTONE/SILTSTONE 60.00m-71.90m SHALE/SILTSTONE	0m	Onsite
GW110029	0.00m-0.20m TOPSOIL 0.20m-0.50m SILTY CLAY 0.50m-0.75m HEAVY CLAY	590m	South West
GW110030	0.00m-0.20m TOPSOIL 0.20m-0.60m SILTY CLAY 0.60m-0.75m HEAVY CLAY	603m	South West
GW110031	0.00m-0.20m TOPSOIL 0.20m-0.40m SILTY CLAY 0.40m-0.75m HEAVY CLAY	673m	South West

Drill Log Data Source: NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corp  
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## Geology

50 Quarry Road, Erskine Park, NSW 2759

### Geological Units

What are the Geological Units onsite?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Jv	Volcanic breccia, varying amounts of sedimentary breccia and basalt				Cretaceous		Penrith	1:100,000
Rwb	Shale, carbonaceous claystone, claystone, laminate, fine to medium-grained lithic sandstone, rare coal and tuff	Bringelly Shale	Wianamatta Group (undifferentiated)		Middle Triassic		Penrith	1:100,000

What are the Geological Units within the dataset buffer?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Jv	Volcanic breccia, varying amounts of sedimentary breccia and basalt				Cretaceous		Penrith	1:100,000
Qal	Fine-grained sand, silt and clay				Quaternary		Penrith	1:100,000
Rwb	Shale, carbonaceous claystone, claystone, laminate, fine to medium-grained lithic sandstone, rare coal and tuff	Bringelly Shale	Wianamatta Group (undifferentiated)		Middle Triassic		Penrith	1:100,000

### Geological Structures

What are the Geological Structures onsite?

Feature	Name	Description	Map Sheet	Dataset
No features				1:100,000

What are the Geological Structures within the dataset buffer?

Feature	Name	Description	Map Sheet	Dataset
No features				1:100,000

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

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## Naturally Occurring Asbestos Potential

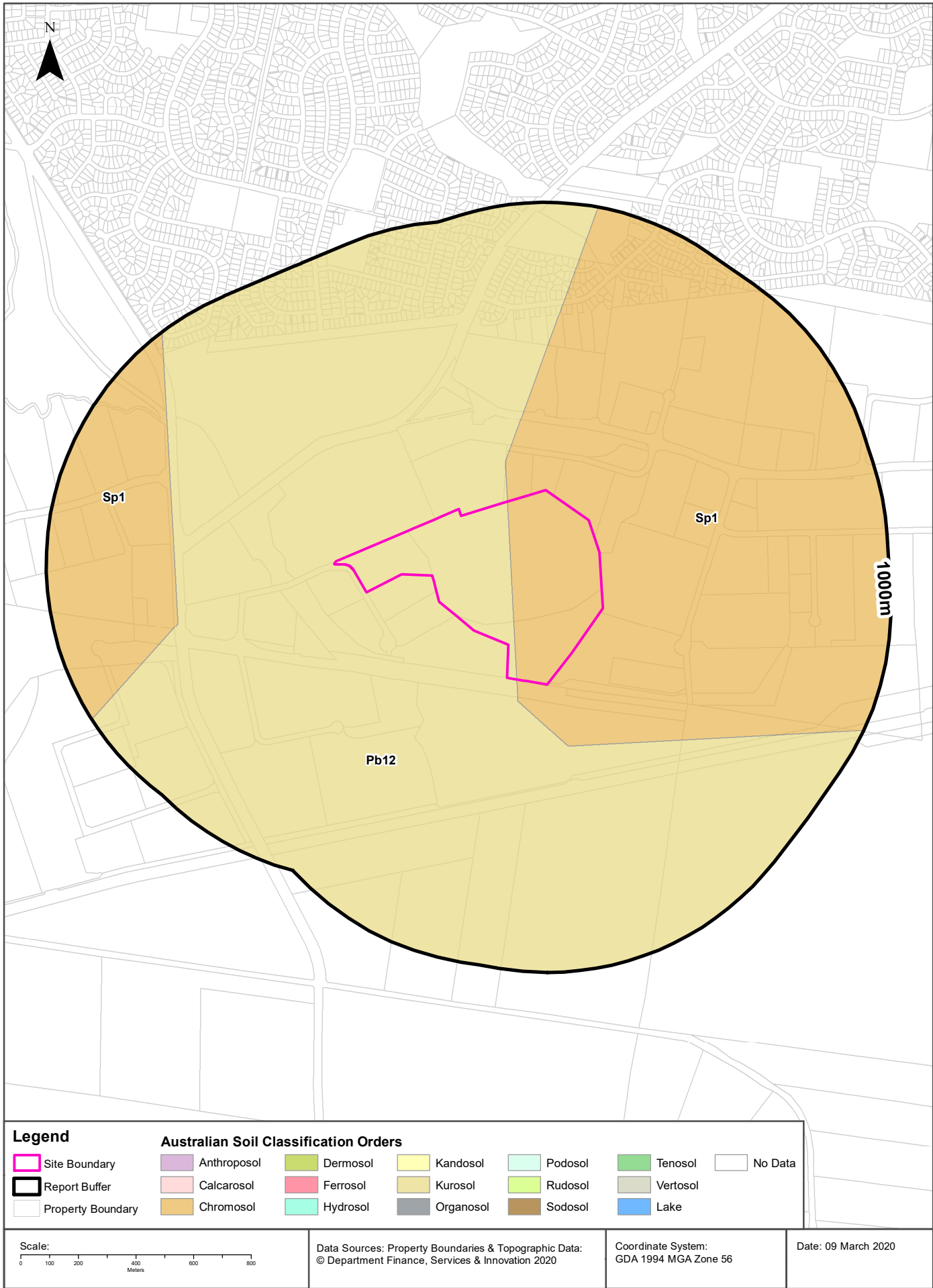
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## Naturally Occurring Asbestos Potential

Naturally Occurring Asbestos Potential within the dataset buffer:

Potential	Sym	Strat Name	Group	Formation	Scale	Min Age	Max Age	Rock Type	Dom Lith	Description	Dist	Dir
No records in buffer												

Mining Subsidence District Data Source: © State of New South Wales through NSW Department of Industry, Resources & Energy



## Soils

50 Quarry Road, Erskine Park, NSW 2759

### Atlas of Australian Soils

Soil mapping units and Australian Soil Classification orders within the dataset buffer:

Map Unit Code	Soil Order	Map Unit Description	Distance
Pb12	Kurosol	Gently rolling to rounded hilly country with some steep slopes and broad valleys: chief soils are hard acidic red soils (Dr2.21) with hard neutral and acidic yellow mottled soils (Dy3.42 and Dy3.41) on lower slopes and in valleys. Associated are small areas of various soils including (Gn3.54) on some ridges, (Dr3.31) on some slopes; (Dr2.23) in saddles and some mid-slope positions, and some low-lying swampy areas of (Uf6) soils and (Uc1.2) soils with peaty surfaces. Small areas of other soils such as (Db1.2) are likely throughout.	0m
Sp1	Chromosol	Gently undulating plain usually with a surface scatter of ironstone gravel: chief soils are hard acidic yellow soils (Dy2.61) on flat-topped ridges and higher situations generally and hard acidic yellow mottled soils (Dy3.41) or (Dy3.81) in lower-lying situations. They all commonly contain ironstone gravel through the profile. Associated are (Dy5.41) or (Dy5.81) soils, containing ironstone gravels; and shallow (Gn2.1) gravelly soils also with indurated materials below the solum. Iron-cemented and/or silica-cemented strata have been recorded in many areas below the soils. As mapped, areas of units X9, Pb12, and Tb35 may be included.	0m

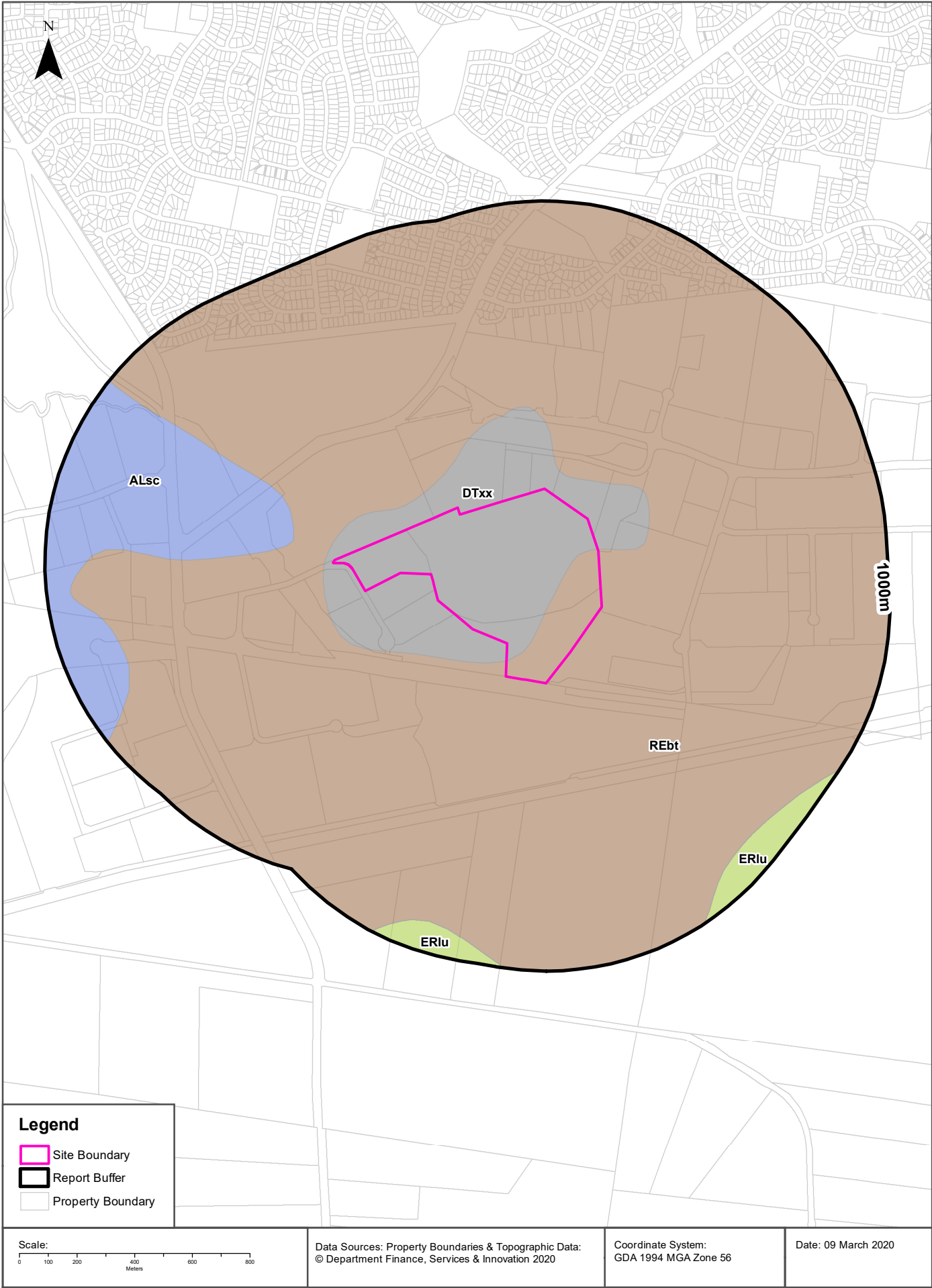
Atlas of Australian Soils Data Source: CSIRO

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# Soil Landscapes

50 Quarry Road, Erskine Park, NSW 2759



## Soils

50 Quarry Road, Erskine Park, NSW 2759

## Soil Landscapes

What are the onsite Soil Landscapes?

Soil Code	Name	Group	Process	Map Sheet	Scale
DTxx	DISTURBED TERRAIN		DISTURBED TERRAIN	Penrith	1:100,000
REbt	BLACKTOWN		RESIDUAL	Penrith	1:100,000

What are the Soil Landscapes within the dataset buffer?

Soil Code	Name	Group	Process	Map Sheet	Scale
ALsc	SOUTH CREEK		ALLUVIAL	Penrith	1:100,000
DTxx	DISTURBED TERRAIN		DISTURBED TERRAIN	Penrith	1:100,000
ERlu	LUDDENHAM		EROSIONAL	Penrith	1:100,000
REbt	BLACKTOWN		RESIDUAL	Penrith	1:100,000

Soils Landscapes Data Source : NSW Office of Environment and Heritage

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## Acid Sulfate Soils

50 Quarry Road, Erskine Park, NSW 2759

### Environmental Planning Instrument - Acid Sulfate Soils

What is the on-site Acid Sulfate Soil Plan Class that presents the largest environmental risk?

Soil Class	Description	EPI Name
N/A		

If the on-site Soil Class is 5, what other soil classes exist within 500m?

