

# PRELIMINARY SITE INVESTIGATION REPORT



243–261 Forrester Road,  
North St Marys NSW 2760

Home Co. – August 2020



**Geo-Logix**  
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## DOCUMENT CONTROL

### PRELIMINARY SITE INVESTIGATION REPORT

243–261 Forrester Road,  
North St Marys, NSW 2760

#### PREPARED FOR

Home Co.  
C/- Rachel Streeter  
Willow Tree Planning  
Suite 4, Level 7, 100 Walker Street,  
North Sydney NSW 2060

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**Issued by:** Geo-Logix Pty Ltd

**ABN:** 86 116 892 936

**Junaidi Ibrahim**  
BSc Chemical Engineering  
Project Scientist

**Edward Lilly**  
BSc Civil Engineering, MIEAust  
Associate

## EXECUTIVE SUMMARY

Geo-Logix Pty Ltd (Geo-Logix) was engaged by Home Co. to conduct a Preliminary Site Investigation (PSI) of the property located at 243–261 Forrester Road, North St Marys NSW.

Geo-Logix understands that Home Co. proposes to redevelop the site as a Health and Wellness Precinct including medical centres, health services, a pharmacy, gym, childcare centre, children's recreation facilities, specialised retail, convenience shopping, restaurants/cafes and a residential aged care facility.

The objective of the PSI is to establish whether activities have occurred on site which may have resulted in contamination of the land. The findings of the report are based on a site inspection conducted on 12 June 2020 and a review of historical site data.

The site is located within an industrial area in North St Marys NSW and consists of an irregularly shaped lot with an approximate area of 32,500 m<sup>2</sup> (Figure 2).

At the time of Geo-Logix investigation the site was occupied by a vacant bulky goods store and surrounding car parking with a narrow vegetated strip at the western boundary of the site.

Based on a review of historical data the site appears to have been used as open woodland grazing until the early 1980s. Between 1986 and 1994 the site was cleared with a car park constructed in the southwest portion. Disturbed earth evident in the 1994 photograph and elevated grassed areas observed during the site inspection suggest filling activities have taken place across some areas of the site. By 2005 the site had been developed as a football field with adjoining grassed areas. Circa 2013 the site was redeveloped as a Masters bulky good store. The store had ceased operation prior to 2017 and the site appears to have been vacant since that time with the exception of a reverse vending machine can and bottle recycling station in the southwest corner of site.

Uncontrolled fill and an asbestos containment cell have been identified as potential sources of contamination have been identified at the site. Contaminants of potential concern (COPC) associated with fill of unknown origin include:

- Petroleum Hydrocarbons;
- Polycyclic Aromatic Hydrocarbons (PAHs);
- Organochlorine Pesticides (OCPs);
- Heavy metals; and
- Asbestos.

An asbestos containment cell is located in the north eastern corner of the site. In its current state, the asbestos is controlled and is not considered to present a risk to human health or the environment. Ongoing management of the cell will be required to prevent any uncontrolled exposure to construction workers and future site occupants.

Geo-Logix considers that the site can be made suitable for the proposed development. Site suitability will be subject to:

- Implementation of management controls for the asbestos cell through implementation of a site-specific Environmental Management Plan (EMP); and
- Completion of a Detailed Site Investigation (DSI) to determine the presence or otherwise of contamination from fill of unknown origin.

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**Figure 2:** Site Map

## ATTACHMENTS

**Attachment A:** Planning Certificate under Section 10.7 (2 & 5)

**Attachment B:** Photographic Plates

**Attachment C:** Groundwater Bore Search

**Attachment D:** Underground Utilities Plans

**Attachment E:** Title Documents

**Attachment F:** Aerial Photographs

**Attachment G:** Council Records

**Attachment H:** WorkCover NSW Records

**Attachment I:** NSW EPA Contaminated Land Record of Notices;

**Attachment J:** NSW EPA Public Register Search for licences, applications and notices

**Attachment K:** NSW EPA List of NSW Contaminated Sites Notified to the EPA

**Attachment L:** Australian Department of Defence Unexploded Ordnance (UXO) Register

## 1. INTRODUCTION

Geo-Logix Pty Ltd (Geo-Logix) was engaged by Home Co. to conduct a Preliminary Site Investigation (PSI) of the property located at 243–261 Forrester Road, North St Marys NSW (Figure 1).

Geo-Logix understands that Home Co. proposes to redevelop the site as a Health and Wellness Precinct including medical centres, health services, a pharmacy, gym, childcare centre, children’s recreation facilities, specialised retail, convenience shopping, restaurants/cafes and a residential aged care facility.

The objective of the PSI is to establish whether activities have occurred on site which may have resulted in contamination of the land. The findings of the report are based on a site inspection conducted on 12 June 2020 and a review of historical site data.

## 2. SITE INFORMATION

### 2.1 Site Identification

The investigation area comprises the following property:

Street Address	Lot and Deposited Plan (DP)	Approximate Area (m <sup>2</sup> )
243–261 Forrester Road, North St Marys NSW 2760	Lot 12 DP 1192443	32,500

### 2.2 Site Zoning and Land Use

Under the Penrith Local Environmental Plan 2010 (PLEP 2010), the site is zoned as Light Industrial (IN2). The Planning Certificate is provided in Attachment A.

### 2.3 Site Description

The following site descriptions are based on a site inspection conducted by Geo-Logix on 12 June 2020. A photographic log is presented in Attachment B.

The site is located within an industrial area in North St Marys NSW and consists of an irregularly shaped lot with an approximate area of 32,500 m<sup>2</sup> (Figure 2).

At the time of Geo-Logix investigation, a vacant bulky goods store building occupied the eastern half of the site. The building comprised concrete walls and floor, metal roofing and glass door entrances on the western side. The rest of the site was mostly occupied by a large carpark with sparse trees located on parking lot islands.

The western boundary of the site has a narrow strip of vegetated land bounded by the carpark and Forrester Road. The southern half of this strip is grassed. The northern half of the narrow strip of land is occupied with trees and vegetation with a narrow channel running in the middle.

Vehicle access to the site is through the south which is currently fenced. An operational reverse vending machine (can and bottle recycling) is located on the southwest corner of the site just outside the southern fence. Pedestrian access to the site is through the southern end of the western boundary.

## 2.4 Surrounding Land Use

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

- **North** – Forrester Road with large undeveloped land beyond;
- **South** – St Marys Rugby League Club with Boronia Road beyond;
- **East** – St Marys Rugby League Stadium, large dam and undeveloped land beyond; and
- **West** – Forrester Road and industrial properties beyond.

## 2.5 Topography

The site is graded and relatively level with an approximate elevation of 25–26 m Australian Height Datum (AHD).

## 2.6 Surface Water

The nearest surface water receptor is the channel at the northwest boundary of the site. A dam is located immediately northeast of the site. Ropes Creek is located approximately 386 m northeast of the site.

## 2.7 Geology

Review of the NSW 1:100,000 Penrith Geological Map (Geological Survey of NSW, 1991) indicates the site is underlain by Quaternary age fine grained sand, silt and clay.

## 2.8 Hydrogeology

Groundwater is expected to follow regional topography and flow toward the north and north east.

Reference to the NSW Groundwater Works Reports (NSW Government, 2019) ) indicates there are six registered groundwater bores within a 500 m radius of the site. Five of the bores are registered as monitoring bores and are located at the Service Station at the corner of Forrester Road and Christie Street, 350 m southwest of the site. Well depths were approximately eight metres. Depth to water bearing units was not noted. No information was available for the sixth bore, 350 m to the east of the site. The groundwater bore search map is presented in Attachment C.

## 2.9 Underground Utilities

A Dial Before You Dig search was conducted to determine the presence of underground utilities which may act as conduits for contamination migration both onsite and offsite (Attachment D). The plans indicate:

- Endeavour Energy power conduits and Telstra communication conduits serve the site from near the south western corner;
- Sydney Water sewer connects to the bulky goods store building at the centre of the eastern site boundary; and

- Other services including NBN communications, Jemena gas and Sydney Water waterlines run along Forrester Road.

## 3. PREVIOUS INVESTIGATIONS

### 3.1 Phase I ESA, Geo-Logix 2010

Geo-Logix previously completed a Phase I Environmental Site Assessment (ESA) in April 2010, prior to construction of a bulky goods store at the site. The scope of works included review of historical data, site inspection and limited soil sampling. Geo-Logix concluded that the site was suitable for redevelopment as a bulky goods store.

Historical information gathered for that report has been incorporated into the current PSI report.

### 3.2 Asbestos Management Plan, GETEX 2013

GETEX prepared an Asbestos Management Plan (AMP) for the Masters Home Improvement Store in May 2013. The asbestos management approach entailed placing a grey geo-fabric liner over the area of contaminated soil and placement of 1 m thick layer of clean fill over the top. The plan further defined methodologies and control measures to be adhered to in the event future subsurface excavation encounters the contained asbestos impacted soils. The encapsulated asbestos was identified as Non-Friable (Bonded) Asbestos. The frequency and/or concentration of bonded asbestos in the impacted soil was not discussed in the AMP.

## 4. SITE HISTORY

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

- Historical title deeds;
- Historical aerial photographs;
- Penrith City Council historical records;
- Penrith City Council Section 10.7 Planning Certificates;
- NSW EPA Contaminated Land Record of Notices;
- NSW EPA Public Register Search for licences, applications and notices;
- NSW EPA List of NSW Contaminated Sites Notified to the EPA; and
- Unexploded Ordnance (UXO) register.

## 4.1 Title Search

A title deeds search was conducted through the Land Titles Office in 2010 for the previous Phase I ESA. A detailed summary and title documents and plans identifying former Lot identifiers are presented in Attachment E. The portion of Lot 23 DP 1142130 subject to this report is labelled Note (bii) in the Title Search documents.

The site was owned by Emanuel Debrincat (Dairyman) from 1937 to 1969. The site was then owned by John Carroll Stanislaus and Anthony Carroll Stanislaus (Solicitors) from 1969 to 1981 after which the site has been owned by the St Marys Rugby League Football Club Limited from 1981 to 2010.

## 4.2 Aerial Photograph Review

Geo-Logix undertook a review of historical aerial photographs for the years 1947, 1961, 1970, 1986, 1994 and 2005 on record at the NSW Land and Property Management Authority and for the year 2018, obtained from the NSW Government SIX Maps portal. Aerial photos are presented in Attachment F.

### Aerial 1947

The site was undeveloped and vegetated with open forest. Cattle tracks were evident across the site. Open forest existed to the east and south of the site. The area to the west and north beyond Forrester Road appeared to have been cleared and used as grazing land.

### Aerial 1961

The site and surrounds remain as above.

### Aerial 1970

The site remained forested. Several industrial properties were developed to the west of the site beyond Forrester Road. A hotel or similar building with associated car park was located to the south of the site. Land-use to the north and east remained the same as 1961.

### Aerial 1986

The site remained undeveloped. The St Marys Rugby League Football Club building and associated car park had been constructed to the south of the site. The hotel building evident in the 1970 photograph was located to the south of the St Marys Rugby League Football Club. Several additional industrial buildings were constructed to the west beyond Forrester Road. The surrounding land-use to the north and east remained unchanged.

### Aerial 1994

The site was cleared of vegetation. An asphalt sealed car park exists over the southern portion of the site while the northern portion appeared to be unsealed and disturbed. A dam was excavated to the immediate northeast. The area to the west and southwest was developed as an industrial precinct.

The area to the north and east remained unchanged.

### Aerial 2005

The northern portion of the site has been developed as a football field with adjoining grassed areas. The car park remains unchanged in the southwest portion and a garden/grassed area was formed in the southeast corner. A Football Stadium and additional football field had been built immediately east of the subject site while the dam remained to the northeast. The surrounding land-use remains similar to 1994.

## Aerial 2018

The site has been redeveloped as a bulky goods store with car parking on the western half of the site and the store building on the western half of the site.

The rugby league club to the south has been expanded. The surrounding landuse is otherwise similar to 2005.

## 4.3 Penrith City Council Records

### Council Records

Council records were requested but had not been received at the time of reporting for Geo-Logix's 2010 Phase I ESA.

A review of online DA records indicates that a DA for change of use of the existing Masters building, including enclosure of the Garden Centre area was approved in February 2017. The DA proposal comprised alterations of the existing building and conversion to multiple commercial tenancies (Attachment G). No works associated with this DA appeared to have been carried out at the time of site inspection.

### Section 10.7 Planning Certificates

Review of Planning Certificates under Section 10.7 (2 & 5) of the *Environmental Planning and Assessment Act 1979* indicates the following for the site:

- The land is not proclaimed to be a mine subsidence district;
- The land is not a conservation area;
- No item of environmental heritage is situated on the land;
- Development on the land is subject to flood related development controls;
- The land is not biodiversity certified land;
- Some of the land is identified as bush fire prone land; and
- The following environmental reports are listed as held by council:
  - Stage 1 Environmental Site Assessment, Consulting Earth Scientists, 2007;
  - Phase 1 ESA Report – Part Lot 23 DP 1142130 Forrester Road St Marys NSW (Ref. 1001003Rpt01FinalV01\_7Apr10), Geo-Logix 2010;
  - Phase 1 Preliminary ESA – Proposed Playing Field, 213 Forresters Road, North St Marys NSW 2760, David Lane Associates, 2010;
  - Remediation Action Plan: St Marys Leagues Club Proposed Training Field, 213 Forrester Road North St Marys, Part Lot 23 DP1142130. (Ref DL2594 R001), David Lane Associates, 2011;
  - Validation Report: St Marys Leagues Club Proposed Training Field, 213 Forrester Road North St Marys, Part Lot 23 DP 1142130, (Ref DL2594 R01), David Lane Associates, 2011;
  - Phase 1 Environmental Assessment Report - Part Lot 23 DP1142130, 213 - 261 Forrester Road, North St Marys, NSW 2760 (Ref: 1201068Rpt01FinalV01\_11Oct12), Geo-Logix 2012;



- Flora and Fauna Assessment Report, Gunninah Environmental Consultants 2007.

#### **4.4 Dangerous Goods Licences**

A search of the WorkCover Stored Chemical Information Database completed in 2010 identified one license to store LP Gas at the Leagues Club Building. No licenses for the subject site were identified (Attachment G).

#### **4.5 NSW EPA Contaminated Land Record of Notices**

A review of the NSW EPA Contaminated Land Record of Notices established under Section 58 of the Contaminated Land Management Act 1997 found no records for the subject site. There were also no results found for adjacent properties. The search record is presented in Attachment H.

#### **4.6 NSW EPA Public Register Search for Licences, Applications and Notices**

A search of the public register established under Section 308 of the Protection of the Environment Operations Act 1997 (POEO Act) did not identify any records relating to Environmental Protection Licences, Licence Applications or Pollution Notices for the subject site. There were also no results found for adjacent properties. The search record is presented in Attachment I.

#### **4.7 NSW EPA List of NSW Contaminated Sites Notified to the EPA**

A search of the List of the NSW EPA List of NSW Contaminated Sites Notified to the EPA current as of 15 June 2020 found no records for the subject site. There were also no results found for adjacent properties. The search record is presented in Attachment J.

#### **4.8 Unexploded Ordnance**

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

### **5. SITE HISTORY SUMMARY**

The site appears to have been used as open woodland grazing until the early 1980s. Between 1986 and 1994 the site was cleared with a car park constructed in the southwest portion. Disturbed earth evident in the 1994 photograph and elevated grassed areas observed during the site inspection suggest filling activities have taken place across some areas of the site. By 2005 the site had been developed as a football field with adjoining grassed areas. Circa 2013 the site was redeveloped as a Masters bulky good store. The store had ceased operation prior to 2017 and the site appears to have been vacant since that time with the exception of a reverse vending machine can and bottle recycling station in the southwest corner of site.

## 6. POTENTIAL SITE CONTAMINATION

### Fill of Unknown Origin

Geo-Logix previously identified fill at the site in the 2010 investigation and it is expected that additional filling occurred during development of the site as a Masters bulky goods store circa 2013. COPC associated with fill of unknown origin include:

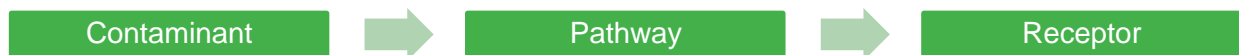
- Petroleum Hydrocarbons;
- Polycyclic Aromatic Hydrocarbons (PAHs);
- Organochlorine Pesticides (OCPs);
- Heavy metals; and
- Asbestos.

### Asbestos Containment Cell

An asbestos containment cell is located in the north eastern corner of the site. In its current state, the asbestos is controlled and is not considered to present a risk to human health or the environment. Ongoing management of the cell will be required to prevent any uncontrolled exposure to construction workers and future site occupants.

## 7. CONCEPTUAL SITE MODEL

For site contamination to present a risk to human health and the environment there has to be a link between the contaminant and the receptor as detailed below.



If any of the links do not exist contaminant exposure cannot occur.

The conceptual model below was prepared based on the site history on potential distribution of contaminants of potential concern and considers a Health and Wellness Precinct including sensitive landuses.

Conceptual Site Model – Contaminants in Soil and Groundwater				
Relevant Exposure Pathways	Receptors			
	Construction Workers	Onsite Residents	Offsite Residents	Other
Soil Ingestion/Dermal Contact/Dust	✓	✓	✓	Terrestrial Ecology ✓
Indoor inhalation of Vapours derived from Soil	✓	✓	✓	--
Outdoor Inhalation of Vapours derived from Soil	X*	X*	X*	Onsite Trench worker ✓
Indoor Inhalation of Vapours Derived from Groundwater	✓	✓	✓	--
Outdoor Inhalation of Vapours Derived from Groundwater	X*	X*	X*	Onsite Trench worker ✓
Soils Leaching to Groundwater	--	--	--	Ongoing Groundwater Impact ✓
Groundwater Abstraction	--	✓	✓	--
Groundwater Discharge to Surface Water	--	--	--	Recreation/Aquatic ecosystem ✓
Comments				
X – exposure pathway incomplete no unacceptable risk ✓ – exposure pathway complete potential unacceptable risk -- – Not relevant * – considered incomplete due to dilution effects				

## 8. CONCLUSIONS

Geo-Logix considers that the site can be made suitable for the proposed development. Site suitability will be subject to:

- Implementation of management controls for the asbestos cell through implementation of a site-specific Environmental Management Plan (EMP); and
- Completion of a Detailed Site Investigation (DSI) to determine the presence or otherwise of contamination from fill of unknown origin.

## 9. LIMITATIONS

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

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

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

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

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

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

Geo-Logix assumes no responsibility in respect of any changes in the condition of the Site which have occurred since the time when Geo-Logix gathered data and/or took samples from the Site on its site inspections dated **12 June 2020**.

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

1970 have been demolished on the Site or materials from such buildings have been disposed of on the Site.

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

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

## 10. REFERENCES

Department of Land and Water Conservation (1997) *Liverpool Acid Sulphate Soils Risk Map*, Second Edition, The State of New South Wales.

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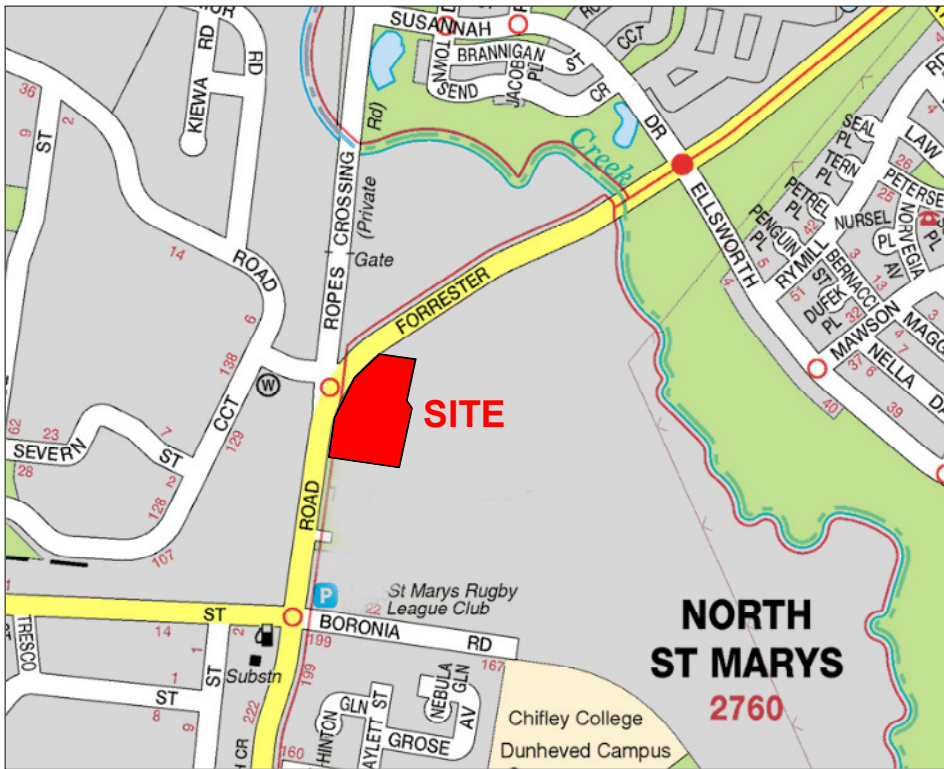
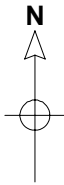
OEH (2019) Contaminated Land Record search,  
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OEH (2019) List of NSW Contaminated Sites Notified to OEH as at 11/10/19. NSW Government.

OEH (2019) *POEO Public Register search*, <http://www.environment.nsw.gov.au/prpoeoapp/>. NSW Government. Accessed 11/10/2019.



## **FIGURES**



PART MAP ST MARYS



PART MAP NSW

ISSUE	DATE	AMENDMENTS	DRAWN	CHECKED
01		ORIGINAL ISSUE		

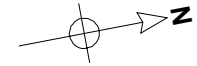
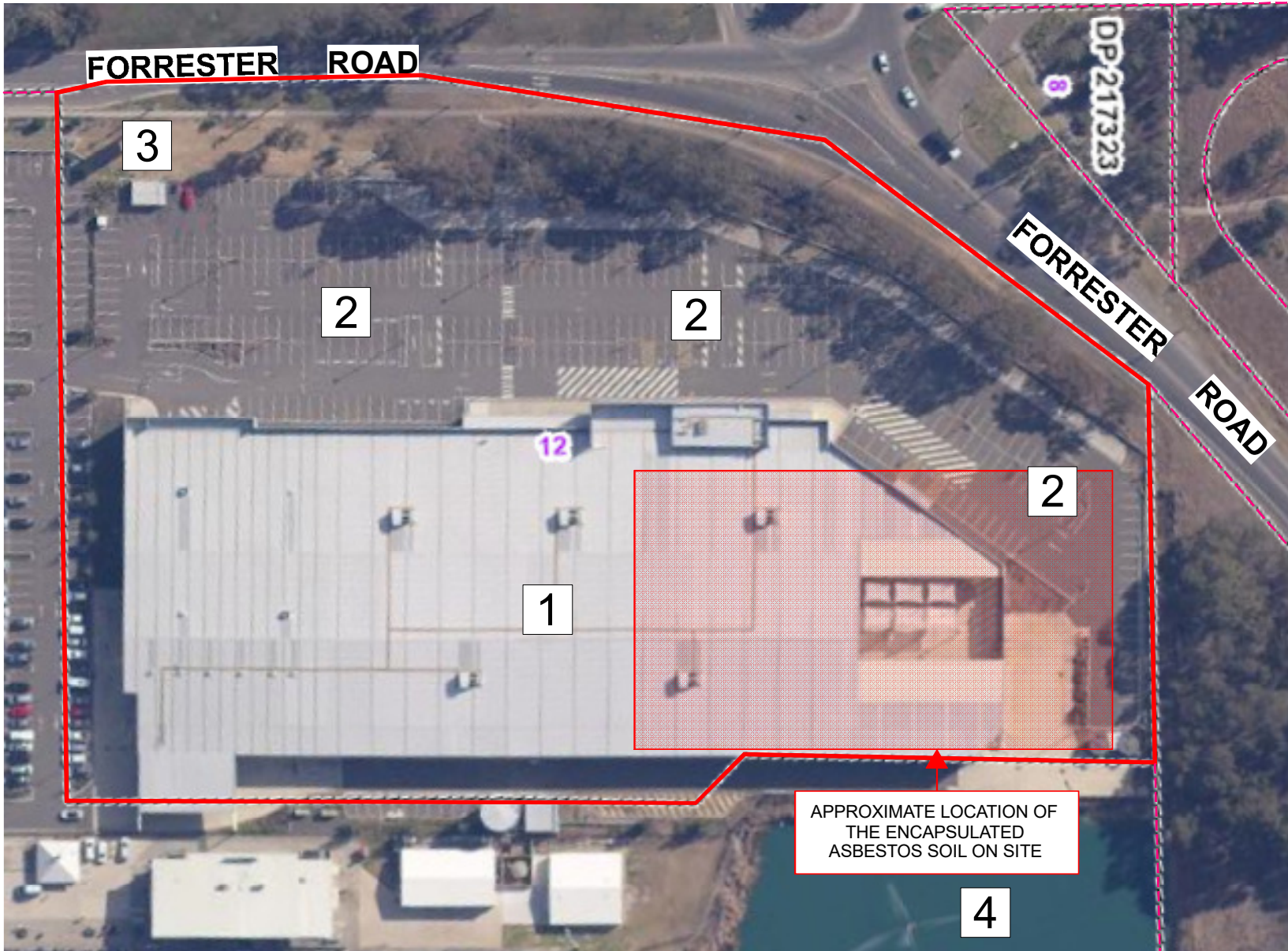
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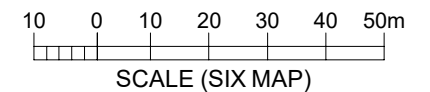
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DRAWN: J.E.D.	CHECKED: J.I.
APPROVED: B.P.	
DATE: 15/06/2020	

<b>SITE LOCATION MAP</b>			
<b>PRELIMINARY SITE INVESTIGATION</b>			
LOT 12 DP 1192443, 243-261 FORRESTER ROAD, NORTH ST MARYS NSW 2760			
SHEET SIZE: A4	PROJECT No. 2001041	REV: 01	<b>FIGURE 1</b>



	SITE BOUNDARY
	ADJACENT BOUNDARY
	FORMER BULKY GOODS STORE
	CARPARK
	REVERSE VENDING MACHINE (BOTTLES, CANS, CARTONS RECYCLING)
	OFF-SITE DAM
<b>LEGEND</b>	



ISSUE	DATE	AMENDMENTS	DRAWN	CHECKED
01		ORIGINAL ISSUE		

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APPROVED: B.P.	
DATE: 15/06/2020	

<b>SITE MAP</b>			
<b>PRELIMINARY SITE INVESTIGATION</b>			
LOT 12 DP1192443, 243-261 FORRESTER ROAD, NORTH ST MARYS NSW 2760			
SHEET SIZE: A4	PROJECT No. 2001041	REV: 01	FIGURE 2

## **ATTACHMENT A**



## **ATTACHMENT B**

# PRELIMINARY SITE INVESTIGATION

243 Forrester Road, North St Marys NSW



Plate 1 – View of open area in the northern end of the former bulky goods store building.



Plate 2 – View inside of the middle area of the former bulky goods store.



Plate 3 – View of delivery receiving area in southern portion of former bulky goods store.



Plate 4 – View of front entrance of former bulky goods store and associated carpark.



Plate 5 – View of carpark in the western boundary of the site.



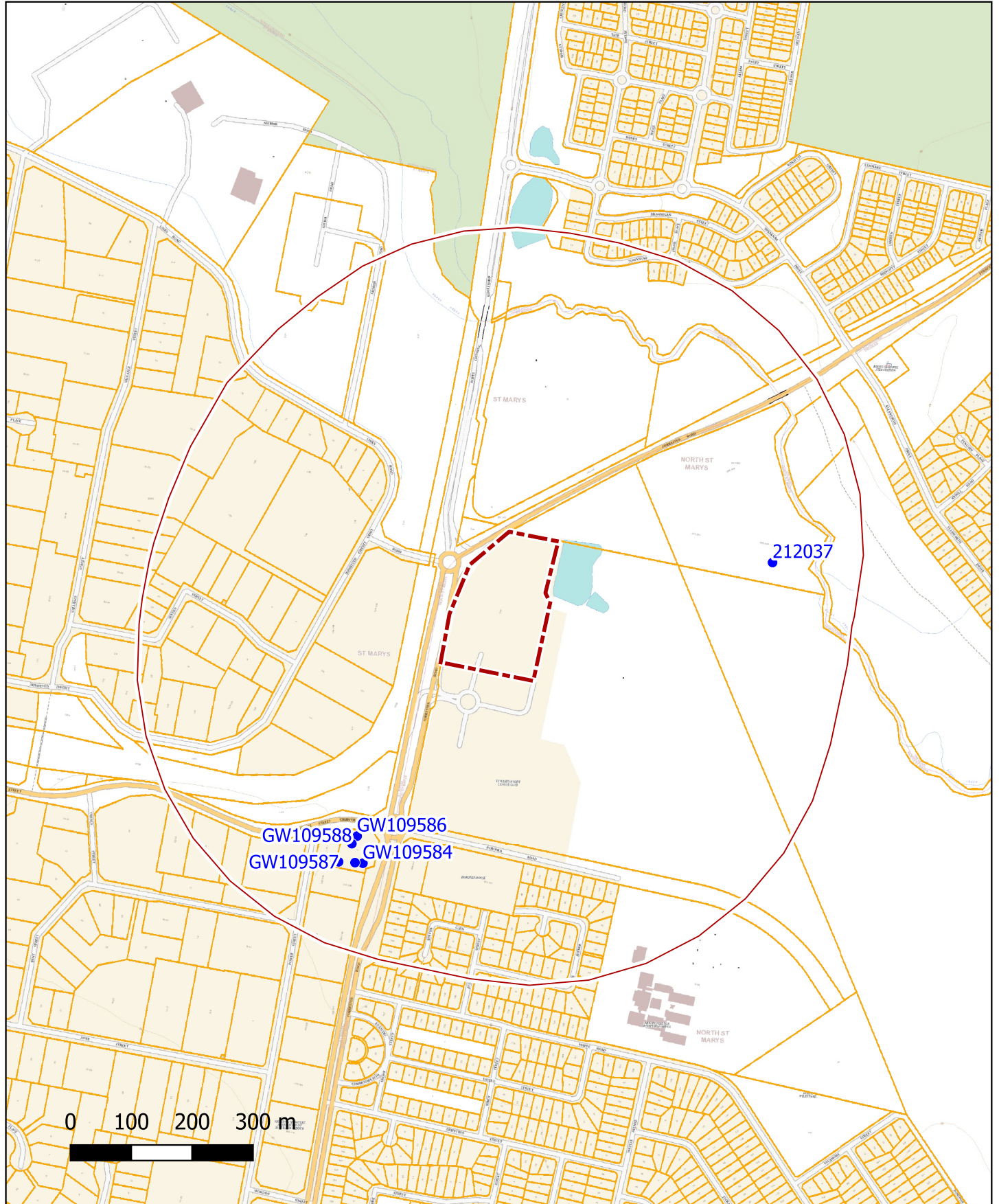
Plate 6 – View of water channel in the western boundary of the site.



## **ATTACHMENT C**

# Groundwater Bore Search

243–261 Forrester Road,



25-6-2020

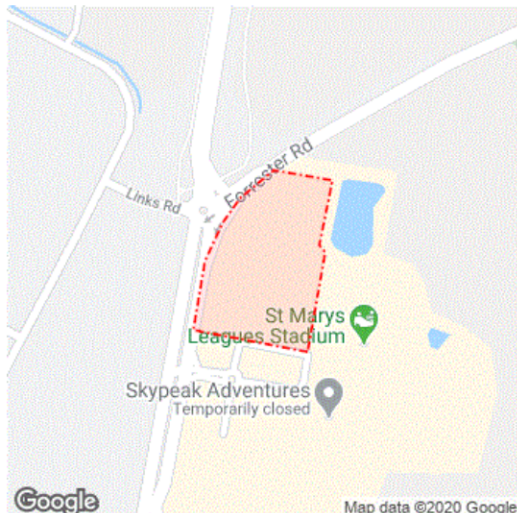
## **ATTACHMENT D**

## Caller Details

**Contact:** Mr Edward Lilly  
**Company:** Geo-Logix  
**Address:** Unit 2309 4 Daydream Street  
 Warriewood NSW 2102

## Dig Site and Enquiry Details

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



**User Reference:** 2001041  
**Working on Behalf of:** Private  
**Enquiry Date:** 25/06/2020  
**Start Date:** 27/06/2020  
**End Date:** 27/06/2020

**Address:**  
 243 Forrester Road  
 North St Marys NSW 2760

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

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

### Notes/Description of Works:

## Your Responsibilities and Duty of Care

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

## Asset Owner Details

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

\*\* Asset owners highlighted by asterisks \*\* require that you visit their offices to collect plans.

