

## **PHASE 1 (PRELIMINARY) ENVIRONMENTAL SITE ASSESSMENT**

**312 Londonderry Road, Londonderry**

<u>PREPARED FOR:</u>	Tony Wilson
<u>OUR REFERENCE:</u>	REP-253615
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## **EXECUTIVE SUMMARY**

EnviroTech Pty. Ltd. was engaged by Wayne Billet of Richmond Greyhounds, to conduct a Preliminary Site Investigation (PSI) at 312 Londonderry Road, Londonderry (hereafter referred to as the site) in order to assess the potential for the contamination at the site. The investigation was conducted in consideration of the proposed paintball facility to be located within the western portion of the property.

The site consists of a greyhound race track, clubhouse, grandstand, maintenance facility, large cleared areas presumed to have been used for horse racing as well as a small remnant patch of bush land occurring in the western half of the block. The site is situated off Londonderry Rd within Londonderry. The surrounding area consists of large rural blocks with large portions on cleared areas to the north and south whilst significant patches of intact remnant bush land occur to the east and west including Agnes Banks Nature Reserve and associated surrounds. The investigation has been limited to the proposed areas of use for the paintball facility as outlined in Figure 3 (below).

A site inspection was carried out on Tuesday the 10<sup>th</sup> of March 2015 which involved a visual assessment the site including a walk over inspection of the proposed game fields, building locations, carparking and access roads, storage facility and environmental exclusion zones. The surrounding areas were also inspected including accessible areas of the Maintenance storage areas. Details of the findings are presented within the body of this report, as well as an assessment of significance with regards to the findings of the investigation.

The site is situated within a rural area of Londonderry. A greyhound racing track is present on subject site with associated buildings and carparking facilities. Surrounding the greyhound race track is a former horse racing track which is largely cleared and regularly mown. Much of the currently used area has been modified and maintained for an extended period of time. The entrance and driveway which leads towards the proposed paintball facility is mostly capped with asphalt and or roadbase. A number of large stockpiles were observed in the middle of the driveway consisting of roadbase materials. The materials have recently been imported from Bernipave, a reputable supplier. As such the materials do not warrant further concern.

An area of bushland extending from the drainage line toward the south (refer to CSM, item 10) contained asbestos cement debris scattered across the soil surface with numerous pieces of asbestos in fair to poor condition. Asbestos from various sources was observed with obvious variation in the materials including corrugated asbestos and asbestos cement sheeting. Three (3) rubbish piles were observed within this area, each approximately a trailer load in size (refer to CSM).

A discussion with the current grounds keeper indicated that he was unaware of any underground storage tank on site. When asked in relation to the storage of petrol or other fuel sources he said the current practice is to fill up at the petrol station and that no fuel is stored on site with the exception of a couple of Gerry cans. He said that previously fuel was stored in drums located in the chemical storage shed, However leaks and contamination of fuel occurred leading to the ending of this. Visual inspection from the exterior of the wire fencing surrounding the area indicate some evidence of fuel staining and a slab present with a number of drums observed.

The historical titles search reveals that site and nearby land has been owned and managed by farmers, orchardists, dairy farmers up until approximately the 1950s when the site the area was bought and subdivided. The exact portioning of the site in relation to its current form is unclear from the records. The site appears to have been purchased in 1953 by a group of men who are presumed to have formed The Londonderry Trotting and Racing Club. A gap between 1963 and 2005 occurs due to an inability to extract the quoted land titles information.

A dangerous goods WorkCover NSW search was undertaken for any records held in relation to Dangerous Goods Licenses on the site. Dangerous goods license 35/016069 was located. Records indicate an underground tank holding 250 gallons (circa 1000 L) of mineral spirits, this is considered likely to be petrol. Two records of the license are provided, these are dated 23/12/1965 & 09/12/1968. No map is provided with regards to the location of the tank. No record of the removal of the tanks has been recorded.

Anecdotal evidence provided by the current CEO of the racing club and the current grounds keeper are both unaware of the presence any underground storage tanks located on site. No records to indicate the tank has been pulled have been provided or to the knowledge of Envirotech exist. Two gas cylinders associated with the kitchen are present on site according to the current CEO of the racing club.

Whilst much of the site for the proposed development has been continuously vegetated it is apparent that significant illegal dumping has occurred in the area as well as the importation of a number of stockpiles and some areas of fill. A number of the rubbish piles and stockpiles were mixed with building waste. Contaminants of concern associated with these materials include Asbestos, Metals, TPH, BTEX and PAHs.

It is the opinion of Envirotech Pty Ltd that due to illegal dumping and large amounts of stockpiles and disturbed soil areas there is potential for contamination to be present on site.

The following conclusions have been summarised in regards to the site;

- The site has functioned as a Horse Racing Track since prior to the 1950's, site use prior to this is presumed to be farming or orchards however it is not clear based on site history.
- Evidence of illegal dumping was observed on site in various areas with asbestos debris observed in a number of locations.
- Aerial photographs indicate significant areas of soil disturbance along the creekline, the driveway, cleared fields and the permanent water body located onsite.
- Investigation to determine the nature of the fill materials is recommended to determine whether a health risk is present from the fill.
- Validation of stockpiles and a comparison against relevant site assessment criteria is to be undertaken for all stockpile located on site and it exceedances are recorded, they are to be removed offsite



- Further investigation into the potential presence of a previously recorded underground storage tank is recommended to determine if any potential contamination has occurred.
- It is the opinion of Envirotech that due to the presence of unvalidated fill on the site, dumped rubbish, asbestos materials and stockpiles there is potential for contamination to be present on site.
- Further investigation into the slabs adjacent the driveway to determine former use and whether potential contamination is present.
- The potential contamination types that were identified for the site include: Asbestos Containing Materials, Heavy metals, BTEX, PAHs, TPHs, OCPs, OPPs, PCBs and Phenols.
- A Phase II Detailed Site Contamination Investigation (targeted) of the proposed area paintball facility should be undertaken to determine whether contamination is present within the soil.
- Should the Phase II DSI reveal the site is not contaminated, the site can be deemed suitable for the proposed development.
- It is the opinion of Envirotech consultant that the areas containing asbestos are capable of being remediated to a level which will allow the proposed development to proceed. This will involve the removal of asbestos and validation sampling by a Class A Licensed Asbestos Assessor as well as restricting access to the a large area of asbestos materials.

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## **1. INTRODUCTION**

### **1.1 Background**

EnviroTech Pty. Ltd. was engaged by Wayne Billet of Richmond Greyhounds, to conduct a Preliminary Site Investigation (PSI) at 312 Londonderry Road, Londonderry (hereafter referred to as the site) in order to assess the potential for the contamination at the site. The investigation was conducted in consideration of the proposed paintball facility to be located within the western portion of the property.

The site consists of a greyhound race track, clubhouse, grandstand, maintenance facility, large cleared areas presumed to have been used for horse racing as well as a small remnant patch of bush land occurring in the western half of the block. The site is situated off Londonderry Rd within Londonderry. The surrounding area consists of large rural blocks with large portions on cleared areas to the north and south whilst significant patches of intact remnant bush land occur to the east and west including Agnes Banks Nature Reserve and associated surrounds. The investigation has been limited to the proposed areas of use for the paintball facility as outlined in Figure 3 (below).

A site inspection was carried out on Tuesday the 10<sup>th</sup> of March 2015 which involved a visual assessment the site including a walk over inspection of the proposed game fields, building locations, carparking and access roads, storage facility and environmental exclusion zones. The surrounding areas were also inspected including accessible areas of the Maintenance storage areas. Details of the findings are presented within the body of this report, as well as an assessment of significance with regards to the findings of the investigation.

This report was completed in accordance with the *Guidelines for Consultants Reporting on Contaminated Sites, NSW EPA, September 2000*.

### **1.2 Objectives**

The objectives of this PSI were to:

- Identify all past and present potentially contaminating activities;
- Identify potential contaminants of concern;
- Provide a preliminary assessment of the condition of the site and potential contamination; and
- Assess the need for further investigation.



### 1.3 Scope of Works

The scope of works included the following:

- A site history review including historical aerial photographs, WorkCover Dangerous Goods search, EPA contaminated lands register for notations, review of NSW Natural Resource Atlas & land title records;
- Review of past and current site uses;
- Review of past and current adjacent site uses;
- A site visit;
- An integrity assessment; and
- Reporting in accordance with the associated legislations and guidelines.