Soil Class	Description	EPI Name	Distance	Direction
N/A				

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## Acid Sulfate Soils

50 Quarry Road, Erskine Park, NSW 2759

### Atlas of Australian Acid Sulfate Soils

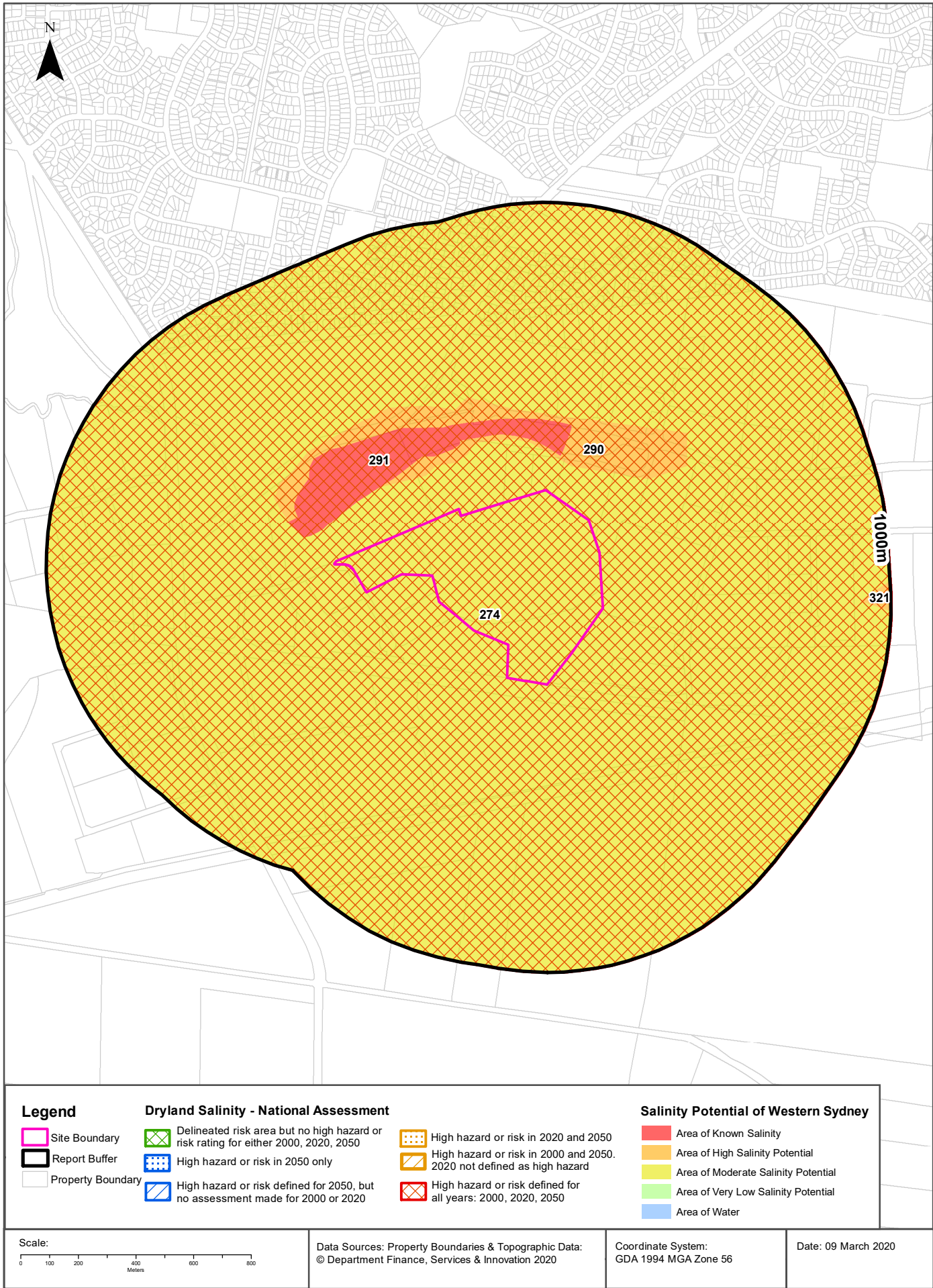
Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

Class	Description	Distance
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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## Dryland Salinity

50 Quarry Road, Erskine Park, NSW 2759

### Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

**Yes**

Is there Dryland Salinity - National Assessment data within the dataset buffer?

**Yes**

What Dryland Salinity assessments are given?

Assessment 2000	Assessment 2020	Assessment 2050	Distance	Direction
High hazard or risk	High hazard or risk	High hazard or risk	0m	Onsite

Dryland Salinity Data Source : National Land and Water Resources Audit

The Commonwealth and all suppliers of source data used to derive the maps of "Australia, Forecast Areas Containing Land of High Hazard or Risk of Dryland Salinity from 2000 to 2050" do not warrant the accuracy or completeness of information in this product. Any person using or relying upon such information does so on the basis that the Commonwealth and data suppliers shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Any persons using this information do so at their own risk.

In many cases where a high risk is indicated, less than 100% of the area will have a high hazard or risk.

### Dryland Salinity Potential of Western Sydney

Dryland Salinity Potential of Western Sydney within the dataset buffer?

Feature Id	Classification	Description	Distance	Direction
274	MODERATE	Area of Moderate Salinity Potential	0m	Onsite
290	HIGH	Area of High Salinity Potential	116m	North
291	SALT	Area of Known Salinity	119m	North West
321	HIGH	Area of High Salinity Potential	891m	North East

Dryland Salinity Potential of Western Sydney Data Source : NSW Office of Environment and Heritage

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## Mining Subsidence Districts

50 Quarry Road, Erskine Park, NSW 2759

## Mining Subsidence Districts

Mining Subsidence Districts within the dataset buffer:

District	Distance	Direction
There are no Mining Subsidence Districts within the report buffer		

Mining Subsidence District Data Source: © Land and Property Information (2016)  
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# State Environmental Planning Policy

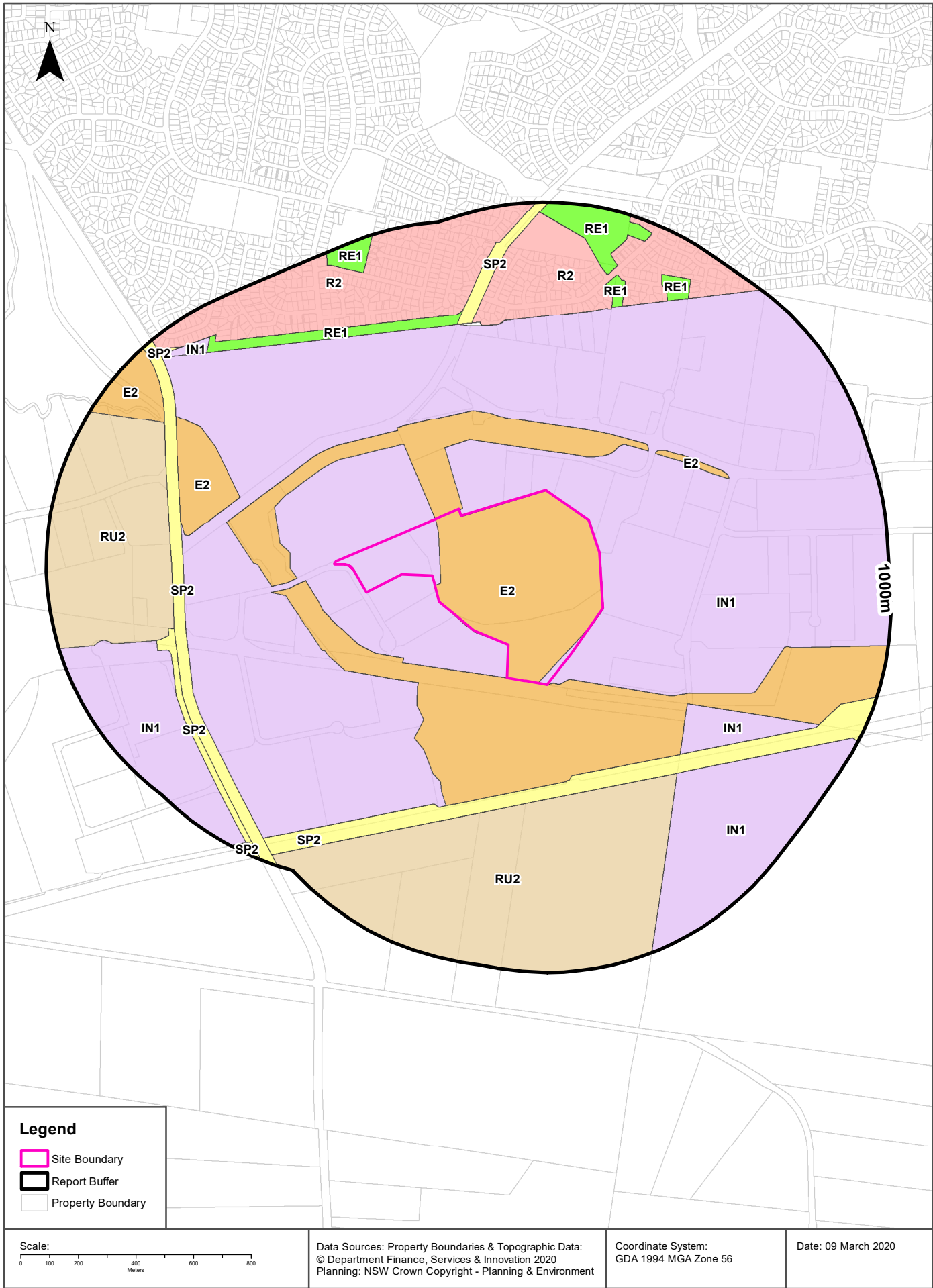
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## State Significant Precincts

What SEPP State Significant Precincts exist within the dataset buffer?

Map Id	Precinct	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
N/A	No Records in Buffer							

State Environment Planning Policy Data Source: NSW Crown Copyright - Planning & Environment  
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# Environmental Planning Instrument

50 Quarry Road, Erskine Park, NSW 2759

## Land Zoning

What EPI Land Zones exist within the dataset buffer?

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
E2	Environmental Conservation		State Environmental Planning Policy (Western Sydney Employment Area) 2009	08/11/2013	08/11/2013	16/11/2018	Blacktown Local Environmental Plan Amendment (Western Sydney Employment Area) 2013	0m	Onsite
IN1	General Industrial		State Environmental Planning Policy (Western Sydney Employment Area) 2009	08/11/2013	08/11/2013	16/11/2018	Blacktown Local Environmental Plan Amendment (Western Sydney Employment Area) 2013	0m	Onsite
E2	Environmental Conservation		State Environmental Planning Policy (Western Sydney Employment Area) 2009	08/11/2013	08/11/2013	16/11/2018	Blacktown Local Environmental Plan Amendment (Western Sydney Employment Area) 2013	327m	North East
SP2	Infrastructure	Water Supply System	Penrith Local Environmental Plan 2010	22/09/2010	22/09/2010	20/12/2019		327m	South East
RU2	Rural Landscape		Penrith Local Environmental Plan 2010	22/09/2010	22/09/2010	20/12/2019		389m	South
E2	Environmental Conservation		State Environmental Planning Policy (Western Sydney Employment Area) 2009	08/11/2013	08/11/2013	16/11/2018	Blacktown Local Environmental Plan Amendment (Western Sydney Employment Area) 2013	401m	West
IN1	General Industrial		State Environmental Planning Policy (Western Sydney Employment Area) 2009	08/11/2013	08/11/2013	16/11/2018	Blacktown Local Environmental Plan Amendment (Western Sydney Employment Area) 2013	428m	South East
SP2	Infrastructure	Classified Road	Penrith Local Environmental Plan 2010	22/09/2010	22/09/2010	20/12/2019		525m	South West
IN1	General Industrial		State Environmental Planning Policy (Western Sydney Employment Area) 2009	08/11/2013	08/11/2013	16/11/2018	Blacktown Local Environmental Plan Amendment (Western Sydney Employment Area) 2013	542m	South East
RU2	Rural Landscape		Penrith Local Environmental Plan 2010	22/09/2010	22/09/2010	20/12/2019		566m	West
R2	Low Density Residential		Penrith Local Environmental Plan 2010	22/06/2018	22/06/2018	20/12/2019	Amendment No 19	599m	North East

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
SP2	Infrastructure	Classified Road	State Environmental Planning Policy (Western Sydney Employment Area) 2009	24/06/2016	24/06/2016	16/11/2018	State Environmental Planning Policy (Western Sydney Employment Area) Amendment (Industrial Area) 2016	600m	South West
SP2	Infrastructure	Classified Road	Penrith Local Environmental Plan 2010	28/01/2015	25/02/2015	20/12/2019	Amendment No 4	631m	North
RE1	Public Recreation		Penrith Local Environmental Plan 2010	28/01/2015	25/02/2015	20/12/2019	Amendment No 4	638m	North West
IN1	General Industrial		State Environmental Planning Policy (Western Sydney Employment Area) 2009	24/06/2016	24/06/2016	16/11/2018	State Environmental Planning Policy (Western Sydney Employment Area) Amendment (Industrial Area) 2016	648m	South West
R2	Low Density Residential		Penrith Local Environmental Plan 2010	22/06/2018	22/06/2018	20/12/2019	Amendment No 19	672m	North
RE1	Public Recreation		Penrith Local Environmental Plan 2010	28/01/2015	25/02/2015	20/12/2019	Amendment No 4	676m	North
E2	Environmental Conservation		Penrith Local Environmental Plan 2010	22/09/2010	22/09/2010	20/12/2019		762m	West
RE1	Public Recreation		Penrith Local Environmental Plan 2010	22/06/2018	22/06/2018	20/12/2019	Amendment No 19	781m	North
RE1	Public Recreation		Penrith Local Environmental Plan 2010	28/01/2015	25/02/2015	20/12/2019	Amendment No 4	782m	North East
IN1	General Industrial		Penrith Local Environmental Plan 2010	28/01/2015	25/02/2015	20/12/2019	Amendment No 4	853m	North West
RE1	Public Recreation		Penrith Local Environmental Plan 2010	28/01/2015	25/02/2015	20/12/2019	Amendment No 4	886m	North West
SP2	Infrastructure	Classified Road	Penrith Local Environmental Plan 2010	28/01/2015	25/02/2015	20/12/2019	Amendment No 4	917m	North West
SP2	Infrastructure	Water Supply System	Penrith Local Environmental Plan 2010	22/09/2010	22/09/2010	20/12/2019		954m	South West
RU2	Rural Landscape		Penrith Local Environmental Plan 2010	22/09/2010	22/09/2010	20/12/2019		992m	South

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## Heritage

50 Quarry Road, Erskine Park, NSW 2759

### Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch  
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### National Heritage List

What are the National Heritage List Items located within the dataset buffer?

Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch  
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### State Heritage Register - Curtilages

What are the State Heritage Register Items located within the dataset buffer?

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: NSW Crown Copyright - Office of Environment & Heritage  
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### Environmental Planning Instrument - Heritage

What are the EPI Heritage Items located within the dataset buffer?