# Asset owners highlighted with a hash require that you call them to discuss your enquiry or to obtain plans.

Seq. No.	Authority Name	Phone	Status
99073229	Endeavour Energy	0298534161	NOTIFIED
99073231	Jemena Gas West	1300880906	NOTIFIED
99073233	NBN Co, NswAct	1800626329	NOTIFIED
99073232	Sydney Water	132092	NOTIFIED
99073230	Telstra NSW, Central	1800653935	NOTIFIED

END OF UTILITIES LIST

If further clarification is required, please contact:  
Endeavour Energy  
Phone: (02) 9853 4161 (8:00am-4:30pm Mon-Fri)  
Emergency Phone Number: 131 003



## DBYD Underground Search Report

Date: 25/06/2020

DBYD Sequence No: 99073229

DBYD Job No: 19775799

### ENDEAVOUR ENERGY ASSETS AFFECTED

To:	Mr Edward Lilly	Company:	Geo-Logix
[Redacted]			
Enquiry Location: 243 Forrester Road, North St Marys, NSW 2760			

Our Search has shown that **UNDERGROUND ASSETS ARE PRESENT** on our plans within the nominated enquiry location. This search is based on the graphical position of the excavation site as denoted in the DBYD customer confirmation sheet.

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### SUPPLEMENTARY MATERIAL

Material	Purpose	Location
DBYD Cover Letter	Endeavour Energy DBYD response Cover Letter	Attached
DBYD Important Information & Disclaimer	Endeavour Energy disclaimer, responsibilities and information on understanding plans	Attached
DBYD Response Plans	Endeavour Energy DBYD plans	Attached
Work Cover NSW "Work near underground assets: Guide"	Guideline for anyone involved in construction work near underground assets	Contact Work Cover NSW for a copy
Work Cover NSW "Excavation work: Code of practice"	Practical guidance on managing health and safety risks associated with excavation	<a href="#">URL [Click Here]</a>
Safe Work Australia "Working in the vicinity of overhead and underground electric lines guidance material"	Provides information on how to manage risks when working in the vicinity of overhead and underground electric lines at a workplace	<a href="#">URL [Click Here]</a>
Endeavour Energy Safety Brochures & Guides	To raise awareness of dangers of working on or near Endeavour Energy's assets	<a href="#">URL [Click Here]</a>



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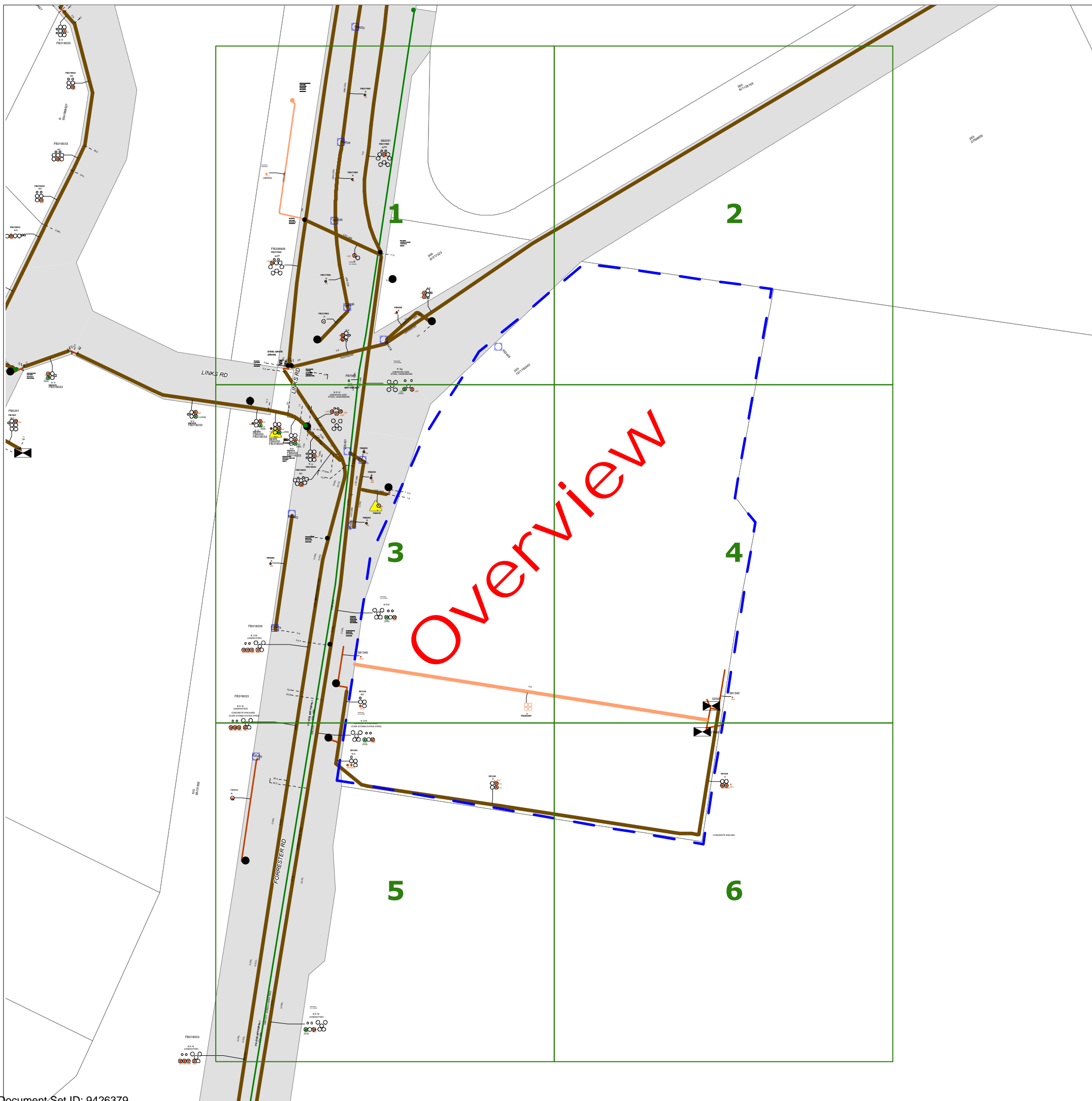
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**NOT TO SCALE**

DBYD Sequence No.:	99073229
Issued Date:	25/06/2020

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Overview

5

6

3

4

1

2



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






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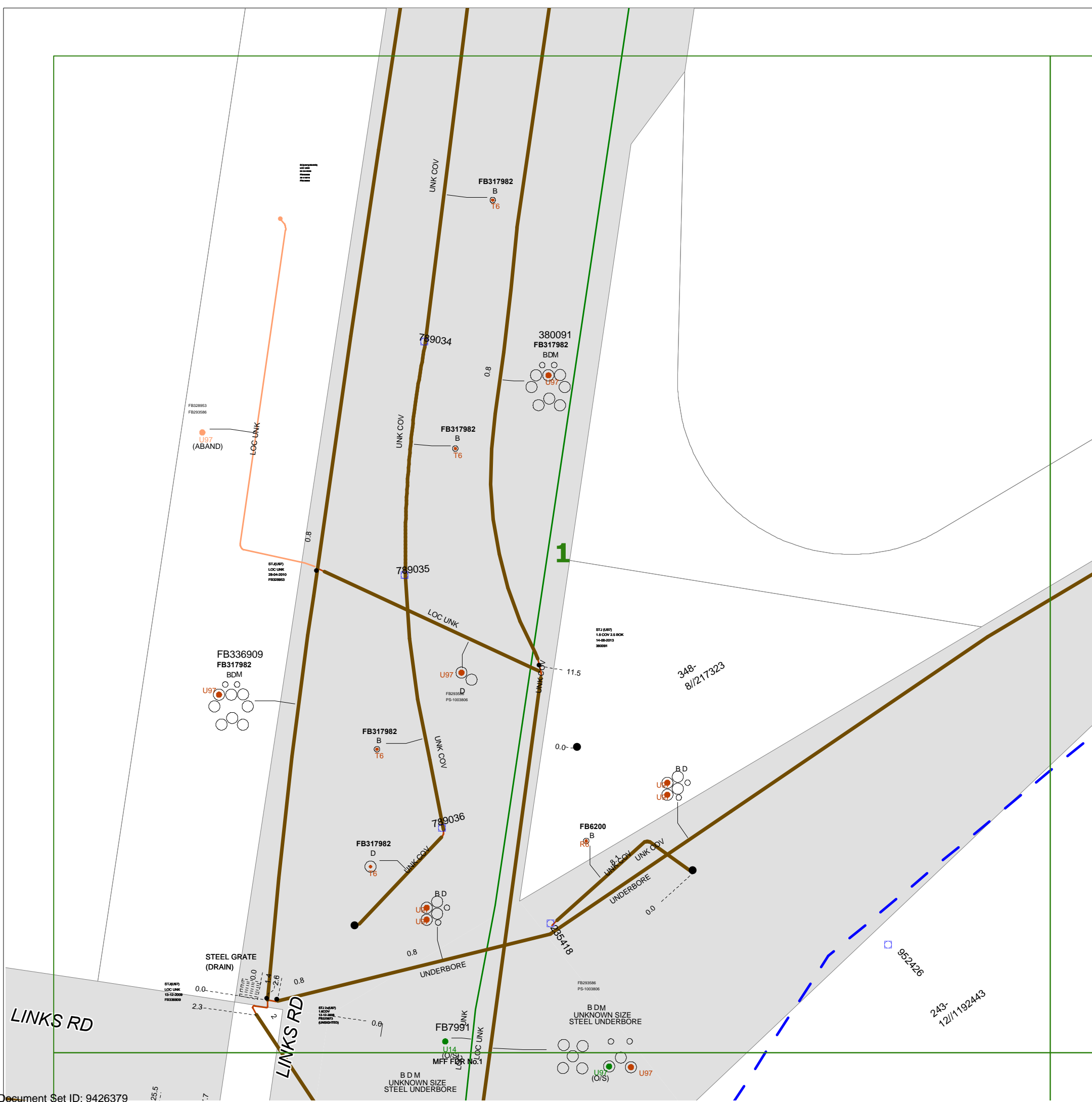
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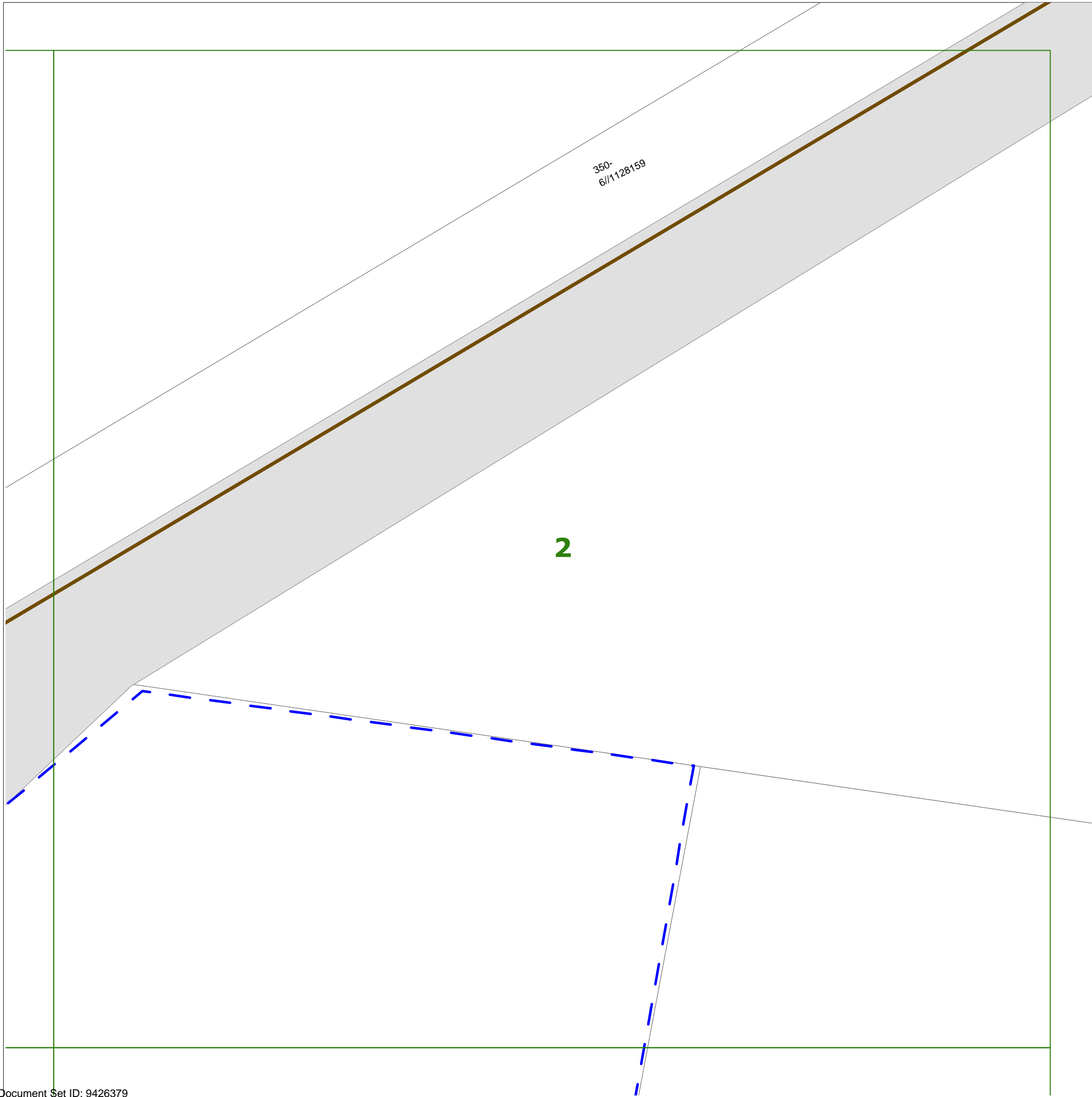
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






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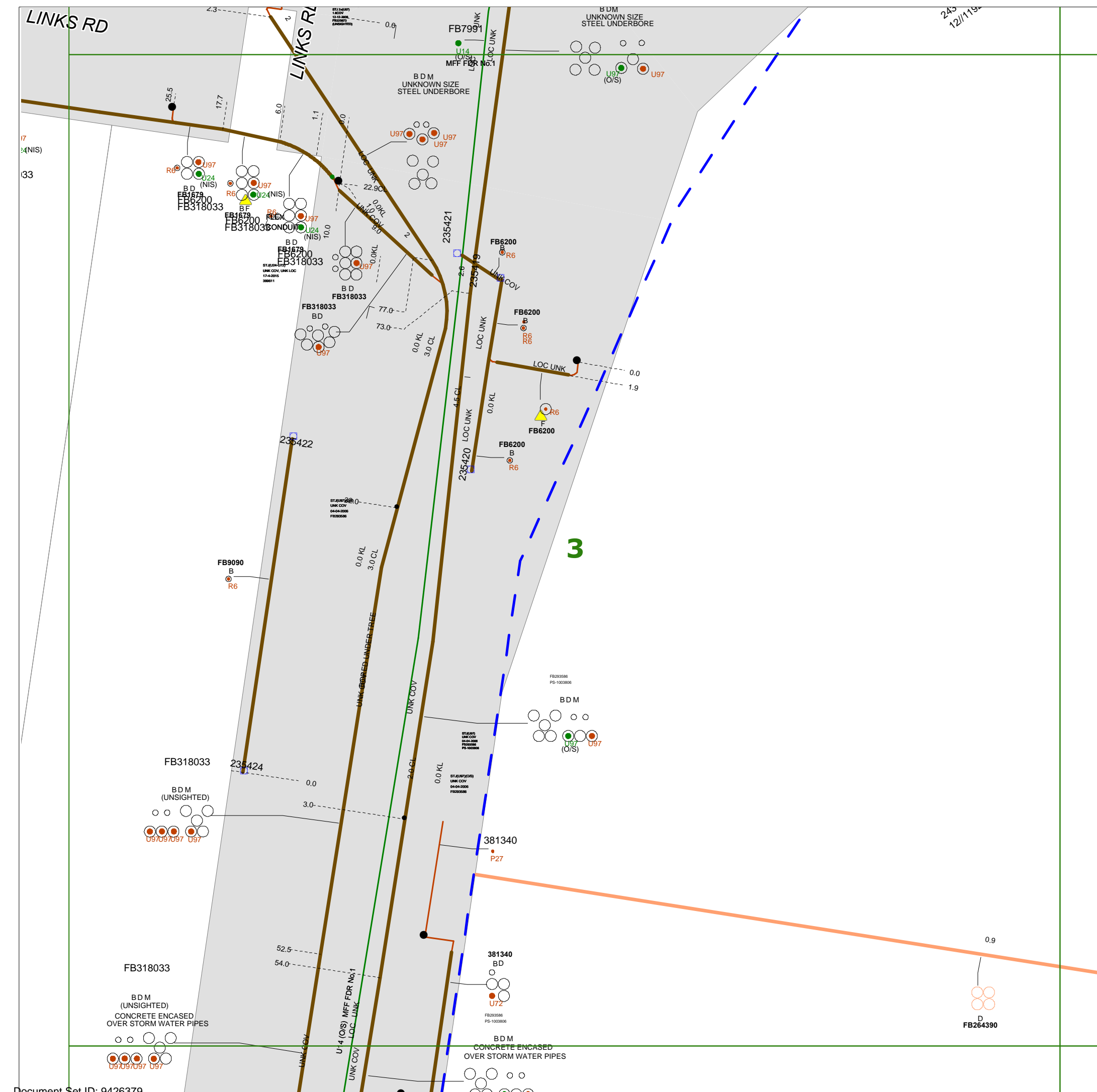
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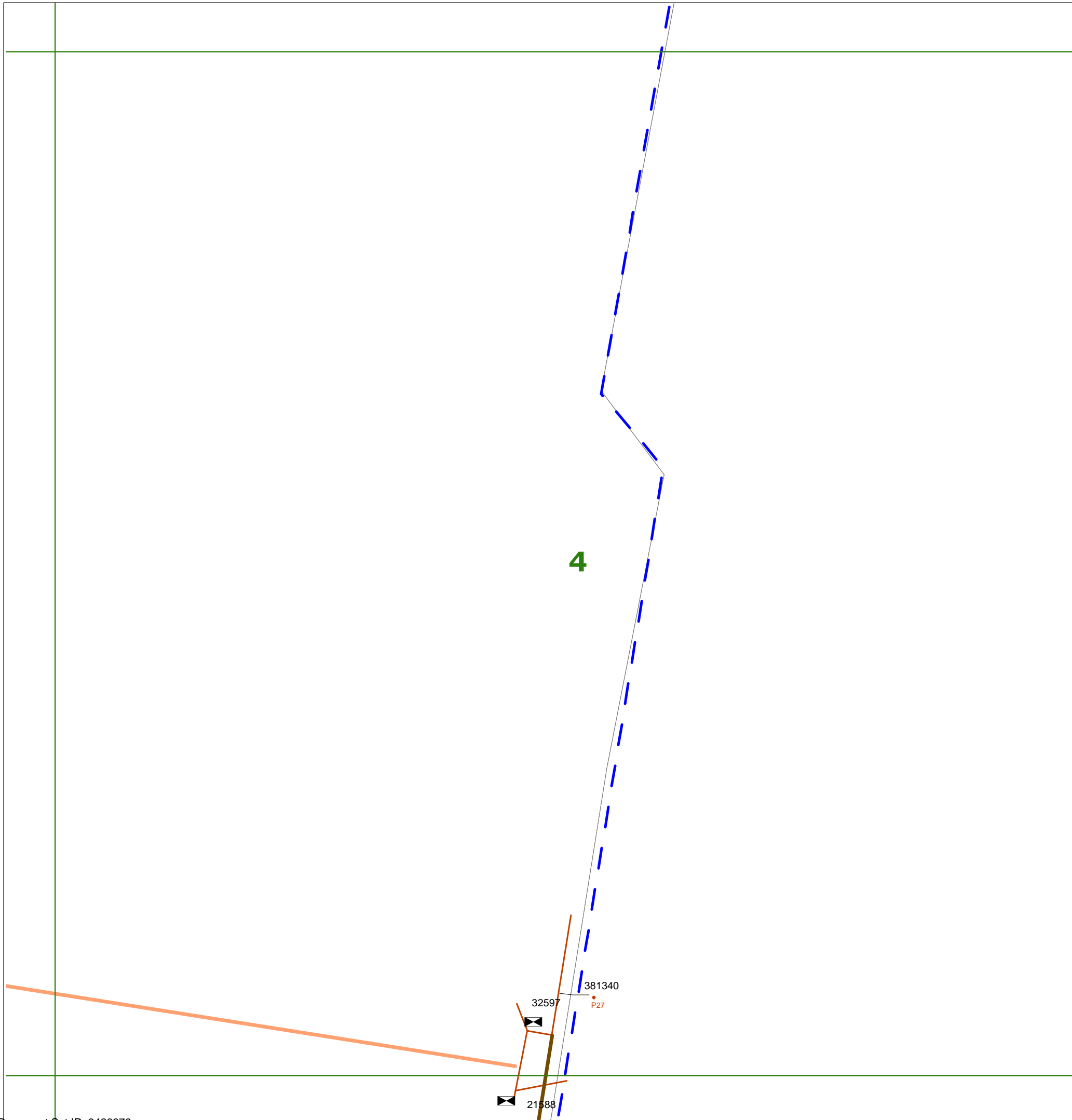
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






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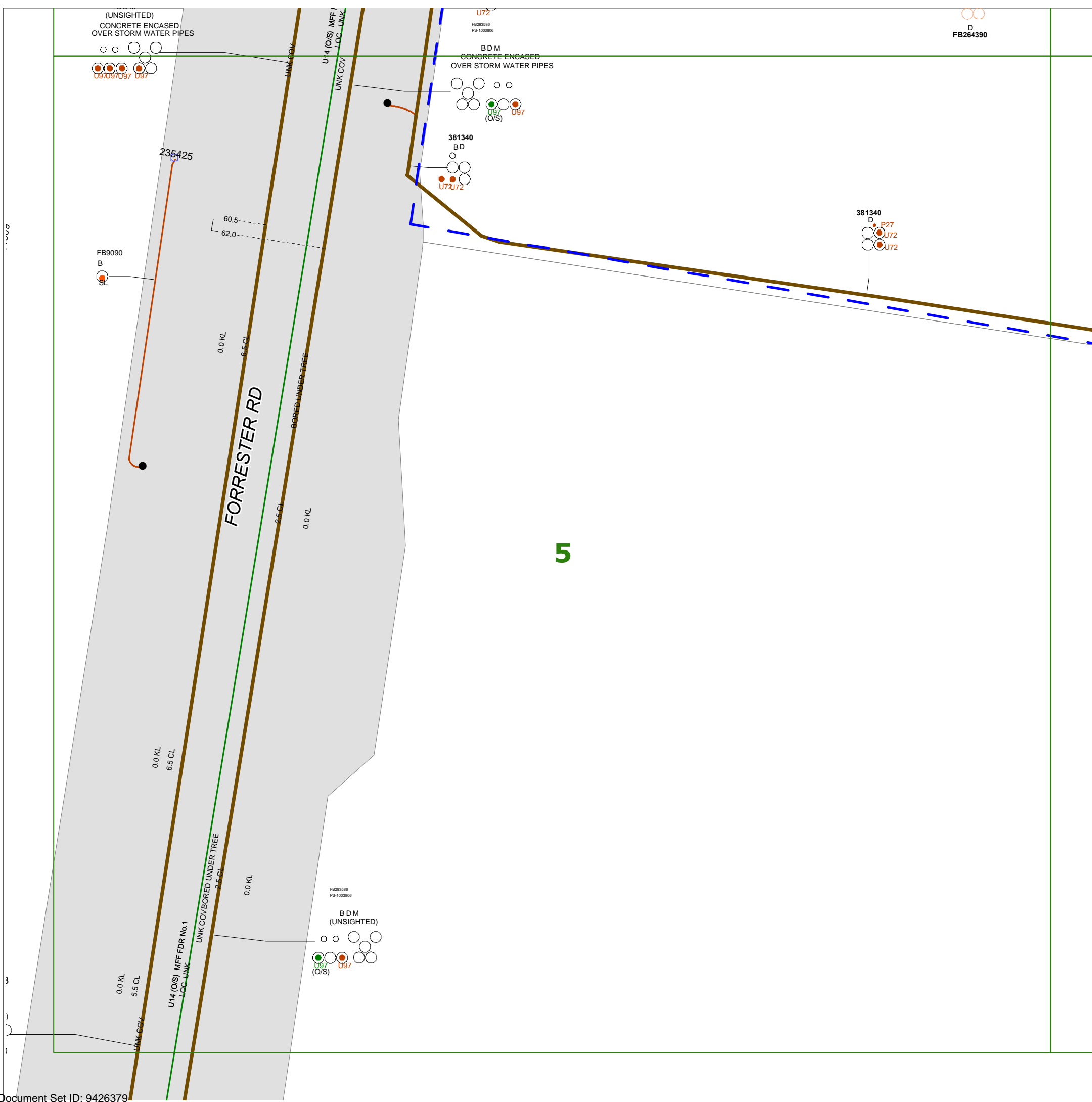
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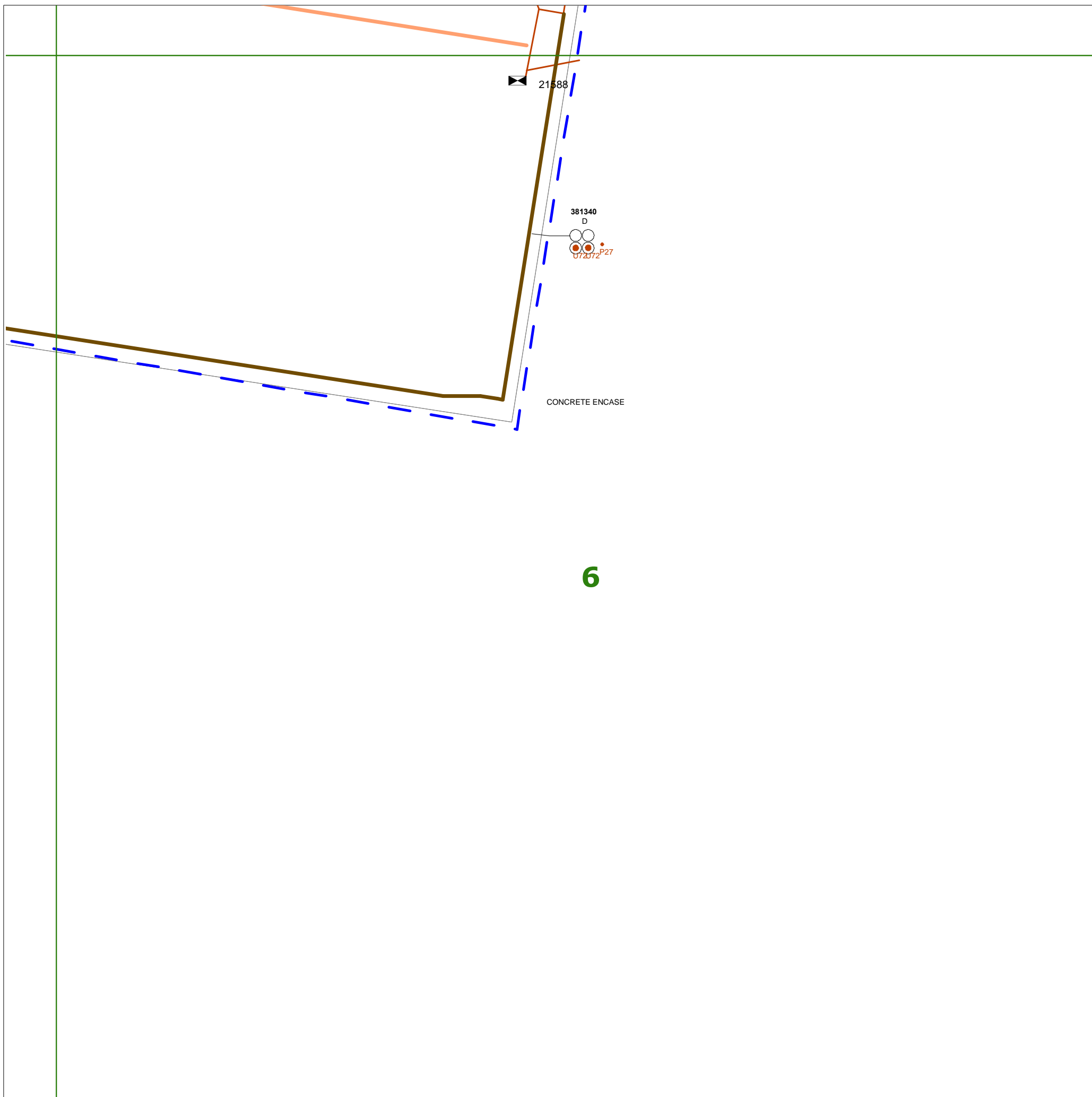
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**BEFORE COMMENCING EXCAVATION YOU MUST READ AND UNDERSTAND ALL INFORMATION PROVIDED IN THE DBYD RESPONSE AND LISTED BELOW**

**BACKGROUND**

Endeavour Energy is able to make available plans of its underground assets to persons who intend to undertake excavation works in Endeavour Energy's distribution area. Any plans provided to you are made available subject to the provisions set out below, in the provided plans, and in the Endeavour Energy DBYD response Cover Letter.

We have set out below important information regarding the recommended procedures that should be followed when using this service and also the extent of our responsibility in respect of any plans provided. It is very important that you read and understand all the information and disclaimers provided below before excavating.