### 1.4 Legislative Requirements

The legislative framework for the report is based on guidelines that have been set out by the NSW Environmental Protection Agency (EPA) formerly the Office of Environment and Heritage (OEH) in the form of the following Acts/Regulations:

- *Protection of the Environment Operations Act 1997;*
- *Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008;*
- *State Environmental Planning Policy No. 55 Remediation of Land (SEPP 55)*
- *Contaminated Land Management Act 1997.*

In addition the following guidelines and technical documents have been reviewed and applied where applicable:

- *Guidelines for the NSW Site Auditor Scheme, NSW DEC 2006.*
- *Guidelines for Consultants Reporting on Contaminated Sites, NSW EPA, 2000.*
- *Guidelines for Assessing Service Station Sites, NSW EPA 1994.*
- *Guidelines on the Investigation Levels for Soil and Groundwater, National Environmental Protection Measure 1999, 2013 Amendment (NEPM 2013).*
- *Australian Standard AS 4482.1 Guide to the sampling and investigation of potentially contaminated soil. Part 1: Non-volatile and semi-volatile compounds.*
- *Australian Standard AS 4482.2 Guide to the sampling and investigation of potentially contaminated soil. Part 2: Volatile substances.*
- *Sampling Design Guidelines - NSW EPA, 1995.*
- *Waste Classification Guidelines Part 1: Classifying Waste, DECCW, 2009.*
- *Guidelines for Implementing the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008, NSW DECCW 2009.*
- *Guidelines for the Assessment and Management of Groundwater Contamination, NSW DEC, 2007.*

## 1.5 Context of report

This report is to be read in its entirety and should not be reviewed in individual sections to provide any level of information independently. Each section of the report relates to the rest of the document and as such is to be read in conjunction, including its appendices and attachments.

## 2. ASSESSMENT CONSIDERATIONS

Table 1 identifies the main Areas of Environmental Concern (AECs), and their associated Contaminants of Concern (COCs), using information gathered through desktop assessment and qualitative judgment based on consultant experience.

Table 1: Main areas of environmental concern (\*Derived from AS 4482.1-2005 and consultant experience; \*\*Likelihood of contamination based on qualitative judgements made during the preliminary investigation).

AEC	Past Potentially Contaminating activity	COCs*	Likelihood of Contamination**
Vacant Pasture Land	Illegal dumping	Rubbish, Asbestos	Very Likely
Vacant Land	Imported fill	PAH, Heavy Metals	Very Likely
Fuel Storage	Fuel used	Heavy Metals, PCBs, TPH, BTEX, PAH	Likely
Chemical Container Storage	Imported chemical containers	Heavy Metals, PCBs, TPH, BTEX, PAH, OC and OP Pesticides	Possible
Horticulture	Fertilizers, pesticides Heavy Metals	Organochlorine Pesticides (OC) Organophosphate Pesticides (OP)	Possible
Former commercial / industrial building	Chemical storage	Petroleum hydrocarbons, volatile chlorinated hydrocarbons, metals, asbestos	Unlikely

## 3. SITE IDENTIFICATION

The study site is located at 312 Londonderry Road, Londonderry formally identified as Lot 1 of DP 1084891. In total the area of the subject site is approximately 29.7 ha with the study area limited to those areas proposed for the use of the Paintball facility totaling approximately 3.8 ha. The site is governed by Penrith City Council, which has zoned the study RU4 – Primary Production Small Lots, under the Penrith Local Environmental Plan (2010).

Figure 1 shows the location of the site in relation to the surrounding area, Figure 2 and 3 show the property size and layout. Figure 4 provides a summary of the proposed design including driveways, trial track, basecamp, environmental exclusion zone, rejuvenation zones and game zones. For a more detailed summary of the proposal refer to Appendix I – Development Layout.



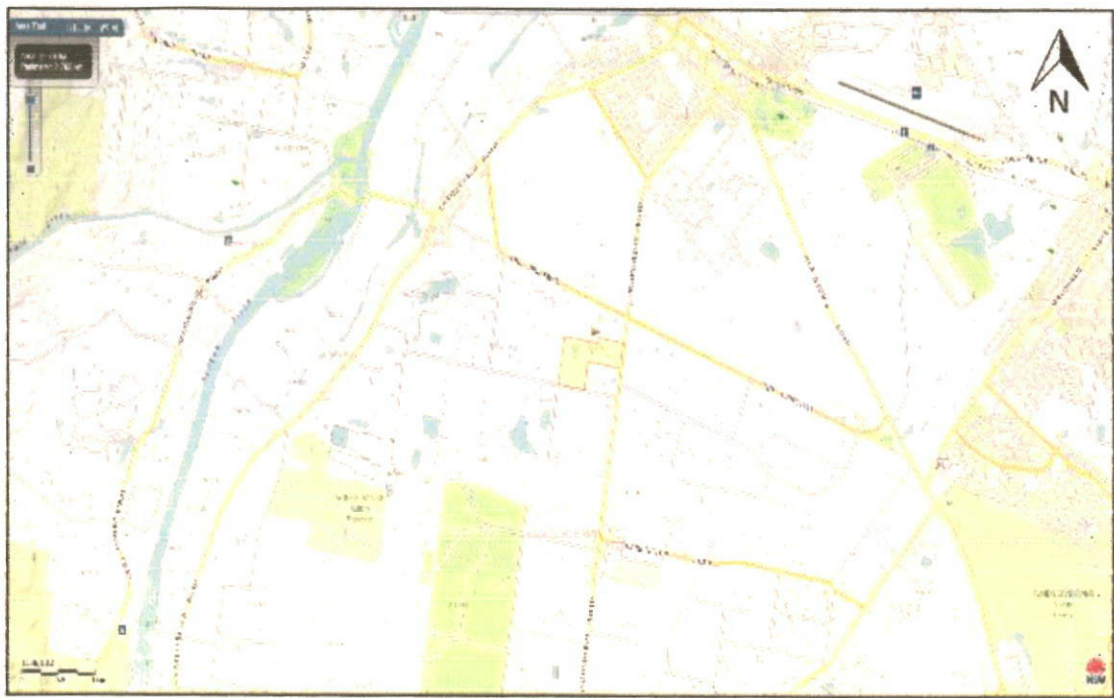


Figure 1 Site location map (accessed via [maps.six.nsw.gov.au](http://maps.six.nsw.gov.au) on the 25/03/2015)



Figure 2 Aerial Image showing size of area (accessed via [nearmap.com.au](http://nearmap.com.au) on the 25/03/2015).



### **3.1 Proposed Development**

The proposed development is for a paintball facility with associated parking, "basecamp", training and playing fields within a section to the west of the current greyhound and former Richmond race track and associated open space areas. The proposed paintball site is to be divided into various zones and used for the recreational sport Paintballing. The proposal includes the construction of an office space and amenities as well as a carpark, driveway and access roads, and fencing for game zones. Users of the site are expected to be interacting closely with the physical environment, paintballing requires participants to be rolling in the dirt, crawling along the ground, and hiding in available spots to avoid contact with other participants. It is likely that participants will come in direct contact with the soil surface during a game of Paintball.

### **3.2 Site Inspection**

On the 10<sup>th</sup> of March 2015, a site inspection was conducted by Envirotech Scientist Evan Webb. Field work was carried out in accordance with the methodology described in AS 4482.1 – 2005 and the NEPM (2013).

The site is situated within a rural area of Londonderry. A greyhound racing track is present on subject site with associated buildings and carparking facilities. Surrounding the greyhound race track is a former horse racing track which is largely cleared and regularly mown. Much of the currently used area has been modified and maintained for an extended period of time. The entrance and driveway which leads towards the proposed paintball facility is mostly capped with asphalt and or roadbase. A number of large stockpiles were observed in the middle of the driveway consisting of roadbase materials. The materials have recently been imported from Bernipave, a reputable supplier. As such the materials do not warrant further concern.

Adjacent to the driveway, three (3) small stockpiles of unvalidated soil are present (refer to Appendix I – Conceptual site model, hereafter referred to CSM). Building materials including but not limited to bricks, asphalt and concrete were observed, no asbestos was observed on the surface at the time of inspection. The current proposal does not involve the disturbance of these stockpiled materials and as such no further investigation is currently recommended. As a precautionary measure the stockpiles should be covered with geofabric or other such material to contain any potential contaminants and eliminate any potential risk. In the event that the soil materials are to be used or disturbed, validation of the materials in line with the proposed land use Site Assessment Criteria (SAC) should be undertaken by a suitably qualified environmental consultant.