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
N/A	No records in buffer								

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## Natural Hazards

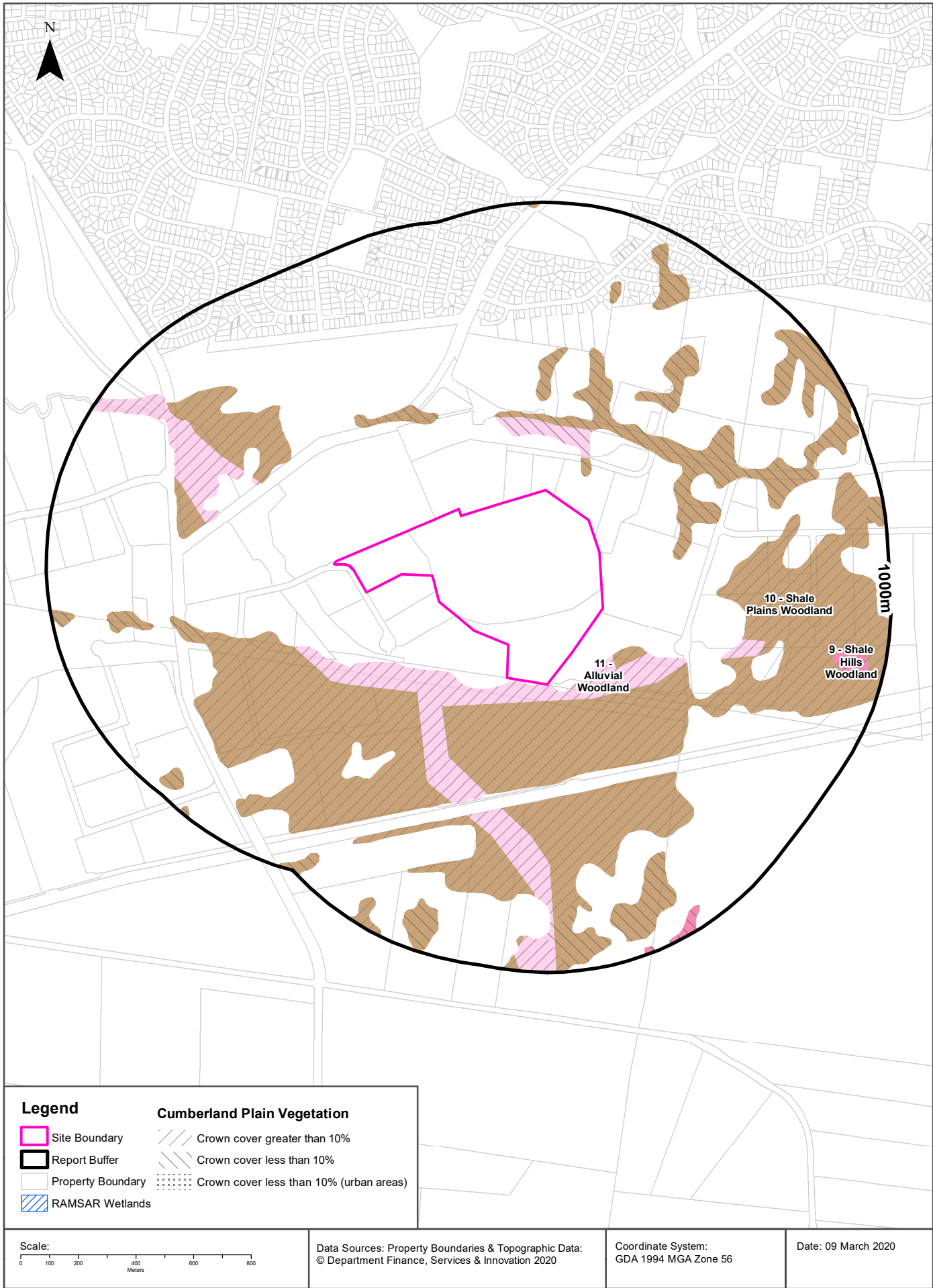
50 Quarry Road, Erskine Park, NSW 2759

### Bush Fire Prone Land

What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
Vegetation Buffer	0m	Onsite
Vegetation Category 1	0m	Onsite
Vegetation Category 2	339m	South West

NSW Bush Fire Prone Land - © NSW Rural Fire Service under Creative Commons 4.0 International Licence



## Ecological Constraints

50 Quarry Road, Erskine Park, NSW 2759

## Remnant Vegetation of the Cumberland Plain

What remnant vegetation of the Cumberland Plain exists within the dataset buffer?

Description	Crown Cover	Distance	Direction
11 - Alluvial Woodland	Crown cover greater than 10%	0m	Onsite
10 - Shale Plains Woodland	Crown cover greater than 10%	55m	South East
10 - Shale Plains Woodland	Crown cover less than 10%	115m	North East
11 - Alluvial Woodland	Crown cover less than 10%	165m	North
9 - Shale Hills Woodland	Crown cover greater than 10%	811m	East
9 - Shale Hills Woodland	Crown cover less than 10%	919m	South East

Remnant Vegetation of the Cumberland Plain : NSW Office of Environment and Heritage

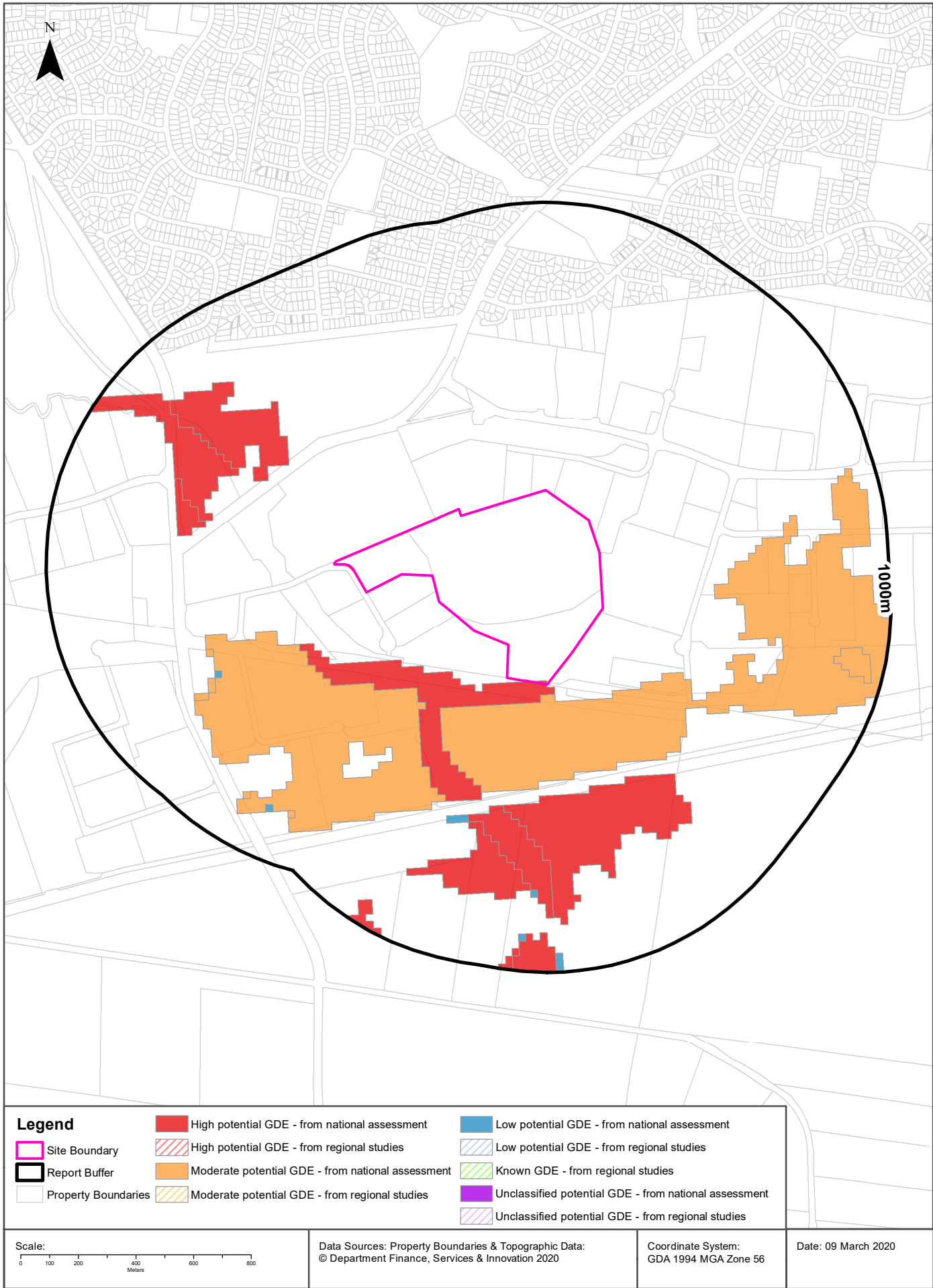
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## Ramsar Wetlands

What Ramsar Wetland areas exist within the dataset buffer?

Map Id	Ramsar Name	Wetland Name	Designation Date	Source	Distance	Direction
N/A	No records in buffer					

Ramsar Wetlands Data Source: © Commonwealth of Australia - Department of Environment





## Ecological Constraints

50 Quarry Road, Erskine Park, NSW 2759

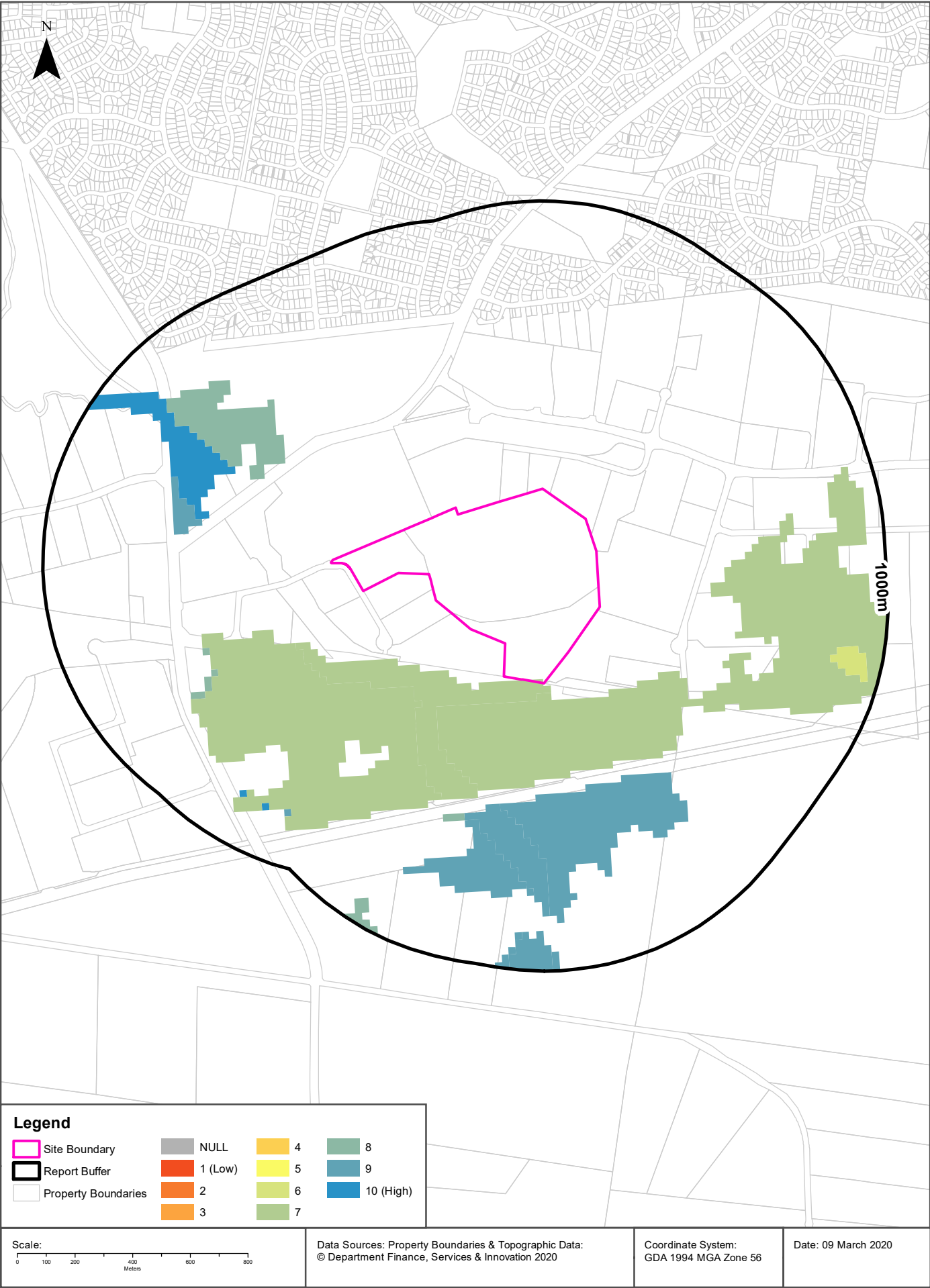
### Groundwater Dependent Ecosystems Atlas

Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance
Terrestrial	High potential GDE - from national assessment	Undulating to low hilly country, mainly on shale.	Vegetation	Consolidated sedimentary	0m
Terrestrial	Moderate potential GDE - from national assessment	Undulating to low hilly country, mainly on shale.	Vegetation	Consolidated sedimentary	33m
Terrestrial	Low potential GDE - from national assessment	Undulating to low hilly country, mainly on shale.	Vegetation	Consolidated sedimentary	493m

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology  
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# Ecological Constraints - Inflow Dependent Ecosystems Likelihood

50 Quarry Road, Erskine Park, NSW 2759



## Ecological Constraints

50 Quarry Road, Erskine Park, NSW 2759

### Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance
Terrestrial	7	Undulating to low hilly country, mainly on shale.	Vegetation	Consolidated sedimentary	0m
Terrestrial	8	Undulating to low hilly country, mainly on shale.	Vegetation	Consolidated sedimentary	366m
Terrestrial	9	Undulating to low hilly country, mainly on shale.	Vegetation	Consolidated sedimentary	378m
Terrestrial	10	Undulating to low hilly country, mainly on shale.	Vegetation	Unconsolidated sedimentary	449m
Terrestrial	6	Undulating to low hilly country, mainly on shale.	Vegetation	Consolidated sedimentary	815m

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology  
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# Ecological Constraints

50 Quarry Road, Erskine Park, NSW 2759

## NSW BioNet Atlas

Species on the NSW BioNet Atlas that have a NSW or federal conservation status, a NSW sensitivity status, or are listed under a migratory species agreement, and are within 10km of the site?