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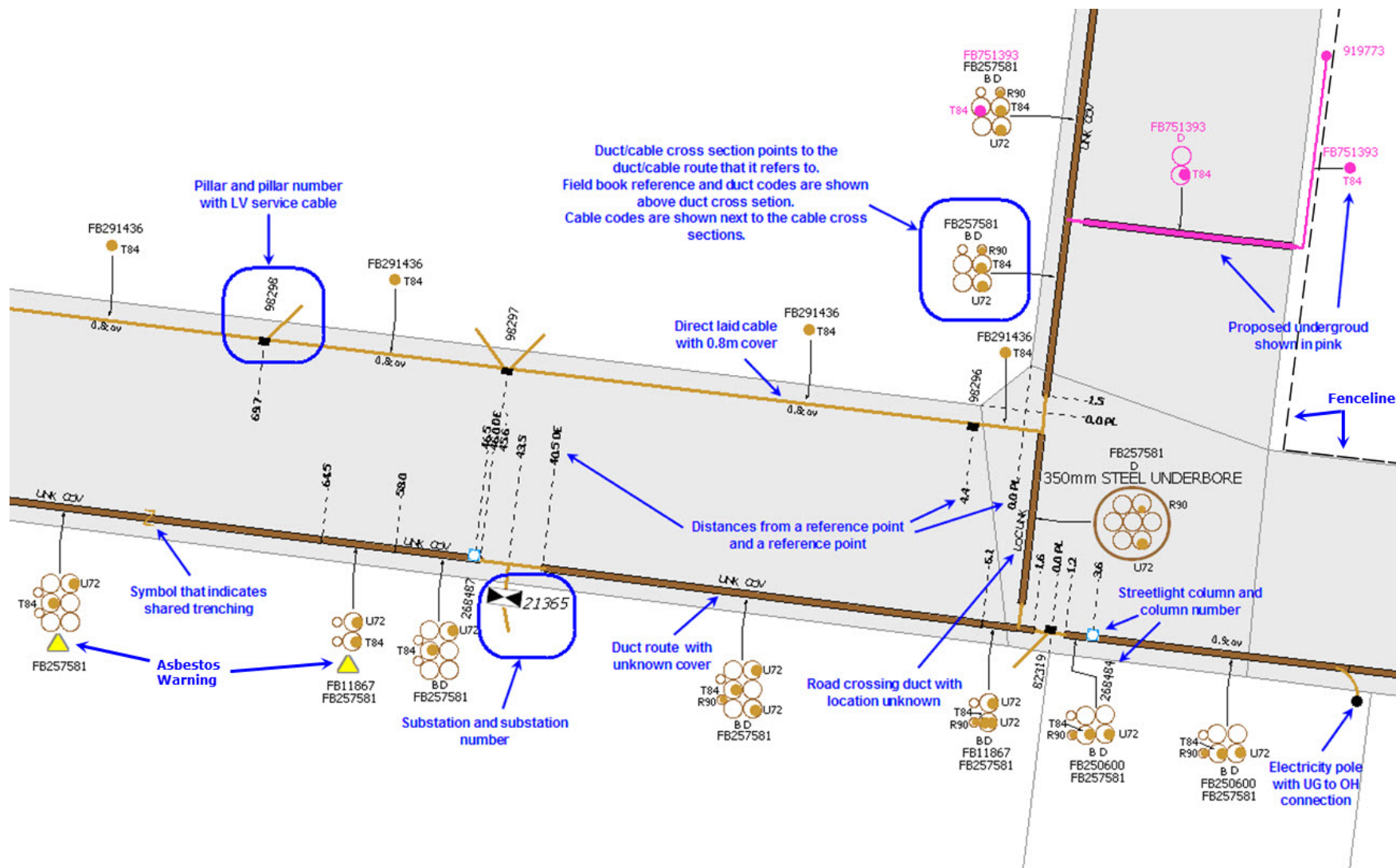
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**CUSTOMER REQUESTS AND RESPONSIBILITIES**

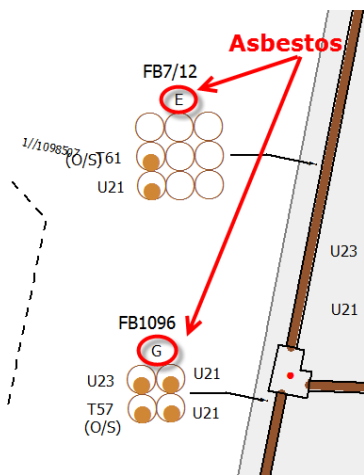
- Endeavour Energy expects to be able to provide relevant plans within 48 hours after a request is made.
- If the enquiry falls within the Transmission Mains area, additional notification requirements shall be complied with as per the instructions in the response Cover Letter.
- Endeavour Energy retains copyright over all plans and details provided in response to a customer's request.
- Persons excavating are expected to exercise all due care in the vicinity where underground assets are indicated and will be held responsible for any damage to any underground assets (including any Endeavour Energy property) or any other loss caused (including consequential losses) as a result of such excavations.
- All underground assets should be visually located by soft digging (pot holing) or hand digging.
- A person who undertakes excavation work is subject to duties and responsibilities under the [Work Health and Safety Act 2011](#) and [Work Health and Safety Regulation 2011](#). Please refer to the Work Cover NSW "[Work near underground assets: Guide](#)" and "[Excavation work: Code of practice](#)" which contain practical advice for working near underground utility services.
- Any damage to Endeavour Energy's assets must be immediately reported on **131 003**.
- In all cases of electric shock or suspected electric shock the victim shall immediately be transported to hospital or medical centre for treatment.
- If conduit material cannot be identified, it should be assumed to contain asbestos material.
- Endeavour Energy plans are frequently updated to record changes to underground assets. All plans are valid for **20** working days from the date of issue.

### EXAMPLE OF HOW TO READ ENDEAVOUR ENERGY PLANS

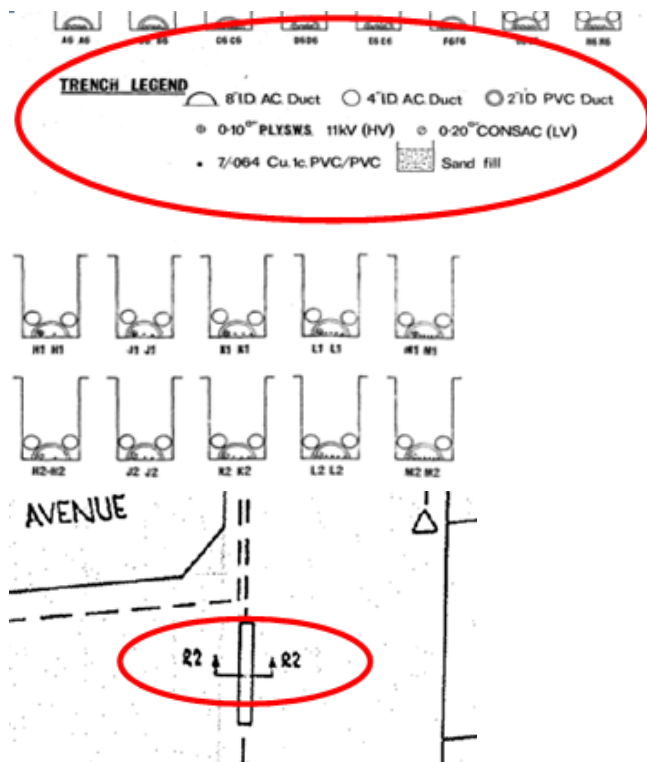


### IDENTIFYING ASBESTOS DUCTS

1. Duct codes **E, F** and **G** identify Fibro Conduits

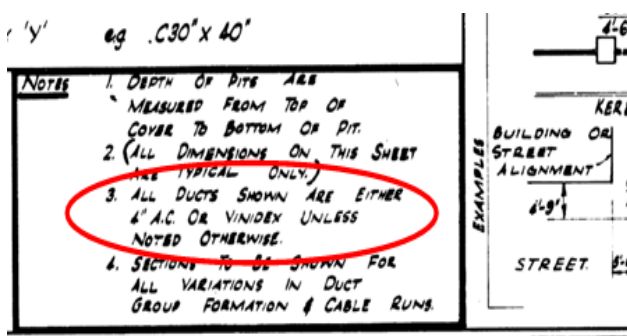


2. The duct codes **G,H,J,K,L,M Q,R,S,T,U,V,W & X** under each configuration are used on old Blue Mountains drawings to identify Asbestos

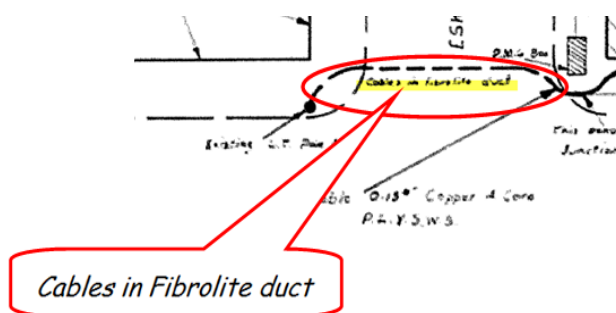


If underground details have not been captured and drawings are used, the method for identifying asbestos ducts and standards are different for the different utilities that amalgamated with Endeavour Energy. Using Reticulation Drawings, there are numerous ways to determine if a duct route has asbestos ducts, refer to following examples:

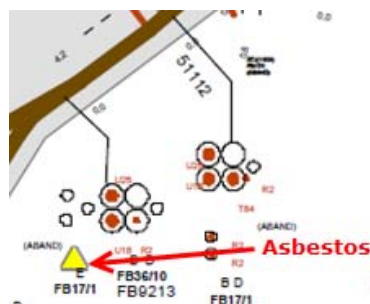
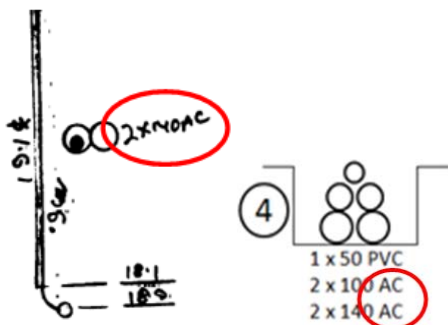
3. **AC** (Asbestos Cement) acronym



4. **Fibrolite** (asbestos) ducts


















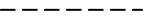

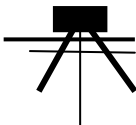
5. Yellow **triangle** identifies Fibro Conduits



## STANDARD UNDERGROUND SYMBOLS / LABELS

NOTE: *If symbology has not been provided on the plan use symbols as shown below.*

### SYMBOLS & ACRONYMS

 or 	Street light column
	Padmount substation
 or 	Overground pillar (O.G.Box)
	Underground pit
	Duct run
	Cable run
	Typical duct section
	Typical underbore section
	Blocked duct
	Cable section
	Asbestos warning
	STJ, PBJ, TTJ
<b>STJ</b>	Straight through joint
<b>PBJ</b>	Parallel branch joint
<b>TTJ</b>	Transition through joint
	Underground to overhead pole
<b>SL</b>	Streetlight conductor
<b>SC</b>	Service cable
<b>SE</b>	Cable sealed end
<b>SF</b>	Service Feeder
<b>OS</b>	Out of Service
<b>O.A.M.</b>	Over awning main
<b>U.A.M.</b>	Under awning main
<b>N.I.S.</b>	Not in service
	Fence/dimensioning
	Shared trenching
	Service point of attachment

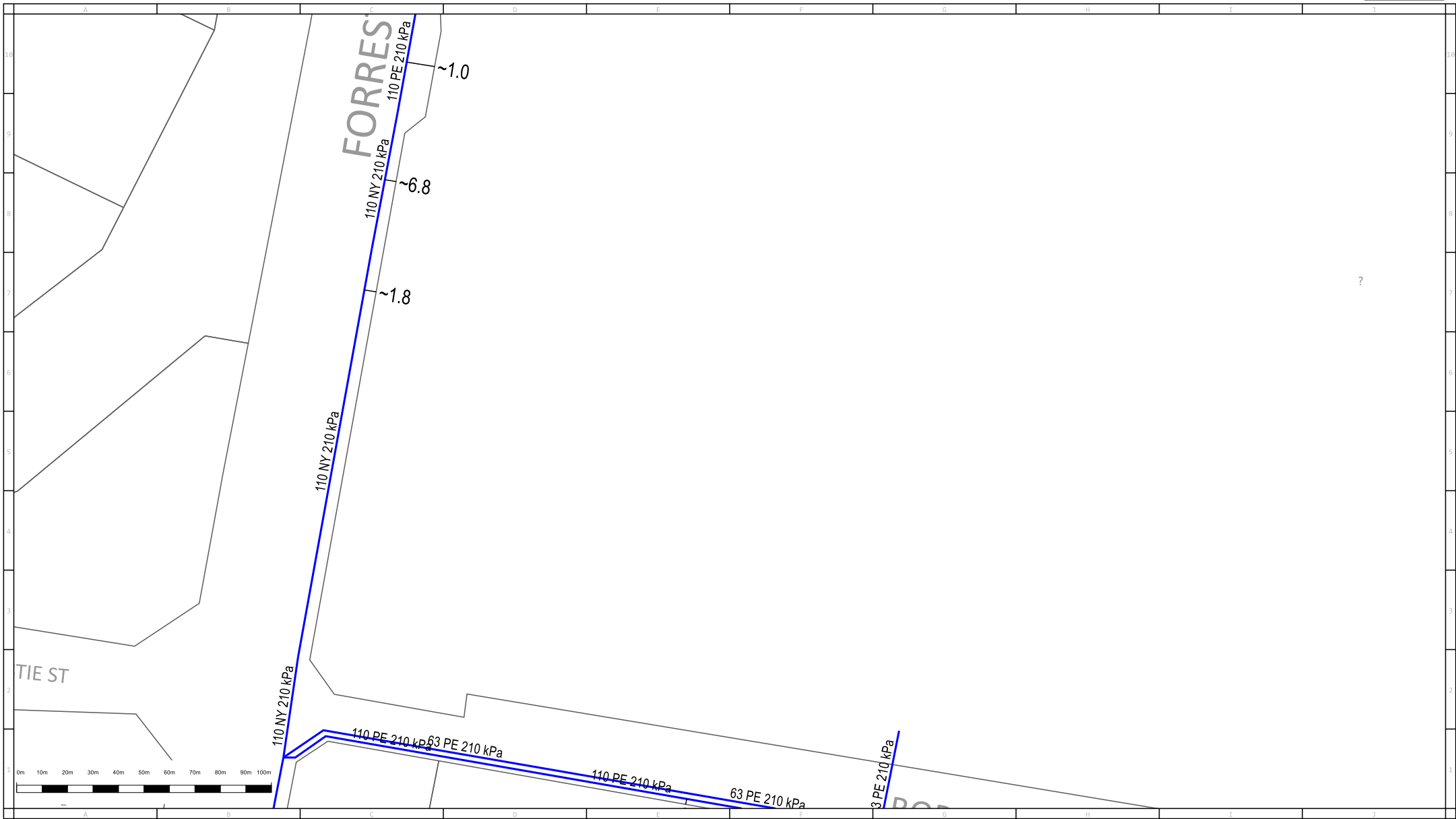
### DUCT CODE LABELS

<b>B</b>	= 50 mm PVC
<b>D</b>	= 125mm PVC
<b>E</b>	= 100mm Fibro Conduit (Asbestos)
<b>F</b>	= 140mm Fibro Conduit (Asbestos)
<b>G</b>	= 150mm Fibro Conduit (Asbestos)

### DEPTH & LOCATION LABELS

<b>0.5- 0.7 COV</b>	= 0.5m – 0.7m
<b>0.9 COV</b>	= 0.9m Depth
<b>UNK COV</b>	= Depth Unknown
<b>LOC UNK</b>	= Location Unknown
<b>0.9 PL</b>	= Located 0.9m from Property Line





Main	In Service	Proposed	Main	In Service	Proposed	High Pressure Main & Pipeline	In Service	Proposed	Fittings, Valves & Regulators
Unknown Pressure	-----	-----	Proposed Isolate	-----	-----	Critical Main	-----	-----	Siphon
Distribution - 2 kPa	-----	-----	(coloured according to kPa)	-----	-----	(Treat as High Pressure Main)	-----	-----	Valve
Distribution - 7 kPa	-----	-----	Isolated Service	-----	-----	Secondary Network - 1050 kPa	-----	-----	Regulator Set
Distribution - 30 kPa	-----	-----	Conduit or Casing	-----	-----	Isolated Steel Main	-----	-----	Regulator Station
Distribution - 100 kPa	-----	-----	Size & Material	-----	-----	(Treat as High Pressure Main)	-----	-----	Automatic Line
Distribution - 210 kPa	-----	-----	(PL - Plastic, PVC, PE, NY, ST)	-----	-----	Primary - 3500 kPa	-----	-----	Break Valve
Distribution - 300 kPa	-----	-----	100 PVC	-----	-----	JGN Trunk - 7000 kPa	-----	-----	
Distribution - 400 kPa	-----	-----		-----	-----	Transmission	-----	-----	

Scale: 1:2000

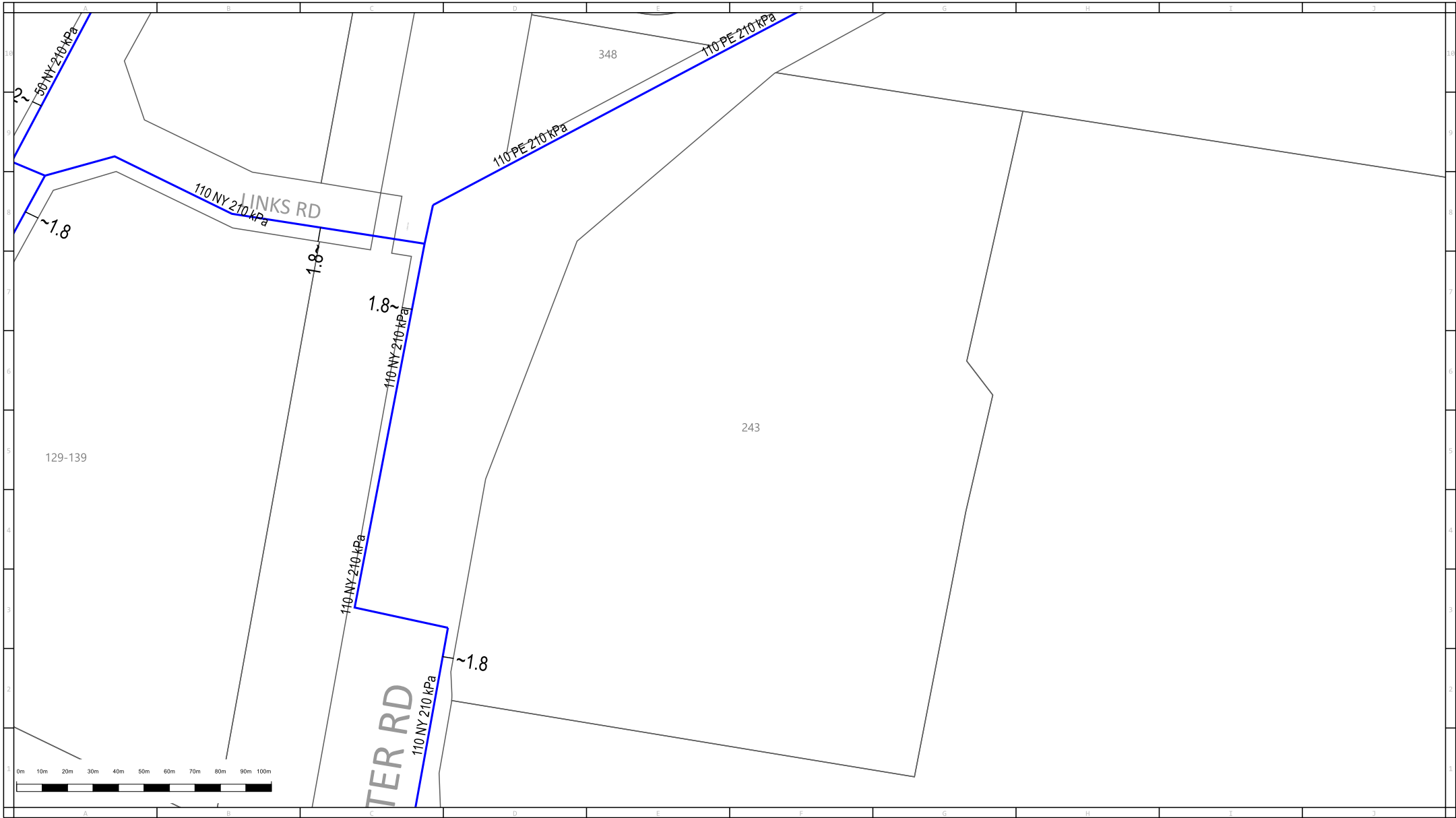
**Issue Date:** 25/06/2020

**DBYD Seq No:** 99073231

**DBYD Job No:** 19775799

**WARNING:** This is a representation of Jemena Gas Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation. This is a diagrammatic only, and distances scaled from this plan may not be accurate. Please read all conditions and information on the attached information sheet. This extract is subject to those conditions. The information contained on this plan is only valid for 28 days from the date of issue.

Document Set ID: 9426370  
Version: 1, Version Date: 23/12/2020



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Unknown Pressure	-----	-----	Proposed Isolate	-----	-----	Critical Main	-----	-----	Siphon
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Distribution - 7 kPa	-----	-----	Isolated Service	-----	-----	Secondary Network - 1050 kPa	-----	-----	Regulator Set
Distribution - 30 kPa	-----	-----	Conduit or Casing	-----	-----	Isolated Steel Main	-----	-----	Regulator Station
Distribution - 100 kPa	-----	-----	Size & Material	-----	-----	(Treat as High Pressure Main)	-----	-----	Automatic Line
Distribution - 210 kPa	-----	-----	(PL - Plastic, PVC, PE, NY, ST)	-----	-----	Primary - 3500 kPa	-----	-----	Break Valve
Distribution - 300 kPa	-----	-----	100 PVC	-----	-----	JGN Trunk - 7000 kPa	-----	-----	
Distribution - 400 kPa	-----	-----		-----	-----	Transmission	-----	-----	

Scale: 1:2000

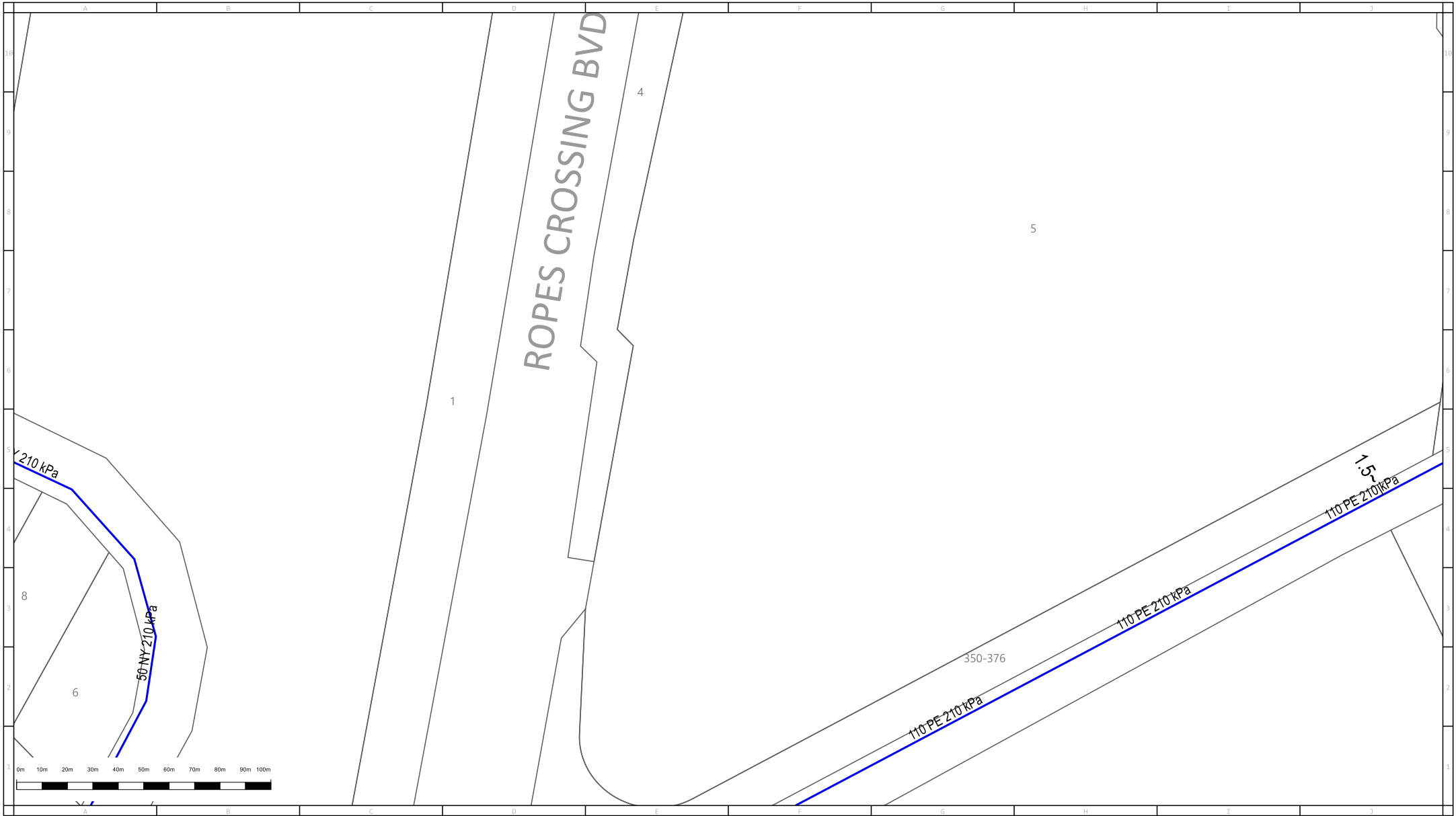
**Issue Date:** 25/06/2020

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Document Set ID: 9428379  
Version: 1, Version Date: 23/12/2020



<p>ABN 87 003 004 322</p>	<table border="1"> <thead> <tr> <th>Main</th> <th>In Service</th> <th>Proposed</th> </tr> </thead> <tbody> <tr> <td>Unknown Pressure</td> <td>—</td> <td>---</td> </tr> <tr> <td>Distribution - 2 kPa</td> <td>—</td> <td>---</td> </tr> <tr> <td>Distribution - 7 kPa</td> <td>—</td> <td>---</td> </tr> <tr> <td>Distribution - 30 kPa</td> <td>—</td> <td>---</td> </tr> <tr> <td>Distribution - 100 kPa</td> <td>—</td> <td>---</td> </tr> <tr> <td>Distribution - 210 kPa</td> <td>—</td> <td>---</td> </tr> <tr> <td>Distribution - 300 kPa</td> <td>—</td> <td>---</td> </tr> <tr> <td>Distribution - 400 kPa</td> <td>—</td> <td>---</td> </tr> </tbody> </table>	Main	In Service	Proposed	Unknown Pressure	—	---	Distribution - 2 kPa	—	---	Distribution - 7 kPa	—	---	Distribution - 30 kPa	—	---	Distribution - 100 kPa	—	---	Distribution - 210 kPa	—	---	Distribution - 300 kPa	—	---	Distribution - 400 kPa	—	---	<table border="1"> <thead> <tr> <th>Main</th> <th>Proposed Isolate</th> </tr> </thead> <tbody> <tr> <td>Proposed Isolate (coloured according to kPa)</td> <td>-----</td> </tr> <tr> <td>Isolated Service Conduit or Casing Size &amp; Material (PL - Plastic, PVC, PE, NY, ST)</td> <td>-----</td> </tr> <tr> <td></td> <td>100 PVC</td> </tr> </tbody> </table>	Main	Proposed Isolate	Proposed Isolate (coloured according to kPa)	-----	Isolated Service Conduit or Casing Size & Material (PL - Plastic, PVC, PE, NY, ST)	-----		100 PVC	<table border="1"> <thead> <tr> <th>High Pressure Main &amp; Pipeline</th> <th>In Service</th> <th>Proposed</th> </tr> </thead> <tbody> <tr> <td>Critical Main (Treat as High Pressure Main)</td> <td>—●—●—●—</td> <td>---</td> </tr> <tr> <td>Secondary Network - 1050 kPa</td> <td>—</td> <td>---</td> </tr> <tr> <td>Isolated Steel Main (Treat as High Pressure Main)</td> <td>—</td> <td>---</td> </tr> <tr> <td>Primary - 3500 kPa</td> <td>—</td> <td>---</td> </tr> <tr> <td>JGN Trunk - 7000 kPa</td> <td>—</td> <td>---</td> </tr> <tr> <td>Transmission</td> <td>—</td> <td>---</td> </tr> </tbody> </table>	High Pressure Main & Pipeline	In Service	Proposed	Critical Main (Treat as High Pressure Main)	—●—●—●—	---	Secondary Network - 1050 kPa	—	---	Isolated Steel Main (Treat as High Pressure Main)	—	---	Primary - 3500 kPa	—	---	JGN Trunk - 7000 kPa	—	---	Transmission	—	---	<table border="1"> <thead> <tr> <th>Fittings, Valves &amp; Regulators</th> </tr> </thead> <tbody> <tr> <td>Siphon</td> <td>⦿</td> </tr> <tr> <td>Valve</td> <td>⌵</td> </tr> <tr> <td>Regulator Set</td> <td>⦿</td> </tr> <tr> <td>Regulator Station</td> <td>⦿</td> </tr> <tr> <td>Automatic Line Break Valve</td> <td>⦿</td> </tr> </tbody> </table>	Fittings, Valves & Regulators	Siphon	⦿	Valve	⌵	Regulator Set	⦿	Regulator Station	⦿	Automatic Line Break Valve	⦿	<table border="1"> <tbody> <tr> <td>Distance in metres of Main from Boundary Line</td> <td>~ 1.5</td> </tr> <tr> <td>MBK = Metres Back of Kerb</td> <td></td> </tr> <tr> <td>MFL = Metres from Fence Line</td> <td></td> </tr> <tr> <td>50mm Nylon main inserted in 6 inch (Nominal Bore) Cast Iron Main</td> <td>ⓈNB 50MM NY</td> </tr> <tr> <td>32mm Nylon main inserted into 50mm Steel Main</td> <td>ⓈMM 32MM NY</td> </tr> </tbody> </table>	Distance in metres of Main from Boundary Line	~ 1.5	MBK = Metres Back of Kerb		MFL = Metres from Fence Line		50mm Nylon main inserted in 6 inch (Nominal Bore) Cast Iron Main	ⓈNB 50MM NY	32mm Nylon main inserted into 50mm Steel Main	ⓈMM 32MM NY
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Document Set ID: 9428370  
 Version: 1, Version Date: 23/12/2020



# Network Protection

## Assets Affected

In reply to your enquiry, there are gas mains at the location of your intended work as per the attached map. For an explanation of the map, please see the key below. The following excavation guidelines apply.

### Excavation Guidelines:

It is essential the location of gas pipe/s are confirmed by carefully pot-holing by hand excavation prior to proceeding with mechanical excavation in the vicinity of gas pipes. If you cannot locate the gas main, contact the local depot.

In accordance with clause 34(5) of the Gas Supply (Safety and Network Management) Regulation 2013 (NSW), you should be informed that all excavation, (including pot-holing by hand to confirm the location of pipes) should be performed in accordance with **“Work Near Underground Assets Guideline”** published in 2007 by the Work Cover Authority.

A copy of this Guideline is available at: [www.workcover.nsw.gov.au](http://www.workcover.nsw.gov.au)

**DBYD Administration 1300 880 906**

Main		In Service	Proposed	High Pressure Main & Pipeline	In Service	Proposed	Fittings, Valves & Regulators
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Distribution - 30 kPa	—	----	----	Primary - 3500 kPa	—	----	Valve
Distribution - 100 kPa	—	----	----	JGN Trunk - 4000 to 14500 kPa Transmission	—	----	Siphon
Distribution - 210 kPa	—	----	----	50mm Nylon main inserted into 6 inch (Nominal Bore) Cast Iron Main	⑥NB 50MM NY		
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Distribution - 400 kPa	—	----	----	~1.5 = Distance in metres of Main from Boundary Line MBK = Metres Back of Kerb MFL = Metres from Fence Line			
Proposed Isolate (coloured according to kPa)	●●●●●●●●						
Isolated Service	—	----	----				
Conduit or Casing Size & Material (PL - Plastic, PVC, PE, NY, ST)	—	----	----				

**Warning:** The enclosed plans show the position of Jemena Gas Networks (NSW) Ltd's underground gas mains and installations in public gazetted roads only. **Individual customers' services and services belonging to other third parties are not included** on these plans. These plans have been prepared solely for the use of Jemena Gas Networks (NSW) Ltd and Jemena Asset Management Pty Ltd (together "Jemena") and any reliance placed on these plans by you is entirely at your own risk. The plans may show the position of underground mains and installations relative to fences, buildings etc., as they existed at the time the mains etc were installed. The plans may not have been updated to take account of any subsequent change in the location or style of those features since the time at which the plans were initially prepared. Jemena makes no warranty as to the accuracy or completeness of the enclosed plans and does not assume any duty of care to you nor any responsibility for the accuracy, adequacy, suitability or completeness of the plans or for any error, omission, lack of detail, transmission failure or corruption in the information provided. Jemena does not accept any responsibility for any loss that you or anyone else may suffer in connection with the provision of these plans, however that loss may arise (including whether or not arising from the negligence of Jemena, its employees, agents, officers or contractors). The recipient of these plans must use their own care and diligence in carrying out their works and must carry out further surveys to locate services at their work site. Persons excavating or carrying out other earthworks will be held responsible for any damage caused to Jemena's underground mains and equipment. In accordance with the Work Near Underground Assets Guideline published in 2007 by Work Cover Authority, Jemena recommends that you carry out potholing by hand to accurately confirm the location of gas mains and installation prior to commencing excavations.

**In case of Emergency Phone 131 909 (24 hours)**

**Admin  
1300 880 906**

*Jemena Asset Management Pty Ltd ABN 53 086 013 461  
for and on behalf of Jemena Gas Networks (NSW) Ltd ABN 87 003 004 322*





# Working near nbn™ cables

**nbn** has partnered with Dial Before You Dig to give you a single point of contact to get information about **nbn** underground services owned by **nbn** and other utility/service provider in your area including communications, electricity, gas and other services. Contact with underground power cables and gas services can result in serious injury to the worker, and damage and costly repairs. You must familiarise yourself with all of the Referral Conditions (meaning the referral conditions referred to in the DBYD Notice provided by **nbn**).