Three (3) concrete slabs were observed adjacent the driveway with no apparent function. No evidence of former structures were observed. These may be associated with former structures.

The cul-de-sac at the western most portion of the driveway is presumed to contain fill materials as the topography is raised above the general fall of the land which is towards the adjacent drainage channel. Opportunistic viewing of the soil profile indicate the area contains Imported fill not consistent with the natural and expected soil type.



Cleared fields adjacent the intact vegetation and creekline reveal the presence of imported and unvalidated fill with a number of stockpiles observed. A large stockpile approximately 175m<sup>3</sup> was observed with concrete pipes adjacent. Two additional stockpiles were observed adjacent containing significant amounts of building rubble including but not limited to bricks, asphalt, metal and asbestos sheeting. The combined volume is approximately 25m<sup>3</sup> (refer to CSM). These materials occur within the proposed Game zone 5, the practice firing range and a section of the Basecamp.

A drainage line running east west (refer to CSM) contains concrete and dumped building materials.

An area of bushland extending from the drainage line toward the south (refer to CSM, item 10) contained asbestos cement debris scattered across the soil surface with numerous pieces of asbestos in fair to poor condition. Asbestos from various sources was observed with obvious variation in the materials including corrugated asbestos and asbestos cement sheeting. Three (3) rubbish piles were observed within this area, each approximately a trailer load in size (refer to CSM).

A presumed manmade creekline / drainage line runs across the site from south-west to north-east. Water was not flowing at the time of inspection, areas of stagnant water were observed with algal blooms evident. Adjacent the creekline are a number of stockpiles, some of which appear to be the spoil removed from the creekline during its construction. The materials are consistent with the natural soil profile. Item 21 within the conceptual site model (refer to Appendix I – Conceptual site model) is a larger stockpile of approximately 60m<sup>3</sup> with building debris including tiles, metal, plastic and wood. Small piles of rubbish in the adjacent area were observed.

A large dam / permanent waterbody is present on site within a proposed environmental exclusion zone. What appears to be a track surrounds the water body which is raised from the surrounding topography. The soil materials may have been extracted from the inner area of the dam or potentially imported on to site. Aerial photographs suggest that an area north of the dam has been significantly modified with an access route extending in a neighboring property. Vegetation on site revealed no visible signs of stress. No staining was observed within the exposed soil surface of the site.

A detailed summary of the each item noted during the walk over site assessment has been provided within the conceptual site model included in Appendix I.

A discussion with the current grounds keeper indicated that he was unaware of any underground storage tank on site. When asked in relation to the storage of petrol or other fuel sources he said the current practice is to fill up at the petrol station and that no fuel is stored on site with the exception of a couple of Gerry cans. He said that previously fuel was stored in drums located in the chemical storage shed. However leaks and contamination of fuel occurred leading to the ending of this. Visual inspection from the exterior of the wire fencing surrounding the area indicate some evidence of fuel staining and a slab present with a number of drums observed.

### **3.3 Surrounding land use**

The block adjacent the site located on the corner of Londonderry Road and Wilshire Rd contains two dams, a cleared area which appears to be used for parking and a number of large stockpiles present. The surrounding land use is predominantly rural residential with adjacent properties zoned "Primary Production Small Lots". Cleared and managed fields occur as well as densely vegetated blocks

throughout the area. No industrial blocks occur immediately adjacent the site. A large, cleared and heavily disturbed site is located approximately 350 m south-west of the site. The land is zoned RU1 – Primary Production agricultural industry. The site is a clay pit currently owned by CSR Building Products Ltd.

#### **4. SITE CONDITION**

##### **4.1 Topography**

The site around surrounding areas are flat with minimal slopes or variation in the surface in all directions. A review of the Geological Survey of NSW 1:100,000 Soil Landscape Series Sheet indicates the topography to be flat terrace tops dissected by present day small drainage lines. The site inspection was consistent with these findings with the exception of the raised platform on which the dog racing track is situated.

##### **4.2 Geology and Soils**

The Geological Survey of NSW 1:100,000 Soil Landscape Series Sheet (9030) shows the site to be underlain by Berkshire Park geology which contains weakly pedal orange heavy clays and clayey sands, often mottled (Figure 5).

###### **Berkshire Park**

The topsoil (A Horizon) consists of a Dark brown sandy loam. The pH ranges from neutral (pH 7.0) to moderately acidic (pH 5.0). The soil is brown to brownish black fine sandy loam to silt loam with apedal single-grained structure and porous sandy fabric. Texture sometimes increases with depth. Colours are brownish black but range from bright reddish brown to brownish black.

A secondary A horizon occurs as brown apedal sand clay loam. This is a reddish brown to yellowish brown sandy to fine sandy clay loam, with apedal massive structure and porous sandy fabric.

Beneath this layer occurs the B Horizon consisting of a brown sandy clay with up to 20% ironstone nodules. This is a brown sandy clay with apedal massive structure and porous sandy fabric. The pH varies from slightly acidic (pH 6.0) to moderately acid (pH 5.0). Up to 20% of hard, small (2-6 mm) ironstone nodules are common, but there are few roots and no charcoal.

A secondary B horizon occurs as high chroma (bright coloured) clay with up to 90% stones. This material is light to heavy clay with moderately pedal structure and rough-faced ped fabric. Textures may lighten with depth while structure increases. Colours are generally oh high chroma but vary widely from reddish brown to bright yellowish brown. White or grey 'pipes' are common at depth. Orange and /or red mottles occasionally occur. pH ranges from moderately acidic (pH 5.0) to moderately alkaline (pH 8.5). It can contain up to 90% stones ranging from small gravel to boulder size in a variety of shapes although usually rounded or sub-rounded. Roots and charcoal fragments do not occur.

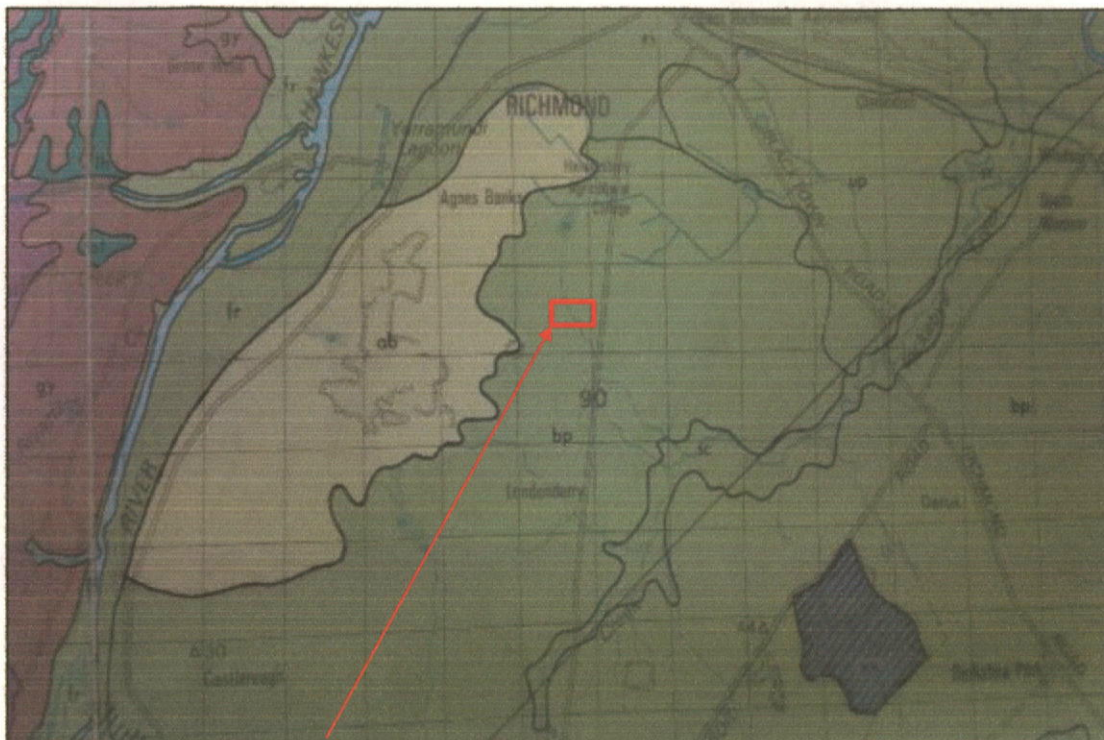


Figure 4. Soil map showing site location off Londonderry Road with a Berkshire Park underlying geology