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	Litoria aurea	Green and Golden Bell Frog	Endangered	Not Sensitive	Vulnerable	
Animalia	Aves	Anseranas semipalmata	Magpie Goose	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Critically Endangered	Not Sensitive	Critically Endangered	
Animalia	Aves	Apus pacificus	Fork-tailed Swift	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Ardea ibis	Cattle Egret	Not Listed	Not Sensitive	Not Listed	CAMBA;JAMBA
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Burhinus grallarius	Bush Stone-curlew	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Calidris acuminata	Sharp-tailed Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Calyptorhynchus banksii samueli	Red-tailed Black-Cockatoo (inland subspecies)	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Calyptorhynchus lathami	Glossy Black-Cockatoo	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Certhionyx variegatus	Pied Honeyeater	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Chthonicola sagittata	Speckled Warbler	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ephippiorhynchus asiaticus	Black-necked Stork	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Glossopsitta pusilla	Little Lorikeet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Vulnerable	Not Sensitive	Not Listed	CAMBA
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ixobrychus flavicollis	Black Bittern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Lathamus discolor	Swift Parrot	Endangered	Category 3	Critically Endangered	
Animalia	Aves	Lophochroa leadbeateri	Major Mitchell's Cockatoo	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Lophoictinia isura	Square-tailed Kite	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Melithreptus gularis gularis	Black-chinned Honeyeater (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Merops ornatus	Rainbow Bee-eater	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Ninox strenua	Powerful Owl	Vulnerable	Category 3	Not Listed	



Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Petroica boodang	Scarlet Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Petroica phoenicea	Flame Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pezoporus wallicus wallicus	Eastern Ground Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Pluvialis squatarola	Grey Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Polytelis swainsonii	Superb Parrot	Vulnerable	Category 3	Vulnerable	
Animalia	Aves	Rostratula australis	Australian Painted Snipe	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Stagonopleura guttata	Diamond Firetail	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Stictonetta naevosa	Freckled Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Todiramphus chloris	Collared Kingfisher	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Tringa nebularia	Common Greenshank	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tyto novaehollandiae	Masked Owl	Vulnerable	Category 3	Not Listed	
Animalia	Gastropoda	Meridolum corneovirens	Cumberland Plain Land Snail	Endangered	Not Sensitive	Not Listed	
Animalia	Mammalia	Dasyurus maculatus	Spotted-tailed Quoll	Vulnerable	Not Sensitive	Endangered	
Animalia	Mammalia	Falsistrellus tasmaniensis	Eastern False Pipistrelle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Micronomus norfolkensis	Eastern Coastal Free-tailed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus australis	Little Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus orianae oceanensis	Large Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Myotis macropus	Southern Myotis	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Phascogale cinereus	Koala	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheath-tail-bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad-nosed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Antaresia stimsoni	Stimson's Python	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Aspidites ramsayi	Woma	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Caretta caretta	Loggerhead Turtle	Endangered	Not Sensitive	Endangered	
Animalia	Reptilia	Chelonia mydas	Green Turtle	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Reptilia	Lucasium stenodactylum	Crowned Gecko	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Tiliqua occipitalis	Western Blue-tongued Lizard	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Acacia pubescens	Downy Wattle	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Allocasuarina glauca		Endangered	Not Sensitive	Endangered	
Plantae	Flora	Callistemon linearifolius	Netted Bottle Brush	Vulnerable	Category 3	Not Listed	
Plantae	Flora	Cynanchum elegans	White-flowered Wax Plant	Endangered	Not Sensitive	Endangered	
Plantae	Flora	Dillwynia tenuifolia		Endangered Population, Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Dillwynia tenuifolia		Vulnerable	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	<i>Eucalyptus leucoxylon</i> subsp. <i>pruinosa</i>	Yellow Gum	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Eucalyptus scoparia</i>	Wallangarra White Gum	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Grevillea juniperina</i> subsp. <i>juniperina</i>	Juniper-leaved Grevillea	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Grevillea parviflora</i> subsp. <i>parviflora</i>	Small-flower Grevillea	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Isotoma fluviatilis</i> subsp. <i>fluviatilis</i>		Not Listed	Not Sensitive	Extinct	
Plantae	Flora	<i>Macadamia integrifolia</i>	Macadamia Nut	Not Listed	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Marsdenia viridiflora</i> subsp. <i>viridiflora</i>	Native Pear	Endangered Population	Not Sensitive	Not Listed	
Plantae	Flora	<i>Micromyrtus minutiflora</i>		Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Persoonia nutans</i>	Nodding Geebung	Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Pilularia novae-hollandiae</i>	Austral Pillwort	Endangered	Category 3	Not Listed	
Plantae	Flora	<i>Pimelea curviflora</i> var. <i>curviflora</i>		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Pimelea spicata</i>	Spiked Rice-flower	Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Pterostylis saxicola</i>	Sydney Plains Greenhood	Endangered	Category 2	Endangered	
Plantae	Flora	<i>Pultenaea parviflora</i>		Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Senna acclinis</i>	Rainforest Cassia	Endangered	Not Sensitive	Not Listed	
Plantae	Flora	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	Endangered	Not Sensitive	Vulnerable	

Data does not include NSW category 1 sensitive species.

NSW BioNet: © State of NSW and Office of Environment and Heritage

## Location Confidences

Where Lotsearch has had to georeference features from supplied addresses, a location confidence has been assigned to the data record. This indicates a confidence to the positional accuracy of the feature. Where applicable, a code is given under the field heading “LC” or “LocConf”. These codes lookup to the following location confidences:

LC Code	Location Confidence
Premise match	Georeferenced to the site location / premise or part of site
General area or suburb match	Georeferenced with the confidence of the general/approximate area
Road match	Georeferenced to the road or rail
Road intersection	Georeferenced to the road intersection
Feature is a buffered point	Feature is a buffered point
Land adjacent to geocoded site	Land adjacent to Georeferenced Site
Network of features	Georeferenced to a network of features

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**APPENDIX B**

# Site inspection photographs



**Photograph 1:** View to east along northern boundary of the site showing the Administration Building, entrance weighbridge and the Transfer Station in the background.



**Photograph 2:** Back-up generator located at the eastern end of the Administration Building. No concrete staining was observed.





**Photograph 3:** View of the northern exterior of the Transfer Station with exhaust system. The system uses sodium hypochlorite.



**Photograph 4:** View to the south west of the Transfer Station with fire water supply tank visible on left.





**Photograph 5:** 1,000L diesel day-tank and diesel exhaust additive (“AdBlue”) in IBC on the eastern exterior of the Transfer Station.



**Photograph 6:** View from the Administration Building of the storage area located on Lot 1.





**Photograph 7:** View to west along northern side of the Leachate Treatment Plant.



**Photograph 8:** View of interior of the Leachate Treatment Plant, note that significant staining or deterioration of the concrete slab was not apparent.





**Photograph 9:** View of interior of workshop. A metal working bay is located at the rear of the workshop.



**Photograph 10:** View of interior of workshop showing lubricant dispensing area, with secondary containment tubs below.





**Photograph 11:** Plant storage area to the east of the workshop. Items stored in this area included unused or redundant plant, water tanks and cyclone fence panels.



**Photograph 12:** View to west of wheel wash on wet weather access road,





**Photograph 13:** View of batter on the northern side of the landfill with the landfill gas collection system infrastructure visible. Surface water run-off is collected in spoon drains and diverted to one of two dams on site.



**Photograph 14:** Landfill gas flare located on the western boundary of Lot 4.





**Photograph 15:** View to north of the northern dam located off-site on Lot 22 on DP 1178567.



**Photograph 16:** View to south of the southern dam located on Lot 103.





**Photograph 17:** Permanent litter trap netting at the north eastern corner of the site.



**Photograph 18:** View to north across the landfill, with temporary litter trap fencing in place at the tipping area.

**APPENDIX C**

# Land titles search results





NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 4/1094504

SEARCH DATE	TIME	EDITION NO	DATE
16/3/2020	4:22 PM	6	15/11/2012

LAND

LOT 4 IN DEPOSITED PLAN 1094504  
AT ERSKINE PARK  
LOCAL GOVERNMENT AREA PENRITH  
PARISH OF MELVILLE COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP1094504

FIRST SCHEDULE

ENVIROGUARD PTY LIMITED (T AH369392)

SECOND SCHEDULE (18 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 DP838541 RIGHT OF CARRIAGEWAY 8.5, 10, 12 WIDE AND VARIABLE WIDTH APPURTENANT TO THE PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM  
DP1080305 RELEASED IN SO FAR AS IT AFFECTS THE PART OF THE LAND DESIGNATED (X) IN DP 1080305  
DP1094504 RELEASED IN SO FAR AS IT AFFECTS THE LAND DESIGNATED (U) IN DP1094504
- 3 DP838541 EASEMENT FOR SERVICES 8.5, 10, 12 WIDE AND VARIABLE WIDTH APPURTENANT TO THE PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM  
DP1080305 RELEASED IN SO FAR AS IT AFFECTS THE PART OF THE LAND DESIGNATED (X) IN DP 1080305  
DP1094504 RELEASED IN SO FAR AS IT AFFECTS THE LAND DESIGNATED (U) IN DP1094504
- 4 DP838541 EASEMENT FOR ELECTRICITY PURPOSES 3 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 DP838541 EASEMENT FOR WATER SUPPLY OVER EXISTING LINE OF PIPES APPURTENANT TO THE PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM  
AF893666 EASEMENT RELEASED IN SO FAR AS IT AFFECTS LOT 102 IN DP1143935
- 6 DP838541 EASEMENT FOR ELECTRICITY PURPOSES 3 WIDE APPURTENANT TO THE PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM  
AF893666 EASEMENT RELEASED IN SO FAR AS IT AFFECTS LOT 102 IN DP1143935
- 7 0216104 LEASE TO ENVIROGUARD PTY LIMITED EXPIRES:

FOLIO: 4/1094504

PAGE 2

## SECOND SCHEDULE (18 NOTIFICATIONS) (CONTINUED)

- 12/5/2014. OF THE PART BEING LOT 92 IN DP 838541
- 8 DP1080305 RIGHT OF CARRIAGEWAY 20 METRE(S) WIDE AND VARIABLE APPURTENANT TO THE PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 9 DP1080305 EASEMENT FOR SERVICES 20 METRE(S) WIDE AND VARIABLE APPURTENANT TO THE PART(S) OF THE LAND SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 10 DP1080305 EASEMENT TO DRAIN WATER 20 METRE(S) WIDE AND VARIABLE APPURTENANT TO THE PART(S) OF THE LAND SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 11 DP1094504 RIGHT OF CARRIAGEWAY AND EASEMENT FOR BOREHOLES 5 METRE(S) WIDE AND VARIABLE (J) APPURTENANT TO THE LAND ABOVE DESCRIBED
- AF893665 EASEMENT RELEASED IN SO FAR AS IT AFFECTS LOT 102 DP1143935
- 12 DP1094504 RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES 20 METRE(S) WIDE (K) APPURTENANT TO THE LAND ABOVE DESCRIBED
- 13 DP1112314 EASEMENT TO DRAIN WATER 25 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 14 DP1112314 EASEMENT TO DRAIN WATER (WW) VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- 15 DP1112314 EASEMENT TO DRAIN WATER (ZZ) VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- 16 DP1143935 RIGHT OF ACCESSWAY AND WHEEL WASH VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- AH45450 VARIATION OF EASEMENT DP1143935
- 17 DP1175670 EASEMENT FOR DRAINAGE OF WATER 1.5 METRE(S) WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 18 AH369391 RESTRICTION(S) ON THE USE OF LAND

## NOTATIONS

DP1202686 NOTE: PLAN OF PROPOSED GAS EASEMENT

UNREGISTERED DEALINGS: PP DP1221463.

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

19135652

PRINTED ON 16/3/2020

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## New South Wales Land Registry > Prior Title Search

### NSW: Prior Title Search - 4/1094504

Prior Title

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101/1080305

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58/1090722

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91/838541

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LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

17/3/2020 9:01AM

FOLIO: 4/1094504

First Title(s): VOL 8025 FOL 75    VOL 9700 FOL 190  
Prior Title(s): 91/838541    101/1080305  
58/1090722

Recorded	Number	Type of Instrument	C.T. Issue
28/3/2006	DP1094504	DEPOSITED PLAN	FOLIO CREATED EDITION 1
29/8/2006	AC559488	WITHDRAWAL OF CAVEAT	
14/9/2006	AC586167	WITHDRAWAL OF CAVEAT	
28/5/2007	DP1112314	DEPOSITED PLAN	
14/10/2009	DP1143935	DEPOSITED PLAN	EDITION 2
14/2/2011	AF893665	TRANSFER RELEASING EASEMENT	
14/2/2011	AF893666	TRANSFER RELEASING EASEMENT	EDITION 3
25/2/2011	AG89406	DEPARTMENTAL DEALING	EDITION 4
19/6/2012	AH45450	VARIATION OF EASEMENT	EDITION 5
20/8/2012	DP1175670	DEPOSITED PLAN	
15/11/2012	AH369391	RESTRICTION ON USE OF LAND	
15/11/2012	AH369392	TRANSFER	EDITION 6
29/12/2014	DP1202686	DEPOSITED PLAN	

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



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Received: 17/03/2020 09:01:49



**New South Wales Land Registry > Prior Title Search**

**NSW: Prior Title Search - 58/1090722**

Prior Title

102/1080305

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Received: 16/03/2020 16:43:41



**New South Wales Land Registry > Prior Title Search**

**NSW: Prior Title Search - 102/1080305**

Prior Title

93/838541

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Received: 16/03/2020 16:53:17



## New South Wales Land Registry > Prior Title Search

### NSW: Prior Title Search - 93/838541

Prior Title

9/229784

8025-75

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Received: 17/03/2020 08:23:51



No. 1963/2751

NEW SOUTH WALES

ONE POUND  
TEN SHILLINGS

STAMP DUTY  
SYDNEY, N.S.W.

of New South Wales



Vol. 9700 Fol. 190  
Registered 29-5-1964

*Jameson*  
Registrar General.