## Practice safe work habits

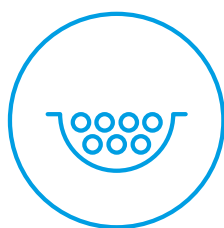
Once the DBYD plans are reviewed, the Five P's of Excavation should be adopted in conjunction with your safe work practices (which must be compliant with the relevant state Electrical Safety Act and Safe Work Australia "Excavation Work Code of Practice", as a minimum) to ensure the risk of any contact with underground **nbn** assets are minimised.



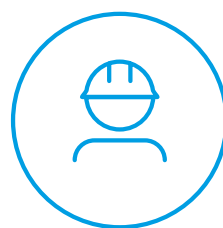
**Plan:** Plan your job ensuring the plans received are current and apply to the work to be performed. Also check for any visual cues that may indicate the presence of services not covered in the DBYD plans.



**Prepare:** Prepare for your job by engaging a DBYD qualified Plant Locator to help interpret plans and identify on-site assets. Contact **nbn** should you require further assistance.



**Pothole:** Non-destructive potholing (i.e. hand digging or hydro excavation) should be used to positively locate **nbn** underground assets with minimal risk of contact and service damage.



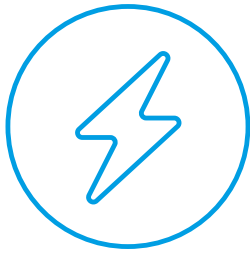
**Protect:** Protecting and supporting the exposed **nbn** underground asset is the responsibility of the worker. Exclusion zones for **nbn** assets are clearly stated in the plan and appropriate controls must be implemented to ensure that encroachment into the exclusion zone by machinery or activities with the potential to damage the asset is prevented.



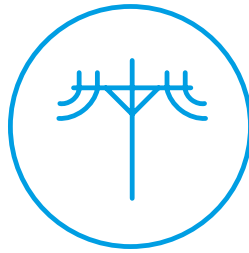
**Proceed:** Proceed only when the appropriate planning, preparation, potholing and protective measures are in place.



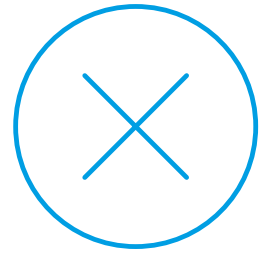
# Working near **nbn**<sup>TM</sup> cables



Identify all electrical hazards, assess the risks and establish control measures.



When using excavators and other machinery, also check the location of overhead power lines.



Workers and equipment must maintain safety exclusion zones around power lines.

---

Once all work is completed, the excavation should be re-instated with the same type of excavated material unless specified by **nbn**. Please note:

- Construction Partners of **nbn** may require additional controls to be in place when performing excavation activities.
- The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

## Contact

In the event of the **nbn**<sup>TM</sup> network facility damage please call 1800 626 329

### Disclaimer

This brochure is a guide only. It does not address all the matters you need to consider when working near our cables. You must familiarise yourself with other material provided (including the Referral Conditions) and make your own inquiries as appropriate.


**nbn** will not be liable or responsible for any loss, damage or costs incurred as a result of reliance on this brochure.

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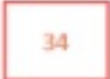




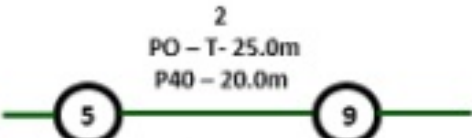
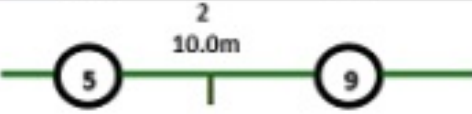





## Indicative Plans

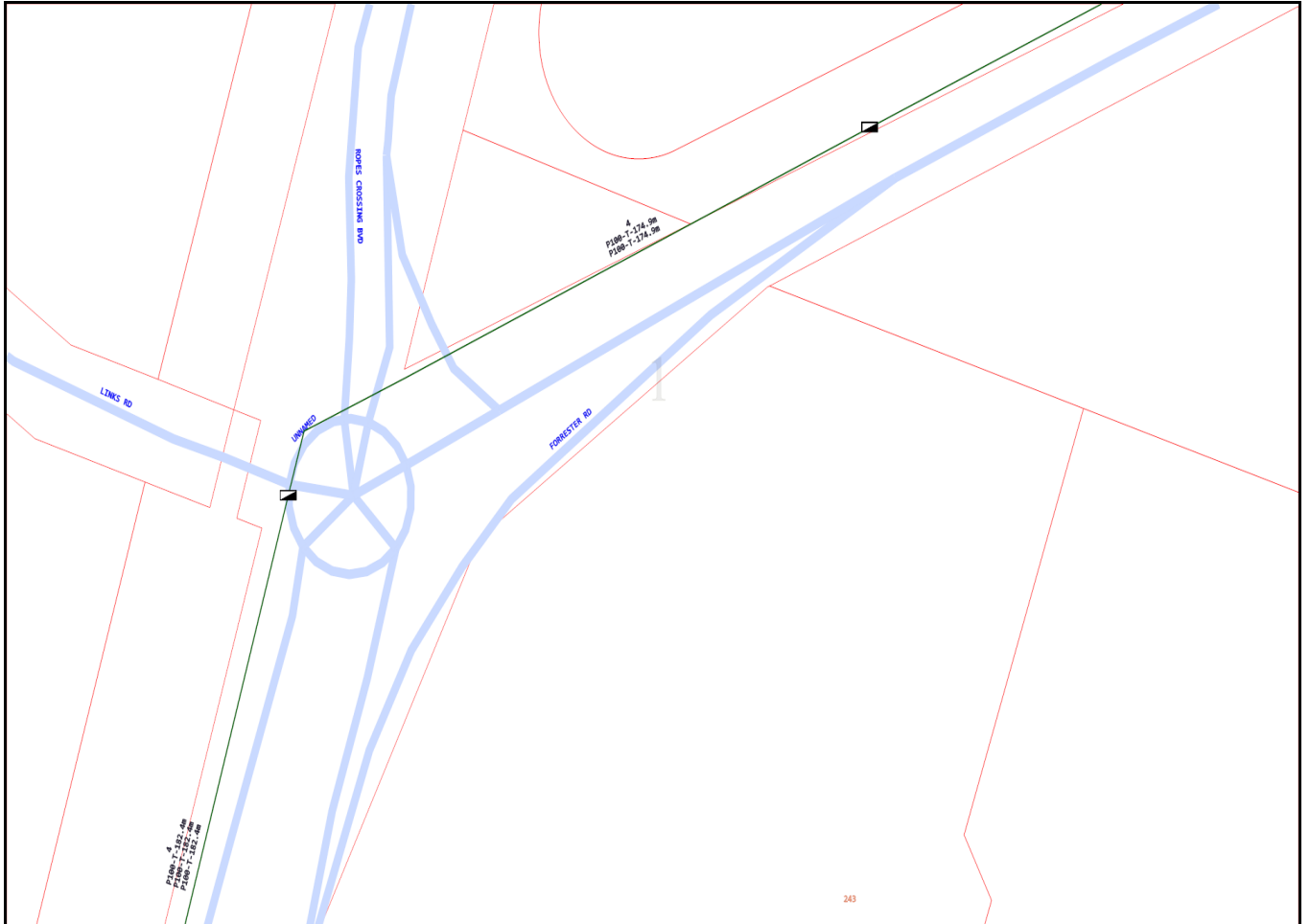
<b>Issue Date:</b>	25/06/2020	
<b>Location:</b>	243 Forrester Road , North St Marys , NSW , 2760	

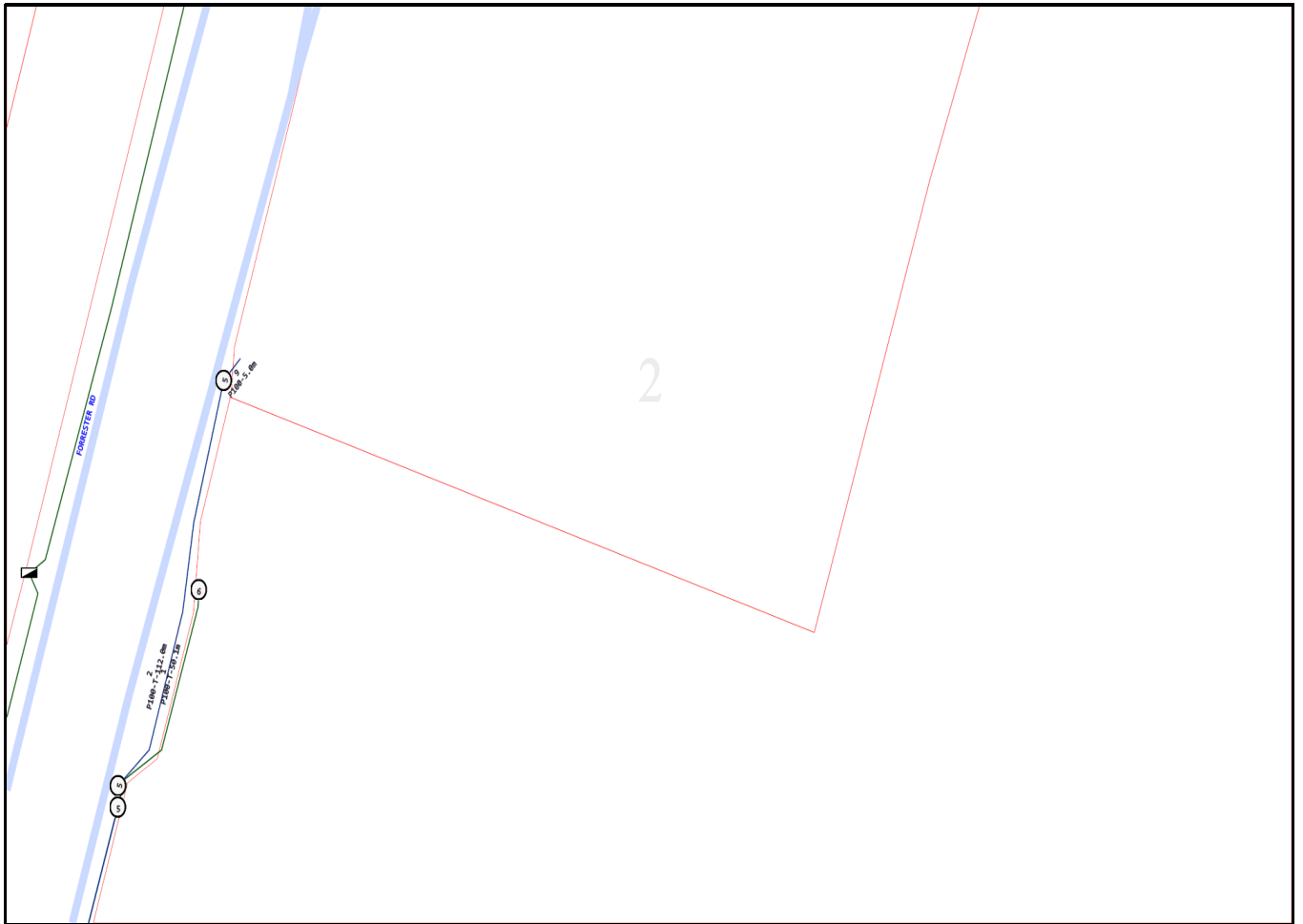




## LEGEND

	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Copper/RF/Fibre) cables.
	Trench containing only <b>DESIGNED/PLANNED</b> (Copper/RF/Fibre/Power) cables.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Power) cables.
	Road and the street name "Broadway ST"
<p data-bbox="363 1861 443 1895">Scale</p>	<p data-bbox="679 1816 1139 1850">0 20 40 60 Meters</p> <p data-bbox="1094 1861 1187 1895">1:2000</p> <p data-bbox="1023 1895 1259 1928">1 cm equals 20 m</p> 






## Emergency Contacts

You must immediately report any damage to **nbn**<sup>TM</sup> network that you are/become aware of. Notification may be by telephone - 1800 626 329.





To: Mr Edward Lilly

Dial before you dig Job #:	19775799	 <b>DIAL BEFORE YOU DIG</b> www.1100.com.au
Sequence #	99073233	
Issue Date:	25/06/2020	
Location:	243 Forrester Road , North St Marys , NSW , 2760	Some impact. No onsite action required.

## Information

The area of interest requested by you contains one or more assets.

nbn Assets	Search Results
Communications	Asset identified
Electricity	No assets

In this notice **NBN Facilities** means *underground fibre optic, telecommunications and/or power facilities, including but not limited to cables, owned and controlled by nbn*

## Location of Underground Power Facilities

We thank you for your enquiry. In relation to your enquiry at the above address:

- **nbn's** records indicate that there **ARE nbn** Facilities in the vicinity of the location identified above ("Location").
- **nbn** indicative plan/s are attached with this notice ("Indicative Plans").
- The Indicative Plan/s show general depth and alignment information only and are not an exact, scale or accurate depiction of the location, depth and alignment of **nbn** Facilities shown on the Plan/s.
- In particular, the fact that the Indicative Plans show that a facility is installed in a straight line, or at uniform depth along its length cannot be relied upon as evidence that the facility is, in fact, installed in a straight line or at uniform depth.
- You should read the Indicative Plans in conjunction with this notice and in particular, the notes below.
- You should note that, at the present time, the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables. As such, consistent with the notes below, particular care must be taken by you to make your own enquiries and investigations to precisely locate any power cables and manage the risk arising from such cables accordingly.
- The information contained in the Indicative Plan/s is valid for 28 days from the date of issue set out



above. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators at your cost to locate **nbn** Facilities during any activities you carry out on site).

We thank you for your enquiry and appreciate your continued use of the Dial Before You Dig Service. If you are planning to excavate and require further information, please contact **nbn** on 1800 626 329. For any enquiries related to moving assets or Planning and Design activities, please visit the **nbn** [Commercial Works](#) website to complete the online application form.

#### Notes:

1. You are now aware that there are **nbn** Facilities in the vicinity of the above property that could be damaged as a result of activities carried out (or proposed to be carried out) by you in the vicinity of the Location.
2. You should have regard to section 474.6 and 474.7 of the *Criminal Code Act 1995* (CoA) which deals with the consequences of interfering or tampering with a telecommunications facility. Only persons authorised by **nbn** can interact with **nbn's** network facilities.
3. Any information provided is valid only for **28 days** from the date of issue set out above.

## Referral Conditions

The following are conditions on which **nbn** provides you with the Indicative Plans. By accepting the plans, you are agreeing to these conditions. These conditions are in addition, and not in replacement of, any duties and obligations you have under applicable law.

1. **nbn** does not accept any responsibility for any inaccuracies of its plans including the Indicative Plans. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators at your expense to locate **nbn** Facilities during any activities you carry out on site).
2. You acknowledge that **nbn** has specifically notified you above that the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables.
3. You should not assume that **nbn** Facilities follow straight lines or are installed at uniformed depths along their lengths, even if they are indicated on plans provided to you. Careful onsite investigations are essential to locate the exact position of cables.
4. In carrying out any works in the vicinity of **nbn** Facilities, you must maintain the following minimum clearances:
  - 300mm when laying assets inline, horizontally or vertically.
  - 500mm when operating vibrating equipment, for example: jackhammers or vibrating plates.
  - 1000mm when operating mechanical excavators.
  - Adherence to clearances as directed by other asset owner's instructions and take into account any uncertainty for power cables.
5. You are aware that there are inherent risks and dangers associated with carrying out work in the vicinity of underground facilities (such as **nbn** fibre optic, copper and coaxial cables, and power cable feed to **nbn** assets). Damage to underground electric cables may result in:
  - Injury from electric shock or severe burns, with the possibility of death.
  - Interruption of the electricity supply to wide areas of the city.
  - Damage to your excavating plant.
  - Responsibility for the cost of repairs.
6. You must take all reasonable precautions to avoid damaging **nbn** Facilities. These precautions may include but not limited to the following:
  - All excavation sites should be examined for underground cables by careful hand excavation. Cable cover slabs if present must not be disturbed. Hand excavation needs to be undertaken with extreme care to



minimise the likelihood of damage to the cable, for example: the blades of hand equipment should be aligned parallel to the line of the cable rather than digging across the cable.

- If any undisclosed underground cables are located, notify **nbn** immediately.
  - All personnel must be properly briefed, particularly those associated with the use of earth-moving equipment, trenching, boring and pneumatic equipment.
  - The safety of the public and other workers must be ensured.
  - All excavations must be undertaken in accordance with all relevant legislation and regulations.
7. You will be responsible for all damage to **nbn** Facilities that are connected whether directly, or indirectly with work you carry out (or work that is carried out for you or on your behalf) at the Location. This will include, without limitation, all losses expenses incurred by **nbn** as a result of any such damage.
  8. You must immediately report any damage to **nbn**<sup>TM</sup> network that you are/become aware of. Notification may be by telephone - 1800 626 329.
  9. Except to the extent that liability may not be capable of lawful exclusion, **nbn** and its servants and agents and the related bodies corporate of **nbn** and their servants and agents shall be under no liability whatsoever to any person for any loss or damage (including indirect or consequential loss or damage) however caused (including, without limitation, breach of contract negligence and/or breach of statute) which may be suffered or incurred from or in connection with this information sheet or any plans(including Indicative Plans) attached hereto. Except as expressly provided to the contrary in this information sheet or the attached plans(including Indicative Plans), all terms, conditions, warranties, undertakings or representations (whether expressed or implied) are excluded to the fullest extent permitted by law.

All works undertaken shall be in accordance with all relevant legislations, acts and regulations applicable to the particular state or territory of the Location. The following table lists all relevant documents that shall be considered and adhered to.

State/Territory	Documents
<b>National</b>	Work Health and Safety Act 2011
	Work Health and Safety Regulations 2011
	Safe Work Australia - Working in the Vicinity of Overhead and Underground Electric Lines (Draft)
	Occupational Health and Safety Act 1991
<b>NSW</b>	Electricity Supply Act 1995
	Work Cover NSW - Work Near Underground Assets Guide
	Work Cover NSW - Excavation Work: Code of Practice
<b>VIC</b>	Electricity Safety Act 1998
	Electricity Safety (Network Asset) Regulations 1999
<b>QLD</b>	Electrical Safety Act 2002
	Code of Practice for Working Near Exposed Live Parts
<b>SA</b>	Electricity Act 1996
<b>TAS</b>	Tasmanian Electricity Supply Industry Act 1995
<b>WA</b>	Electricity Act 1945
	Electricity Regulations 1947
<b>NT</b>	Electricity Reform Act 2005
	Electricity Reform (Safety and Technical) Regulations 2005
<b>ACT</b>	Electricity Act 1971

Thank You,

**Network Operations Centre - Assurance**



Date: 25/06/2020

This document is provided for information purposes only. This document is subject to the information classification set out on this page. If no information classification has been included, this document must be treated as UNCLASSIFIED, SENSITIVE and must not be disclosed other than with the consent of nbn co. The recipient (including third parties) must make and rely on their own inquiries as to the currency, accuracy and completeness of the information contained herein and must not use this document other than with the consent of nbn co.

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# Guide to reading Sydney Water DBYD Plans





## Legend

Sewer		Property Details	
Sewer Main (with flow arrow & size type text)		Boundary Line	
Disused Main		Easement Line	
Rising Main		House Number	
Maintenance Hole (with upstream depth to invert)		Lot Number	
Sub-surface chamber		Proposed Land	
Maintenance Hole with Overflow chamber		Sydney Water Heritage Site (please call 132 092 and ask for the Heritage Unit)	
Ventshaft EDUCT			
Ventshaft INDUCT			
Property Connection Point (with chainage to downstream MH)			
Concrete Encased Section			
Terminal Maintenance Shaft			
Maintenance Shaft			
Rodding Point			
Lampohole			
Vertical			
Pumping Station			
Sewer Rehabilitation			
Pressure Sewer		Water	
Pressure Sewer Main		WaterMain - Potable (with size type text)	
Pump Unit (Alarm, Electrical Cable, Pump Unit)		Disconnected Main - Potable	
Property Valve Boundary Assembly		Proposed Main - Potable	
Stop Valve		Water Main - Recycled	
Reducer / Taper		Special Supply Conditions - Potable	
Flushing Point		Special Supply Conditions - Recycled	
		Restrained Joints - Potable	
		Restrained Joints - Recycled	
		Hydrant	
		Maintenance Hole	
		Stop Valve	
		Stop Valve with By-pass	
		Stop Valve with Tapers	
		Closed Stop Valve	
		Air Valve	
		Valve	
		Scour	
		Reducer / Taper	
		Vertical Bends	
		Reservoir	
		Recycled Water is shown as per Potable above. Colour as indicated	
Vacuum Sewer		Private Mains	
Pressure Sewer Main		Potable Water Main	
Division Valve		Recycled Water Main	
Vacuum Chamber		Sewer Main	
Clean Out Point		Symbols for Private Mains shown grey	
Stormwater			
Stormwater Pipe			
Stormwater Channel			
Stormwater Gully			
Stormwater Maintenance Hole			



## Pipe Types

<b>ABS</b>	Acrylonitrile Butadiene Styrene	<b>AC</b>	Asbestos Cement
<b>BRICK</b>	Brick	<b>CI</b>	Cast Iron
<b>CICL</b>	Cast Iron Cement Lined	<b>CONC</b>	Concrete
<b>COPPER</b>	Copper	<b>DI</b>	Ductile Iron
<b>DICL</b>	Ductile Iron Cement (mortar) Lined	<b>DIPL</b>	Ductile Iron Polymeric Lined
<b>EW</b>	Earthenware	<b>FIBG</b>	Fibreglass
<b>FL BAR</b>	Forged Locking Bar	<b>GI</b>	Galvanised Iron
<b>GRP</b>	Glass Reinforced Plastics	<b>HDPE</b>	High Density Polyethylene
<b>MS</b>	Mild Steel	<b>MSCL</b>	Mild Steel Cement Lined
<b>PE</b>	Polyethylene	<b>PC</b>	Polymer Concrete
<b>PP</b>	Polypropylene	<b>PVC</b>	Polyvinylchloride
<b>PVC - M</b>	Polyvinylchloride, Modified	<b>PVC - O</b>	Polyvinylchloride, Oriented
<b>PVC - U</b>	Polyvinylchloride, Unplasticised	<b>RC</b>	Reinforced Concrete
<b>RC-PL</b>	Reinforced Concrete Plastics Lined	<b>S</b>	Steel
<b>SCL</b>	Steel Cement (mortar) Lined	<b>SCL IBL</b>	Steel Cement Lined Internal Bitumen Lined
<b>SGW</b>	Salt Glazed Ware	<b>SPL</b>	Steel Polymeric Lined
<b>SS</b>	Stainless Steel	<b>STONE</b>	Stone
<b>VC</b>	Vitrified Clay	<b>WI</b>	Wrought Iron
<b>WS</b>	Woodstave		

## Further Information

Please consult the [Dial Before You Dig enquiries](#) page on the Sydney Water website

For general enquiries please call the Customer Contact Centre on **132 092**

**In an emergency, or to notify Sydney Water of damage or threats to its structures, call 13 20 90 (24 hours, 7 days)**



## IMPORTANT INFORMATION - DIAL BEFORE YOU DIG

**Attention: You must read the information below**

The material provided or made available to you by Sydney Water (including on the Sydney Water website) in relation to your Dial Before You Dig enquiry (**Information**) is provided on each of the following conditions, which you are taken to have accepted by using the Information:

- 1 The Information has been generated by an automated system based on the area highlighted in the "Locality Indication Only" window on your Caller Confirmation. It is your responsibility to ensure that the dig site is properly defined when submitting your Dial Before You Dig enquiry and, if the Information does not match the dig site, to resubmit your enquiry for the correct dig site.
  
- 2 Neither Sydney Water nor Dial Before You Dig make any representation or give any guarantee, warranty or undertaking (express or implied) as to the currency, accuracy, completeness, effectiveness or reliability of the Information. The Information, including Sydney Water plans and work-as-executed diagrams, amongst other things:
  - (a) may not show all existing structures, including Sydney Water's pipelines, particularly in relation to newer developments and in relation to structures owned by parties who do not participate in the Dial Before You Dig service;
  - (b) may be out of date and not show changes to surface levels, road alignments, fences, buildings and the like;
  - (c) is approximate only and is therefore not suitable for scaling purposes; and
  - (d) does not show locations of property services (often called house service lines) belonging to or servicing individual customers, which are usually connected to Sydney Water's structures.
  
- 3 You are responsible for, amongst other things:
  - (a) exposing underground structures, including Sydney Water's pipelines, by pot-holing using hand-held tools or vacuum techniques so as to determine the precise location and extent of structures before any mechanical means of excavation are used;
  - (b) the safe and proper excavation of and for underground works and structures, including having regard to the fact that asbestos cement pipelines, which can pose a risk to health, may form part of Sydney Water's water and sewerage reticulation systems;
  - (c) protecting underground structures, including Sydney Water's pipelines, from damage and interference;
  - (d) maintaining minimum clearances between Sydney Water's structures and structures belonging to others;
  - (e) ensuring that backfilling of excavation work in the vicinity of Sydney Water's structures complies with Sydney Water's standards contained on its website or otherwise communicated to you;
  - (f) notifying Sydney Water immediately of any damage caused or threat of damage to Sydney Water's structures;
  - (g) ensuring that plans are approved by Sydney Water (usually signified by stamping) prior to landscaping or building over or in the vicinity of any Sydney Water structure; and
  - (h) ensuring that the Information is used only for the purposes for which Sydney Water and Dial Before You Dig intended.

- 4 You acknowledge that you use the Information at your own risk. In consideration for the provision of the Dial Before You Dig service and the Information by Sydney Water and Dial Before You Dig, to the fullest extent permitted by law:
- (a) all conditions and guarantees concerning the Information (whether as to quality, outcome, fitness, care, skill or otherwise) expressed or implied by statute, common law, equity, trade, custom or usage or otherwise are expressly excluded and to the extent that those statutory guarantees cannot be excluded, the liability of Sydney Water and Dial Before You Dig to you is limited to either of the following as nominated by Sydney Water in its discretion, which you agree is your only remedy:
    - (i) the supplying of the Information again; or
    - (ii) payment of the cost of having the Information supplied again;
  - (b) in no event will Sydney Water or Dial Before You Dig be liable for, and you release Sydney Water and Dial Before You Dig from, any Loss arising from or in connection with the Information, including the use of or inability to use the Information and delay in the provision of the Information:
    - (i) whether arising under statute or in contract, tort or any other legal doctrine, including any negligent act, omission or default (including wilful default) by Sydney Water or Dial Before You Dig; and
    - (ii) regardless of whether Sydney Water or Dial Before You Dig are or ought to have been aware of, or advised of, the possibility of such loss, costs or damages;
  - (c) you will indemnify Sydney Water and Dial Before You Dig against any Loss arising from or in connection with Sydney Water providing incorrect or incomplete information to you in connection with the Dial Before You Dig service; and
  - (d) you assume all risks associated with the use of the Dial Before You Dig and Sydney Water websites, including risk to your computer, software or data being damaged by any virus, and you release and discharge Sydney Water and Dial Before You Dig from all Loss which might arise in respect of your use of the websites.
- 5 **“Sydney Water”** means Sydney Water Corporation and its employees, agents, representatives and contractors. **“Dial Before You Dig”** means Dial Before You Dig Incorporated and its employees, agents, representatives and contractors. References to **“you”** include references to your employees, agents, representatives, contractors and anyone else using the Information. References to **“Loss”** include any loss, cost, expense, claim, liability or damage (including arising in connection with personal injury, death or any damage to or loss of property and economic or consequential loss, lost profits, loss of revenue, loss of management time, opportunity costs or special damages). To the extent of any inconsistency, the conditions in this document will prevail over any other information provided to you by Sydney Water and Dial Before You Dig.

**In an emergency, or to notify Sydney Water of damage or threats to its structures, call 13 20 90 (24 hours, 7 days)**

Further information and guidance is available in the Building Development and Plumbing section of Sydney Water's website at [www.sydneywater.com.au](http://www.sydneywater.com.au), where you will find the following documents under 'Dial Before You Dig':

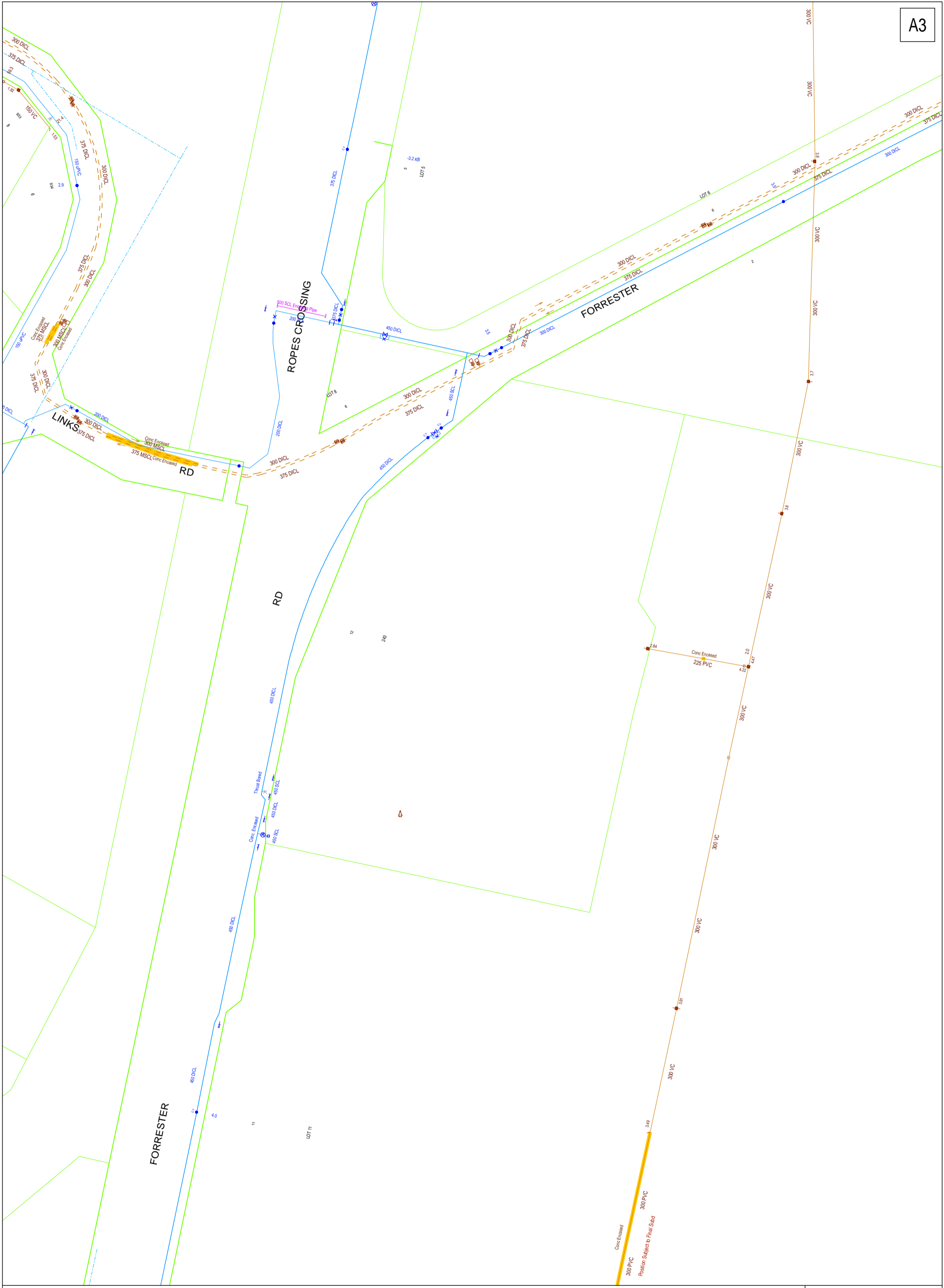
- Avoid Damaging Water and Sewer Pipelines
- Water Main Symbols
- Depths of Mains
- Guidelines for Building Over/Adjacent to Sydney Water Assets
- Clearances Between Underground Services

Or call **13 20 92** for Customer Enquires.

Note: The lodging of enquiries via [www.1100.com.au](http://www.1100.com.au) will enable you to receive colour plans in PDF format 24 hours a day, 7 days a week via email.