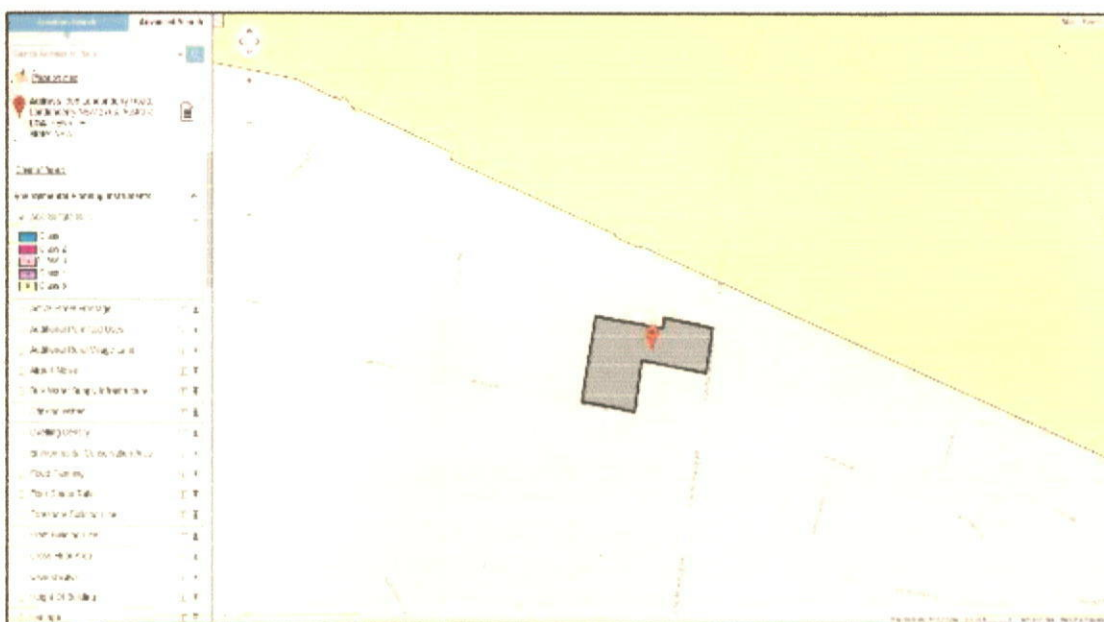


Figure 5: Acid sulfate map of the site (access on the 24.03.2015 from <https://maps.planningportal.nsw.gov.au/Map>)

### **4.3 Surface Water Hydrology**

Surface water runoff is expected to go to the onsite drainage lines and be contained on site within either the creekline or on site dam / permanent waterbody. Evidence of overland flow on the cleared area were observed with obvious depressions and variation of plant types where water is presumed to pool. A dam is also present in the middle of the greyhound's track which is expected to capture water from surrounding area.

### **4.4 Hydrogeology**

Thirty-four (34) bore holes were identified within a 1 km radius of the site through the NR Atlas search for groundwater bores, no information was available for the bores.

Groundwater is expected to flow toward the north toward a wetland located on the northern side of the driftway. Standing water level data has not been located.

### **4.5 Acid Sulfate Soils**

The NSW Government Planning Viewer (<https://maps.planningportal.nsw.gov.au/Map>) indicates the site is located outside of an acid sulfate soil risk area.

### **4.6 Receptors and Sensitive Environments**

Surrounding receptors and or sensitive environments have been identified as the onsite vegetation, creekline and permanent waterbody. Future users of the proposal are potential receptors.

## 5. SITE HISTORY

### 5.1 Historic Titles Search

A historical land titles search was lodged with Land and Property Information (a division of the NSW Governments Department of Finance and Services) for Lot 1, DP 1084891. The results of this search are provided in Appendix III.

The historical titles search reveals that site and nearby land has been owned and managed by farmers, orchardists, dairy farmers up until approximately the 1950s when the site the area was bought and subdivided. The exact portioning of the site in relation to its current form is unclear from the records. The site appears to have been purchased in 1953 by a group of men who are presumed to have formed The Londonderry Trotting and Racing Club. A gap between 1963 and 2005 occurs due to an inability to extract the quoted land titles information.

Table 2: Site history, past and current owners for Lot 1, DP 1084891

Date	Previous owner / lessee	Current owner / lessee	Reference No. / Comments
<b>1 / 1084891</b>			
10.03.2002	Unknown	Leased to Richard Christian Frank Anderson of part of the land	Lease between 10.03.2002 & 09.03.2007
10.03.2007	Richmond Race Club	Leased to Richard Christian Frank Anderson of part of the land	Lease between 10.03.2007 & 09.03.2012
24/08/2005	Unknown	Richmond Race Club	N/A
<b>6 / 24566</b>			
13/12/1963	Unknown	The commercial Banking Company of Sydney Limited	J552945
13/06/1958	The Londonderry Trotting and Racing Club Limited Unknown	William Batton of Waverly, Clerk	G981963
21/04/1958	Henry Moffatt Armstrong of Kogarah, Veterinary Surgeon and Joh Joseph M'Grath and Thomas Wilfred Faber are joint tenants	The Londonderry Trotting and Racing Club Limited	G948541



Table 3: Site history, past and current owners for Lot 1, DP 1084891

Date	Previous owner / lessee	Current owner / lessee	Reference No. / Comments
14/04/1958	Unknown	Henry Moffatt Armstrong of Kogarah, Veterinary Surgeon and Joh Joseph M'Grath and Thomas Wilfred Faber are joint tenants	G912114
02/09/1953	Unknown	John Joseph Mcgrath of Epping, Salesman, Thomas Wilfred Faber of Ryde, Master Plumber, and Thomas Richard Randall of Gladesville, Master Builder	
<b>5 / 24566</b>			
17/09/1986	Hawkesbury Hills District Co-Op Building Society	William Henry Odolfson and Gwenda Kellie Odolfson	W513149
02/06/1971	John Albert Hadley of Plumpton, Toy Wholesaler and Patricia Ann Hadley, his wife	Hawkesbury Hills District Co-Op Building Society	M305948
25/05/1971	Frederick Thomas Kirby of Londonderry, Motor Mechanic and Hilda Miriam Kirby	John Albert Hadley of Plumpton, Toy Wholesaler and Patricia Ann Hadley, his wife	M305947
23/07/1957	Hilda Marion Sell	Frederick Thomas Kirby of Londonderry, Motor Mechanic and Hilda Miriam Kirby	G762717
<b>Vol 1277 Folio 194</b>			
18/10/1959	Cecil Howard Uren of Windsor, Student	Ewan William Davis for Lot 9 DP 24566	
28/09/1955	Cecil Howard Uren of Windsor, Student	Allen Bruce Pitt and Gwen Ailsa Pitt as joint tenants of lot 4, DP 24566	
22/09/1955	Cecil Howard Uren of Windsor, Student	Ray Albert Connell and Jean Marie Connell as joint tenants of Lot 2 DP 24566	G423524
26/04/1955	Cecil Howard Uren of Windsor, Student	Hilda Marion Sell - Lot 5 of DP 24566	G282967

Table 4: Site history, past and current owners for Lot 1, DP 1084891

Date	Previous owner / lessee	Current owner / lessee	Reference No. / Comments
08/06/1953	Cecil Howard Uren of Windsor, Student	John Joseph Mc'Grath, Thomas Wilfre Faber and Thomas Richard Randall as joint tenants of Lot 6 DP 24566	F878693
05/12/1950	Mavis Jillian Rhoda Quinn, wife of Arthur Thomas Quinn of Richmond, Dairy Farmer	Cecil Howard Uren of Windsor, Student	F373395
25/06/1949	John Thomas George Hadfield of Richmond, Labourer	Mavis Jillian Rhoda Quinn, wife of Arthur Thomas Quinn of Richmond, Dairy Farmer	F53494
03/08/1947	Llewelyn Calvert Pearce of Agnes Banks, Farmer	John Thomas George Hadfield of Richmond, Labourer	G53493
15/08/1938	Arthur Paul Biddle of Richmond, Merchant and Llewelyn Calvert Pearce of Agnes Banks, Farmer	Llewelyn Calvert Pearce of Agnes Banks, Farmer	C705784
22/02/1933	Samson Jonathon Pearce of Agnes Banks, Orchardist	Arthur Paul Biddle of Richmond, Merchant and Llewelyn Calvert Pearce of Agnes Banks, Farmer	C164852
06/02/1917	William Hillier Hollnow	Samson Jonathon Pearce of Agnes Banks, Orchardist	A293514
05/04/1989			Illegible writing. Subdivision occurred
<b>Not found</b>			
19/10/1831	Crownland	James Daly	Original crown grant

## 5.2 EPA Contaminated Sites Register

A search of the EPA registers *Contaminated Land: Record of Notices and the List of NSW Contaminated Sites Notifies to the EPA*, revealed that the specific site areas are not listed as a contaminated site, either past or present. A copy of the search results for the local area can be found in Appendix III – Contaminated Sites Register. No contaminated sites are located in close proximity to the site.