# SETTLEMENT PURCHASE GRANT (UNDER THE CLOSER SETTLEMENT ACT)

**CANCELLED** R

ENBALEW the SECOND, by the Grace of God of the United Kingdom, Australia and Her other  
Realms and Territories Queen, Head of the Commonwealth, Defender of the Faith:-  
To All to whom these Presents shall come, Greeting.

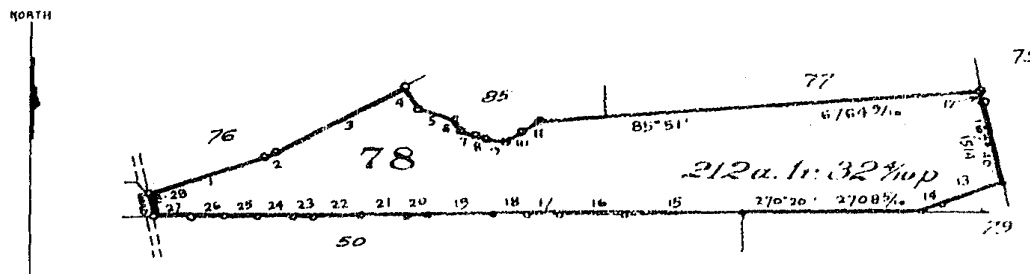
*cc*  
21.1.91  
**Colbreas** LESLIE JAMES O'NEIL of 41 Jutland Parade Dalkeith Perth in Western Australia

in Our State of New South Wales (hereinafter called the GRANTEE) is the holder of Settlement Purchase No.1919/6 — in the Land District of Penrith in Our State of New South Wales — in Our said State comprising the parcel of land hereinafter described and intended to be hereby granted And Whereas the sum of one thousand eight hundred and eighty pounds — being the purchase money payable for the said Land has been duly paid into the Office of the Treasurer of Our said State And all things required by law to be done to entitle the GRANTEE to a grant of the fee simple of the said Land subject to the Reservation and Exceptions hereinafter contained have been done and performed Now Know Ye That for and in consideration of the said sum for and on Our behalf well and truly paid into the Treasury of Our said State before these Presents are sealed and of all and singular the premises We HAVE GRANTED and for Us Our Heirs and Successors DO HEREBY GRANT unto the GRANTEE Subject to the Reservations and Exceptions hereinafter contained ALL THAT Piece or Parcel of Land in Our said State containing by admeasurement two hundred and twelve acres one rood thirty two perchon and four tenths of a perch — be the same more or less situated in the County of Cumberland — and Parish of Melville Portion 78 as shown in plan catalogued No. C.3295-2030 in the Department of Lands

Attention is directed in the provisions of Section 31 of the Closer Settlement Act, 1904, relating to restrictions on transfer.

## Reference

Line	Bearing	Distance
1	67° 22'	1860 3/4
2	60° 30'	191 1/2
3	58° 30'	2239 3/4
4	151° 30'	421 1/2
5	111° 5'	583 3/4
6	151° 48'	216
7	111° 59'	228 3/4
8	111° 53'	170
9	104° 20'	270 3/4
10	51° 32'	314 1/2
11	53° 0'	317 3/4
12	170° 55'	246 3/4
13	150° 3' 57"	1022 8/100
14	150° 4' 11"	347 3/4
15	268° 31'	1797 3/4
16	271° 21'	1000
17	270° 30'	500
18	269° 34'	500
19	269° 51'	1000
20	269° 21'	500
21	271° 54'	700
22	267° 42'	700
23	270° 0'	500
24	270° 19'	500
25	270° 38'	500
26	270° 3'	500
27	269° 26'	511 3/4
28	349° 14'	408 3/4



~ Scale ~  
0 5 10 20 Chains

As per Plan hereon With all the Rights and Appurtenances whatsoever thereto belonging To Hold unto the Grantee — in fee simple and Successors all minerals which the said Land contains with full power and authority for Us Our Heirs and Successors and such person or persons as shall from time to time be authorised by Us or Them to enter upon the said Land and to search for mine dig and remove the said minerals And also all such parts and so much of the said Land as may hereafter be required for public ways in over and through the same to be set out by Our Governor for the time being of Our said State or some person by him authorised in that respect with full power for Us Our Heirs and Successors and for Our Governor as aforesaid by such person or persons as shall be by Us Them or him authorised in that behalf to make and conduct all such public ways And the right of full and free ingress egress and regress into out of and upon the said Land for the several purposes aforesaid or any of them In Testimony Whereof We have caused this Our Grant to be Sealed with the Seal of Our said State

Witness Our Trusty and Well-beloved SIR ERIC WINSLOW WOODWARD, Knight Commander of Our Most Distinguished Order of Saint Michael and Saint George, Knight Commander of Our Royal Victorian Order, Companion of Our Most Honourable Order of the Bath, Commander of Our Most Excellent Order of the British Empire, Companion of Our Distinguished Service Order, Knight of the Most Venerable Order of St. John of Jerusalem, Lieutenant-General on the Retired List of Our Australian Military Forces, Governor of Our State of New South Wales and its Dependencies in the Commonwealth of Australia, at Sydney in Our said State, this thirteenth day of May in the thirteenth year of Our Reign and in the year of Our Lord one thousand nine hundred and sixty-four

*Jameson*

*H. G. Jameson*

By Appointment from Governor.  
His Excellency's Secy.

SL 1609 V.C.N. Bright, Government Printer

SCHEDULE OF REGISTERED PROPRIETORS

REGISTERED PROPRIETOR

National Contractors Pty Limited

This deed is cancelled as to the whole see above.  
New Certificates of Title have issued on 2-1-1967  
for lots in Deposited Plan No. 229784 as follows:-  
Lots 2 & 3 Vol. 5962 Fol. 122 & 123 respectively.



*Jameson*

REGISTRAR GENERAL

NATURE	INSTRUMENT NUMBER	DATE	ENTERED	Signature of Registrar General
Transfer	J784138	24-9-1964	6-11-1964	<i>Jameson</i>

SCHEDULE OF ENCUMBRANCES ETC.

PARTICULARS

INSTRUMENT NUMBER

DATE

NATURE

ENTERED

Signature of Registrar General

CANCELLATION

Amount of  
Mortgage  
J784138  
9-7-1968  
Application L137265  
9-7-1968  
Consenting pursuant to section 22 of the Better  
Mortgage (Amendment) Act 1909 that the  
land within described may be transferred without  
his consent.  
The land shown as hatched black in the plan above  
is public road vested in the Council of the City of Penrith.

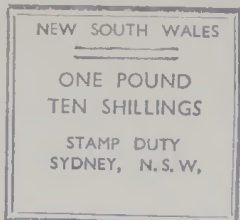
6-11-1964  
*Jameson*

24-9-1968  
*Jameson*

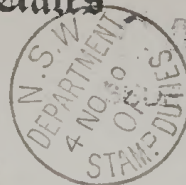
NOTE: ENTRIES RECORDED THROUGHOUT AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED



No. 19 60/2233



State of New South Wales



33787 11.55 A. H. FEITZER, GOVERNMENT PRINTER.

[LAND GRANT]

CANCELLED

OF NEW FOLIO 8025-75 REGISTER BOOK

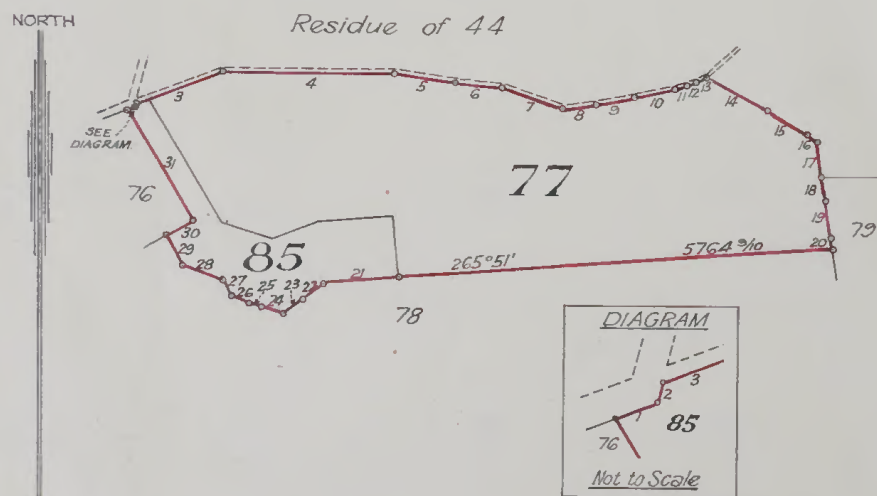
VOL. 8025 Fol. 75

GRANT OF LAND  
(UNDER THE CLOSER SETTLEMENT ACTS)

THIS TITLE IS THE PROPERTY OF THE GOVERNMENT  
DO NOT DELIVER OR DESTROY  
RETURN TO LANDS DEPARTMENT  
SERVICES SECT., GROUND FLOOR, L.T.D.

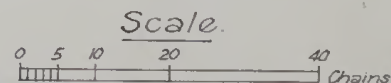
ELIZABETH the SECOND, by the Grace of God of the United Kingdom, Australia and Her other  
Realms and Territories Queen, Head of the Commonwealth, Defender of the Faith.—  
To All to whom these Presents shall come, Greeting.—

Whereas the holders of Settlement Purchase No. 1919/5 in the Land District of Penrith in Our State of New South Wales comprising the land hereinafter described and intended to be hereby granted sold the said land in accordance with the provisions of Section 22 of the Closer Settlement (Amendment) Act, 1909 and with the consent of Our Minister for Lands of Our said State to NATIONAL CONTRACTORS PTY. LIMITED (hereinafter called the said GRANTEE) AND WHEREAS all things required by law to be done to entitle the said GRANTEE to a Grant of the fee simple of the said land subject to the Reservations and Exceptions hereinafter contained have been done and performed NOW THESE PRESENTS WITNESS That in consideration of the premises WE DO HEREBY GRANT unto the said GRANTEE Subject to the Reservations and Exceptions hereinafter contained ALL THAT parcel of land situated in the County of Cumberland and Parish of Melville Portions 77 and 85 as shown in plans catalogued Nos. C.3294-2030 and C.3705-2030 in the Department of Lands



REFERENCE					
Line	Bearing	Distance	Line	Bearing	Distance
1	67°28'	106 9/10	17	171°44'	464 9/10
2	33° 4'	23 7/10	18	170°41'	319
3	69° 11'	121 5/10	19	169°42'	500
4	83°41'	227 4/10	20	170°55'	141 9/10
5	97°20'	827	21	265°34'	1000
6	95°45'	623 3/10	22	232°44'	319 9/10
7	107°46'	842	23	231°16'	315 4/10
8	84° 6'	435 1/10	24	284°24'	293 3/10
9	80°40'	500	25	291°37'	170
10	80°19'	540	26	291°43'	226 8/10
11	69°59'	164 2/10	27	331°32'	220
12	68°12'	100	28	290°53'	585
13	63° 8'	163 5/10	29	331° 14'	432 9/10
14	118°49'	899 5/10	30	58°14'	403 3/10
15	122° 7'	600	31	328°32'	171 5/10
16	125°38'	169 8/10			

Area: 209 acres 2 roods.



As per Plan hereon With all the Rights and Appurtenances whatsoever thereto belonging To Hold unto the said GRANTEE in fee simple

And assign for ever. Provided nevertheless AND WE DO HEREBY RESERVE AND EXCEPT unto Us Our Heirs and Successors all minerals which the said land contains with full power and authority for Us Our Heirs and Successors and such person or persons as shall from time to time be authorised by Us or Them to enter upon the said land and to search for mine dig and remove the said minerals And also all such parts and so much of the said land as may hereafter be required for public ways viaducts canals railways tramways dams sewers or drains in over and through the same to be set out by Our Governor for the time-being of Our said State or some person by him authorised in that respect And also all sand clay stone gravel and indigenous timber and all other materials the natural produce of the said land which may be required at any time hereafter for the construction and repair of any public ways bridges or canals or for naval purposes or railways and tramways or any fences embankments viaducts dams sewers or drains necessary for the same together with the right of taking and removing all such materials by such person or persons as may be authorised in that behalf by the Governor aforesaid. Provided Lastly AND WE DO HEREBY RESERVE for Us Our Heirs and Successors and for Our Governor as aforesaid by such person or persons as shall be by Us Them or him authorised in that behalf full power to make and conduct through in under upon or over the said land or any portion thereof all public ways viaducts railways tramways canals and all common or public drains and sewers which may be deemed expedient And the right of full and free ingress egress and regress into out of and upon the said land for the several purposes aforesaid or any of them In Testimony whereof We have caused this Our Grant to be Sealed with the Seal of Our said State

Witness Our Trusty and Well-beloved SIR ERIC WINSLOW WOODWARD, Knight Commander of Our Most Distinguished Order of Saint Michael and Saint George, Companion of Our Most Honourable Order of the Bath, Commander of Our Most Excellent Order of the British Empire, Companion of Our Distinguished Service Order, Knight of the Venerable Order of St. John of Jerusalem, Lieutenant-General on the Retired List of Our Australian Military Forces, Governor of Our State of New South Wales and its Dependencies in the Commonwealth of Australia, at Sydney in Our said State, this nineteenth day of October in the ninth year of Our Reign and in the year of Our Lord one thousand nine hundred and sixty.