**This communication is confidential. If you are not the intended recipient, please destroy all copies immediately. Sydney Water Corporation prohibits unauthorised copying or distribution of this communication.**





DBYD Address:  
243 Forrester Road  
North St Marys NSW 2760

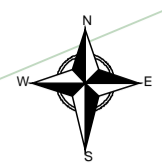
DBYD Job No: 19775799  
DBYD Sequence No: 99073232

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No warranty is given that the information shown is complete or accurate.  
SYDNEY WATER CORPORATION

Scale: 1:1500  
Date of Production: 25/06/2020

Plan 1 of 1

# Cable Plan



FORRESTER

RD

U1  
U2

243  
L12  
DP1192443

ST MARYS RUGBY LEAGUE CLUB

84.5 P100 50 8.5

15DEAD  
O416-420  
30DEAD

15DEAD  
O416-420  
30DEAD

P100 O431-435  
P100 510 AD  
71.5 P100

10

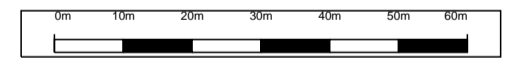
75.0

10 50 50.8  
MC

6

10 50 50.1  
MC

5



For all Telstra DBYD plan enquiries -  
email - Telstra.Plans@team.telstra.com  
For urgent onsite contact only - ph 1800 653 935 (bus hrs)

Sequence Number: 99073230

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

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

Generated On 25/06/2020 22:19:22

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

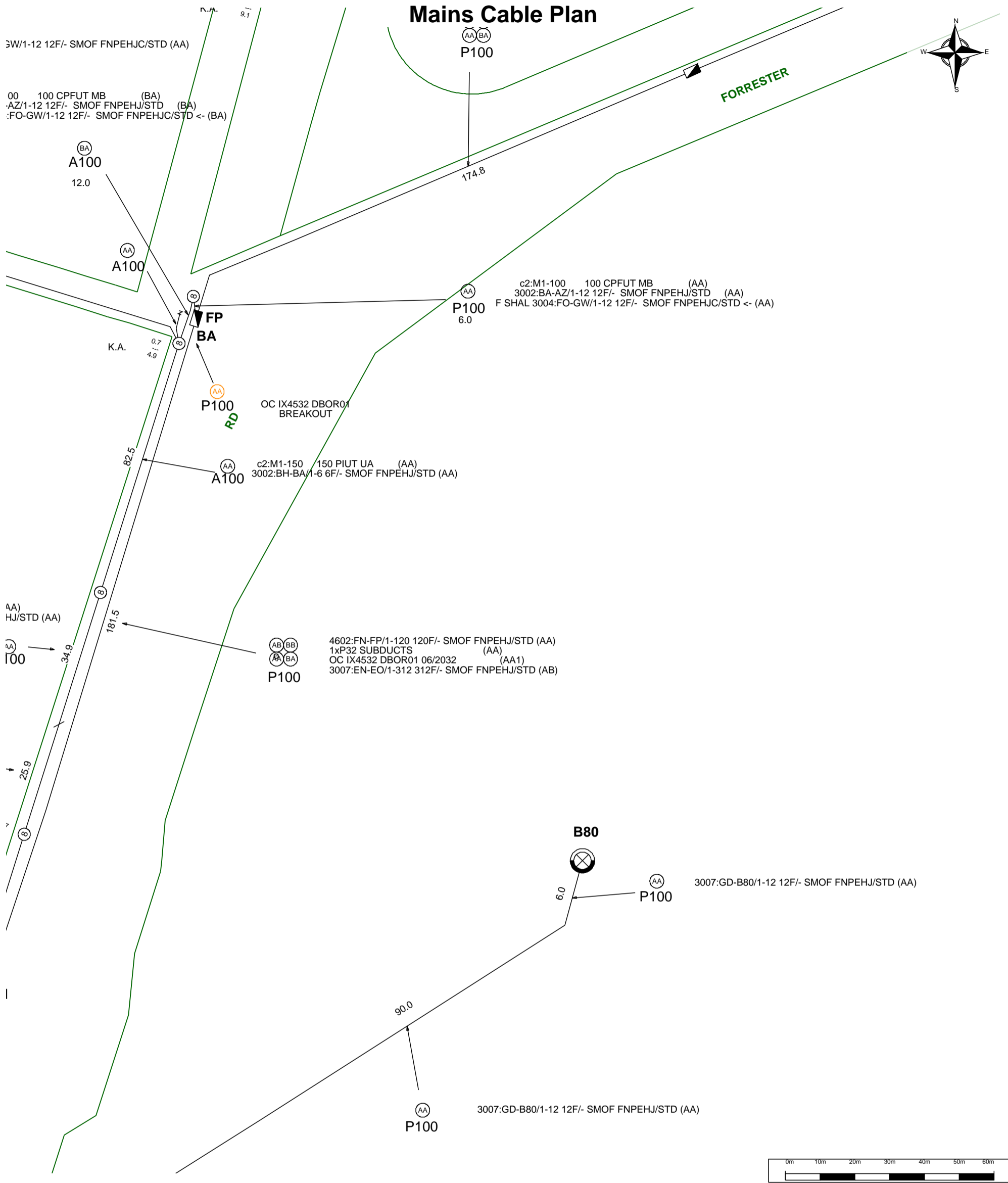
WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths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

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

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

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

# Mains Cable Plan



For all Telstra DBYD plan enquiries - email - Telstra.Plans@team.telstra.com  
For urgent onsite contact only - ph 1800 653 935 (bus hrs)

Sequence Number: 99073230

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

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

Generated On 25/06/2020 22:19:23

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

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

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

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

# DUTY OF CARE



TELSTRA CORPORATION ACN 051 775 556

## IMPORTANT:

When working in the vicinity of telecommunications plant you have a "Duty of Care" that must be observed. Please read and understand all the information and disclaimers provided below.

Telstra network is complex and requires expert knowledge to interpret information, to identify and locate components, to pothole underground assets for validation and to safely work around assets without causing damage. If you are not an expert and/or qualified in these areas, then you must not attempt these activities. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers. The 5 P's to prevent damage to Telstra assets are listed below. Construction activities and/or any activities that potentially may impact on Telstra's assets must not commence without first undertaking these steps. Construction activities can include anything that involves breaking ground, potentially affecting Telstra assets.

If you are designing a project it is recommended that you also undertake these steps to validate underground assets prior to committing to your design.

### All damages to Telstra Network must be reported immediately

- Call **13 22 03** Say "Damages" at the voice prompt, then press 1 to speak to an Operator
- Or report online  
<https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment>

(The following pages contain more detail on each step below and the contact details to seek further advice. AS5488-2013 is the Australian Standard for the Classification of Subsurface Utility Information.)

## 1 PLAN:

### *The essential first step in preventing damage -*

You must have current Telstra plans via the DBYD process. Telstra advises that the accuracy of the information provided by Telstra conforms to Quality Level D as defined in AS5488-2013. This means the information is indicative only, not a precise location. **The actual location may differ substantially from that shown on the plans** - refer to steps 2 & 3 to determine actual location prior to proceeding with construction.

## 2 PREPARE:

### *The essential second step in preventing damage -*

Engage a Telstra Accredited Plant Locator. To be able to trace and identify individual subsurface cables and ducts requires access to Telstra pits and manholes. Only a Telstra Accredited Plant Locator (TAPL) is authorised to access Telstra network for locating purposes. A TAPL can interpret plans, validate visible assets and access pits and manholes to undertake electronic detection of underground assets prior to further validation. All Telstra assets must be located, validated and protected prior to commencing construction. **If you are not authorised to do so by Telstra, you must not access Telstra network or locate Telstra network.** All Telstra Accredited Plant Locators are required to have DBYD Locator Certification.

## 3 POTHOLE:

### *The essential third step in preventing damage -*

All Telstra assets must be positively identified (i.e. validated), by physically sighting them. For underground assets this can be done by potholing by hand or using non-destructive vacuum extraction methods (Refer to 'validation' as defined in AS5488-2013 QL-A). **Underground assets located by electronic detection alone (step 2), are not deemed to be 'validated' and must not be used for construction purposes.** Some TAPL's can assist with non-destructive potholing for validation purposes. **If you cannot validate the Telstra network, you must not proceed with construction.** Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

## 4 PROTECT:

### *The essential fourth step in preventing damage -*

Telstra assets must be protected to avoid damage from construction activities. Minimum working distances around Telstra network must be maintained. These distances are provided in this document. Telstra can also provide advice and assistance in regards to protection – refer to the following pages.

## 5 PROCEED:

Only proceed when the above steps have been completed.

# STEP 1 - PLAN

## Dial Before You Dig / Telstra Plans

**The actual location of Telstra assets may differ substantially from that shown on the plans. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for the accuracy shown on the plans. Steps 2 and 3 must also be undertaken to determine actual location of network.**

- Telstra DBYD plans are not suitable for displaying Telstra network within a Telstra exchange site. For advice on Telstra network within a Telstra exchange site contact Telstra Plan Service on 1800 653 935.
- Telstra owns and retains the copyright in all plans and details provided in conjunction with the applicant's request. The applicant is authorised to use the plans and details only for the purpose indicated in the applicant's request. The applicant must not use the plans or details for any other purpose.
- Telstra plans or other details are provided only for the use of the applicant, its servants, agents or Telstra Accredited Plant Locators. The applicant must not give the plans or details to any parties other than these, and must not generate profit from commercialising the plans or details.
- Please contact Telstra Plan Services immediately should you locate Telstra assets not indicated on these plans.
- Telstra, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and or details so supplied to the applicant, its servants and agents, and the applicant agrees to indemnify Telstra against any claim or demand for any such loss or damage.
- Please ensure Telstra plans and information provided remains on-site at all times throughout the inspection, location and construction phase of any works.
- Telstra plans are valid for 60 days after issue and must be replaced if required after the 60 days.
- **Emergency situations - receiving Telstra plans** Telstra's automated mapping system (TAMS) will provide a fast response for emergency situations (faster than an operator can provide manually via a phone call - see below for fast response requirements). Automated responses are normally available 24/7.

**To receive a fast automated response** from Telstra your request must -

- Be a web request lodged at DBYD ([www.1100.com.au](http://www.1100.com.au)). The request will be then forwarded to Telstra.
  - Contain your current email address so you can receive the automated email response.
  - Be for the purposes of 'mechanical excavation' or other ground breaking DBYD activity. (Requests with activity types such as conveyancing, planning & design or other non-digging activities may not be responded to until the next business day).
  - Be for an area less than 350 metres in size to obtain a PDF map (over 350 metres will default to DWF due to size) this does not include congested CBD areas where only DWF may be supplied.
  - Be for an area less than 2500 metres in size to obtain a DWF map (CBD's less)
- **Data Extraction Fees.** In some instances a data extraction fee may be applicable for the supply of Telstra information. Typically a data extraction fee may apply to large projects, planning and design requests or requests to be supplied in non-standard formats. For further details contact Telstra Plan Services.
  - **Electronic plans - PDF and DWF maps** If you have received Telstra maps via email you will have received the maps as either a PDF file (for smaller areas) or DWF file (for larger area requests). All requests over approximately \*350m or in congested CBD areas can only be supplied in DWF format. There are size limits on what can be provided. (\* actual size depends on geographic location of requested area). If you are unable to launch any one of the softcopy files for viewing and printing, you may need to download and install one or more of the free viewing and printing products such as Adobe Acrobat Reader (for PDF files) or Autodesk Design Review (for DWF files) available from the internet



- **Pdf files** - PDF is the default softcopy format for all requests for areas up to approx \*350m in length. (\*depends on geographic location of request). The PDF file is nominally formatted to A3 portrait sheet however it can be printed on any size sheet that your printer supports, e.g. either as the full sheet or selected areas to suit needs and legibility. (to print a selected area zoom up and print 'current view') If there are multiple layers of Telstra network you may receive up to 2 sheets in the single PDF file attachment supplied. There are three types or layers of network normally recorded - local network, mains cables or a combined layer of local and mains (usually displayed for rural or semi-rural areas). If mains cable network is present in addition to local cables (i.e. as separate layer in a particular area), the mains will be shown on a separate sheet. The mains cable information should be read in conjunction with the local cable information.
- **DWF files** – DWF is the default softcopy format for all requests for areas that are over 350m in length. Maximum length for a DWF automated response is approx 2500m - depending on geographic location of request (manually-processed plans may provide larger coverage). The DWF files differ from PDF in that DWF are vector files made up of layers that can be turned on or off and are not formatted to a specific sheet size. This makes them ideal for larger areas and for transmitting electronically.
  - **How to view Telstra DWF files –**  
Telstra DWF files come with all layers turned on. You may need to turn individual layers on or off for viewing and printing clarity. Individual layer names are CC (main cable/conduit), DA (distribution area network) and sometimes a combined layer - CAC. Layer details can be viewed by either picking off the side menu or by selecting 'window' then 'layers' off the top menu bar. Use 'layers' to turn individual layers off or on (double click or right click on layer icon).
  - **How to print Telstra DWF files –**  
DWF files can be printed on any size sheet – either their entirety or by selected areas of interest. Some DWF coverage areas are large and are not suited to printing legibly on a single A4 sheet - you may need several prints if you only have an A4 printer. Alternatively, an A3, A1 or larger printer could be used. To print, zoom in or out and then, by changing the 'print range' settings, you can print what is displayed on your screen to suit your paper size. If you only have a small printer, e.g. A4, you may need to zoom until the text is legible for printing (which is why you may need several prints). To print what is displayed on your screen the 'view' setting should be changed from 'full page' to 'current view'. The 'current sheet' setting should also be selected. You may need to print layers separately for clarity and legibility. (Details above on how to turn layers on or off)
  - **How to change the background colour from white to black (when viewing) Telstra DWF files –**  
If using Autodesk Design Review the background colour can be changed by selecting 'Tools' then 'options' then 'sheet'. Tick the box 'override published paper colours' and select the colour required using the tab provided.

## STEP 2 – PREPARE

### Telstra Accredited Plant Locator (TAPL):

**Utilising a TAPL is an essential part of the process to identify network and to trace subsurface network prior to validating. A TAPL can provide plan interpretation, identification and electronic detection. This will assist in determining the position of subsurface assets prior to potholing (validating). Some TAPL's can also assist in validating underground detected network. Electronic detection is only an indication of the existence of underground network and can be subject to interference from other services and local conditions. Electronic detection must not be used solely to determine location for construction purposes. The electronic (indicative) subsurface measurements must be proven by physically sighting the asset (see step 3 – Pothole ).**

- All TAPL's locating Telstra network must be able to produce a current photo ID card issued by Telstra. A list of TAPL's is provided with the Telstra Dial Before You Dig plans.
- All TAPL's in addition to the Telstra photo ID card must also have current DBYD Locator Certification with ID card.

- Telstra does not permit external parties (non-Telstra) to access or conduct work on Telstra network. Only Telstra staff, Telstra contractors or locators whom are correctly accredited are authorised to work on or access Telstra manholes, pits, ducts, cables etc. This is for safety as well as for legal reasons.
- The details of any contract, agreement or retainer for site assistance to locate telecommunications plant shall be for you to decide and agree with the Telstra Accredited Plant Locator engaged. Telstra is not a party to any contract entered into between you and a Telstra Accredited Plant Locator.
- Payment for the site assistance will be your responsibility and payment details must be agreed before the engagement is confirmed.
- Telstra does not accept any liability or responsibility for the performance of or advice given by a Telstra Accredited Plant Locator. Accreditation is an initiative taken by Telstra towards the establishment and maintenance of competency standards. However, performance and the advice given will always depend on the nature of the individual engagement.
- Neither the Telstra Accredited Plant Locator nor any of its employees are an employee or agent for Telstra. Telstra is not liable for any damage or loss caused by the Telstra Accredited Plant Locator or its employees.

- **Electronically derived subsurface measurements (e.g. depths/alignments by locating devices)**

**All locator provided measurements for Telstra assets must have the AS5488-2013 quality level specified - (e.g. QL-A, B, C or D). These quality levels define the accuracy of subsurface information and are critical for determining how the information is later used – for example if suitable for excavation purposes.**

**1) An example of a subsurface measurement with no quality level specified – (i.e. not to be used)**

Telstra cover - **0.9m**

*The measurement above has no AS5488-2013 quality level specified and **must not be provided by a locator or used for design or construction.** This is because it is not known whether the measurement is actual or derived (where 'actual' means validated and 'derived' means assumed and not validated, e.g. electronic or other). Typically damages occur by constructors incorrectly using unvalidated measurements as actual measurements.*

**2) An example of a subsurface measurement with quality level B specified –**

Telstra cover - **0.9m (QL-B)**

Where (QL-B) complies with AS5488-2013 QL-B (for example an electronic location that complies with QL-B)

*(Note QL-B means it has not been validated and must not be used for construction purposes around Telstra network, however it would assist further investigation to determine the actual location)*

**3) An example of a subsurface measurement with the quality level A specified –**

Telstra cover - **0.6m (QL-A)**

Where (QL-A) complies with AS5488-2013 QL-A (and is deemed suitable for excavation purposes). In this example the asset has been electronically located first, (QL-B) and then physically exposed (QL-A).

**Note** -Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers if unvalidated subsurface measurements are used for construction and subsequently result in damage to Telstra assets. Only measurements conforming to AS5488-2013 (QL-A) are deemed by Telstra to be validated measurements.

- **Rural landowners - Rural Locations Subsidy Scheme** Where Telstra-owned cable crosses agricultural land, Telstra may provide on-site assistance with cable location. **You must contact Telstra Plan Services to determine eligibility and to request the service.**

Please note the following –

- If eligible, the location assistance must be approved and organised by Telstra. Telstra will not pay for a location that has not been approved and facilitated by Telstra (Telstra is not responsible for payment assistance when a customer engages a locator directly).
- Telstra will only “subsidise” the location up to \$330 (Incl. GST). This will cover one hour on-site location only, private lead-in locations are for lead-ins 100m or longer. Any time required in addition to Telstra-funded time can be purchased directly from the assigned Telstra Accredited Plant Locator.
- This service does NOT include the use Mechanical Aids or Hydro Excavation (Vac Trucks) to locate and should be discussed between the Accredited Plant Locator and the private rural landowner
- The exact location, including depth of cables, must be validated by potholing, which may not be covered by this service.

- This service is nominally only available to assist private rural land owners.
- This service nominally covers one hour on-site only, private lead-in locations are for lead-ins 100m or longer. Any time required in addition to Telstra-funded time can be purchased directly from the assigned Telstra Accredited Plant Locator.
- This service does not apply to previously located network at the same location (i.e. it is a once off).
- This service does not apply to other carriers' cables (marked as 'OC' on Telstra plans).

## STEP 3 – POTHOLE

**Validation** as defined in AS5488-2013 (QL-A).

**After utilising a Telstra Accredited Plant Locator and prior to commencing construction, any electronically detected underground network must be positively identified (validated) by physically sighting it. This can be done by careful hand digging or using non-destructive water jet methods to expose the network.**

Manual potholing needs to be undertaken with extreme care and by employing techniques least likely to damage cables. For example, align shovel blades and trowels parallel to the cable rather than digging across the cable. Some Telstra Accredited Plant Locators are able to provide or assist with non-destructive potholing methods to enable validation of underground cables and ducts.

**If you cannot validate the underground network then you must not proceed with construction. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.**

**Important note:** *The construction of Telstra's network dates back over many years. Some of Telstra's pits and ducts were manufactured from asbestos-containing cement. You must take care in conducting any works in the vicinity of Telstra's pits and ducts. You must refrain from in any way disturbing or damaging Telstra's network infrastructure when conducting your works. We recommend that before you conduct any works in the vicinity of Telstra infrastructure that you ensure your processes and procedures eliminate any possibility of disturbing, damaging or interfering in any way with Telstra's infrastructure. Your processes and procedures should incorporate appropriate measures having regard to the nature of this risk. For further information -*

<https://www.telstra.com.au/consumer-advice/digging-construction/relocating-network-assets>

## STEP 4 – Protect:

**You must maintain the following minimum clearance distances between construction activity and the validated position of Telstra plant.**

<b>Jackhammers/Pneumatic Breakers</b>	<i>Not within 1.0m of <b>actual validated location</b>.</i>
<b>Vibrating Plate or Wacker Packer Compactor</b>	<i>Not within 0.5m of <b>actual validated location</b> of Telstra ducts. 300mm compact clearance cover before compactor can be used across Telstra ducts.</i>
<b>Boring Equipment (in-line, horizontal and vertical)</b>	<i>Not within 2.0m of <b>actual validated location</b>. Constructor to hand dig or use non-destructive water jet method (pothole) and expose plant.</i>
<b>Heavy Vehicle Traffic (over 3 tonnes)</b>	<i>Not to be driven across Telstra ducts (or plant) with less than 600mm cover. Constructor to check actual depth via hand digging.</i>
<b>Mechanical Excavators, Farm ploughing and Tree Removal</b>	<i>Not within 1.0m of <b>actual validated location</b>. Constructor to hand dig or use non-destructive water jet method (pot-hole) and expose plant.</i>

- For blasting or controlled fire burning please contact Telstra Plan Services.
- If conducting roadworks all existing Telstra pits and manholes must be a minimum of 1.2m in from the back of kerb after the completion of your work.
- After the completion of any ground work in footways or roadway whereby the existing levels are being changed the depth of cover of the existing Telstra asset at the completion of work must not be less than the existing level before work commenced.

Regardless of whether the surface is being raised or lowered, any work impacting the depth of cover of Telstra underground assets should not commence before consultation with Telstra Network Integrity representatives, to discuss the possibility of 'protection' or relocation (including lowering of the asset)".

- For clearance distances relating to Telstra pillars, cabinets and RIMs/RCMs please contact Telstra Plan Services.
- If Telstra plant is situated wholly or partly where you plan to work (i.e. in conflict, where a pit or manhole would be in a driveway or other vehicle thoroughfare), then Telstra's Network Integrity Group must be contacted to discuss possible engineering solutions to protect Telstra assets. Please phone **1800 810 443** or email [NetworkIntegrity@team.telstra.com](mailto:NetworkIntegrity@team.telstra.com)
- You are not permitted to relocate or alter or repair any Telstra assets or network under any circumstances.

**It is a criminal offence under the *Criminal Code Act 1995 (Cth)* to tamper or interfere with communication facilities owned by a carrier. Heavy penalties may apply for breach of this prohibition, and any damages suffered, or costs incurred by Telstra as a result of any such unauthorised works may be claimed against you.**

Only Telstra and its contractors may access and conduct works on Telstra's network (including its plant and assets). This requirement is to ensure that Telstra can protect the integrity of its network, avoid disruption to services and ensure that the relocation meets Telstra's requirements.

- If Telstra relocation or protection works are part of the agreed solution, then payment to Telstra for the cost of this work shall be the responsibility of the principal developer, constructor or person for whom the work is performed. The principal developer or constructor will be required to provide Telstra with the details of their proposed work showing how Telstra's plant is to be accommodated and these details must be approved by the Regional Network Integrity Manager prior to the commencement of site works. Please phone 1800 810 443 or email [NetworkIntegrity@team.telstra.com](mailto:NetworkIntegrity@team.telstra.com)  
Further information - <https://www.telstra.com.au/consumer-advice/digging-construction/relocating-network-assets>

**Damage to Telstra's network must be reported immediately –**

**132 203 Say "Damages" at the voice prompt, then press 1 to speak to an Operator**

Or report online:

<https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment>

- You will be held responsible for all plant damage that occurs or any impacts to Telstra's network as a result of your construction activities. This includes interfering with plant, conducting unauthorised modification works and interfering with Telstra's assets in a way that prevents Telstra from accessing or using its assets in the future.
- Telstra reserves all rights to recover compensation for loss or damage to its cable network or other property including consequential losses.

## FURTHER INFORMATION - CONTACTS

## NATURAL DISASTERS

Natural Disasters include (amongst other things) earthquakes, cyclones, floods and tsunamis. In the case of such events, urgent requests for plans or information relating to the location of Telstra network can be made directly to Telstra Network Integrity Team Managers as follows:

### TELSTRA PLAN SERVICES

- for all Telstra Dial Before You Dig related enquiries

Email - [Telstra.Plans@team.telstra.com](mailto:Telstra.Plans@team.telstra.com)

Phone - 1800 653 935 (general enquiries, business hours only)

Accredited plant locator enquiries - Glen (07)34551011

Telstra easements - Glen (07)34551011

*\*Please note - to make a Telstra plan enquiry the plans must be current (within 60 days of issue). If your plans have expired you will need to submit a new request via DBYD prior to contacting Telstra Plan Services.*

**Information for new developments (developers, builders, home owners)**

**Telstra Smart Communities** - <https://www.telstra.com.au/smart-community>

### Asset relocations

Please phone 1800 810 443 or email [NetworkIntegrity@team.telstra.com](mailto:NetworkIntegrity@team.telstra.com)

<https://www.telstra.com.au/consumer-advice/digging-construction/relocating-network-assets>

**Telstra offers free Cable Awareness Presentations**, if you believe you or your company would benefit from this offer please contact Network Integrity on 1800 810 443 or

[NetworkIntegrity@team.telstra.com](mailto:NetworkIntegrity@team.telstra.com)

### PRIVACY NOTE

*Your information has been provided to Telstra by DBYD to enable Telstra to respond to your DBYD request. Telstra keeps your information in accordance with its privacy statement entitled "Protecting Your Privacy" which can be obtained from Telstra either by calling 1800 039 059 or visiting our website at [www.telstra.com.au/privacy](http://www.telstra.com.au/privacy)*

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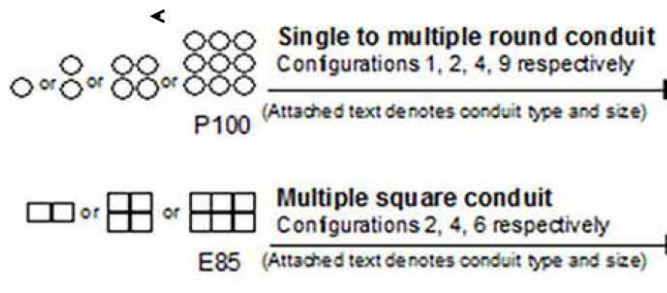
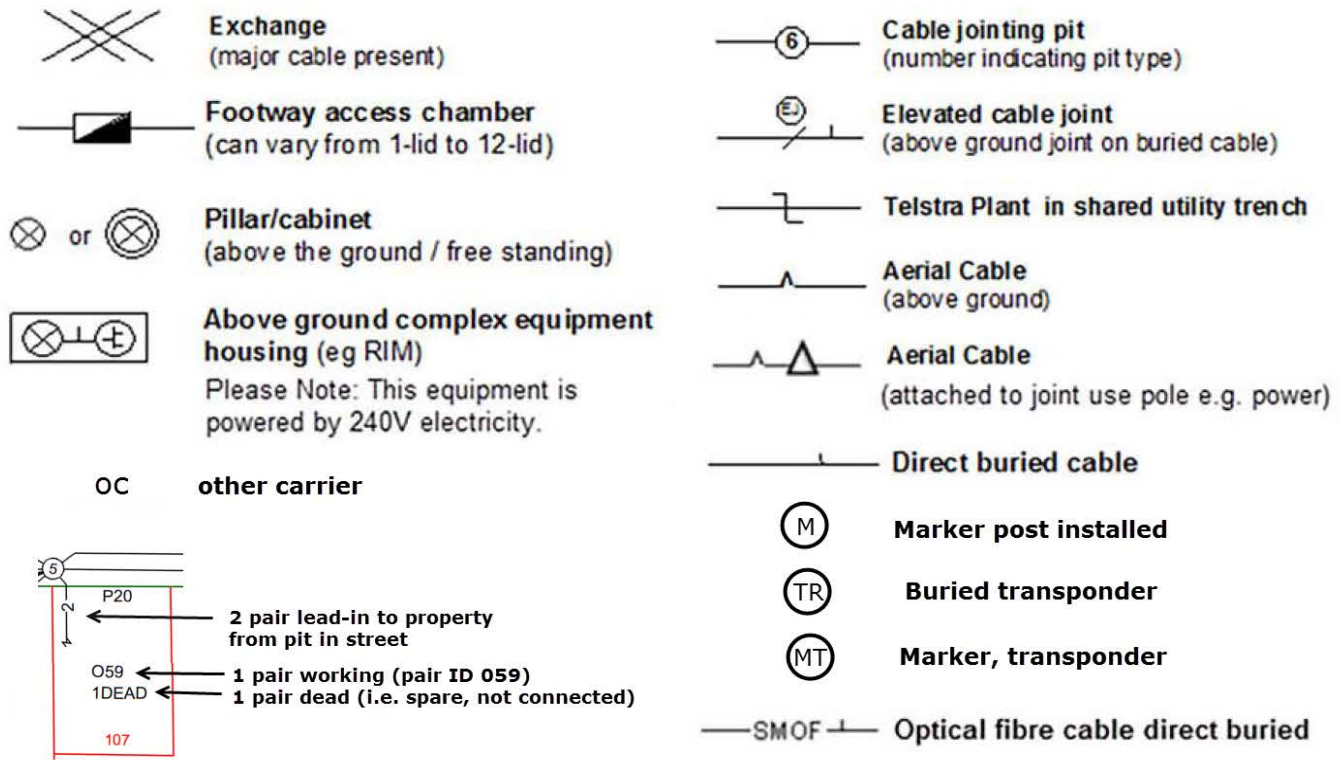


# LEGEND

IT'S HOW WE CONNECT



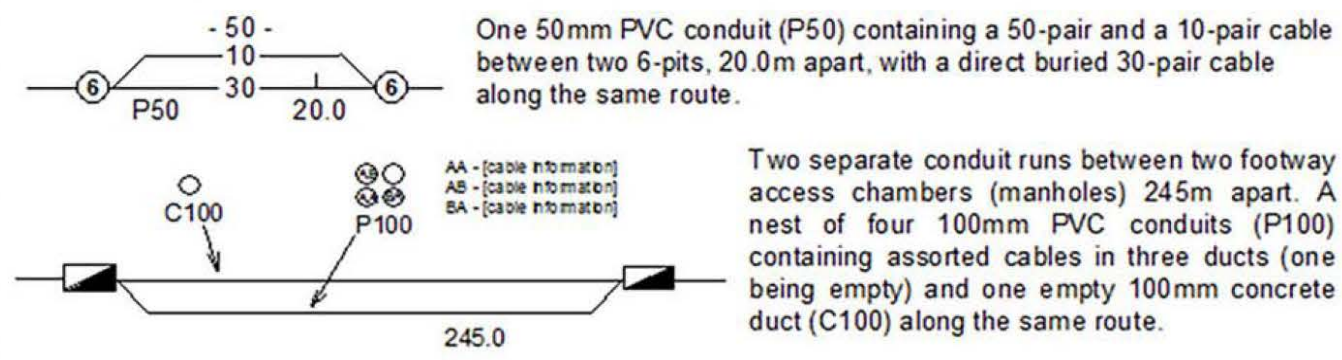
For more info contact a Telstra Accredited Locator or Telstra Plan Services 1800 653 935



**Some examples of conduit type and size:**  
A - Asbestos cement, P - PVC / plastic, C - Concrete, GI - Galvanised iron, E - Earthenware.  
Conduit sizes *nominally* range from 20mm to 100mm.