## 5.3 POEO Public Register – licenses, applications and notices

A search for licences, applications and notices of the Environment & Heritage POEO database identified that the property identified as Wunderlich Londonderry clay pit, Wilshire Road, Londonderry, owned by CSR Building Products Limited and located approximately 350 m south of the site is currently in possession of EPA issued licenses. The site has a number of licenses associate with the clay pit works under the EPA. Three (3) recorded non-compliance events have been recorded since the year 2000. All issues related to water and or turbidity levels as a result of run off. These are not considered likely to contribute or cause contamination of the subject site.

## 5.4 WorkCover – Dangerous Goods License Search

A dangerous goods WorkCover NSW search was undertaken for any records held in relation to Dangerous Goods Licenses on the site. Dangerous goods license 35/016069 was located. Records indicate an underground tank holding 250 gallons (circa 1000 L) of mineral spirits, this is considered likely to be petrol. Two records of the license are provided, these are dated 23/12/1965 & 09/12/1968. No map is provided with regards to the location of the tank. No record of the removal of the tanks has been recorded.

A license for a cylinder store of propane with a capacity of 470 kg was also registered to the site on the 04/02/1982.

Anecdotal evidence provided by the current CEO of the racing club and the current grounds keeper are both unaware of the presence any underground storage tanks located on site. No records to indicate the tank has been pulled have been provided or to the knowledge of Envirotech exist. Two gas cylinders associated with the kitchen are present on site according to the current CEO of the racing club.

## 5.5 Historical Aerial Photograph Review

The aerial photograph review has been conducted using images obtained through Land and Property Information. The main findings of the review are highlighted in Table 3. Copies of photographs are provided in Appendix IV.



Table 5: Findings of the historical photograph review

Year	Description
1956	The site is cleared and established as a Horse racing / trotting club with a clearly defined track and significant portion of cleared land associated with the track. Evidence of small building adjacent the northern side of the race track is present. Evidence of disturbed soil or pooled water within the area can be seen within the middle of the race track. To the west of the track is heavily vegetated with track present throughout the vegetation to adjoining properties. The broader area has limited development however large cleared blocks area present and dirt roads occur between many of the properties. Pasturelands are present to the north of the site
1965	The site has had facilities and stables erected on the site adjacent the northern boundary, A driveway and a number of small buildings are present including the maintenance shed. The trotting track appears largely unchanged in size and shape. A more pronounced track within the middle of the larger track is present. Area of disturbed soil and cleared vegetation to the west of the cleared area are consistent with the approximate location of the creekline which currently exists. Residential development has now been established to the north of the site and on the alternate side of Londonderry Rd. Some thinning of the vegetation further west has occurred. Evidence of disturbed soil to the south of the site, The broader surrounds have been significantly modified in the past decade with large scale land clearing and what appears to be a number of mining and or water storage sites. A lot of vegetated area remains on site.
1978	A large grandstand is now present on the site adjacent the northern edge. Vegetation clearing to the west of the horse track has occurred. The surrounding area have been further developed with large rural residential developments in the area. A number of race tracks are evident in the area. A disturbed area adjacent the creekline in the location of the observed dumped rubbish can be seen on the aerial.
1986	The site is largely unchanged. Asphalted areas are present in the north-eastern corner of the site. The aforementioned drainage line has now been clearly established and an adjoining drainage line constructed to meet up with the onsite creekline. A clay pit has been cleared and cut in to the south-west of the site.
1994	A large dam / water body has been created within the north-western portion of the site with significant clearing and soil disturbance. The clearing may be associated with clay mining, otherwise the purpose of the waterbody is not clear. A direct pathway / access road is present with a northerly direction. A small dam has been created within the horse trotting area on site. The surrounding area has a number of open and exposed pits. Large portions of vegetation are present to the south-west.
2005	The site is largely unchanged.
2009	It appears that the entrance portion has been re-coved with asphalt. A large stockpile is present on the western boundary of the horse race track. Evidence of imported fill occurs adjacent the vegetated area and the drainage line appears to be recently cleared out.
2010	Addition fill appears to have been imported adjacent the drainage line. Large scale importation of fill and spreading of materials to create a large straight sprint track. Evidence of soil importation and stockpile of materials. Area was then grassed and an asphalt driveway installed.

## **5.6 Previous reports**

No additional reports were provided to Envirotech or reviewed in relation to the site.

## **5.7 Section 149 Certificate**

A review of the section 149 certificate has not been undertaken. A review of the certificate with regards to Matters arising under the Contaminated Land Management Act 1997 and the Contaminated Land Management Amendment Act 2008 should be undertaken concurrently with the review of this report.

## **5.8 Information Gaps**

A fairly accurate and complete site history was established using the various sources as outlined above. However, the history of the site has been developed by drawing inferences based on low quality aerial imagery, and a lack of specific site usage.

Given the ongoing and continuous land use which is apparent from the aerial photography and anecdotal and historical information the site history is considered to robust dating back to the 1950's however information prior to this is lacking.

Furthermore, given that the data checks between the 1950s and the present date are approximately every 10 years for changes to be observed it is unknown what sort of demolition practices, importation of fill and or burial of materials has occurred over time.

In regards to the information available is considered that the quality of the information is consistent the industry standard and that the information is of high integrity with respect to the historical use of the site overall.



## **6. PRELIMINARY CONCEPTUAL SITE MODEL (CSM)**

### **6.1 Contaminants of Concern**

A summary of the contributing factors for the contaminants of concern are listed within this section of the report.

Whilst much of the site for the proposed development has been continuously vegetated it is apparent that significant illegal dumping has occurred in the area as well as the importation of a number of stockpiles and some areas of fill. A number of the rubbish piles and stockpiles were mixed with building waste. Contaminants of concern associated with these materials include Asbestos, Metals, TPH, BTEX and PAHs.

WorkCover Dangerous goods search revealed the site formerly contained a fuel tank with a 1000 L capacity. No details in regards to the removal of the tank have been sourced. Further investigation into the former location and targeted sampling of the area is recommended to determine any potential contamination.

The site history suggests that the site has been used as a horse racing and greyhound facility since prior to the 1950s. It is anticipated that significant levels of landscape modification has occurred and it is likely that cleared areas have had fill spread to varying degrees. Maintained and grassed areas may have been exposed to regular treatment of herbicides.

Based on the historic review and site assessment, the site has potential to contain the following COCs:

- Heavy metals;
- PAHs;
- TPH;
- BTEX;
- OCPs;
- OPPs;
- PCBs;
- Phenols; and
- Asbestos.

It is the opinion of Envirotech Pty Ltd that due to illegal dumping and large amounts of stockpiles and disturbed soil areas there is potential for contamination to be present on site.

### **6.2 Receptors and Pathways:**

#### **6.2.1 Human Health – Direct Contact**

It is considered appropriate to assess whether a direct contact source for construction workers and future occupants may be present on the site.

### 6.2.2 Human Health – Inhalation

A number of areas containing asbestos were observed. It is necessary to restrict access to these areas and if entry is required, appropriate PPE should be worn. Remediation of these area is expected to be able to be successfully carried out by removal and or isolation of the areas.

Asbestos disturbed by excavators is likely to become airborne, impacting on the health of construction workers, and nearby occupants who breathe the airborne contaminants.

### 6.2.3 Environmental receptors

The proposed scope of works are unlikely to impact on the groundwater as such it is not considered relevant to investigate further at this stage.

### 6.3 Assessment criteria

The site should be assessed against Health Investigation Levels (HILs) relevant to the proposed land use as per the *National Environmental Protection Measure (Assessment of Site Contamination), 1999, as amended 2013*. Based on the current proposal the appropriate site assessment criteria is for HIL C;

**HIL C** - Public open space such as parks, playgrounds, playing fields (e.g. ovals), secondary schools and footpaths. It does not include undeveloped public open space (such as urban bushland and reserves) which should be subject to a site-specific assessment where appropriate

Relevant tables within schedule B1 should be referred to for specific contaminant thresholds for proposed land use.