Governor.

5/032080





RECORDED and ENROLLED in the Registrar General's Office, at Sydney, in New South  
Wales, this *ninth* day of *November* 19*60*. *J. Watson*  
Registrar General.

\* *AV* *W* *1-10-0 121566* *15*

REGISTERED PROPRIETOR	<i>CSR Limited by Transfer</i>
<i>W37620</i>	Registered 14-11-1985
<i>W376</i>	
<i>W</i>	

COMPUTER FOLIO NO FURTHER  
DEALINGS TO BE REGISTERED.

*W37620TR*





NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/1140063

SEARCH DATE	TIME	EDITION NO	DATE
16/3/2020	4:22 PM	2	23/2/2010

LAND

LOT 1 IN DEPOSITED PLAN 1140063  
AT ERSKINE PARK  
LOCAL GOVERNMENT AREA PENRITH  
PARISH OF MELVILLE COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP1140063

FIRST SCHEDULE

TRANSPACIFIC INDUSTRIES PTY LIMITED (T AF313441)

SECOND SCHEDULE (18 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 DP838541 EASEMENT FOR ELECTRICITY PURPOSES 3 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- \* AG427130 EASEMENT RELEASED IN SO FAR AS IT AFFECTS LOT 102 IN DP1143935
- 3 DP838541 EASEMENT FOR WATER SUPPLY OVER EXISTING LINE OF PIPES AFFECTING THE PART(S) SO BURDENED IN THE TITLE DIAGRAM
- \* 4 DP838541 EASEMENT FOR WATER SUPPLY OVER EXISTING LINE OF PIPES APPURTENANT TO THE LAND ABOVE DESCRIBED
- \* AG427130 EASEMENT RELEASED IN SO FAR AS IT AFFECTS LOT 102 IN DP1143935
- \* 5 DP838541 EASEMENT FOR ELECTRICITY PURPOSES 3 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 6 DP838541 RIGHT OF CARRIAGEWAY & EASEMENT FOR SERVICES 8.5, 10, 12 METRE(S) WIDE & VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 7 O216104 LEASE TO ENVIROGUARD PTY LIMITED OF THE PART FORMERLY IN 92/838541 EXPIRES 12-5-2014  
AE592685 VARIATION OF LEASE O216104 EXPIRY DATE NOW 30/6/2013.
- 8 DP1080305 EASEMENT FOR SERVICES 20 METRE(S) WIDE AND VARIABLE APPURTENANT TO PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 9 DP1080305 EASEMENT TO DRAIN WATER 20 METRE(S) WIDE AND VARIABLE APPURTENANT TO THE PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM



FOLIO: 1/1140063

PAGE 2

## SECOND SCHEDULE (18 NOTIFICATIONS) (CONTINUED)

- 10 DP1080305 RIGHT OF CARRIAGEWAY 20 METRE(S) WIDE AND VARIABLE APPURTENANT TO THE PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 11 DP1094504 RIGHT OF CARRIAGEWAY AND EASEMENT FOR BOREHOLES 5 METRE(S) WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 12 DP1094504 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (9) IN THE S.88B INSTRUMENT
- 13 DP1094504 EASEMENT TO DRAIN WATER VARIABLE WIDTH APPURTENANT TO THE PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 14 DP1094504 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (9) IN THE S.88B INSTRUMENT
- 15 DP1094504 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (13) IN THE S.88B INSTRUMENT AFFECTING THE PART FORMERLY IN 5/1094504
- 16 DP1110120 EASEMENT TO DRAIN WATER 2 METRE(S) WIDE APPURTENANT TO THE PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 17 DP1112314 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (4) IN THE S.88B INSTRUMENT AFFECTING THE PART FORMERLY IN 20/1101801
- 18 DP1112314 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (6) IN THE S.88B INSTRUMENT AFFECTING THE PART FORMERLY IN 20/1101801

## NOTATIONS

UNREGISTERED DEALINGS: PP DP1221463.

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

19135652

PRINTED ON 16/3/2020

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**New South Wales Land Registry > Prior Title Search**

**NSW: Prior Title Search - 1/1140063**

Prior Title

25/1120114

6/1094504

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Received: 16/03/2020 16:32:31





NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 103/1143935

SEARCH DATE	TIME	EDITION NO	DATE
16/3/2020	4:22 PM	1	14/10/2009

LAND

LOT 103 IN DEPOSITED PLAN 1143935  
AT ERSKINE PARK  
LOCAL GOVERNMENT AREA PENRITH  
PARISH OF MELVILLE COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP1143935

FIRST SCHEDULE

C S R LIMITED

SECOND SCHEDULE (16 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- \* 2 DP838541 EASEMENT FOR WATER SUPPLY OVER EXISTING LINE OF PIPES APPURTENANT TO THE LAND ABOVE DESCRIBED
- \* AG427130 EASEMENT RELEASED IN SO FAR AS IT AFFECTS LOT 102 IN DP1143935
- \* 3 DP838541 EASEMENT FOR ELECTRICITY PURPOSES 3 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- \* AG427130 EASEMENT RELEASED IN SO FAR AS IT AFFECTS LOT 102 IN DP1143935
- 4 DP1080305 EASEMENT TO DRAIN WATER 20 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 5 DP1080305 RIGHT OF CARRIAGEWAY 20 METRE(S) WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 6 DP1094504 EASEMENT TO DRAIN WATER VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- 7 DP1094504 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (9) IN THE S.88B INSTRUMENT
- 8 DP1094504 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (13) IN THE S.88B INSTRUMENT AFFECTING THE PART FORMERLY IN 5/1094504
- 9 DP1110120 EASEMENT TO DRAIN WATER 2 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 10 DP1112314 EASEMENT TO DRAIN WATER 25 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 11 DP1112314 RIGHT OF ACCESS 6 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 12 DP1112314 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (4) IN THE S.88B INSTRUMENT



FOLIO: 103/1143935

PAGE 2

SECOND SCHEDULE (16 NOTIFICATIONS) (CONTINUED)

- 
- 13 DP1112314 EASEMENT TO DRAIN WATER VARIABLE WIDTH REFERRED TO  
AND NUMBERED (5) IN THE S.88B INSTRUMENT AFFECTING THE  
PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
  - 14 DP1112314 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND  
NUMBERED (6) IN THE S.88B INSTRUMENT
  - \* 15 DP1175670 RIGHT OF CARRIAGEWAY VARIABLE WIDTH APPURTENANT TO  
THE LAND ABOVE DESCRIBED
  - \* 16 AK405620 CAVEAT BY THE MINISTER ADMINISTERING THE  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

NOTATIONS

-----  
DP1202686 NOTE: PLAN OF PROPOSED GAS EASEMENT

UNREGISTERED DEALINGS: NIL

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

19135652

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**New South Wales Land Registry > Prior Title Search**

**NSW: Prior Title Search - 103/1143935**

Prior Title

2/1140063

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Received: 16/03/2020 16:30:17



**APPENDIX D**

# Penalty notice search results

## Search results

Your search for: **Notices** with the following criteria

**Notice type** - Penalty Notice

**Suburb** - erskine park

returned 0 result

[Search Again](#)

**APPENDIX E**

## Section 10.7 planning certificate

**PLANNING CERTIFICATE UNDER SECTION 10.7**

Environmental Planning and Assessment Act, 1979

Property No: 788432  
Your Reference: 19135652/6000  
Contact No:

Issue Date: 02 April 2020  
Certificate No: 20/01606

Issued to: Mr S Doyle  
Level 8 40 Mount Street  
NORTH SYDNEY NSW 2060

PRECINCT 222

**DESCRIPTION OF LAND**

**County:** CUMBERLAND

**Parish:** MELVILLE

**Location:** 50A Quarry Road ERSKINE PARK NSW 2759

**Land Description:** Lot 4 DP 1094504

**- PART 1 PRESCRIBED MATTERS -**

In accordance with the provisions of Section 10.7(2) of the Act the following information is furnished in respect of the abovementioned land:

***1 NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPs***

***1(1) The name of each environmental planning instrument that applies to the carrying out of development on the land:***

Penrith Local Environmental Plan No. 255 - Exempt and Complying Development, gazetted 24 March 2000, as amended, applies to land within the City of Penrith. (Note: This plan does not apply to the land to which Sydney Regional Environmental Plan No.30 - St Marys applies, except as provided by clause 43 of SREP No. 30 - St Marys.)

Penrith Local Environmental Plan No. 258 - Consent for Dwelling Houses and Other Development, gazetted 29 June 2001, applies to the land.

Sydney Regional Environmental Plan No.9 - Extractive Industry (No.2), gazetted 15 September 1995, as amended, applies to the local government area of Penrith.

Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No. 2 - 1997), gazetted 7 November 1997, as amended, applies to the local government area of Penrith (except land to which State Environmental Planning Policy (Penrith Lakes Scheme) 1989 applies).

The following State environmental planning policies apply to the land (subject to the exclusions noted below):

State Environmental Planning Policy No.19 - Bushland in Urban Areas. (Note: This policy does not apply to certain land referred to in the National Parks and Wildlife Act 1974 and the Forestry Act 1916.)



## **PLANNING CERTIFICATE UNDER SECTION 10.7**

Environmental Planning and Assessment Act, 1979

---

State Environmental Planning Policy No.21 - Caravan Parks.

State Environmental Planning Policy No.33 - Hazardous and Offensive Development.

State Environmental Planning Policy No.50 - Canal Estate Development. (Note: This policy does not apply to the land to which State Environmental Planning Policy (Penrith Lakes Scheme) 1989 applies.

State Environmental Planning Policy No.55 - Remediation of Land.

State Environmental Planning Policy No.64 - Advertising and Signage.

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

State Environmental Planning Policy No.70 - Affordable Housing (Revised Schemes).

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Note: This policy applies to land within New South Wales that is land zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purposes, but only as detailed in clause 4 of the policy.)

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.

State Environmental Planning Policy (State Significant Precincts) 2005.

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2013.

State Environmental Planning Policy (Infrastructure) 2007.

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

State Environmental Planning Policy (Affordable Rental Housing) 2009.

State Environmental Planning Policy (State and Regional Development) 2011.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.

State Environmental Planning Policy (Education Establishments and Child Care Centre Facilities) 2017.

State Environmental Planning Policy (Primary Production and Rural Development) 2019.

State Environmental Planning Policy (Western Sydney Employment Area) 2009 applies to the land. Under the terms of this Policy the land is zoned partly Zone IN1 General Industrial and partly Zone E2 Environmental Conservation.

### **Zone IN1 General Industrial**

#### **1 Objectives of zone**

- To facilitate a wide range of employment-generating development including industrial, manufacturing, warehousing, storage and research uses and ancillary office space.
- To encourage employment opportunities along motorway corridors, including the M7 and M4.
- To minimise any adverse effect of industry on other land uses.
- To facilitate road network links to the M7 and M4 Motorways.
- To encourage a high standard of development that does not prejudice the sustainability of other enterprises or the environment.
- To provide for small-scale local services such as commercial, retail and community facilities (including child care facilities) that service or support the needs of employment-generating uses in the zone.

#### **2 Permitted without consent**

Nil.

#### **3 Permitted with consent**

Depots; Food and drink premises; Freight transport facilities; Garden centres; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Industries (other than offensive or

## **PLANNING CERTIFICATE UNDER SECTION 10.7**

Environmental Planning and Assessment Act, 1979

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hazardous industries); Neighbourhood shops; Places of public worship; Roads; Service stations; Transport depots; Truck depots; Warehouse or distribution centres.

### **4 Prohibited**

Any development not specified in item 2 or 3.

## **Zone E2 Environmental Conservation**

### **1 Objectives of zone**

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

### **2 Permitted without consent**

Nil.

### **3 Permitted with consent**

Artificial waterbodies; Environmental facilities; Environmental protection works; Flood mitigation works; Roads.

### **4 Prohibited**

Any development not specified in item 2 or 3.

Note 1: Under the terms of Clause 12 of State Environmental Planning Policy (Western Sydney Employment Area) 2009 development may be carried out on unzoned land only with consent.

Note 2: Land to which State Environmental Planning Policy (Western Sydney Employment Area) 2009 applies may be subdivided but only with consent. Consent is not required for subdivision detailed in Clause 14(2) of this Policy.

Note 3: Under the terms of Clause 15 of State Environmental Planning Policy (Western Sydney Employment Area) 2009 despite any other provision of this Policy, a person may, with consent, carry out development for the purposes of a child care centre on land to which this Policy applies.

Note 4: Under the terms of Clause 13 and Schedule 1 of State Environmental Planning Policy (Western Sydney Employment Area) 2009 the consent authority may consent to development for the purposes of pipelines on certain land at Erskine Park and Horsley Park, shown as "Proposed Gas Pipeline alignment" on the Additional Permitted Uses Map, being parts of the following:

- (a) Lot 4, DP 1094504,
- (b) Lot 103, DP 1143935,
- (c) Crown Land identified as James Erskine Drive,
- (d) Lot 6, DP 1124329,
- (e) Lot 11, DP 1178389,
- (f) Lot 21, DP 1173181.

## **PLANNING CERTIFICATE UNDER SECTION 10.7**

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***1(2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act:***

(Information is provided in this section only if a proposed environmental planning instrument that is or has been the subject of community consultation or on public exhibition under the Act will apply to the carrying out of development on the land.)

Draft State Environmental Planning Policy (Western Sydney Corridors) may apply to the land. Further information is available here: <https://www.transport.nsw.gov.au/corridors>.

On 22 June 2018, the NSW Government announced changes to the recommended alignments for the Western Sydney corridors, including continuing with the previously gazetted 1951 corridor for the Bells Line of Road Castlereagh Connection.

Draft State Environmental Planning Policy (Environment) applies to the land.

Draft State Environmental Planning Policy (Remediation of Land) applies to the land.

Draft State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 applies to the land.

Draft State Environmental Planning Policy (Infrastructure) 2007 applies to the land.

Draft State Environmental Planning Policy (State and Regional Development) 2011 applies to the land.