P50	50mm PVC conduit
P100	100mm PVC conduit
A100	100mm asbestos cement conduit
E 85	85mm square earthenware conduit

## Some examples of how to read Telstra plans:



**WARNING:** Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. **FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK.** A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works. The exact position of Telstra assets can only be validated by physically exposing it. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

## **ATTACHMENT E**

# ADVANCE LEGAL SEARCH PTY LIMITED

(ACN 077 067 068)  
ABN 49 077 067 068

PO Box 149  
Yagoona NSW 2199

24<sup>th</sup> March 2010

**RE:**

**Forrester Road,  
St Marys  
Purchase Order No 379555**

## **Current Search**

Folio Identifier 23/1142130 (title attached)  
DP 1142130 (plan attached)  
Dated 17<sup>th</sup> March 2010  
Registered Proprietor:  
**ST MARYS RUGBY LEAGUE CLUB LIMITED**

**Title Tree**  
**Lot 23 DP 1142130**

Folio Identifier 23/1142130

<b>(a)</b>	<b>(b)</b>	<b>(c)</b>
F/I 1/541967	F/I 21/624086	F/I 22/624086
CTVol 11320 Fol 11	CTVol 14843 Fol 58	CTVol 14843 Fol 59
CTVol 11100 Fol 222		CTVol 14427 Fol 207
	<b>(bi)</b>	<b>(bii)</b>
	CTVol 11320 Fol 12	CTVol 14427 Fol 207 /
	CTVol 11100 Fol 222	\ /
CTVol 10760 Fol 192		CTVol 14058 Fol 90
CTVol 10190 Fol 39		CTVol 12554 Fol 156
CTVol 9592 Fol 126		CTVol 12448 Fol 106
CTVol 8383 Fol 233		CTVol 12065 Fol 96
CTVol 7569 Fol 63		CTVol 11100 Fol 223
CTVol 6938 Fol 186		CTVol 10760 Fol 192
CTVol 5759 Fol 10		CTVol 10190 Fol 39
CTVol 4196 Fol 90		CTVol 9592 Fol 126
PA 28678		CTVol 8383 Fol 233
****		CTVol 2569 Fol 63
		CTVol 6938 Fol 186
		CTVol 5759 Fol 10
		CTVol 4196 Fol 90
		PA 28678
		****

**Summary of proprietor(s)**  
**Lot 23 DP 1142130**

<b>Year</b>	<b>Proprietor</b>
2009 – todate	St Marys Rugby League Club Limited
<i>(2009 – todate)</i>	<i>(lease to TAB Limited of TAB Shop, Ground Floor, St Marys League Club)</i>

**See Notes (a) , (b) and (c)**



**Note (a)**

	<b>(Lots 1 DP 541967)</b>
1988 – 2009	St Marys Rugby League Club Limited
1988 – 1988	Warner Uhiherr Erin Isold Uhiherr
<i>(1988 – 2009)</i>	<i>(various commercial leases see Historical Folio 1/541967)</i>
	<b>(Lot 1 DP 541967 – CTVol 11320 Fol 11)</b>
1984 – 1988	Warner Isold Uhiherr Erin Isold Uhiherr
1970 – 1984	Esso Standard Oil (Australia) Limited
1970 – 1970	NSW Country Hotels Pty Limited
	<b>(Lot 32 DP 536384 – CTVol 11100 Fol 222)</b>
1969 – 1970	NSW Country Hotels Pty Limited
1969 – 1969	Emanuel Debrincat, dairyman
	<b>(Lot 2 DP 230689 – CTVol 10760 Fol 192)</b>
1968 – 1969	Emanuel Debrincat, dairyman
	<b>(Lot 3 DP 221076 – CTVol 10190 Fol 39)</b>
1968 – 1968	Emanuel Debrincat, dairyman
	<b>(Lot 6 DP 217323 – CTVol 9592 Fol 126)</b>
1966 – 1968	Emanuel Debrincat, dairyman
	<b>(Part Portion 111 &amp; 107 Parish Rooty Hill – Area 364 Acres 3 Roods 9 ¼ Perches – CTVol 8383 Fol 233)</b>
1962 – 1966	Emanuel Debrincat, dairyman
	<b>(Part Portion 111 &amp; 107 Parish Rooty Hill- Area 649 Acres 2 Roods 19 ½ Perches CTVol 7569 Fol 63)</b>
1958 – 1962	Emanuel Debrincat, dairyman
	<b>(Part Portion 111 &amp; 107 Parish Rooty Hill – Area 654 Acres 1 Rood 1 Perch – CTVol 6938 Fol 186)</b>
1955 – 1958	Emanuel Debrincat, dairyman
	<b>(Part Portion 111 &amp; 107 Parish Rooty Hill – Area 656 Acres 2 Roods 33 ½ Perches – CTVol 5759 Fol 10)</b>
1947 – 1955	Emanuel Debrincat, dairyman
	<b>(Part Portion 111 &amp; 107 Parish Rooty Hill – Area 722 Acres 3 Roods – CTVol 4196 Fol 90)</b>
1937 – 1947	Emanuel Debrincat, dairyman
1937 – 1937	Public Trustee
1928 – 1937	Philip James Lethbridge King, civil servant The Public Trustee

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**Note (b)**

	<b>(Lot 21 DP 624086)</b>
1999 – 2009	St Marys Rugby League Club Limited
(2004 – 2009)	<i>(lease to TAB Limited of TAB Shop, Ground Floor, St Mary's League Club)</i>
1988 – 1999	St Marys Rugby League Football Club Limited
	<b>(Lot 21 DP 624086 – CTVol 14843 Fol 58)</b>
1982 – 1988	St Marys Rugby League Football Club Limited

See Notes (bi) & (bii)

**Note (bi)**

	<b>(Lot 2 DP 541967 – CTVol 11320 Fol 12)</b>
1981 – 1988	St Marys Rugby League Football Club Limited
1970 – 1981	NSW Country Hotels Pty Limited
	<b>(Lot 32 DP 536384 – CTVol 11100 Fol 222)</b>
1969 – 1970	NSW Country Hotels Pty Limited
1969 – 1969	Emanuel Debrincat, dairyman
	<b>(Lot 2 DP 230689 – CTVol 10760 Fol 192)</b>
1968 – 1969	Emanuel Debrincat, dairyman
	<b>(Lot 3 DP 221076 – CTVol 10190 Fol 39)</b>
1968 – 1968	Emanuel Debrincat, dairyman
	<b>(Lot 6 DP 217323 – CTVol 9592 Fol 126)</b>
1966 – 1968	Emanuel Debrincat, dairyman
	<b>(Part Portion 111 &amp; 107 Parish Rooty Hill – Area 364 Acres 3 Roods 9 ¼ Perches – CTVol 8383 Fol 233)</b>
1962 – 1966	Emanuel Debrincat, dairyman
	<b>(Part Portion 111 &amp; 107 Parish Rooty Hill- Area 649 Acres 2 Roods 19 ½ Perches CTVol 7569 Fol 63)</b>
1958 – 1962	Emanuel Debrincat, dairyman
	<b>(Part Portion 111 &amp; 107 Parish Rooty Hill – Area 654 Acres 1 Rood 1 Perch – CTVol 6938 Fol 186)</b>
1955 – 1958	Emanuel Debrincat, dairyman
	<b>(Part Portion 111 &amp; 107 Parish Rooty Hill – Area 656 Acres 2 Roods 33 ½ Perches – CTVol 5759 Fol 10)</b>
1947 – 1955	Emanuel Debrincat, dairyman
	<b>(Part Portion 111 &amp; 107 Parish Rooty Hill – Area 722 Acres 3 Roods – CTVol 4196 Fol 90)</b>
1937 – 1947	Emanuel Debrincat, dairyman
1937 – 1937	Public Trustee
1928 – 1937	Philip James Lethbridge King, civil servant The Public Trustee

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## Note (bii)

	<b>(Lot 221 DP 614507 – CTVol 14427 Fol 207)</b>
1981 – 1988	St Marys Rugby League Football Club Limited
1981 – 1981	Stanislaus John Carroll, solicitor Stanislaus Anthony Carroll, solicitor
	<b>(Lot 221 DP 606545 – CTVol 14058 Fol 90)</b>
1980 – 1981	Stanislaus John Carroll, solicitor Stanislaus Anthony Carroll, solicitor
	<b>(Lot 22 DP 572054 – CTVol 12554 Fol 156)</b>
1974 – 1980	Stanislaus John Carroll, solicitor Stanislaus Anthony Carroll, solicitor
	<b>(Lot 12 DP 566394 – CTVol 12448 Fol 106)</b>
1974 – 1974	Stanislaus John Carroll, solicitor Stanislaus Anthony Carroll, solicitor
	<b>(Lot 2 DP 556624 – CTVol 12065 Fol 96)</b>
1973 – 1974	Stanislaus John Carroll, solicitor Stanislaus Anthony Carroll, solicitor
	<b>(Lot 33 DP 536384 – CTVol 11100 Fol 223)</b>
1969 – 1973	Stanislaus John Carroll, solicitor Stanislaus Anthony Carroll, solicitor
1969 – 1969	Emanuel Debrincat, dairyman
	<b>(Lot 2 DP 230689 – CTVol 10760 Fol 192)</b>
1968 – 1969	Emanuel Debrincat, dairyman
	<b>(Lot 3 DP 221076 - CTVol 10190 Fol 39)</b>
1968 – 1968	Emanuel Debrincat, dairyman
	<b>(Lot 6 DP 217323 – CTVol 9592 Fol 126)</b>
1966 – 1968	Emanuel Debrincat, dairyman
	<b>(Part Portion 111 &amp; 107 Parish Rooty Hill – Area 364 Acres 3 Roods 9 ¼ Perches – CTVol 8383 Fol 233)</b>
1962 – 1966	Emanuel Debrincat, dairyman
	<b>(Part Portion 111 &amp; 107 Parish Rooty Hill- Area 649 Acres 2 Roods 19 ½ Perches CTVol 7569 Fol 63)</b>
1958 – 1962	Emanuel Debrincat, dairyman
	<b>(Part Portion 111 &amp; 107 Parish Rooty Hill – Area 654 Acres 1 Rood 1 Perch – CTVol 6938 Fol 186)</b>
1955 – 1958	Emanuel Debrincat, dairyman
	<b>(Part Portion 111 &amp; 107 Parish Rooty Hill – Area 656 Acres 2 Roods 33 ½ Perches – CTVol 5759 Fol 10)</b>
1947 – 1955	Emanuel Debrincat, dairyman
	<b>(Part Portion 111 &amp; 107 Parish Rooty Hill – Area 722 Acres 3 Roods – CTVol 4196 Fol 90)</b>
1937 – 1947	Emanuel Debrincat, dairyman
1937 – 1937	Public Trustee
1928 – 1937	Philip James Lethbridge King, civil servant The Public Trustee

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## Note (c)

	<b>(Lot 22 DP 624086)</b>
1999 – 2009	St Marys Rugby League Club Limited
1988 – 1999	St Marys Rugby League Football Club Limited
	<b>(Lot 22 DP 624086 – CTVol 148430 Fol 59)</b>
1982 – 1988	St Marys Rugby League Football Club Limited
	<b>(Lot 221 DP 614507 – CTVol 14427 Fol 207)</b>
1981 – 1982	St Marys Rugby League Football Club Limited
1981 – 1981	Stanislaus John Carroll, solicitor Stanislaus Anthony Carroll, solicitor
	<b>(Lot 221 DP 606545 – CTVol 14058 Fol 90)</b>
1980 – 1981	Stanislaus John Carroll, solicitor Stanislaus Anthony Carroll, solicitor
	<b>(Lot 22 DP 572054 – CTVol 12554 Fol 156)</b>
1974 – 1980	Stanislaus John Carroll, solicitor Stanislaus Anthony Carroll, solicitor
	<b>(Lot 12 DP 566394 – CTVol 12448 Fol 106)</b>
1974 – 1974	Stanislaus John Carroll, solicitor Stanislaus Anthony Carroll, solicitor
	<b>(Lot 2 DP 556624 – CTVol 12065 Fol 96)</b>
1973 – 1974	Stanislaus John Carroll, solicitor Stanislaus Anthony Carroll, solicitor
	<b>(Lot 33 DP 536384 – CTVol 11100 Fol 223)</b>
1969 – 1973	Stanislaus John Carroll, solicitor Stanislaus Anthony Carroll, solicitor
1969 – 1969	Emanuel Debrincat, dairyman
	<b>(Lot 2 DP 230689 – CTVol 10760 Fol 192)</b>
1968 – 1969	Emanuel Debrincat, dairyman
	<b>(Lot 3 DP 221076 - CTVol 10190 Fol 39)</b>
1968 – 1968	Emanuel Debrincat, dairyman
	<b>(Lot 6 DP 217323 – CTVol 9592 Fol 126)</b>
1966 – 1968	Emanuel Debrincat, dairyman
	<b>(Part Portion 111 &amp; 107 Parish Rooty Hill – Area 364 Acres 3 Roods 9 ¼ Perches – CTVol 8383 Fol 233)</b>
1962 – 1966	Emanuel Debrincat, dairyman
	<b>(Part Portion 111 &amp; 107 Parish Rooty Hill- Area 649 Acres 2 Roods 19 ½ Perches CTVol 7569 Fol 63)</b>
1958 – 1962	Emanuel Debrincat, dairyman
	<b>(Part Portion 111 &amp; 107 Parish Rooty Hill – Area 654 Acres 1 Rood 1 Perch – CTVol 6938 Fol 186)</b>
1955 – 1958	Emanuel Debrincat, dairyman

Cont.

Cont.

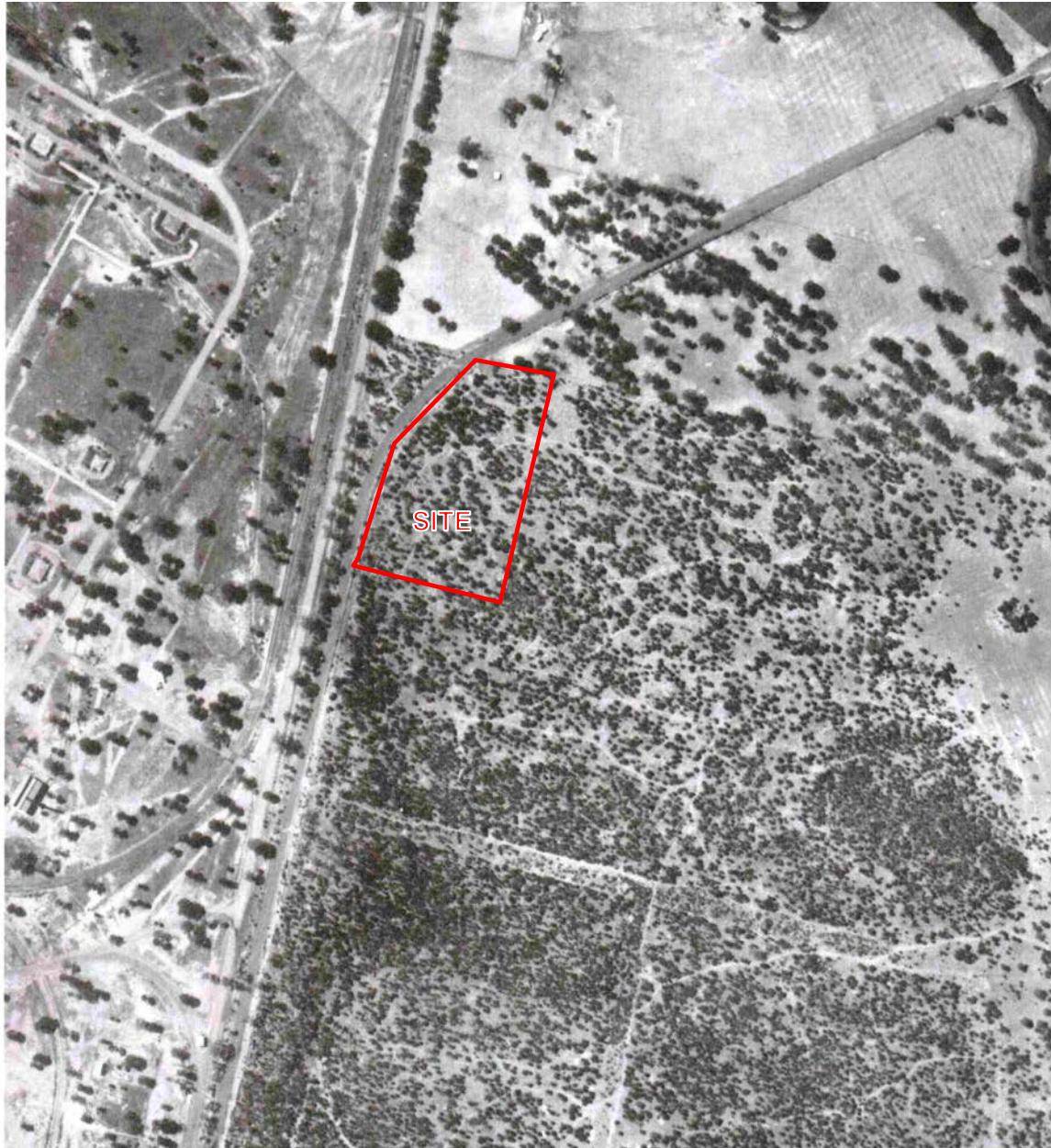
	<b>(Part Portion 111 &amp; 107 Parish Rooty Hill – Area 656 Acres 2 Roods 33 ½ Perches – CTVol 5759 Fol 10)</b>
1947 – 1955	Emanuel Debrincat, dairyman
	<b>(Part Portion 111 &amp; 107 Parish Rooty Hill – Area 722 Acres 3 Roods – CTVol 4196 Fol 90)</b>
1937 – 1947	Emanuel Debrincat, dairyman
1937 – 1937	Public Trustee
1928 – 1937	Philip James Lethbridge King, civil servant The Public Trustee

\*\*\*\*\*





## **ATTACHMENT F**



**GEO-LOGIX PTY LTD**  
UNIT 2309, 4 DAYDREAM STREET  
WARRIEWOOD NSW 2102  
Ph: (02) 9979 1722  
Fax: (02) 9979 1222

AERIAL PHOTOGRAPH – 1947

**PRELIMINARY SITE INVESTIGATION**  
LOT 12 DP 1192443, FORRESTER ROAD,  
NORTH ST MARYS NSW 2760

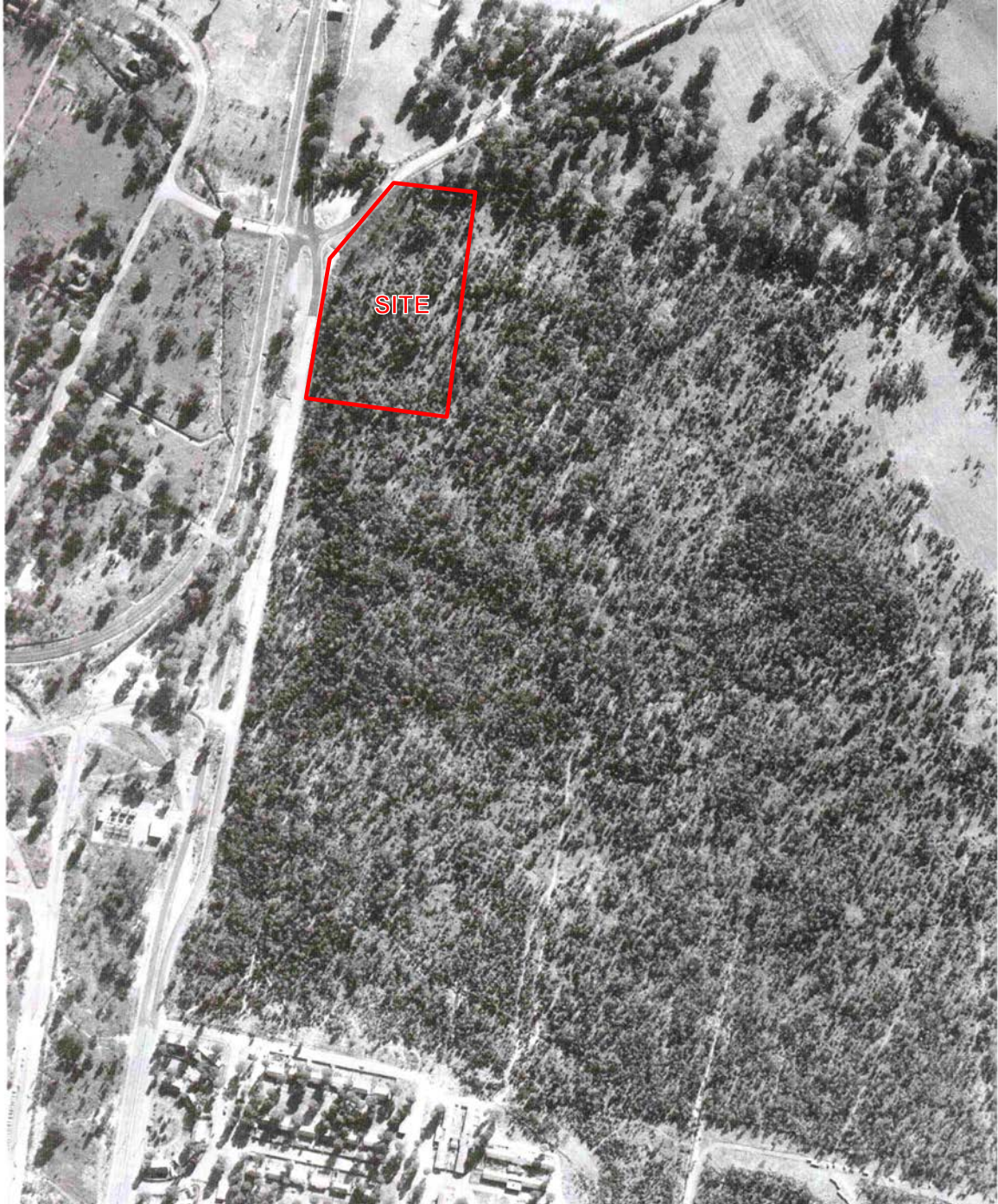
Project No. 2001041

Drawn: JI

Checked: TL

Date: 15/06/2020





**GEO-LOGIX PTY LTD**  
UNIT 2309, 4 DAYDREAM STREET  
WARRIEWOOD NSW 2102  
Ph: (02) 9979 1722  
Fax: (02) 9979 1222

AERIAL PHOTOGRAPH – 1961

**PRELIMINARY SITE INVESTIGATION**  
243–261 FORRESTER ROAD,  
NORTH ST MARYS NSW 2760

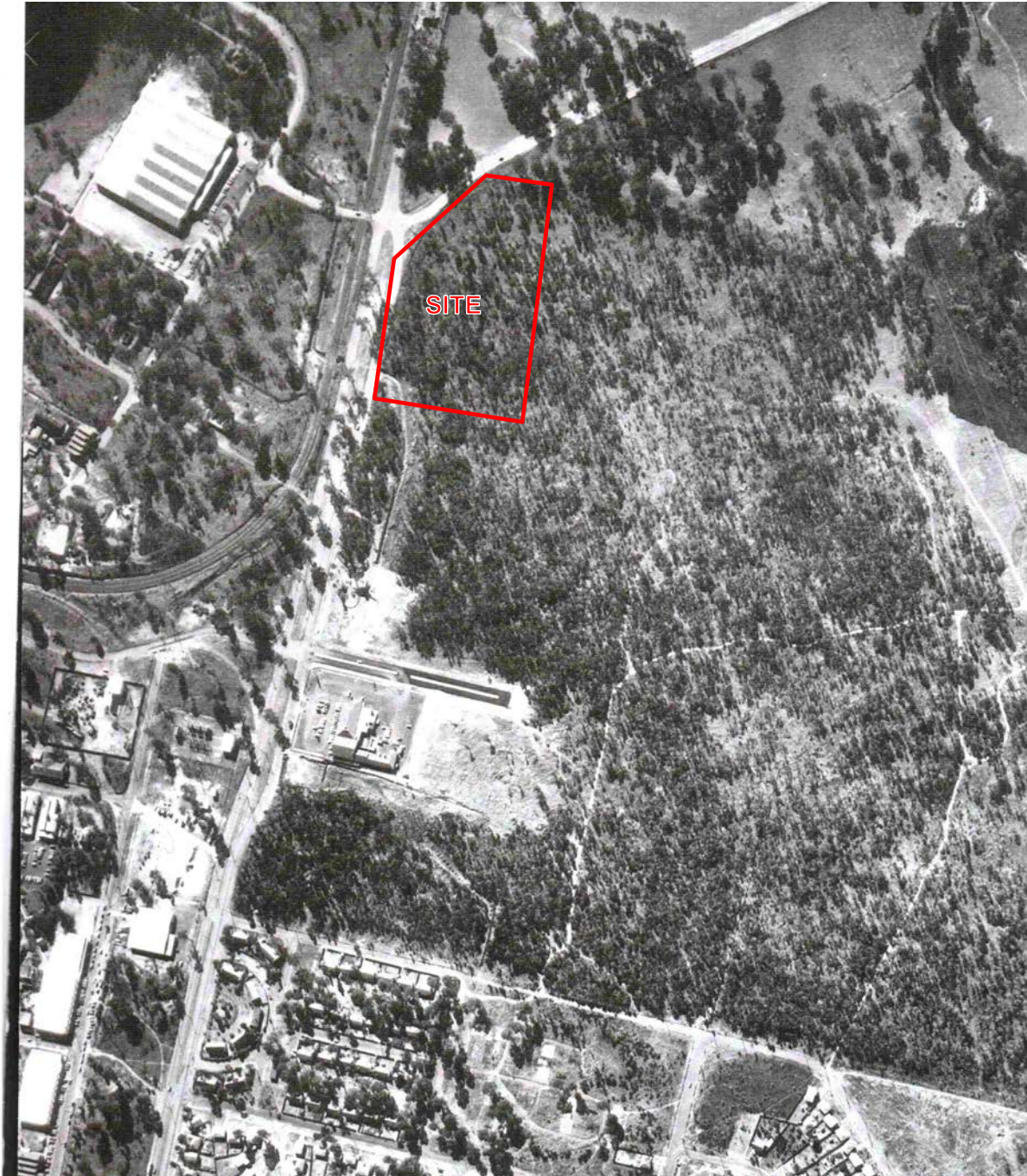
Project No. 2001041

Drawn: JI

Checked: TL

Date: 15/06/2020





**GEO-LOGIX PTY LTD**

UNIT 2309, 4 DAYDREAM STREET  
WARRIEWOOD NSW 2102

Ph: (02) 9979 1722  
Fax: (02) 9979 1222

AERIAL PHOTOGRAPH – 1970

**PRELIMINARY SITE INVESTIGATION**

243–261 FORRESTER ROAD,  
NORTH ST MARYS NSW 2760

Project No. 2001041

Drawn: JI

Checked: TL

Date: 15/06/2020





**GEO-LOGIX PTY LTD**  
UNIT 2309, 4 DAYDREAM STREET  
WARRIEWOOD NSW 2102  
Ph: (02) 9979 1722  
Fax: (02) 9979 1222

AERIAL PHOTOGRAPH – 1986

**PRELIMINARY SITE INVESTIGATION**  
243–261 FORRESTER ROAD,  
NORTH ST MARYS NSW 2760

Project No. 2001041

Drawn: JI

Checked: TL

Date: 15/06/2020





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WARRIEWOOD NSW 2102  
Ph: (02) 9979 1722  
Fax: (02) 9979 1222

AERIAL PHOTOGRAPH – 1994

**PRELIMINARY SITE INVESTIGATION**  
243–261 FORRESTER ROAD,  
NORTH ST MARYS NSW 2760

Project No. 2001041

Drawn: JI

Checked: TL

Date: 15/06/2020





**GEO-LOGIX PTY LTD**

UNIT 2309, 4 DAYDREAM STREET  
WARRIEWOOD NSW 2102

Ph: (02) 9979 1722  
Fax: (02) 9979 1222

AERIAL PHOTOGRAPH – 2005

**PRELIMINARY SITE INVESTIGATION**

243–261 FORRESTER ROAD,  
NORTH ST MARYS NSW 2760

Project No. 2001041

Drawn: JI

Checked: TL

Date: 15/06/2020





**GEO-LOGIX PTY LTD**  
UNIT 2309, 4 DAYDREAM STREET  
WARRIEWOOD NSW 2102  
Ph: (02) 9979 1722  
Fax: (02) 9979 1222

AERIAL PHOTOGRAPH – 2018

**PRELIMINARY SITE INVESTIGATION**  
243–261 FORRESTER ROAD,  
NORTH ST MARYS NSW 2760

Project No. 2001041

Drawn: JI

Checked: TL

Date: 15/06/2020

## **ATTACHMENT G**

# PENRITH CITY COUNCIL

## MAJOR ASSESSMENT REPORT

<b>Application number:</b>	DA16/1351
<b>Proposed development:</b>	Change of Use of an Existing Building (Masters) for a Bulky Goods Premises Including Enclosure of the Existing Garden Centre and Associated Advertising Signage
<b>Property address:</b>	243 - 261 Forrester Road, NORTH ST MARYS NSW 2760
<b>Property description:</b>	Lot 12 DP 1192443
<b>Date received:</b>	15 December 2016
<b>Assessing officer</b>	Donna Clarke
<b>Zoning:</b>	IN2 Light Industrial - LEP 2010
<b>Class of building:</b>	Class 6
<b>Recommendations:</b>	Approve

### Executive Summary

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Council is in receipt of a development application for a Change of Use of an Existing Building (Masters) for a Bulky Goods Premises Including Enclosure of the Existing Garden Centre and Associated Advertising Signage at 243 - 261 Forrester Road, North St Marys.

The site is zoned IN2 Light Industrial under LEP2010. The approved home improvement centre was most closely categorised as “timber and building supplies” and “landscape and garden supplies” which are permissible forms of development with Council’s consent in the IN2 zone. The proposal subject of this application can be categorised as a “bulky goods premises” which is a permissible form of development on the site with Council’s consent under Clause 2.5 (Additional Permitted Uses for Particular Land) and Schedule 1 (Additional Permitted Uses) of LEP2010. A café is also proposed which is ancillary to the principal use.

The application was advertised, exhibited and notified to owners and occupiers of adjoining properties and no submissions were received.

An assessment of the proposed development under the Environmental Planning and Assessment Act 1979 has been undertaken and the proposal has been found to be satisfactory.

The proposed development is in generally accordance with the relevant provisions of the environmental planning instruments pertaining to the land. The site is suitable for the proposed development and the proposal is in the public interest. The proposed signage is an improvement on the larger, more prominent painted areas with signage and will improve the overall visual impact of the building. The proposal is therefore worthy of support.

This report recommends that the application be approved subject to recommended conditions of consent.

## Site & Surrounds

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The subject site contains an existing home improvement centre on the north-western part of the site adjacent to the roundabout at the intersection of Forrester /Links Roads and Ropes Crossing Boulevard. Forrester Road, which provides an arterial route into St Marys town centre from the north.

The surrounding land uses include a mix of open space, industrial, rural and recreational (registered club and facilities).

The existing development on the subject site consists of a Masters Home Improvement store, with 13,071m<sup>2</sup> of approved GFA, and 357 car parking spaces, under DA11/0470.

The site previously formed part of the St Marys Rugby League Club landholding however was excided off.

## Proposal

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The existing development on the subject site consists of a Masters Home Improvement store, with 13,071m<sup>2</sup> of approved GFA, and 357 car parking spaces, under DA11/0470.

It is proposed to replace the Masters tenant with multiple bulky goods tenants within the existing Masters box. Future tenants are still being finalised, and will be subject to separate approvals.

Specifically, the proposal seeks consent for:

- Change of use and conversion of the existing single-tenant Masters Home Improvement store to a multi-tenancy centre incorporating multiple bulky goods premises tenancies, one hardware and building supplies tenancy and one ancillary cafe;
- Enclosure of the open-air garden centre at the building's northern elevation with colourbond cladding to match existing;
- Alterations and additions to reflect the new use, including:
  - Updates to main building identification signage and zone for future business identification signs.
  - Facade alterations including new openings for loading and unloading, new infill panels, feature panels and make up air louvres;
  - New rooftop mechanical plant;
  - New canopy over main entrance;
  - Concrete planter adjacent to main entrance.

The external changes to the store are limited to the enclosure of the landscape area, modifications (internal and external) to the existing building to accommodate needs of particular tenants and signage (details of which are not part of this application and will be subject to separate approval). The proposal includes:

- Approximately 12,402sqm of floor area comprising multiple tenancies, mall and ancillary cafe;
- No increase to the approved Gross Floor Area (GFA) as the garden centre was included as GFA in the original Masters development; and,
- Structural alterations to facilitate the proposed changes to accommodate bulky goods.

There will be no change to the approved hours of operation for the development being:

6am - 10pm and 6am to 8pm Saturday and Sunday

with delivery and service vehicles hours being the same.



## Plans that apply

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- Local Environmental Plan 2010 (Stage 1 LEP)
- Development Control Plan 2014
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy No 64—Advertising and Signage
- Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

## Planning Assessment

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- **Section 79C - Evaluation**

The development has been assessed in accordance with the matters for consideration under Section 23G and 79C of the Environmental Planning and Assessment Act 1979 as follows:

### **Section 79C(1)(a)(i) The provisions of any environmental planning instrument**

#### **State Environmental Planning Policy (Infrastructure) 2007**

The original DA on this site for the building was referred to the RMS under the SEPP (Infrastructure) as the proposal was a commercial premise with a floor area in excess of 10,000m<sup>2</sup>.

This application does not increase the floor space and is within the approved building footprint as such it is considered that referral to RMS is not warranted.

#### **State Environmental Planning Policy No 64—Advertising and Signage**

SEPP64 aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish.