### 6.4 Remediation Works

It is the opinion of Envirotech consultant that the areas containing asbestos are capable of being remediated / removed successfully which will allow the proposed development to proceed. This will involve the removal of asbestos and validation sampling by a Class A Licensed Asbestos Assessor. Discussions between Envirotech consultant and the current site owners have resulted in initial plans to address all potential asbestos issues on site with due consideration to the future land use of the site as a paintballing facility.

Validation of stockpiles and a comparison against relevant site assessment criteria is to be undertaken for all stockpiles located on site (within the proposed Paintball site) and if exceedances are recorded, they are to be removed offsite. If the stockpiles meet the site use criteria it is considered appropriate to re-use the materials onsite.

Further assessment in the form of a Phase II Detailed Site Investigation (Targeted) is required to address other potential contaminants identified, it is anticipated that contamination (if present) would be capable of being remediated to a suitable level for the proposed development in the form offsite disposal.

## 7. CONCLUSIONS

Based on the data and evidence collected in the course of the site inspection and site history review, the findings of the Environmental Site Assessment (Phase I) are as follows:

- The site has functioned as a Horse Racing Track since prior to the 1950's, site use prior to this is presumed to be farming or orchards however it is not clear based on site history.
- Evidence of illegal dumping was observed on site in various areas with asbestos debris observed in a number of locations.
- Aerial photographs indicate significant areas of soil disturbance along the creekline, the driveway, cleared fields and the permanent water body located onsite.
- Investigation to determine the nature of the fill materials is recommended to determine whether a health risk is present from the fill.
- Validation of stockpiles and a comparison against relevant site assessment criteria is to be undertaken for all stockpile located on site and if exceedances are recorded, they are to be removed offsite
- Further investigation into the potential presence of a previously recorded underground storage tank is recommended to determine if any potential contamination has occurred.
- It is the opinion of Envirotech that due to the presence of unvalidated fill on the site, dumped rubbish, asbestos materials and stockpiles there is potential for contamination to be present on site.
- Further investigation into the slabs adjacent the driveway to determine former use and whether potential contamination is present.
- The potential contamination types that were identified for the site include: Asbestos Containing Materials, Heavy metals, BTEX, PAHs, TPHs, OCPs, OPPs, PCBs and Phenols.
- A Phase II Detailed Site Contamination Investigation (targeted) of the proposed area paintball facility should be undertaken to determine whether contamination is present within the soil.
- Should the Phase II DSI reveal the site is not contaminated, the site can be deemed suitable for the proposed development.
- It is the opinion of Envirotech consultant that the areas containing asbestos are capable of being remediated to a level which will allow the proposed development to proceed. This will involve the removal of asbestos and validation sampling by a Class A Licensed Asbestos Assessor as well as restricting access to the a large area of asbestos materials.

## **8. RECOMMENDATIONS**

Based on the development of the CSM, Envirotech proposes the following recommendations:

- A Phase II Detailed Site Contamination Investigation (targeted) should be undertaken to determine whether contamination is present within the soil.
- Sampling should focus on the following contaminants of concern: Asbestos Containing Materials, Heavy metals, BTEX, PAHs, TPHs, OCPs, OPPs, PCBs and Phenols.

## **9. LIMITATIONS STATEMENT**

EnviroTech Pty. Ltd. has undertaken the following report in accordance with the scope of works set out between EnviroTech Pty. Ltd. and the client. EnviroTech Pty. Ltd. derived the data in this report primarily from the site and soil assessment conducted on the date of site inspection. The impacts of future events may require future investigation of the site and subsequent data analysis, together with a re-evaluation of the conclusions and recommendations of this report.

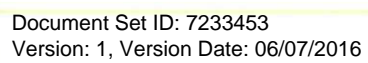
In preparing this report, EnviroTech Pty. Ltd has relied upon, and assumed accurate, certain site information provided by the client and other persons. Except as otherwise stated in the report, we have not attempted to verify the accuracy or completeness of any such information. EnviroTech Pty. Ltd. accepts no liability or responsibility whatsoever for or in respect to any use or reliance upon this report by any third party.

## 10. REFERENCES AND LEGISLATION

- EPA NSW *Guidelines for the NSW Site Auditor Scheme* (2nd Edition – April 2006).
- NSW *Contaminated Land Management Act* 2008 No.11.
- OEH NSW *Guidelines for Consultants Reporting on Contaminated Sites* 1997, 200. Reprinted August 2011
- EPA (1995) *Sampling Design Guidelines*, NSW Environment Protection Authority (EPA), (September, 1995).
- Chapman, G.A. and Murphy, C.L. (1989) *Soil Landscapes of the Sydney 1:100 000 sheet*, Soil Conservation Service of NSW, Sydney, September 1989.
- DEC (2007) *Guidelines for the Assessment and Management of Groundwater Contamination*, Department of Environment and Conservation, New South Wales, DEC 2007/144, June 2007.
- DECCW (2009) *Waste Classification Guidelines*. Department of Environment, Climate Change and Water, New South Wales, DECCW 2009/806, December, 2009.
- DMR (1991) *Sydney 1:100,000 Geological Series Sheet 9130*. Geological Survey of New South Wales, Department of Mineral Resources.
- DUAPIEP A (1998) *Managing Land Contamination: Planning Guidelines SEPP 55 – Remediation of Land*. NSW Department of Urban Affairs and Planning 1 NSW Environment Protection Authority, August 1998.
- EPA (1995) *Sampling Design Guidelines*. Environment Protection Authority of New South Wales, Contaminated Sites Unit, EPA 95159, September 1995.
- NEPC (1999) *National Environmental Protection (Assessment of Site Contamination) Measure* 1999. Amended 2013. National environmental Protection Council, December 1999.
- OEH (2011) *Guidelines for the NSW Site Auditor Scheme*, NSW Office of Environment and Heritage, reprinted August, 2011 US EPA 2011, Region 9 Screening Level for residential soil.

## APPENDIX I – DEVELOPMENT LAYOUT







1. Corner of carpark, spread-out fill with asphalt, concrete & rubbish present. Approximately 300m<sup>2</sup>
2. Approximately 50m<sup>3</sup> stockpile, overgrown with vegetation, bricks, asphalt, concrete.
3. Approximately 25m<sup>3</sup> stockpile, asphalt and gravel observed.
4. Approximately 35m<sup>3</sup> stockpile, road base, concrete.
5. Stockpiled presumed clean fill. (source required)
6. Spread-out fill with asphalt, concrete & rubbish present. Approximately 300m<sup>2</sup>
7. Small area of imported fill 0.3 – 0.5m deep, glass and tiles observed.
8. Approximately 50m<sup>3</sup> stockpile, overgrown with vegetation.
9. Approximately 150m<sup>3</sup> stockpile, concrete pipes & bricks.
10. Small stockpile, approximately 25m<sup>3</sup>, a lot of building rubble, bricks, asphalt, metal, asbestos sheeting.
11. Very small stockpile, <2m<sup>3</sup>, dumped rubbish with asbestos.
12. Vegetated and grassy area with numerous pieces of asbestos debris observed across the soil surface, asbestos in poor condition. Dumped carpet and building waste and associated materials. Building waste with asbestos conduit observed.