Draft amendments to State Environmental Planning Policy (Western Sydney Employment Area) 2009 applies to the land.

***1(3) The name of each development control plan that applies to the carrying out of development on the land:***

Penrith Development Control Plan 2014 applies to the land.

## **2 ZONING AND LAND USE UNDER RELEVANT LEPs**

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

***2(a)-(d) the identity of the zone; the purposes that may be carried out without development consent; the purposes that may not be carried out except with development consent; and the purposes that are prohibited within the zone. Any zone(s) applying to the land is/are listed below and/or in annexures.***

***(Note: If no zoning appears in this section see section 1(1) for zoning and land use details (under the Sydney Regional Environmental Plan or State Environmental Planning Policy that zones this property).)***

**PLANNING CERTIFICATE UNDER SECTION 10.7**  
Environmental Planning and Assessment Act, 1979

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**Penrith Local Environmental Plan No. 258 - Consent for Dwelling Houses and Other Development**

In addition to any controls detailed above Penrith Local Environmental Plan No. 258 - Consent for Dwelling Houses and Other Development sets out further circumstances where development consent will be required for particular development. A copy of this LEP is attached.

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

(Information is provided in this section only if any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed.)

***2(f) whether the land includes or comprises critical habitat:***

(Information is provided in this section only if the land includes or comprises critical habitat.)

***2(g) whether the land is in a conservation area (however described):***

(Information is provided in this section only if the land is in a conservation area (however described).)

***2(h) whether an item of environmental heritage (however described) is situated on the land:***

(Information is provided in this section only if an item of environmental heritage (however described) is situated on the land.)

***2A ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006***

(Information is provided in this section only if the land is within any zone under State Environmental Planning Policy (Sydney Region Growth Centres) 2006.)

**3 COMPLYING DEVELOPMENT**

***HOUSING CODE***

(The Housing Code only applies if the land is within Zones R1, R2, R3, R4 or RU5 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument.)

- The land is affected by environmentally sensitive land identified by an environmental planning instrument. If the land is within the relevant zones complying development under the Housing Code **may not** be carried out on any part of the land identified by an environmental planning instrument as being environmentally sensitive land. Complying development **may** be carried out on any part of the land that is not identified by an environmental planning instrument as being environmentally sensitive land. For the purposes of this section “environmentally sensitive land” means any land that is identified in Schedule 3 of Sydney Regional Environmental Plan No. 9 - Extractive Industry (No. 2); any land defined as “environmentally sensitive areas” in Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River



## **PLANNING CERTIFICATE UNDER SECTION 10.7**

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(No 2 - 1997); any land zoned Zone E2 Environmental Conservation under State Environmental Planning Policy (Western Sydney Employment Area) 2009; any Natural Resources Sensitive Land under Penrith Local Environmental Plan 2010; and any land zoned either Zone E1 National Parks and Nature Reserves, Zone E2 Environmental Conservation, Zone W1 Natural Waterways or Zone W2 Recreational Waterways under Penrith Local Environmental Plan 2010.

### ***RURAL HOUSING CODE***

(The Rural Housing Code only applies if the land is within Zones RU1, RU2, RU3, RU4, RU6 or R5 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument.)

- The land is affected by environmentally sensitive land identified by an environmental planning instrument. If the land is within the relevant zones complying development under the Rural Housing Code **may not** be carried out on any part of the land identified by an environmental planning instrument as being environmentally sensitive land. Complying development **may** be carried out on any part of the land that is not identified by an environmental planning instrument as being environmentally sensitive land. For the purposes of this section “environmentally sensitive land” means any land that is identified in Schedule 3 of Sydney Regional Environmental Plan No. 9 - Extractive Industry (No. 2); any land defined as “environmentally sensitive areas” in Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River (No 2 - 1997); any land zoned Zone E2 Environmental Conservation under State Environmental Planning Policy (Western Sydney Employment Area) 2009; any Natural Resources Sensitive Land under Penrith Local Environmental Plan 2010; and any land zoned either Zone E1 National Parks and Nature Reserves, Zone E2 Environmental Conservation, Zone W1 Natural Waterways or Zone W2 Recreational Waterways under Penrith Local Environmental Plan 2010.

### ***LOW RISE MEDIUM DENSITY HOUSING CODE***

(The Low Rise Medium Density Housing Code only applies if the land is within Zones R1, R2, R3 or RU5 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument.)

- The land is affected by environmentally sensitive land identified by an environmental planning instrument. If the land is within the relevant zones complying development under the Low Rise Medium Density Housing Code **may not** be carried out on any part of the land identified by an environmental planning instrument as being environmentally sensitive land. Complying development **may** be carried out on any part of the land that is not identified by an environmental planning instrument as being environmentally sensitive land. For the purposes of this section “environmentally sensitive land” means any land that is identified in Schedule 3 of Sydney Regional Environmental Plan No. 9 - Extractive Industry (No. 2); any land defined as “environmentally sensitive areas” in Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River (No 2 - 1997); any land zoned Zone E2 Environmental Conservation under State Environmental Planning Policy (Western Sydney Employment Area) 2009; any Natural Resources Sensitive Land under Penrith Local Environmental Plan 2010; and any land zoned either Zone E1 National Parks and Nature Reserves, Zone E2

## **PLANNING CERTIFICATE UNDER SECTION 10.7**

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Environmental Conservation, Zone W1 Natural Waterways or Zone W2 Recreational Waterways under Penrith Local Environmental Plan 2010.

Please note that Council has been deferred from the application of Part 3B of the Low Rise Medium Density Housing Code until 1 July 2020. That Part will not apply to Penrith Local Government Area during this time.

### ***GREENFIELD HOUSING CODE***

(The Greenfield Housing Code only applies if the land is within Zones R1, R2, R3, R4 or RU5 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, and if the land is identified as a Greenfield Housing Code Area by the Greenfield Housing Code Area Map.)

- The land is affected by environmentally sensitive land identified by an environmental planning instrument. If the land is within the relevant zones, and if the land is identified as a Greenfield Housing Code Area by the Greenfield Housing Code Area Map complying development under the Greenfield Housing Code **may not** be carried out on any part of the land identified by an environmental planning instrument as being environmentally sensitive land. Complying development **may** be carried out on any part of the land that is not identified by an environmental planning instrument as being environmentally sensitive land. For the purposes of this section “environmentally sensitive land” means any land that is identified in Schedule 3 of Sydney Regional Environmental Plan No. 9 - Extractive Industry (No. 2); any land defined as “environmentally sensitive areas” in Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River (No 2 - 1997); any land zoned Zone E2 Environmental Conservation under State Environmental Planning Policy (Western Sydney Employment Area) 2009; any Natural Resources Sensitive Land under Penrith Local Environmental Plan 2010; and any land zoned either Zone E1 National Parks and Nature Reserves, Zone E2 Environmental Conservation, Zone W1 Natural Waterways or Zone W2 Recreational Waterways under Penrith Local Environmental Plan 2010.

### ***HOUSING ALTERATIONS CODE***

Complying development under the Housing Alterations Code **may** be carried out on the land.

### ***GENERAL DEVELOPMENT CODE***

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

### ***COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE***

Complying development under the Commercial and Industrial Alterations Code **may** be carried out on the land.

### ***SUBDIVISIONS CODE***

Complying development under the Subdivisions Code **may** be carried out on the land.

**PLANNING CERTIFICATE UNDER SECTION 10.7**  
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***DEMOLITION CODE***

Complying development under the Demolition Code **may** be carried out on the land.

***COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE***

(The Commercial and Industrial (New Buildings and Additions) Code only applies if the land is within Zones B1, B2, B3, B4, B5, B6, B7, B8, IN1, IN2, IN3, IN4 or SP3 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument.)

- The land is affected by environmentally sensitive land identified by an environmental planning instrument. If the land is within the relevant zones complying development under the Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on any part of the land identified by an environmental planning instrument as being environmentally sensitive land. Complying development **may** be carried out on any part of the land that is not identified by an environmental planning instrument as being environmentally sensitive land. For the purposes of this section “environmentally sensitive land” means any land that is identified in Schedule 3 of Sydney Regional Environmental Plan No. 9 - Extractive Industry (No. 2); any land defined as “environmentally sensitive areas” in Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River (No 2 - 1997); any land zoned Zone E2 Environmental Conservation under State Environmental Planning Policy (Western Sydney Employment Area) 2009; any Natural Resources Sensitive Land under Penrith Local Environmental Plan 2010; and any land zoned either Zone E1 National Parks and Nature Reserves, Zone E2 Environmental Conservation, Zone W1 Natural Waterways or Zone W2 Recreational Waterways under Penrith Local Environmental Plan 2010.

***FIRE SAFETY CODE***

Complying development under the Fire Safety Code **may** be carried out on the land.

(NOTE: (1) Council has relied on Planning and Infrastructure Circulars and Fact Sheets in the preparation of this information. Applicants should seek their own legal advice in relation to this matter with particular reference to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(2) Penrith Local Environmental Plan 2010 (if it applies to the land) contains additional complying development not specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.)

***4 COASTAL PROTECTION***

The land is not affected by the operation of sections 38 or 39 of the Coastal Protection Act 1979, to the extent that council has been so notified by the Department of Public Works.

***5 MINE SUBSIDENCE***

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

***6 ROAD WIDENING AND ROAD REALIGNMENT***

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

(a) Division 2 of Part 3 of the Roads Act 1993, or

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- (b) an environmental planning instrument, or
- (c) a resolution of council.

**7 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS**

**(a) Council Policies**

The land is affected by the Asbestos Policy adopted by Council.

The land is not affected by any other policy adopted by the council that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

**(b) Other Public Authority Policies**

The Bush Fire Co-ordinating Committee has adopted a Bush Fire Risk Management Plan that covers the local government area of Penrith City Council, and includes public, private and Commonwealth lands.

The land is not affected by a policy adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of land slip, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

**7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION**

(1) This land has not been identified as being below the adopted flood planning level (ie. the 1% Annual Exceedance Probability flood level plus 0.5 metre) and as such flood related development controls generally do not apply for dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) if such uses are permissible on the land. Council reserves the right, however, to apply flood related development controls depending on the merits of any particular application. Should future studies change this situation this position may be reviewed.

(2) This land has not been identified as being below the adopted flood planning level (ie. the 1% Annual Exceedance Probability flood level plus 0.5 metre) and as such flood related development controls generally do not apply for any other purpose not referred to in (1) above. Council reserves the right, however, to apply flood related development controls depending on the merits of any particular application. Should future studies change this situation this position may be reviewed.

**8 LAND RESERVED FOR ACQUISITION**

No environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

**9 CONTRIBUTIONS PLANS**

The Cultural Facilities Development Contributions Plan applies anywhere residential development is permitted within the City of Penrith.



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The Penrith City Local Open Space Development Contributions Plan applies anywhere residential development is permitted within the City of Penrith, excluding industrial areas and the release areas identified in Appendix B of the Plan (Penrith Lakes, Cranebrook, Sydney Regional Environmental Plan No. 30 - St Marys, Waterside, Thornton, the WELL Precinct, Glenmore Park and Erskine Park).

The Penrith City District Open Space Facilities Development Contributions Plan applies anywhere residential development is permitted within the City of Penrith, with the exclusion of industrial lands and the Penrith Lakes development site.

### **9A BIODIVERSITY CERTIFIED LAND**

(Information is provided in this section only if the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*.)

### **10 BIODIVERSITY STEWARDSHIP SITES**

(Information is provided in this section only if Council has been notified by the Chief Executive of the Office of Environment and Heritage that the land is land to which a biobanking stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016* relates.)

### **10A NATIVE VEGETATION CLEARING SET ASIDES**

(Information is provided in this section only if Council has been notified of the existence of a set aside area by Local Land Services or it is registered in the public register under which section 60ZC of the *Local Land Services Act 2013* relates).

### **11 BUSH FIRE PRONE LAND**

The land is not identified as bush fire prone land according to Council records.

### **12 PROPERTY VEGETATION PLANS**

(Information is provided in this section only if Council has been notified that the land is land to which a property vegetation plan approved under the *Native Vegetation Act 2003* applies and continues in force.)

### **13 ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006**

(Information is provided in this section only if Council has been notified that an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.)

### **14 DIRECTIONS UNDER PART 3A**

(Information is provided in this section only if there is a direction by the Minister in force under section 75P(2)(c1) of the Act (repealed on 1st October 2011) that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect.)

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***15 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING***

(Information is provided in this section only if:

- (a) there is a current site compatibility certificate (seniors housing), of which the council is aware, issued under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land; and/or
- (b) any terms of a kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.)

***16 SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE***

(Information is provided in this section only if there is a valid site compatibility certificate (infrastructure), of which council is aware, in respect of proposed development on the land.)

***17 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING***

(Information is provided in this section only if:

- (a) there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land; and/or
- (b) any terms of a kind referred to in clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 have been imposed as a condition of consent to a development application in respect of the land.)

***18 PAPER SUBDIVISION INFORMATION***

(Information is provided in this section only if a development plan adopted by a relevant authority applies to the land or is proposed to be subject to a consent ballot, or a subdivision order applies to the land.)

***19 SITE VERIFICATION CERTIFICATES***

(Information is provided in this section only if there is a current site verification certificate, of which council is aware, in respect of the land.)

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

(a) (Information is provided in this section only if, as at the date of this certificate, the land (or part of the land) is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.)

(b) (Information is provided in this section only if, as at the date of this certificate, the land is subject to a management order within the meaning of the Contaminated Land Management Act 1997.)

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(c) (Information is provided in this section only if, as at the date of this certificate, the land is the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.)

(d) (Information is provided in this section only if, at the date of this certificate, the land subject to an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997.)

(e) (Information is provided in this section only if the land is the subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997 - a copy of which has been provided to Council.)

Note: Section 10.7(5) information for this property may contain additional information regarding contamination issues.