A SEPP64 Assessment was submitted with the original application for the building and signage, as well as commentary with this application. The assessment demonstrates that the proposed signage is consistent with the aims and objectives of SEPP64 and satisfies the assessment criteria specified in SEPP64. While Clause 22 of SEPP64 imposes certain restrictions on wall advertisements, these restrictions are not applicable in this case given that the proposed signage constitutes “business identification signage” and therefore cannot be classified as a wall advertisement.

The proposed signage is considered to be an improvement visually and is within the size limits of that already approved under DA 13/0434 for the St Marys Masters site, albeit in a varied shape or number of signs one each façade. The current building has large painted areas, bright blue in colour, and prominent signage within those painted areas. This application proposes to break up the existing signage areas into smaller signs, which is considered to be a visual improvement from the existing situation. A condition is recommended regarding illumination and flashing and also to ensure the signage does not exceed the total areas previously approved. The existing landscaping also assists with the softening of the building and the changes to the signage from the existing situation is supported.

Some content is changed by this application and is considered appropriate.

## Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No. 2 – 1997) (REP 20) integrates planning with catchment management to protect the Hawkesbury-Nepean river system, requiring the impact of future land use to be considered in a regional context. The plan covers water quality and quantity, environmentally sensitive areas, riverine scenic quality, agriculture and urban and rural-residential development. It controls development that has the potential to impact on the river environment. The REP is supported by an Action Plan, which includes actions necessary to improve existing conditions.

The development proposal has been assessed and subject to conditions of development consent, found to be in accordance with the general planning considerations set out in Clause 5 of the REP and the relevant specific planning policies and related recommended strategies set out in Clause 6.

### Local Environmental Plan 2010 (Stage 1 LEP)

Provision	Compliance
Clause 1.2 Aims of the plan	Complies
Clause 2.3 Zone objectives	Complies
Clause 2.3 Permissibility	Complies - See discussion
Clause 2.5 Additional permitted uses for particular land	N/A
Clause 2.6 Subdivision - consent requirements	N/A
Clause 2.7 Demolition requires development consent	N/A
Clause 2.8 Are the temporary use of land requirements achieved?	N/A
Clause 4.1 - the minimum lot size	N/A
Clause 4.1AA Minimum subdivision lot size for community title schemes	N/A
Clause 4.2 Rural Subdivision	N/A
Clause 4.3 Height of buildings	Complies
Clause 4.4 Floor Space Ratio	Complies - See discussion
Clause 4.5 Calculation of floor space ratio and site area	
Clause 4.6 Exceptions to development standards	Complies
Clause 5.1 Relevant acquisition authority	N/A
Clause 5.10 Heritage conservation	N/A
Clause 5.11 Bush fire hazard reduction	N/A
Clause 5.12 Infrastructure development and use of existing buildings of the Crown	N/A
Clause 5.13 Eco-tourist facilities	N/A
Clause 5.2 Classification and reclassification of public land	N/A
Clause 5.3 Development near zone boundaries	N/A
Clause 5.4 Controls relating to miscellaneous permissible uses	N/A
Clause 5.5 Development within the coastal zone	N/A
Clause 5.6 Architectural roof features	N/A

Clause 5.7 Development below mean high water mark	N/A
Clause 5.8 Conversion of fire alarms	N/A
Clause 5.9 Preservation of trees or vegetation	N/A
Clause 5.9AA Trees or vegetation not prescribed by development control plan	N/A
Clause 6.1 Earthworks	N/A
Clause 6.10 Villages of Mulgoa and Wallacia	N/A
Clause 6.11 Orchard Hills	N/A
Clause 6.12 Twin Creeks	N/A
Clause 6.13 Waterside Corporate	N/A
Clause 6.14 Development of land in the flight paths of the site reserved for the proposed Second Sydney Airport	N/A
Clause 6.15 Location of sex services premises and restricted premises	N/A
Clause 6.2 Salinity	N/A
Clause 6.3 Flood Planning	N/A
Clause 6.4 Development on natural resources sensitive land	N/A
Clause 6.5 Protection of scenic character and landscape values	N/A
Clause 6.6 Servicing	Complies
Clause 6.7 Dwelling houses on certain land in Llandilo and Mulgoa	N/A
Clause 6.8 Dual occupancies and secondary dwellings in certain rural and environmental zones	N/A
Clause 6.9 Mulgoa Valley	N/A
Schedule 1 Additional permitted uses	N/A

The site is zoned IN2 Light Industrial under LEP2010.

The approved home improvement centre was most closely categorised as “timber and building supplies” and “landscape and garden supplies” which are permissible forms of development with Council's consent in the IN2 zone.

The proposal subject of this application can be categorised as a “bulky goods premises” which is a permissible form of development on the site with Council's consent under Clause 2.5 (Additional Permitted Uses for Particular Land) and Schedule 1 (Additional Permitted Uses) of LEP2010. A café is also proposed which is ancillary to the principal use.

Separate approvals are required for any uses other than bulky goods and café as shown on the plans and is restricted by a condition of consent.

## Section 79C(1)(a)(iii) The provisions of any development control plan

### Development Control Plan 2014

Provision	Compliance
D4.1. Key Precincts	N/A
D4.2. Building Height	Complies
D4.3. Building Setbacks and Landscape	Complies
D4.4. Building Design	Complies - see Appendix - Development Control Plan Compliance
D4.5. Storage of Materials and Chemicals	N/A
D4.6. Accessing and Servicing the Site	Complies
D4.7. Fencing	Complies
D4.8 Lighting	Complies

## Section 79C(1)(a)(iv) The provisions of the regulations

In accordance with Section 143 of the Environmental Planning and Assessment Regulation 2000, an assessment of the fire protection and structural capacity of the proposed building is necessary.

The application has been referred to Council's Building Surveyors for assessment and subject to conditions complies with the requirements of the Regulations.

## Section 79C(1)(b) The likely impacts of the development

### *Site Design, Context and Setting*

The proposed external changes to the existing development has been designed to be compatible with surrounding development in terms of built form and external building materials and finishes. The proposed development maintains sufficient buffer distances to adjoining properties and will not pose a major adverse impact on existing or future surrounding land uses. The proposal is considered to be compatible with the surrounding and adjacent land uses and will have no major impact on the amenity of the area. The proposal will have no adverse impacts on the natural environment.

There are no changes proposed to the existing access or car parking arrangements. The building remains accessible, the site is well lit and landscaped.

### *Social and Economic Impacts*

It is considered that the change of use from the existing masters site to a bulky goods facility will have an overall positive social and economic impact for the North St Marys community and re-use of the site is preferred to a vacant tenancy.

The proposal will provide significant employment opportunities both during construction and once operational, benefiting the local community. Given the distance and physical separation between the site and the St Marys town centre, it is not anticipated that the proposal will have any negative impacts upon the centre.

## Section 79C(1)(c) The suitability of the site for the development

Council may be satisfied that the site is suitable for the proposed development. The development remains largely the same in terms of bulk and scale and the signage is not increased in size from approved. The uses are an appropriate use of an empty building.

## Section 79C(1)(d) Any Submissions

### Community Consultation

The application was advertised, exhibited and notified to owners and occupiers of adjoining properties between 9 January 2017 and 31 January 2017 and no submissions were received.

## Referrals

The application was referred to the following stakeholders and their comments have formed part of the assessment:

Referral Body	Comments Received
Building Surveyor	No objections - subject to conditions
Environmental - Environmental management	No objections - subject to conditions
Traffic Engineer	No objection subject to conditions

## Section 79C(1)(e)The public interest

The proposed development will not generate any significant issues of public interest.

## Conclusion

---

In assessing this application against the relevant environmental planning instruments the proposal satisfies the aims and objectives of the relevant EPI and satisfies the heads of consideration under Section 79C of the EP&A Act.

The proposed built form is site responsive, complies with key development standards and is in the public interest. Furthermore, it will have a positive impact on the surrounding character of the area as delivers an amenable development outcome to its users as well as the community.

The site is suitable for the proposed development and makes the most of a disused building. The development is in the public interest and subject to conditions of consent there is unlikely to be negative impacts arising from the proposed development.

Therefore, the application is worthy of support and is recommended for approval.

## Recommendation

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That DA14/0351 for Commercial Development - Change of Use of an Existing Building (Masters) for a Bulky Goods Premises Including Enclosure of the Existing Garden Centre and Associated Advertising Signage at 243 - 261 Forrester Road NORTH ST MARYS, be approved subject to the attached conditions (Development Assessment Report Part B).



## General

### 1 A001

The development must be implemented substantially in accordance with the plans below stamped approved by Council, the application form and any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions.

Plan	Prepared by	Dated
Site Plan Rev P01	The Buchan Group	21/11/16
Proposed Plan Rev P01	The Buchan Group	21/11/16
Roof Plan Rev P01	The Buchan Group	21/11/16
Elevations Rev P01	The Buchan Group	28/11/16 (amended by email 20/1/17)
Sections Rev P01	The Buchan Group	21/11/16
Pylon Signage Rev P01	The Buchan Group	21/11/16

### 2 A019 - OCCUPATION CERTIFICATE (ALWAYS APPLY)

**The development shall not be used or occupied until an Occupation Certificate has been issued.**

### 3 A026 - Advertising sign (not for residential)

All signage areas shall not exceed those approved under DA13/0434 and in accordance with the signage zones shown stamped approved plans under this consent. Such signage content shall:

- Not include any additional external lighting beyond that already approved for the site.
- Not have any flashing lights or movable pieces.
- Not consist of neon or fluorescent colours.

A separate development application for the erection of a sign or advertising structure, other than that previously approved by this application, DA13/0434 or an advertisement listed as exempt development, is to be submitted to Penrith City Council, complying with the requirements of Penrith Development Control Plan 2014

### 4 A029 - HOURS OF OPERATION AND DELIVERY TIMES

The operating hours are from 6.00am to 10.00pm Monday to Friday, and 6.00am to 8.00pm Saturdays and Sundays. Delivery and service vehicles generated by the development are limited to these operational hours.

### 5 A032 - Goods in buildings

All materials and goods associated with the use shall be contained within the building at all times.

### 6 A038 - LIGHTING LOCATIONS

A lighting system shall be maintained for the development to provide uniform lighting across common areas and driveways. Exterior lighting shall be located and directed in such a manner so as not to create a nuisance to surrounding landuses. The lighting shall be the minimum level of illumination necessary for safe operation. The lighting shall be in accordance with AS 4282 "Control of the obtrusive effects of outdoor lighting" (1997).

### 7 A046 - Obtain Construction Certificate before commencement of works

A **Construction Certificate** shall be obtained prior to commencement of any building works.

### 8 A Special (BLANK)

Separate approvals are required for any uses other than the approved bulky goods and café as shown on the stamped plans.

The Bulky Goods uses must comply with the definition with Penrith LEP 2010.

The use of the ancillary café is approved, with further consent required for the fit out.

### 9 A Special (BLANK)

The hours of operation of the café are restricted to that of the centre. All café patrons must access the café via the main doors to the centre only.

### 10 A Special (BLANK)

The relevant conditions of consent of DA11/0470 relating to landscaping, car parking and vehicular access are to be adhered to at all times.

## Environmental Matters

11 **D009 - Covering of waste storage area**

All waste materials stored on-site are to be contained within a designated area such as a waste bay or bin to ensure that no waste materials are allowed to enter the stormwater system or neighbouring properties. The designated waste storage areas shall provide at least two waste bays / bins so as to allow for the separation of wastes, and are to be fully enclosed when the site is unattended.

12 **D014 - Plant and equipment noise**

The operating noise level of plant and equipment shall not exceed 5dB(A) above the background noise level when measured at the boundaries of the premises. The provisions of the Protection of the Environment Operations Act 1997 apply to the development, in terms of regulating offensive noise.

13 **D023 - Bunding**

All works and storage areas where spillages are likely to occur shall be bunded. The size of the area to be bunded shall be calculated as being equal to 10% of the total volume of containers stored, or 110% of the largest container stored, whichever is the greater.

14 **D026 - Liquid wastes**

Only clean and unpolluted water is to be discharged into Penrith City Council's stormwater drainage system. Liquid wastes suitable for discharge to the mains sewer are to be discharged in accordance with Sydney Water requirements.

If mains sewer is not available or if Sydney Water will not allow disposal to the sewer then a licensed waste contractor is to remove the liquid waste from the premises to an appropriate waste facility.

The waste contractor and waste facility are to hold the relevant licenses issued by the NSW Environment Protection Authority.

15 **D Special BLANK**

Offensive odours are not to be emitted from the site. Vapours, fumes, gases, or any other substance that are considered to be harmful to human health or the environment or impact unreasonably on a person outside of the premises are not to be emitted from the site.

## **BCA Issues**

16 **E009 - Annual fire safety-essential fire safety (Class 2-9 buildings)**

The owner of a building, to which an essential fire safety measure is applicable, shall provide Penrith City Council with an annual fire safety statement for the building. The annual fire safety statement for a building must:

- (a) deal with each essential fire safety measure in the building premises, and
- (b) be given:

- within 12 months after the last such statement was given, or
- if no such statement has previously been given, within 12 months after a final fire safety certificate was first issued for the building.
- 

As soon as practicable after the annual fire safety statement is issued, the owner of the building to which the statement relates:

- must also provide a copy of the statement (together with a copy of the current fire safety schedule) to the Commissioner of New South Wales Fire Brigades, and
- prominently display a copy of the statement (together with a copy of the current fire safety schedule) in the building.

17 **E01A - BCA compliance for Class 2-9**

All aspects of the building design shall comply with the applicable performance requirements of the Building Code of Australia so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the on-going benefit of the community. Compliance with the performance requirements can only be achieved by:

- (a) complying with the deemed to satisfy provisions, or
- (b) formulating an alternative solution which:

- complies with the performance requirements, or
- is shown to be at least equivalent to the deemed to satisfy provision, or
- (c) a combination of (a) and (b).

It is the owner's responsibility to place on display, in a prominent position within the building at all times, a copy of the latest fire safety schedule and fire safety certificate/ statement for the building.

## **Construction**

## 18 H001 - Stamped plans and erection of site notice

Stamped plans, specifications, a copy of the development consent, the Construction Certificate and any other Certificates to be relied upon shall be available on site at all times during construction.

The following details are to be displayed in a maximum of 2 signs to be erected on the site:

- the name of the Principal Certifying Authority, their address and telephone number,
- the name of the person in charge of the work site and telephone number at which that person may be contacted during work hours,
- that unauthorised entry to the work site is prohibited,
- the designated waste storage area must be covered when the site is unattended, and
- all sediment and erosion control measures shall be fully maintained until completion of the construction phase.

Signage but no more than 2 signs stating the above details are to be erected:

- at the commencement of, and for the full length of the, construction works onsite, and
- in a prominent position on the work site and in a manner that can be easily read by pedestrian traffic.

All construction signage is to be removed when the Occupation Certificate has been issued for the development.

## 19 H002 - All forms of construction

Prior to the commencement of construction works:

(a) Toilet facilities at or in the vicinity of the work site shall be provided at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:

- a standard flushing toilet connected to a public sewer, or
- if that is not practicable, an accredited sewage management facility approved by the council, or
- alternatively, any other sewage management facility approved by council.

(b) All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with the appropriate professional standards. All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

(c) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:

- must preserve and protect the building from damage, and
- if necessary, must underpin and support the building in an approved manner, and
- must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished. The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land, (includes a public road and any other public place).

(d) If the work involved in the erection or demolition of a building is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place:

- if necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place,
- the work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place, and
- any such hoarding, fence or awning is to be removed when the work has been completed.

## 20 H006 - Submission of and implement waste management plan

A completed waste management plan shall be submitted to Penrith City Council for consideration and approval. Council must approve the plan before works can commence on site.

The waste management plan shall be prepared in accordance with the Penrith Development Control Plan, and shall address all waste materials likely to result from the proposed development (including all demolition and construction works, and the operations of the development), with details of the estimated waste volumes, onsite storage and management, proposed re-use of materials, designated waste contractors, recycling outlet and / or landfill site.

The approved waste management plan must be implemented on-site and adhered to throughout all stages of the development, with supporting documentation / receipts retained in order to verify the recycling and disposal of materials in accordance with the approved plan.

## 21 H041 - Hours of work (other devt)

Construction works or subdivision works that are carried out in accordance with an approved consent that involve the use of heavy vehicles, heavy machinery and other equipment likely to cause offence to adjoining properties shall be restricted to the following hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines:

- Mondays to Fridays, 7am to 6pm
- Saturdays, 7am to 1pm (if inaudible on neighbouring residential premises), otherwise 8am to 1pm
- No work is permitted on Sundays and Public Holidays.

Other construction works carried out inside a building/tenancy and do not involve the use of equipment that emits noise are not restricted to the construction hours stated above.

The provisions of the Protection of the Environment Operations Act, 1997 in regulating offensive noise also apply to all construction works.

## Engineering

### 22 K Special (BLANK)

All car spaces are to be sealed/line marked and dedicated for the parking of vehicles only and not be used for storage of materials/products/waste materials etc

## Certification

### 23 Q01F - Notice of Commencement & Appointment of PCA2 (use for Fast Light only)

Prior to the commencement of any earthworks or construction works on site, the proponent is to:

- (a) employ a Principal Certifying Authority to oversee that the said works carried out on the site are in accordance with the development consent and related Construction Certificate issued for the approved development, and with the relevant provisions of the Environmental Planning and Assessment Act and accompanying Regulation, and
- (b) submit a Notice of Commencement to Penrith City Council.

The Principal Certifying Authority shall submit to Council an "Appointment of Principal Certifying Authority" in accordance with Section 81A of the Environmental Planning and Assessment Act 1979.

#### Information to accompany the Notice of Commencement

Two (2) days before any earthworks or construction/demolition works are to commence on site (including the clearing site vegetation), the proponent shall submit a "Notice of Commencement" to Council in accordance with Section 81A of the Environmental Planning and Assessment Act 1979.

# Appendix - Development Control Plan Compliance

## Development Control Plan 2014

### D4 Industrial Development

The proposed development is within the existing approved building envelope and signage, with no changes to the existing car parking or landscaping.

The café is considered to be an ancillary component to the bulky goods and will be utilised by visitors to the centre rather than being an attractor in its own right. DCP 2014 requires parking for bulky goods centres at a rate of 1/50m<sup>2</sup>, which for this complex equates to 261 spaces. No change to existing parking numbers. is proposed from 354 spaces. It is likely that there will be dual use of the various tenancies reducing parking demand. Council's Traffic Engineer raised no objection in terms of parking or traffic.

The proposal includes enclosure of the existing outdoor garden area (already included as GFA). Therefore the building is now solid rather than an open, shaded garden area. The design of the external faced is considered appropriate for the industrial nature of the area and landscaping exits on the site to assist with softening of the building.

It is considered that the proposal remains in accordance with the requirements of the DCP.

# DELEGATE'S REPORT

<b>Application Number:</b>	DA16/1351
<b>Proposed Development:</b>	Change of Use of an Existing Building (Masters) for a Bulky Goods Premises Including Enclosure of the Existing Garden Centre and Associated Advertising Signage
<b>Estimated Cost:</b>	\$ 3,351,673
<b>Assessing Officer</b>	Donna Clarke
<b>Report Date</b>	21 February 2017

<b>Final Decision:</b>	
<input checked="" type="checkbox"/> Approve	<input type="checkbox"/> Refuse
<input type="checkbox"/> Deferred Com	<input type="checkbox"/> Integrated
<input type="checkbox"/> SWPP	
<p><i>I have considered the report prepared by Donna Clarke and dated 21 February 2017. I have considered the recommendation contained in that report relating to this matter, and pursuant to the delegated authority granted by the General Manager (pursuant to Section 377 and Section 378 of the Local Government Act 1993) on 9 October 2013 the application is:</i></p> <p><b>Determined in accordance with the recommendation:</b> <input checked="" type="checkbox"/></p>	
<b>Name of Delegate:</b>	Kelly-Anne Edmonds
<b>Signature of Delegate:</b>	
<b>Position Title:</b>	Principal Planner
<b>Delegates Level of Authority:</b>	EPA01.21
<b>Date of Determination:</b>	21 February 2017.
<p><i>I have reviewed the details of this application and Council's requirements, and also certify that:</i></p> <p><b>Section 94 contributions are not applicable to this development.</b> <input checked="" type="checkbox"/></p>	
<b>Name of Delegate:</b>	Kelly-Anne Edmonds
<b>Signature of Delegate:</b>	
<b>Date of Determination:</b>	21 February 2017
<p><i>Determination of the Development Application is to be advertised under section 101 Environmental Planning and Assessment Act 1979.</i> <input checked="" type="checkbox"/></p>	



# PENRITH CITY COUNCIL

## NOTICE OF DETERMINATION

### DESCRIPTION OF DEVELOPMENT

Application number:	DA16/1351
Description of development:	Change of Use of an Existing Building (Masters) for a Bulky Goods Premises Including Enclosure of the Existing Garden Centre and Associated Advertising Signage
Classification of development:	Class 6

### DETAILS OF THE LAND TO BE DEVELOPED

Legal description:	Lot 12 DP 1192443
Property address:	243 - 261 Forrester Road, NORTH ST MARYS NSW 2760

### DETAILS OF THE APPLICANT

Name & Address:	Home Investment Consortium Company Pty Ltd C/-- Urbis Tower 2 Level 23 Darling Park 201 Sussex Street SYDNEY NSW 2000
-----------------	---

### DECISION OF CONSENT AUTHORITY

In accordance with Section 81(1) (a) of the Environmental Planning and Assessment Act 1979, consent is granted subject to the conditions listed in attachment 1.

Please note that this consent will lapse on the expiry date unless the development has commenced in that time.

Date from which consent operates	22 February 2017
Date the consent expires	22 February 2019
Date of this decision	21 February 2017

## POINT OF CONTACT

---

If you have any questions regarding this determination you should contact:

Assessing Officer:	Donna Clarke
Contact telephone number:	(02) 4732 7991



# ATTACHMENT 1: CONDITIONS OF CONSENT

## General

- 1 The development must be implemented substantially in accordance with the plans below stamped approved by Council, the application form and any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions.

Plan	Prepared by	Dated
Site Plan Rev P01	The Buchan Group	21/11/16
Proposed Plan Rev P01	The Buchan Group	21/11/16
Roof Plan Rev P01	The Buchan Group	21/11/16
Elevations Rev P01	The Buchan Group	28/11/16 (amended by email 20/1/17)
Sections Rev P01	The Buchan Group	21/11/16
Pylon Signage Rev P01	The Buchan Group	21/11/16

- 2 **The development shall not be used or occupied until an Occupation Certificate has been issued.**

- 3 All signage areas shall not exceed those approved under DA13/0434 and in accordance with the signage zones shown stamped approved plans under this consent. Such signage content shall:

- Not include any additional external lighting beyond that already approved for the site.
- Not have any flashing lights or movable pieces.
- Not consist of neon or fluorescent colours.

A separate development application for the erection of a sign or advertising structure, other than that previously approved by this application, DA13/0434 or an advertisement listed as exempt development, is to be submitted to Penrith City Council, complying with the requirements of Penrith Development Control Plan 2014

- 4 The operating hours are from 6.00am to 10.00pm Monday to Friday, and 6.00am to 8.00pm Saturdays and Sundays. Delivery and service vehicles generated by the development are limited to these operational hours.

- 5 All materials and goods associated with the use shall be contained within the building at all times.

- 6 A lighting system shall be maintained for the development to provide uniform lighting across common areas and driveways. Exterior lighting shall be located and directed in such a manner so as not to create a nuisance to surrounding landuses. The lighting shall be the minimum level of illumination necessary for safe operation. The lighting shall be in accordance with AS 4282 "Control of the obtrusive effects of outdoor lighting" (1997).

- 7 A **Construction Certificate** shall be obtained prior to commencement of any building works.

- 8 Separate approvals are required for any uses other than the approved bulky goods and café as shown on the stamped plans.

The Bulky Goods uses must comply with the definition with Penrith LEP 2010.

The use of the ancillary café is approved, with further consent required for the fit out.

- 9 The hours of operation of the café are restricted to that of the centre. All café patrons must access the café via the main doors to the centre only.
- 10 The relevant conditions of consent of DA11/0470 relating to landscaping, car parking and vehicular access are to be adhered to at all times.

## **Environmental Matters**

- 11 All waste materials stored on-site are to be contained within a designated area such as a waste bay or bin to ensure that no waste materials are allowed to enter the stormwater system or neighbouring properties. The designated waste storage areas shall provide at least two waste bays / bins so as to allow for the separation of wastes, and are to be fully enclosed when the site is unattended.
- 12 The operating noise level of plant and equipment shall not exceed 5dB(A) above the background noise level when measured at the boundaries of the premises. The provisions of the Protection of the Environment Operations Act 1997 apply to the development, in terms of regulating offensive noise.
- 13 All works and storage areas where spillages are likely to occur shall be bunded. The size of the area to be bunded shall be calculated as being equal to 10% of the total volume of containers stored, or 110% of the largest container stored, whichever is the greater.
- 14 Only clean and unpolluted water is to be discharged into Penrith City Council's stormwater drainage system. Liquid wastes suitable for discharge to the mains sewer are to be discharged in accordance with Sydney Water requirements.  
  
If mains sewer is not available or if Sydney Water will not allow disposal to the sewer then a licensed waste contractor is to remove the liquid waste from the premises to an appropriate waste facility.  
  
The waste contractor and waste facility are to hold the relevant licenses issued by the NSW Environment Protection Authority.
- 15 Offensive odours are not to be emitted from the site. Vapours, fumes, gases, or any other substance that are considered to be harmful to human health or the environment or impact unreasonably on a person outside of the premises are not to be emitted from the site.



## BCA Issues

16 The owner of a building, to which an essential fire safety measure is applicable, shall provide Penrith City Council with an annual fire safety statement for the building. The annual fire safety statement for a building must:

(a) deal with each essential fire safety measure in the building premises, and

(b) be given:

- within 12 months after the last such statement was given, or
- if no such statement has previously been given, within 12 months after a final fire safety certificate was first issued for the building.

•

As soon as practicable after the annual fire safety statement is issued, the owner of the building to which the statement relates:

- must also provide a copy of the statement (together with a copy of the current fire safety schedule) to the Commissioner of New South Wales Fire Brigades, and
- prominently display a copy of the statement (together with a copy of the current fire safety schedule) in the building.

17 All aspects of the building design shall comply with the applicable performance requirements of the Building Code of Australia so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the on-going benefit of the community. Compliance with the performance requirements can only be achieved by:

(a) complying with the deemed to satisfy provisions, or

(b) formulating an alternative solution which:

- complies with the performance requirements, or
- is shown to be at least equivalent to the deemed to satisfy provision, or
- (c) a combination of (a) and (b).

It is the owner's responsibility to place on display, in a prominent position within the building at all times, a copy of the latest fire safety schedule and fire safety certificate/ statement for the building.

## Construction

18 Stamped plans, specifications, a copy of the development consent, the Construction Certificate and any other Certificates to be relied upon shall be available on site at all times during construction.

The following details are to be displayed in a maximum of 2 signs to be erected on the site:

- the name of the Principal Certifying Authority, their address and telephone number,
- the name of the person in charge of the work site and telephone number at which that person may be contacted during work hours,
- that unauthorised entry to the work site is prohibited,
- the designated waste storage area must be covered when the site is unattended, and
- all sediment and erosion control measures shall be fully maintained until completion of the construction phase.

Signage but no more than 2 signs stating the above details are to be erected:

- at the commencement of, and for the full length of the, construction works onsite, and
- in a prominent position on the work site and in a manner that can be easily read by pedestrian traffic.

All construction signage is to be removed when the Occupation Certificate has been issued for the development.

19 Prior to the commencement of construction works:

(a) Toilet facilities at or in the vicinity of the work site shall be provided at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:

- a standard flushing toilet connected to a public sewer, or
- if that is not practicable, an accredited sewage management facility approved by the council, or
- alternatively, any other sewage management facility approved by council.

(b) All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with the appropriate professional standards. All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

(c) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:

- must preserve and protect the building from damage, and
- if necessary, must underpin and support the building in an approved manner, and
- must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished. The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land, (includes a public road and any other public place).

(d) If the work involved in the erection or demolition of a building is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place:

- if necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place,
- the work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place, and
- any such hoarding, fence or awning is to be removed when the work has been completed.

20 A completed waste management plan shall be submitted to Penrith City Council for consideration and approval. Council must approve the plan before works can commence on site.

The waste management plan shall be prepared in accordance with the Penrith Development Control Plan, and shall address all waste materials likely to result from the proposed development (including all demolition and construction works, and the operations of the development), with details of the estimated waste volumes, onsite storage and management, proposed re-use of materials, designated waste contractors, recycling outlet and / or landfill site.

The approved waste management plan must be implemented on-site and adhered to throughout all stages of the development, with supporting documentation / receipts retained in order to verify the recycling and disposal of materials in accordance with the approved plan.

21 Construction works or subdivision works that are carried out in accordance with an approved consent that involve the use of heavy vehicles, heavy machinery and other equipment likely to cause offence to adjoining properties shall be restricted to the following hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines:

- Mondays to Fridays, 7am to 6pm
- Saturdays, 7am to 1pm (if inaudible on neighbouring residential premises), otherwise 8am to 1pm
- No work is permitted on Sundays and Public Holidays.

Other construction works carried out inside a building/tenancy and do not involve the use of equipment that emits noise are not restricted to the construction hours stated above.

The provisions of the Protection of the Environment Operations Act, 1997 in regulating offensive noise also apply to all construction works.

## Engineering

- 22 All car spaces are to be sealed/line marked and dedicated for the parking of vehicles only and not be used for storage of materials/products/waste materials etc

## Certification

- 23 Prior to the commencement of any earthworks or construction works on site, the proponent is to:
- employ a Principal Certifying Authority to oversee that the said works carried out on the site are in accordance with the development consent and related Construction Certificate issued for the approved development, and with the relevant provisions of the Environmental Planning and Assessment Act and accompanying Regulation, and
  - submit a Notice of Commencement to Penrith City Council.

The Principal Certifying Authority shall submit to Council an "Appointment of Principal Certifying Authority" in accordance with Section 81A of the Environmental Planning and Assessment Act 1979.

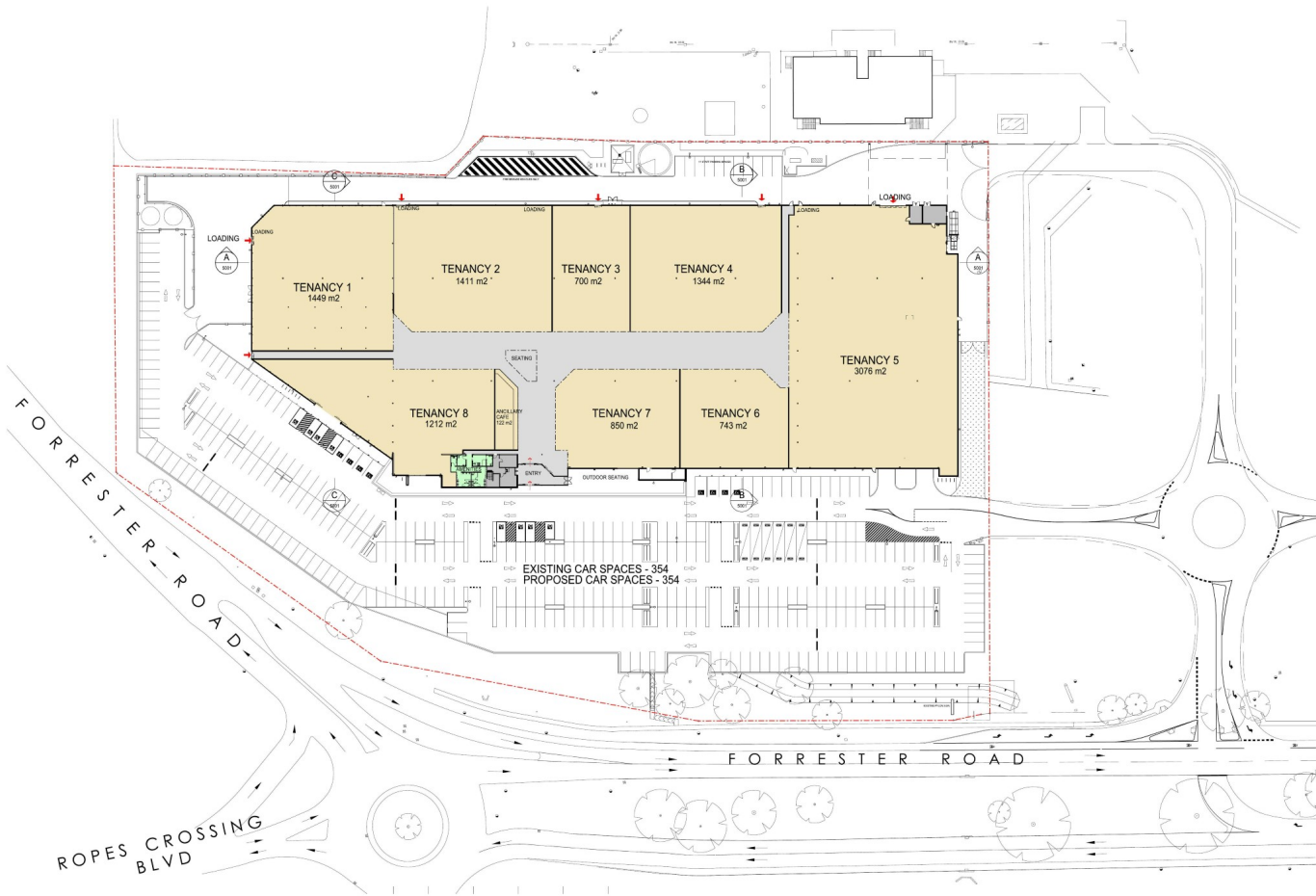
### Information to accompany the Notice of Commencement

Two (2) days before any earthworks or construction/demolition works are to commence on site (including the clearing site vegetation), the proponent shall submit a "Notice of Commencement" to Council in accordance with Section 81A of the Environmental Planning and Assessment Act 1979.