## **APPENDIX II – LAND TITLE IMAGES**



**PHASE 1 ENVIRONMENTAL SITE ASSESSMENT – 312 LONDONDERRY RD, LONDONDERRY NSW. V1 FINAL**

# Land and Property Information Division

ABN: 84 104 377 806

GPO BOX 15

Sydney NSW 2001

DX 17 SYDNEY

Telephone: 1300 052 637



## Land & Property Information

A division of the Department of Finance & Services

## TITLE SEARCH

Title Reference: 1 1084891

### LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

POLIO: 1/1084891

SEARCH DATE	TIME	EDITION NO	DATE
24/3/2015	2:23 PM	1	24/8/2005

#### LAND

LOT 1 IN DEPOSITED PLAN 1084891  
AT LONDONDERRY  
LOCAL GOVERNMENT AREA PENRITH  
PARISH OF CASTLEREAGH COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP1084891

#### FIRST SCHEDULE

RICHMOND RACE CLUB LTD

#### SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 E741436 RIGHT OF CARRIAGEWAY 6 METRE(S) WIDE AND VARIABLE APPURTENANT TO THE PART(S) OF THE LAND SHOWN SO BENEFITED IN THE TITLE DIAGRAM AFFECTING THE LAND SHOWN SO BURDENED IN DP646755
- 3 E741439 LEASE TO RICHARD CHRISTIAN FRANK ANDERSON OF PART OF THE LAND SHOWN HATCHED BLACK IN PLAN WITH E741438 COMMENCES 10-3-2002 EXPIRES 9-3-2007
- 4 E741440 LEASE TO RICHARD CHRISTIAN FRANK ANDERSON OF PART OF THE LAND SHOWN HATCHED BLACK IN PLAN WITH E741438 COMMENCES 10-3-2007 EXPIRES 9-3-2012
- 5 8933355 MORTGAGE TO GREYHOUND RACING AUTHORITY (NSW)  
AA430226 TRANSFER OF MORTGAGE 8933355 MORTGAGEE NOW GREYHOUND RACING NSW  
AA527432 VARIATION OF MORTGAGE 8933355
- 6 AA527433 MORTGAGE TO GREYHOUND RACING NEW SOUTH WALES
- 7 DP1084891 RESTRICTION(S) ON THE USE OF LAND

#### NOTATIONS

UNREGISTERED DEALINGS: NIL

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

PRINTED ON 24/3/2015

\*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE.  
WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

# HISTORY OF TITLE TRANSACTION

Title Reference: 1 1084891

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

24/3/2015 2:23PM

FOLIO: 1/1084891

First Title(s): OLD SYSTEM

Prior Title(s): 6/24566 110/752021

Recorded	Number	Type of Instrument	C.T. Issue
24/8/2005	DP1084891	DEPOSITED PLAN	FOLIO CREATED EDITION 1

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

PRINTED ON 24/3/2015

# CERTIFICATE OF TITLE.

(C.)

New South Wales.

[Reference to last Certificate]

[Vol. 1146 Folio 210  
1285 511]



REGISTER BOOK,

Vol. 1277 Folio 194

CANCELLED

*William Hillier Holbrook*

of Richmond Southern Hemisphere as to an undivided moiety or half share under instrument of transfer from William Alexander King Numbered 2891111 and as to the other undivided moiety by order of Certificate of Title Volume 1105 Folio 210 now surrendered for consolidation is now the proprietor of an estate in fee simple subject nevertheless to the incumbrances and conditions if any contained in the Grant hereinafter referred to And also subject to such incumbrances liens and interests as are noted herein in that part of the Certificate situated near Richmond in the Municipality of Castlereagh Parish of Castlereagh and County of Cumberland containing Fifty three acres fourteen perches or thereabouts commencing on the western side of the Northern Road from Smiths to Richmond at the north eastern corner of land of S. Cornwell and bounded there on the South by part of that land being fenced lines having width in all twenty eight chains twenty six links to land of A. Light on the west by that land being fenced lines and a line bearing north by in all twenty one chains eighty links to Ham Common on the north east by part of that Common being a fenced line bearing south easterly twenty eight chains ten and three tenths links to the northern line of said land and on the east by that line bearing southerly sixteen chains eighty links to the point of commencement as shown on the plan hereon and then along and being the land delineated in the public map of the said parish deposited in the office of the Survey General originally granted as Fifty acres (Seven 9/16 of Acre) to James Daly by Crown Grant dated the nineteenth day of October one thousand eight hundred and thirty one.

In witness whereof, I have hereunto signed my name and affixed my Seal, this Fifth day of

April one thousand eight hundred and ninety nine

Signed the 5th day of April 1899,  
in the presence of

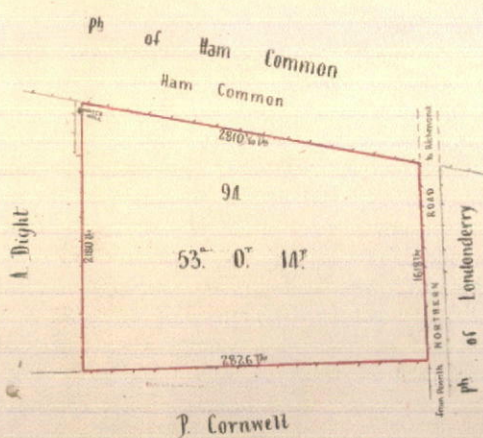
Deputy Registrar General.

NOTIFICATION REFERRED TO.

NO A 293514 TRANSFER DATED 29th January 1917  
FROM THE 3RD PARTIES William Hillier Holbrook  
To Samson Jonathan Pearce of Agnes Banks  
Treasurer  
OF THE LAND WITHIN DESCRIBED  
PRODUCED & ENTERED 6th February 1917  
AT 42 minutes past 12 O'CLOCK IN THE NOON  
J. Williams  
REGISTRAR GENERAL

NO C164852 APPLICATION BY TRANSMISSION  
ARTHUR PAUL BIDDLE of Richmond Merchant and LLEWELYN CALVERT  
PEARCE of Agnes Banks, Farmer are now the registered proprietors as  
joint tenants of the land within described in pursuance of the above  
application, Produced 22nd, February 1933 and entered 16th, March 1933  
at 12 o'clock noon.

Registrar General.



*11th May 1899*



No. 0164.853 CAVEAT by the Registrar General dated 22nd, February 1933 Produced 22nd, February 1933 and entered 18th, March 1933 at 12 o'clock noon.

*John W. Wells*  
Registrar General.

The within Caveat No. 0164853 is hereby withdrawn.  
Dated 7th, December 1938

*John W. Wells*  
Registrar General.

No. 0705.784. TRANSFER dated 15th, August 1938 from the said ARTHUR PAUL BIDDLE and LLEWELYN CALVERT PEARCE to the said LLEWELYN CALVERT PEARCE of the land will in described, Produced 21st, September 1938 and entered 7th, Dec mjar 1938 at 12 o'clock noon.

*John W. Wells*  
Registrar General.

No. F53493 APPLICATION BY TRANSMISSION  
from the said *John Thomas George Redfield* of *Richmond*  
the registered  
Produced *3rd August* 1947 and  
ordered *15th August* 1947  
at *12* o'clock in the *noon*.  
*J. H. Wells*  
REGISTRAR GENERAL.

No. F53494 TRANSFER dated *15th June* 1947  
from the said *John Thomas George Redfield*  
to *Mary Ellen Redfield* of the land within described  
Produced *3rd August* 1947 and entered *15th August* 1947  
at *12* o'clock in the *noon*.  
*J. H. Wells*  
REGISTRAR GENERAL.

No. F573395 TRANSFER dated *5th December* 1950  
from the said *Maria Williams Redfield* to *Cecil Howard Allen*  
of the land within described  
Produced and entered *5th December* 1950  
at *10* o'clock in the *noon*.  
*J. H. Wells*  
REGISTRAR GENERAL.

No. F578495 TRANSFER dated *8th June* 1953  
from the said *Cecil Howard Allen* to *John Joseph McGoath, Thomas Alfred Baker and Thomas Richard Randall* as joint tenants of lot 6  
Produced *19th June* 1953 and entered *24th August* 1953  
at *12* o'clock in the *noon*.  
*J. H. Wells*  
REGISTRAR GENERAL.

*the residue*  
of the land within described  
Produced *19th June* 1953 and entered *24th August* 1953  
at *12* o'clock in the *noon*.  
*J. H. Wells*  
REGISTRAR GENERAL.

No. 045636 TRANSFER dated *2nd March* 1953  
from the said *Cecil Howard Allen* to *John Joseph McGoath, Thomas Alfred Baker and Thomas Richard Randall* as joint tenants of lot 1  
Produced *2nd March* 1953 and entered *2nd May* 1953  
at *12* o'clock in the *noon*.  
*J. H. Wells*  
REGISTRAR GENERAL.

No. 045637 TRANSFER dated *26th April* 1953  
from the said *Cecil Howard Allen* to *Hilda Marion*  
Produced *27th April* 1953 and entered *26th May* 1953  
at *12* o'clock in the *noon*.  
*J. H. Wells*  
REGISTRAR GENERAL.

No. 045638 TRANSFER dated *24th October* 1953  
from the said *Cecil Howard Allen* to *Ray Albert*  
*Lawrence and Jean Marie Lawrence* as joint  
tenants of lot 2  
Produced *24th October* 1953 and entered *24th October* 1953  
at *12* o'clock in the *noon*.  
*J. H. Wells*  
REGISTRAR GENERAL.