**20 LOOSE FILL ASBESTOS INSULATION**

(Information is provided in this section only if there is a residential premises listed on the register of residential premises that contain or have contained loose-fill asbestos insulation (as required by Division 1A of Part 8 of the Home Building Act 1989))

**21 AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS**

(Information is provided in this section only if Council is aware of any “affected building notice” and/or a “building product rectification order” in force for the land).

Note: The Environmental Planning and Assessment Amendment Act 2017 commenced operation on the 1 March 2018. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017, and Environmental Planning and Assessment Regulation 2000.

Information is provided only to the extent that Council has been notified by relevant government departments.

**10.7(5) Certificate**  
**This Certificate is directed to the following**  
**relevant matters affecting the land**

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

Note:

- Council’s 10.7(5) information does not include development consent or easement information. Details of development consents may be obtained by making enquiries with Council’s Development Services Department pursuant to section 12 of the Local Government Act 1993 or (for development applications lodged after January

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2007) by viewing the Online Services area at [www.penrithcity.nsw.gov.au](http://www.penrithcity.nsw.gov.au). Details of any easements may be obtained from a Title Search at Land and Property Information New South Wales.

- This certificate does not contain information relating to Complying Development Certificates.
- This certificate may not provide full details of development rights over the land.

**\* Biodiversity Conservation Act 2016**

When considering any development application Council must have regard to the Biodiversity Conservation Act 2016. Please note that this legislation may have application to any land throughout the city. Interested persons should make their own enquiries in regard to the impact that this legislation could have on this land.

**\* Building Setbacks**

Penrith Development Control Plan 2014 Chapter E6 Erskine Business Park should be consulted to determine building setback requirements for the subject land.

**\* Preservation of Trees or Vegetation**

Clause 32 of State Environmental Planning Policy (Western Sydney Employment Area) 2009 details requirements relating to the preservation of trees or vegetation.

\* The land is affected by a Tree Preservation Order.

**\* Development Control Plan General Information**

Penrith Development Control Plan 2014 which applies to the land, sets out requirements for a range of issues that apply across the Penrith Local Government Area, including:

- Site Planning and Design Principles
- Vegetation Management
- Water Management
- Land Management
- Waste Management
- Landscape Design
- Culture and Heritage
- Public Domain
- Advertising and Signage
- Transport, Access and Parking
- Subdivision
- Noise and Vibration, and
- Infrastructure and Services.

The Development Control Plan also specifies requirements relating to various types of land uses including:

- Rural Land Uses
- Residential Development
- Commercial and Retail Development, and
- Industrial Development

as well as for a number of specific activities, including child care centres; health consulting rooms; educational establishments; parent friendly amenities; places of public worship; vehicle repair stations; cemeteries, crematoria and funeral homes; extractive industries; and telecommunication facilities.



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The Development Control Plan also details requirements relating to key precincts within the Penrith Local Government Area, including:

- Caddens
- Claremont Meadows Stage 2
- Cranebrook
- Emu Heights
- Emu Plains
- Erskine Business Park
- Glenmore Park
- Kingswood
- Mulgoa Valley
- Orchard Hills
- Penrith
- Penrith Health and Education Precinct
- Riverlink Precinct
- St Clair,
- St Marys / St Marys North, and
- Sydney Science Park.

Penrith Development Control Plan 2014 may be accessed at  
<https://www.penrithcity.nsw.gov.au/Building-and-Development/Planning-and-Zoning/Planning-Controls/Development-Control-Plans/>

**Warwick Winn**  
General Manager

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**Please note:**

Certain amendments to the Environmental Planning and Assessment Act 1979 No 203 (Act) commenced on 1 March 2018.

The Environmental Planning and Assessment (Amendment) Act 2017 No 60 makes structural changes to the Act and, as a consequence, the Act has been renumbered in a decimal format. For example, Section 149 Planning Certificates have become Section 10.7 Certificates. Some of the information in this certificate may refer to the previous version of the Act.

Council is committed to updating all relevant documents in a timely manner. This will include planning instruments, applications, approvals, orders, certificates, forms and other associated documents in both printed and electronic versions. Council is required to implement these changes and regrets any inconvenience caused to the local business, industry and the community.

## Attachment

# Penrith Local Environmental Plan No 258 - Consent for Dwelling Houses and Other Development

### 1 Name of plan

This plan is *Penrith Local Environmental Plan No 258 - Consent for Dwelling Houses and Other Development*.

### 2 Aims of plan

This plan aims to:

- (a) require development consent for dwelling houses on residentially zoned land within the City of Penrith, and
- (b) require development consent for dwelling houses on land within the Non-urban zone under the *Penrith Planning Scheme Ordinance* and on land within the Special Business zone under *Penrith Local Environmental Plan 1997 (Penrith City Centre)*, and
- (c) require development consent for dwelling houses attached to and used in conjunction with shops on land within the Neighbourhood Business zone under the *Penrith Planning Scheme Ordinance*, and
- (d) require development consent for the following:
  - (i) the erection of a building or structure ordinarily associated with a dwelling house,
  - (ii) a change of building use,

**Note.** At the commencement of this plan, **a change of building use** meant a change of use of a building from a use that the *Building Code of Australia* recognises as appropriate to one class of building to a use that the *Building Code of Australia* recognises as appropriate to a different class of building.

- (iii) demolition of a building or structure,
- (iv) carrying out structural alterations to a building, internal alterations to a building, or external building work in association with business premises, a bed and breakfast establishment, office premises, commercial premises or take away food shops,
- (v) the subdivision of land,

to the extent to which such development does not already require development consent because of another environmental planning instrument in order to be carried out.

### 3 Land to which plan applies

This plan applies to all land within the City of Penrith.

### 4 Relationship to other environmental planning instruments

- (1) In the event of an inconsistency between this plan and any other local environmental planning instrument or deemed environmental planning instrument, this plan shall prevail to the extent of the inconsistency, subject to section 36 (4) of the Act.
- (2) This plan amends:
  - (a) *Penrith Planning Scheme Ordinance* in the manner set out in Schedule 1,
  - (b) *Penrith Local Environmental Plan 1997 (Penrith City Centre)* in the manner set out in Schedule 2, and
  - (c) *Penrith Local Environmental Plan 1998 (Urban Land)* in the manner set out in Schedule 3.
- (3) This plan does not affect the application of:
  - (a) *State Environmental Planning Policy No 3 - Castlereagh Liquid Waste Disposal Depot*,

- (b) *State Environmental Planning Policy No 27 - Prison Sites,*
  - (c) *Sydney Regional Environmental Plan No 9 - Extractive Industry,*
  - (d) *Sydney Regional Environmental Plan No. 11 - Penrith Lakes Scheme,*
  - (e) *Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River (No 2-1997),*
  - (f) *Sydney Regional Environmental Plan No 30 - St Marys, or*
  - (g) *Penrith Local Environmental Plan No 255 - Exempt and Complying Development,*
- to land to which this plan applies.

## 5 Definitions

- (1) In this plan:

***a building or structure ordinarily associated with a dwelling house*** means a garage, carport, pergola, swimming pool, and the like, and includes alterations and additions to an existing dwelling house.

***change of building use*** has the same meaning as in the Act.

**Note.** At the commencement of this plan, a ***change of building use*** meant a change of use of a building from a use that the *Building Code of Australia* recognises as appropriate to one class of building to a use that the *Building Code of Australia* recognises as appropriate to a different class of building.

***dwelling*** means a room or number of rooms occupied or used, or so constructed or adapted as to be capable of being occupied or used, as a separate domicile.

***dwelling house*** means a dwelling which is the only dwelling erected on an allotment of land.

***subdivision of land*** has the same meaning as in the Act.

***the Act*** means the *Environmental Planning and Assessment Act 1979*.

- (2) The list of contents and notes in this plan are not part of this plan.

## 6 Dwelling houses require development consent

- (1) The erection of a dwelling house must not be carried out without development consent.
- (2) This clause applies to residentially zoned land within the City of Penrith.
- (3) This clause applies if the development:
  - (a) does not require development consent because of another environmental planning instrument, and
  - (b) is not prohibited by another environmental planning instrument.

## 7. Miscellaneous development that requires development consent

- (1) The following development must not be carried out without development consent:
  - (a) erection of a building or structure ordinarily associated with a dwelling house, or
  - (b) development that results in a change of building use, or
  - (c) demolition of a building or structure, or
  - (d) structural, internal or external building work in association with business premises, a bed and breakfast establishment, office premises, commercial premises or take away food shops.
- (2) This clause applies if the development:
  - (a) does not require development consent because of another environmental planning instrument, and
  - (b) is not prohibited by another environmental planning instrument, and

- (c) is not identified in *Penrith Local Environmental Plan No 255 - Exempt and Complying Development* as exempt development, and
- (d) does not involve Crown building work as defined in section 116G of the Act.

## **8 Subdivisions require development consent**

- (1) A subdivision of land must not be carried out without development consent.
- (2) This clause applies if the subdivision of land:
  - (a) does not require development consent because of another environmental planning instrument, and
  - (b) is not prohibited by another environmental planning instrument, and
  - (c) is not identified in *Penrith Local Environmental Plan No 255 - Exempt and Complying Development* as exempt development, and
  - (d) does not involve Crown building work as defined in section 116G of the Act.

## **Schedule 1 Amendment of Penrith Planning Scheme Ordinance**

(Clause 4 (2) (a))

### **[1] Clause 4 Interpretation**

Omit the definition of *Country dwelling*.

### **[2] Clause 26 Erection or use of buildings or works**

Omit “country dwellings;” from Column III for Zone No 1 of the Table to the clause.

### **[3] Clause 26, Table**

Omit “dwelling-houses other than country dwellings and rural dwellings;” from Column V for Zone No. 1.

### **[4] Clause 26, Table**

Omit “Dwelling-houses other than semi-detached and terrace buildings.” from Column III for Zone No 2(a).

### **[5] Clause 26, Table**

Omit “Residential buildings.” from Column III for Zone No 2 (b).

### **[6] Clause 26, Table**

Omit “Dwelling-houses other than semi-detached or terrace buildings.” from Column III for Zone No 2 (c).

### **[7] Clause 26, Table**

Omit “;dwelling-houses attached to and used in conjunction with shops” from Column III for Zone No 3 (c).

### **[8] Clause 26, Table**

Omit “Purposes” from Column IV for Zone No 3(c).

Insert instead “Buildings or other structures ordinarily associated with dwelling houses; changes of building use (as defined in the *Environmental Planning and Assessment Act 1979*); dwelling-houses attached to and used in conjunction with shops; demolition of buildings or other structures; land uses and premises”.

### **[9] Clause 26, Table**

Insert “; structural or internal alterations to, or external building work in association with, commercial premises or refreshment rooms” after “roads” in Column IV for Zone No 3(c).

### **[10] Clause 38 Development in residential zones**

Omit the clause.

### **[11] Clause 46 Variation of area required for country dwelling**

Omit the clause.

## **Schedule 2 Amendment of Penrith Local Environmental**



# Plan 1997 (Penrith City Centre)

(Clause 4 (2) (b))

**[1] Clause 9 Zone objectives and development control table**

Omit from item (b) (i) **Without development consent** for Zone No 2 (f) in the Development Control Table:

- dwelling-houses

**[2] Clause 9, table**

Insert in alphabetical order in item (b) (ii) **Only with development consent** for Zone No 2 (f):

- buildings or other structures ordinarily associated with dwelling-houses
- demolition of buildings or other structures
- dwelling-houses

**[3] Clause 20 Development of land within Zone No 3 (a)**

Insert “where the new use does not involve structural or internal alterations or external buildings works” after the words “or take away food shops”.

## Schedule 3 Amendment of Penrith Local Environmental Plan 1998 (Urban Land)

(Clause 4 (2) (c))

**[1] Clause 9 Zone objectives and development control table**

Omit wherever occurring from item (b) (i) **Without development consent** for Zones Nos 2 (a1), 2 (a), 2 (b), 2 (c), 2 (d) and 2 (e) in the Development Control Table:

- dwelling houses

**[2] Clause 9, table**

Insert in alphabetical order in item (b) (ii) **Only with development consent** for Zones Nos 2 (a1), 2 (a), 2 (b), 2 (c), 2 (d) and 2 (e):

- buildings or other structures ordinarily associated with dwelling houses
- changes of building use (as defined in the Act)
- demolition of buildings or other structures
- dwelling houses
- internal structural work in bed and breakfast establishments

**[3] Clause 9, table**

Insert in alphabetical order in item b (ii) **Only with development consent** for Zones Nos 2 (r) and 2 (r1);

- buildings or other structures ordinarily associated with dwelling houses
- changes of building use (as defined in the Act)
- demolition of buildings or other structures
- structural or internal alterations to bed and breakfast establishments

**[4] Clause 9, table**

Insert in alphabetical order in item (b) (ii) **Only with development consent** for Zone No 3 (f):

- changes of building use (as defined in the Act)
- demolition of buildings or other structures
- external building work associated with an existing land use carried out with consent
- structural or internal alterations to a building or other structure erected with consent or building approval

**APPENDIX F**

# SafeWork NSW records search results



Our Ref: D20/091661

27 March 2020

Mr Shane Doyle  
Golder Associates Pty Ltd  
PO Box 1302  
CROWNS NEST NSW 1585

Dear Mr Doyle

**RE SITE: 4 Quarry Rd, Erskine Park NSW 2759**

I refer to your site search request received by SafeWork NSW on 24 March 2020 requesting information on Storage of Hazardous Chemicals for the above site.

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

For further information or if you have any questions, please call us on 13 10 50 or email [licensing@safework.nsw.gov.au](mailto:licensing@safework.nsw.gov.au)

Yours sincerely

A handwritten signature in black ink, appearing to be 'A. M.', written over a horizontal line.

Customer Service Officer  
Customer Experience - Operations  
SafeWork NSW

**APPENDIX G**

# UXO search results





**APPENDIX H**

# Important information

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Where permitted by the Contract, Golder may have retained subconsultants affiliated with Golder to provide some or all of the Services. However, it is Golder which remains solely responsible for the Services and there is no legal recourse against any of Golder's affiliated companies or the employees, officers or directors of any of them.

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