## SIGNATURE

Name:	Donna Clarke
Signature:	

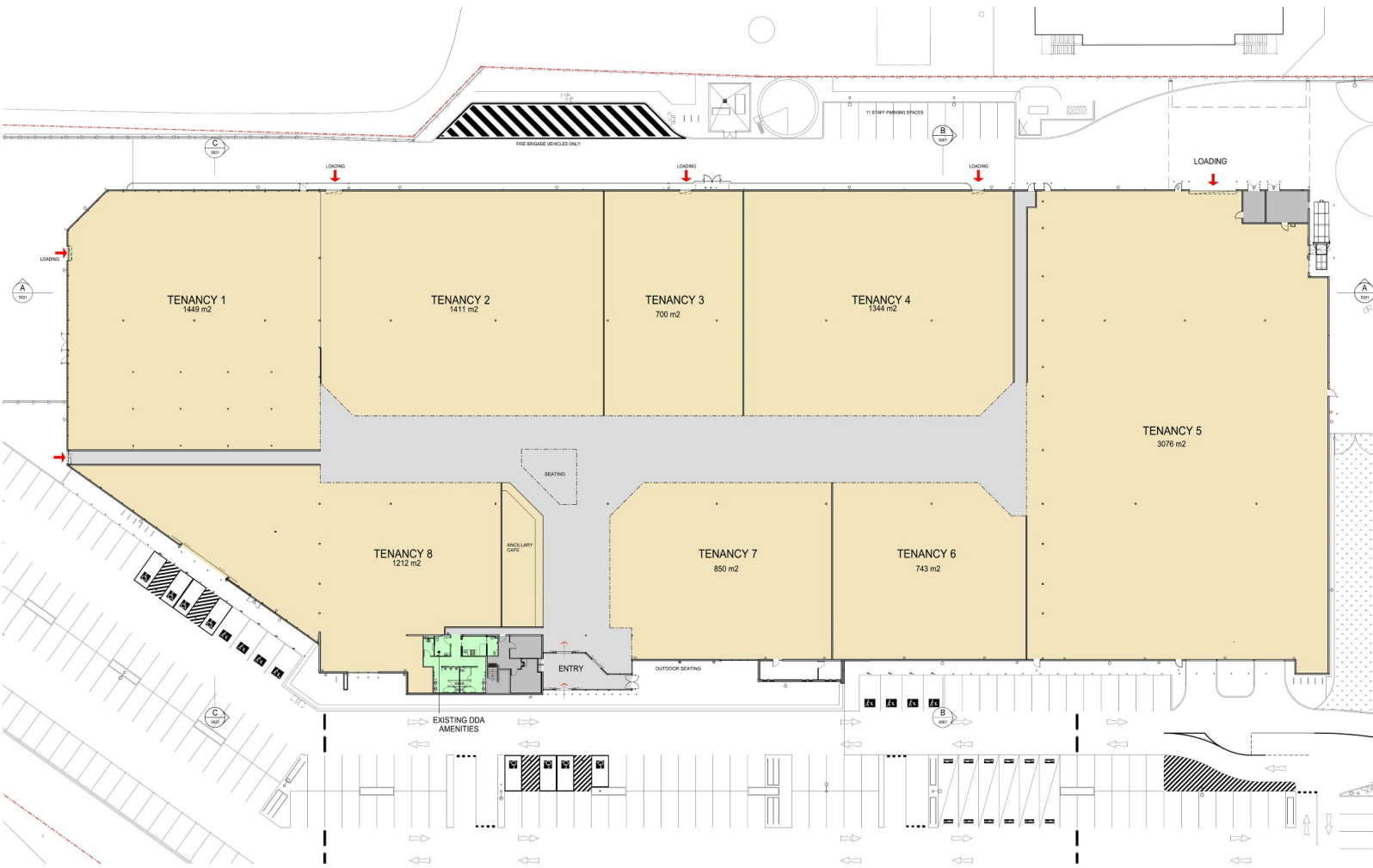
For the Development Services Manager



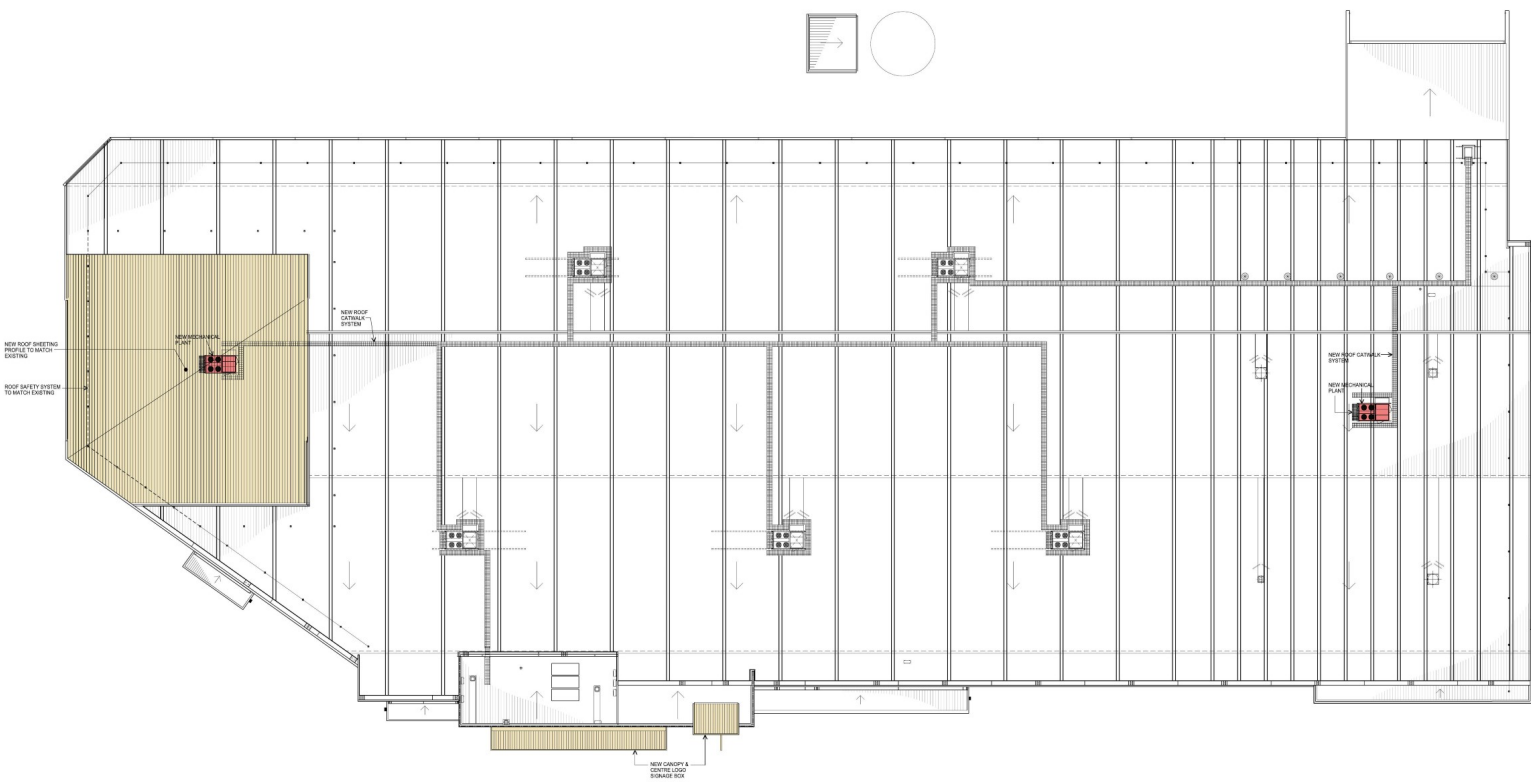
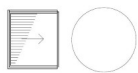
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TENANT 1	1449m <sup>2</sup>
TENANT 2	1411m <sup>2</sup>
TENANT 3	700m <sup>2</sup>
TENANT 4	1344m <sup>2</sup>
TENANT 5	3076m <sup>2</sup>
TENANT 6	743m <sup>2</sup>
TENANT 7	850m <sup>2</sup>
TENANT 8	1212m <sup>2</sup>
CAFE	122m <sup>2</sup>
MALL	1495m <sup>2</sup>
<b>TOTAL</b>	<b>12402m<sup>2</sup></b>

<b>PROJECT</b> HOME - ST MARYS	<b>PROJECT NUMBER</b> 316180	<b>DATE</b> 21/11/16	<b>SCALE @ A1</b> 1:500	<b>THE BUCHAN GROUP</b>	<b>DRAWING TITLE</b> SITE PLAN
<small>Document Set ID: 9426379 Version: 1, Version Date: 23/12/2020</small>	<small>© The Buchanan Group 2016. Copyright in this document and the concepts it represents are owned by The Buchanan Group. 2016. No unauthorised use or copying permitted. All rights reserved. Some of the unauthorised images and concepts may be subject to third party copyright and/or moral rights.</small>	<b>STATUS</b> TOWN PLANNING	<b>FOR INFORMATION</b>	<small>The Buchanan Group (Australia) Pty Ltd Level 10, 100 Market Street Sydney, NSW 2000 Phone: +61 (0)2 9250 2000 Fax: +61 (0)2 9250 2001 Email: info@buchan.com.au</small>	<b>DRAWING NUMBER</b> ATP-1001 <small>Rev. No. 002 16/02/2016 ATP-1001</small>
				<b>REVISION</b> P01	

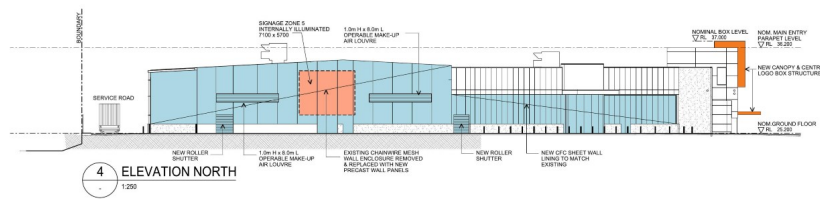
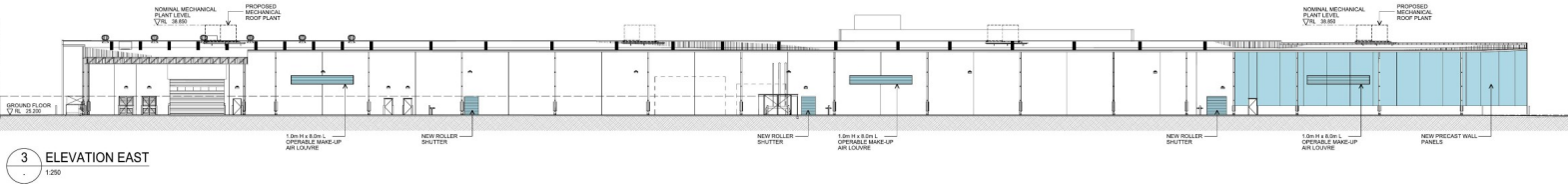
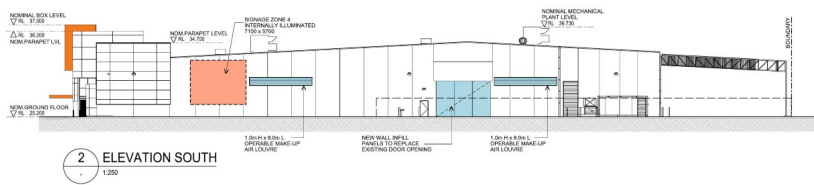
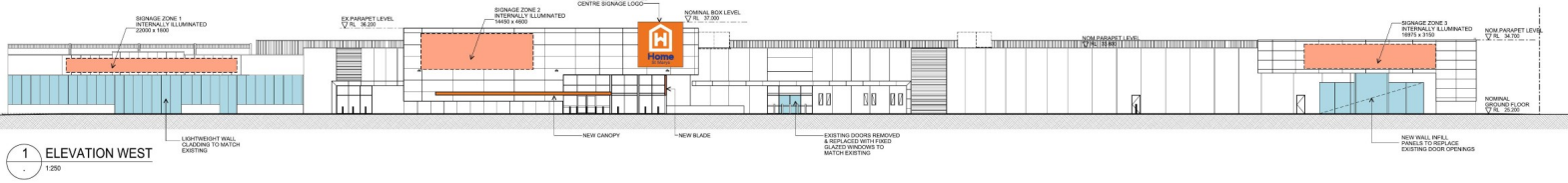




<b>PROJECT</b>		<b>PROJECT NUMBER</b>	<b>DATE</b>	<b>SCALE @ A1</b>		<b>DRAWING TITLE</b>
<b>HOME - ST MARYS</b>		316180	21/11/16	1:250		<b>PROPOSED PLAN</b>
<b>STATUS</b>		<b>TOWN PLANNING</b>		<b>FOR INFORMATION</b>	<b>DRAWING NUMBER</b> ATP-2001 <small>© The Buchanan Group 2016. All rights reserved. Some of the reproduced images and concepts may be subject to third party copyright and/or moral rights.</small>	<b>REVISION</b> P01



PROJECT	PROJECT NUMBER	DATE	SCALE @ A1		DRAWING TITLE	REVISION
HOME - ST MARYS	318180	21/11/16	1:250		ROOF PLAN	P01
Document Set ID: 9426379 Version: 1, Version Date: 23/12/2020	TOWN PLANNING	FOR INFORMATION		<small>The Buchanan Group is a registered company in the Republic of Ireland. All rights reserved. Some of the architectural images and concepts may be subject to third party copyright and/or moral rights.</small>	DRAWING NUMBER	ATP-2002
					ALTAIR 2016/02/24 09:47:20	

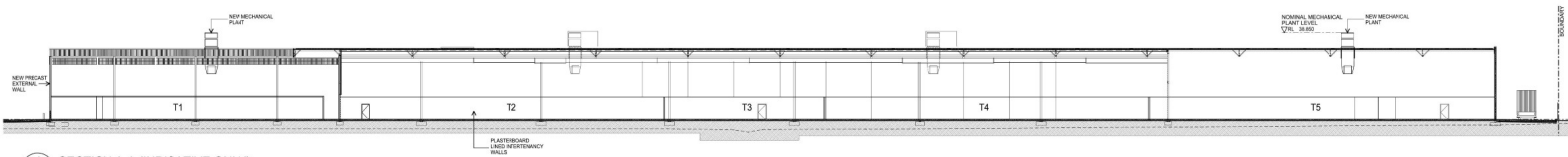


**PROJECT**  
**HOME - ST MARYS**

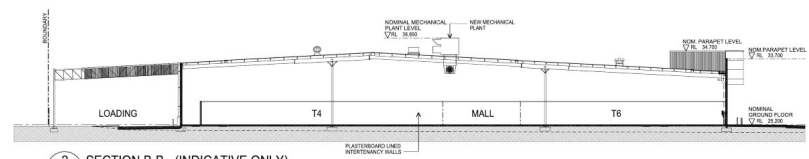
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DATE: 28/11/16  
SCALE: @ A1  
STATUS: TOWN PLANNING  
FOR INFORMATION

**THE BUCHAN GROUP**  
Drawing Title: ELEVATIONS  
Drawing Number: ATP-4001  
Revision: P01

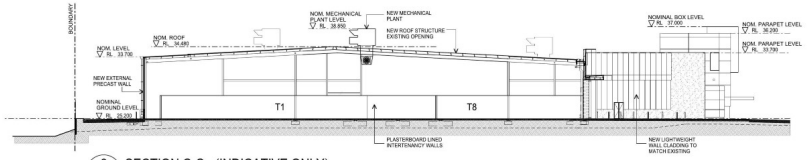
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Document Set ID: 9426379  
Version: 1, Version Date: 23/12/2020



1 SECTION A-A (INDICATIVE ONLY)  
1:250



2 SECTION B-B - (INDICATIVE ONLY)  
1:250



3 SECTION C-C - (INDICATIVE ONLY)  
1:250

<b>PROJECT</b> <b>HOME - ST MARYS</b>		<b>PROJECT NUMBER</b> 318180	<b>DATE</b> 21/11/16	<b>SCALE @ A1</b> 1:250		<b>DRAWING TITLE</b> SECTIONS
<small>Document Set ID: 9426379 Version: 1, Version Date: 23/12/2020</small>		<b>STATUS</b> TOWN PLANNING		<b>FOR INFORMATION</b>		<b>DRAWING NUMBER</b> ATR-5001 <small>PL 1:100 20/09/16 PL 1:100 20/09/16 PL 1:100 20/09/16</small>




**PYLON SIGN**  
 SCALE 1:50

NOTES:

1. EXISTING PYLON INTERNALLY ILLUMINATED
2. NEW SIGNAGE FACINGS TO PYLON
3. HEIGHT, WIDTH & DEPTH OF PYLON AS PER EXISTING
4. NEW TENANT SIGNAGE IN LIEU OF EXISTING AS INDICATED ON DRAWINGS
5. DOUBLE-SIDED PYLON SIGNAGE

<b>PROJECT</b> HOME - ST MARYS	<b>PROJECT NUMBER</b> 316180	<b>DATE</b> 21/11/16	<b>SCALE @ A1</b> 1:50	<b>THE BUCHANAN GROUP</b> <small>The Buchanan Group (Australia) Pty Ltd          1/111, 111/111, 111/111, 111/111          1/111, 111/111, 111/111, 111/111</small>	<b>DRAWING TITLE</b> PYLON SIGNAGE
<small>Document Set ID: 9426379          Version: 1, Version Date: 23/12/2020</small>	<b>STATUS</b> TOWN PLANNING		<b>FOR INFORMATION</b>	<b>DRAWING NUMBER</b> ATR-6001	<b>REVISION</b> P01



## **ATTACHMENT H**

30 March 2010



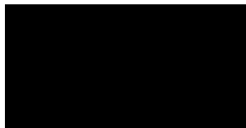
**Re Site: Lot 23 DP1142130 St Marys NSW**

I refer to your site search request received on 24<sup>th</sup> March 2010 requesting information on a Licence to Keep Dangerous Goods on the above site.

Enclosed are copies of the documents that WorkCover NSW holds on Dangerous Goods License, 35/036196 relating to the storage of dangerous goods at the above-mentioned premises, as listed on the Stored Chemical Information Database (SCID).

If you have any further queries, please contact WorkCover's Dangerous Goods Licensing staff on (02) 4321 5500.

Yours sincerely



Diana Hayes  
**Senior Licensing Officer**  
**Dangerous Goods Team**

WorkCover. **Watching out for you.**

## **ATTACHMENT I**

## Search results

Your search for: Suburb: NORTH ST MARYS

did not find any records in our database.

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

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

More information about particular sites may be available from:

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

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

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

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


For

24 June 2020


**business and industry** 

**For local government** 

### Contact us

 131 555 (tel:131555)

 Online (<https://yoursay.epa.nsw.gov.au/epa-website-feedback>)

 [info@epa.nsw.gov.au](mailto:info@epa.nsw.gov.au) (mailto:info@epa.nsw.gov.au)


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(<https://au.linkedin.com/company/epa-nsw>)

## **ATTACHMENT J**



## Search results

Your search for: **General Search** with the following criteria

**Suburb - North St Marys**

returned 20 results

[Export to excel](#)

1 of 1 Pages

[Search Again](#)


<u>Number</u>	<u>Name</u>	<u>Location</u>	<u>Type</u>	<u>Status</u>	<u>Issued date</u>
<a href="#">1534588</a>	A & C BINS PTY LTD	33-37 PLASSER CRESENT, NORTH ST MARYS, NSW 2760	s.91 Clean Up Notice	Issued	16 Oct 2015
<a href="#">12473</a>	COOPER'S ENVIRONMENTAL WASTE RECYCLING PTY LTD	11 Kurrajong Rd, NORTH ST MARYS, NSW 2760	POEO licence	Issued	09 Oct 2006
<a href="#">1093344</a>	COOPER'S ENVIRONMENTAL WASTE RECYCLING PTY LTD	11 Kurrajong Rd, NORTH ST MARYS, NSW 2760	s.58 Licence Variation	Issued	31 Oct 2008
<a href="#">1117705</a>	COOPER'S ENVIRONMENTAL WASTE RECYCLING PTY LTD	11 Kurrajong Rd, NORTH ST MARYS, NSW 2760	s.58 Licence Variation	Issued	27 Sep 2010
<a href="#">1121249</a>	COOPER'S ENVIRONMENTAL WASTE RECYCLING PTY LTD	11 Kurrajong Rd, NORTH ST MARYS, NSW 2760	s.58 Licence Variation	Issued	17 Jan 2011
<a href="#">1535195</a>	COOPER'S ENVIRONMENTAL WASTE RECYCLING PTY LTD	11 Kurrajong Rd, NORTH ST MARYS, NSW 2760	s.58 Licence Variation	Issued	03 Nov 2015
<a href="#">1535198</a>	COOPER'S ENVIRONMENTAL WASTE RECYCLING PTY LTD	27 Forthorn Place, NORTH ST MARYS, NSW 2760	s.58 Licence Variation	Issued	03 Nov 2015
<a href="#">1540660</a>	COOPER'S ENVIRONMENTAL WASTE RECYCLING PTY LTD	11 Kurrajong Rd, NORTH ST MARYS, NSW 2760	s.58 Licence Variation	Issued	16 May 2016
<a href="#">1547447</a>	COOPER'S ENVIRONMENTAL WASTE RECYCLING PTY LTD	11 Kurrajong Rd, NORTH ST MARYS, NSW 2760	s.58 Licence Variation	Issued	09 Dec 2016
<a href="#">1547456</a>	COOPER'S ENVIRONMENTAL WASTE RECYCLING PTY LTD	27 Forthorn Place, NORTH ST MARYS, NSW 2760	s.58 Licence Variation	Issued	09 Dec 2016
<a href="#">1550446</a>	COOPER'S ENVIRONMENTAL WASTE RECYCLING PTY LTD	11 Kurrajong Rd, NORTH ST MARYS, NSW 2760	s.58 Licence Variation	Issued	20 Mar 2017
<a href="#">1550508</a>	COOPER'S ENVIRONMENTAL WASTE RECYCLING PTY LTD	11 Kurrajong Rd, NORTH ST MARYS, NSW 2760	s.58 Licence Variation	Issued	22 Mar 2017
<a href="#">13280</a>	LAND FOAM AUSTRALIA PTY LTD	26 Forthorn Place & 79 Forrester Road , NORTH ST MARYS, NSW 2760	POEO licence	Surrendered	02 Dec 2010
<a href="#">1122509</a>	LAND FOAM AUSTRALIA PTY LTD	26 Forthorn Place & 79 Forrester Road , NORTH ST MARYS, NSW 2760	s.58 Licence Variation	Issued	13 Dec 2010

<a href="#">1128547</a>	LAND FOAM AUSTRALIA PTY LTD	26 Forthorn Place & 79 Forrester Road , NORTH ST MARYS, NSW 2760	s.58 Licence Variation	Issued	25 May 2011
<a href="#">1503324</a>	LAND FOAM AUSTRALIA PTY LTD	26 Forthorn Place & 79 Forrester Road , NORTH ST MARYS, NSW 2760	s.80	Issued	09 Mar 2012
<a href="#">20975</a>	MACLEAN EXCAVATIONS PTY. LIMITED	33-37 Plasser Crescent, NORTH ST MARYS, NSW 2760	POEO licence	Issued	16 May 2019
<a href="#">1587612</a>	MACLEAN EXCAVATIONS PTY. LIMITED	33-37 Plasser Crescent, NORTH ST MARYS, NSW 2760	s.58 Licence Variation	Issued	04 Nov 2019
<a href="#">20268</a>	SOUTHERN OIL COLLECTION PTY LTD	27 Forthorn Place, NORTH ST MARYS, NSW 2760	POEO licence	Issued	11 Oct 2013
<a href="#">1567549</a>	SOUTHERN OIL COLLECTION PTY LTD	27 Forthorn Place, NORTH ST MARYS, NSW 2760	Compliance Audit	Complete	26 Jul 2018
					24 June 2020


## For business and industry

## For local government

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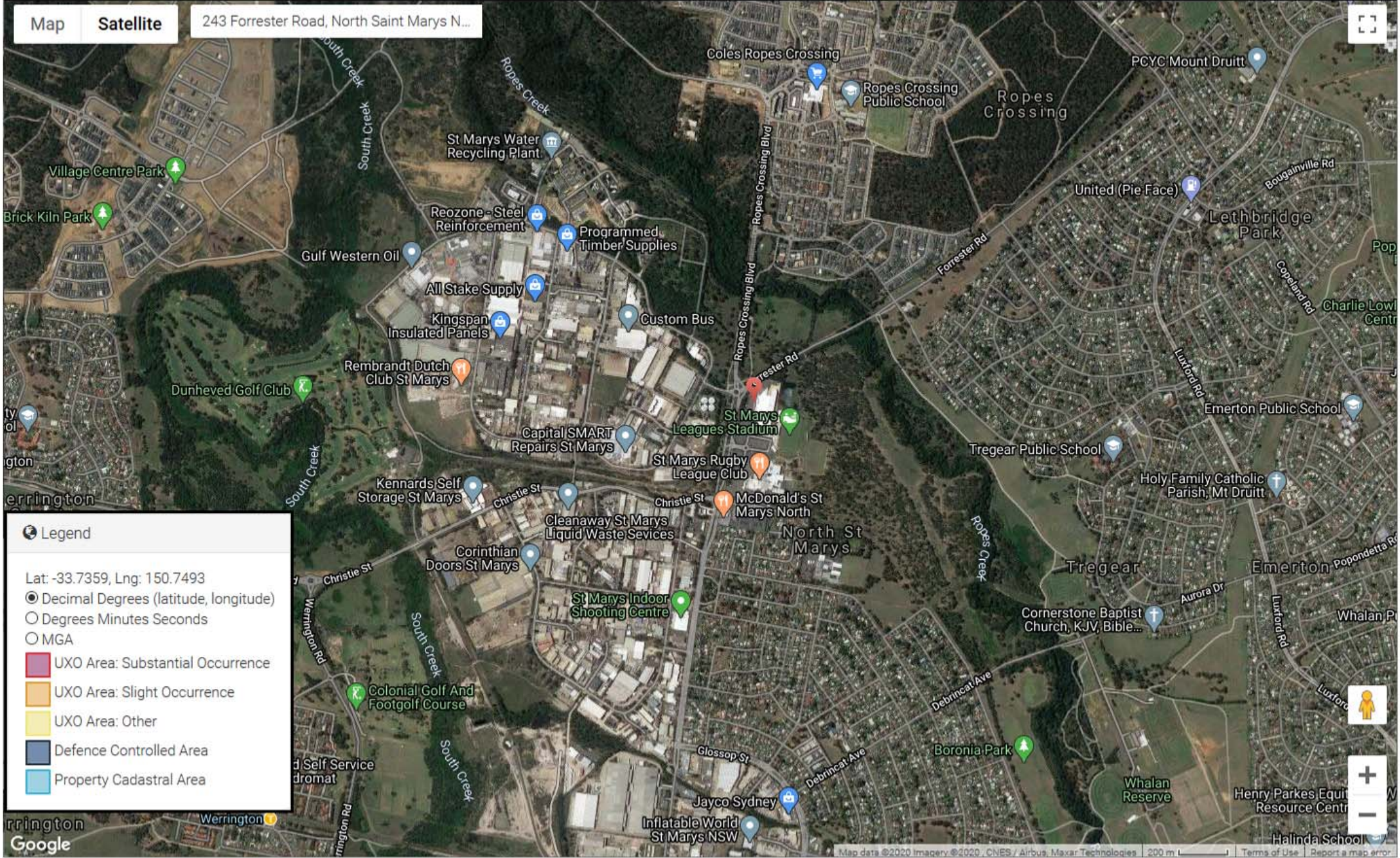
## **ATTACHMENT K**

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
NORTH NARRABEEN	7-Eleven Service Station	1501-1503 Pittwater ROAD	Service Station	Regulation under CLM Act not required	-33.70749859	151.296351
NORTH RICHMOND	Caltex Service Station	50 Bells Line Of ROAD	Service Station	Regulation under CLM Act not required	-33.57991338	150.7202346
NORTH ROCKS	7-Eleven Service Station North Rocks	340 North Rocks ROAD	Service Station	Regulation under CLM Act not required	-33.76895144	151.0305952
NORTH ST MARYS	BP Service Station	76 Glossop STREET	Service Station	Regulation under CLM Act not required	-33.76020183	150.7818149
NORTH STRATHFIELD	Budget Service Station	143 Concord ROAD	Service Station	Regulation under CLM Act not required	-33.85945248	151.0927853
NORTH STRATHFIELD	Former Caltex Service Station	92a Concord ROAD	Service Station	Regulation under CLM Act not required	-33.86244297	151.0932434
NORTH SYDNEY	Iora Complex	1 Kiara PLACE	Gasworks	Regulation under CLM Act not required	-33.843145	151.2161142
NORTH SYDNEY	Neutral Bay Sediments	Adjacent to Sub Base Platypus, High STREET	Gasworks	Contamination formerly regulated under the CLM Act	-33.842724	151.2174523
NORTH SYDNEY	Sub Base Platypus (previously HMAS Platypus)	High STREET	Gasworks	Contamination formerly regulated under the CLM Act	-33.84325935	151.2170347
NORTH WOLLONGONG	Former Mobil Depot	122-126 Montague STREET	Other Petroleum	Regulation under CLM Act not required	-34.40988259	150.8939374
NORTHMEAD	Former Prestige Plastics	1C Redbank ROAD	Other Industry	Regulation under CLM Act not required	-33.79716925	150.989926
NORTHMEAD	Coles Express Service Station Northmead	197 Windsor ROAD	Service Station	Regulation under CLM Act not required	-33.77741733	151.0001719
NORTHMEAD	Sydney Water Land	51c Hammers ROAD	Landfill	Regulation under CLM Act not required	-33.7887535	150.9858088
NORTHMEAD	Caltex Service Station	98-100 Windsor ROAD	Service Station	Regulation under CLM Act not required	-33.78786563	150.9945909
NORTHMEAD	7-Eleven Service Station Northmead	56 Windsor ROAD	Service Station	Regulation under CLM Act not required	-33.79090731	150.9967332
NOWRA	Former Gasworks Managers Residence	24 Osborne STREET	Gasworks	Regulation under CLM Act not required	-34.8708875	150.5992586

## **ATTACHMENT L**



Map Satellite 243 Forrester Road, North Saint Marys N...



**Legend**

Lat: -33.7359, Lng: 150.7493

- Decimal Degrees (latitude, longitude)
- Degrees Minutes Seconds
- MGA
- UXO Area: Substantial Occurrence
- UXO Area: Slight Occurrence
- UXO Area: Other
- Defence Controlled Area
- Property Cadastral Area





**GEO-LOGIX PTY LTD**

ABN 86 116 892 936

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

**Phone** 02 9979 1722

**Fax** 02 9979 1222

**Email** [info@geo-logix.com.au](mailto:info@geo-logix.com.au)

**Web** [www.geo-logix.com.au](http://www.geo-logix.com.au)