No. 045639 TRANSFER dated *22nd September* 1953  
from the said *Cecil Howard Allen* to *Ray*  
*Maxwell Beer and Mary Elizabeth*  
*Beer* as joint tenants of lot 7  
Produced *7th November* 1953 and entered *15th February* 1954  
at *12* o'clock in the *noon*.  
*J. H. Wells*  
REGISTRAR GENERAL.

No. 045640 TRANSFER dated *28th September* 1953  
from the said *Cecil Howard Allen* to *Allen*  
*Bruce Pitt and Gwen Helen Pitt* as joint  
tenants of lot 4  
Produced *7th November* 1953 and entered *15th February* 1954  
at *12* o'clock in the *noon*.  
*J. H. Wells*  
REGISTRAR GENERAL.

No. 045641 TRANSFER dated *19th December* 1956  
to *James William* of lot 4  
Produced *19th December* 1956 and entered *19th December* 1956  
at *12* o'clock in the *noon*.  
*J. H. Wells*  
REGISTRAR GENERAL.

*the residue*  
of the land within described  
Produced *19th December* 1956 and entered *19th December* 1956  
at *12* o'clock in the *noon*.  
*J. H. Wells*  
REGISTRAR GENERAL.



202

Appn. No. 9103

Reference to last Title

Vol. 1277 Fol. 194

# New South Wales.



[CERTIFICATE OF TITLE]

JOINT TENANCY

**CANCELLED**  
Reserve Book

Vol. 6712 Fol. 62

Issued on 24th April 1958

JOHN JOSEPH MCGRATH, of Epping, Salesman, THOMAS WILFRED FABER, of Ryde, Master Plumber and THOMAS RICHARD RANDALL, of Gladesville, Master Builder, are now the proprietors of an Estate in Fee Simple as Joint Tenants,

subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in That piece of land situated

in the Municipality of Parrith

Parish of Castlereagh

, and County of Cumberland

containing 5 acres or thereabouts as shown in the plan hereon and therein edged red being Lot 6 in Deposited Plan No. 24566 and being part of 50 acres (Portion 94 of Parish) originally granted to James Daly by Crown Grant dated the 19th day of October 1831.

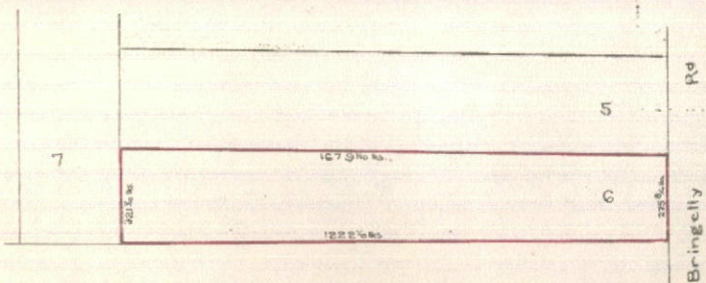
In witness whereof I have hereunto signed my name and affixed my Seal, this Second day of September, 1958.

Signed in the presence of

*R.R. Fitzgerald*

*J. H. Pells*

Registrar-General



F878693

Area: 5 ac.  
Scale: 3 chains to one inch

NOTIFICATION REFERRED TO

*Henry Maffatt Armstrong of Regional Veterinary Surgeon, the said John Joseph M. Galt and the said Thomas Richard Randall*  
now the registered proprietors of the land within described. See Application under Section 14 Real Property (Amendment) Act, 1921 No. 6912114.  
Entered 14th April 1958.  
*J. H. Pells*  
REGISTRAR GENERAL

No. 6912115 CAVEAT by the Registrar General.  
Entered 14th April 1958.  
*J. H. Pells*  
REGISTRAR GENERAL


The within Caveat No. 6912115 is hereby withdrawn.  
Dated 26th May 1958  
*J. H. Pells*  
REGISTRAR GENERAL

The Landlord's Docket and Receipt book deposited is  
now the registered proprietor of the land within described.  
See TRANSFER No. 6988541 dated 24th April 1958.  
Entered 26th May 1958  
*J. H. Pells*  
REGISTRAR GENERAL




171  
6981963

No. 6981963 MORTGAGE dated 18<sup>th</sup> June 1958  
from the said The London and Lancashire Banking Ltd  
Limited to William John Pettit of Haverhill  
Entered 30<sup>th</sup> June 1958  
J. H. Pella  
REGISTRAR GENERAL




171  
6981963

MORTGAGE No. 6981963 has been discharged.  
See J 358881 Entered 17<sup>th</sup> June 1963  
Jawalaan  
REGISTRAR GENERAL



171  
6981963

No. 6981963 MORTGAGE dated 13<sup>th</sup> December 1953  
to The Commercial Bank Ltd  
A company of Sydney Limited  
Entered 25<sup>th</sup> January 1964  
Jawalaan  
REGISTRAR GENERAL



COMPUTER FOLIO CREATION. NO FURTHER  
DEALINGS TO BE REGISTERED.

## **APPENDIX III – CONTAMINATED SITES REGISTER SEARCH**



**PHASE I ENVIRONMENTAL SITE ASSESSMENT – 312 LONDONDERRY RD, LONDONDERRY NSW. V1 FINAL**



[Home](#) > [Environment protection licences](#) > [POEO Public Register](#) >  
[Search for licences, applications and notices](#)

## Search results

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

**Suburb - LONDONDERRY**

returned 10 results

[Export to excel](#)

1 of 1 Pages

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Number	Name	Location	Type	Status	Issued date
<a href="#">3058</a>	CSR BUILDING PRODUCTS LIMITED	WILSHIRE ROAD, LONDONDERRY, NSW 2753	POEO licence	Issued	13 Dec 1999
<a href="#">1021296</a>	CSR BUILDING PRODUCTS LIMITED	WILSHIRE ROAD, LONDONDERRY, NSW 2753	s.58 Licence Variation	Issued	01 Oct 2002
<a href="#">1021319</a>	CSR BUILDING PRODUCTS LIMITED	WILSHIRE ROAD, LONDONDERRY, NSW 2753	s.58 Licence Variation	Issued	22 Jul 2003
<a href="#">1525250</a>	CSR BUILDING PRODUCTS LIMITED	WILSHIRE ROAD, LONDONDERRY, NSW 2753	s.58 Licence Variation	Issued	02 Oct 2014
<a href="#">1013</a>	HOLCIM (AUSTRALIA) PTY LTD	TORKINGTON ROAD, LONDONDERRY, NSW 2753	POEO licence	Surrendered	10 Mar 2000
<a href="#">1022037</a>	HOLCIM (AUSTRALIA) PTY LTD	TORKINGTON ROAD, LONDONDERRY, NSW 2753	s.58 Licence Variation	Issued	09 Jan 2003
<a href="#">2257</a>	P B WHITE MINERALS PTY LTD	END OF TORKINGTON ROAD, LONDONDERRY, NSW 2753	POEO licence	Surrendered	04 Sep 2000
<a href="#">1010236</a>	P B WHITE MINERALS PTY LTD	END OF TORKINGTON ROAD, LONDONDERRY, NSW 2753	s.58 Licence Variation	Issued	17 Jan 2002
<a href="#">1026945</a>	P B WHITE MINERALS PTY LTD	END OF TORKINGTON ROAD, LONDONDERRY, NSW 2753	s.58 Licence Variation	Issued	01 May 2003
<a href="#">13070</a>	SYDNEY WATER CORPORATION	Including the townships of Agnes Banks and, LONDONDERRY, NSW 2753	POEO licence	Surrendered	27 Apr 2009

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24 March 2015





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## Notice summary

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Summary of Notice No: 1525250

[View report](#) (PDF document 218 kb)

**Organisation:** CSR BUILDING PRODUCTS LIMITED  
**Location:** WUNDERLICH LONDONDERRY CLAY PIT  
WILSHIRE ROAD, LONDONDERRY, NSW, 2753  
**LGA:** PENRITH  
**Catchment:** Hawkesbury  
**Issue date:** 02 Oct 2014  
**Notice type:** s.58 Licence Variation

### Licence

Number	Name	Licence status
<a href="#">3058</a>	CSR BUILDING PRODUCTS LIMITED	Issued

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## Notice summary

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Summary of Notice No: 1021319

[View report](#) (PDF document 773 kb)

**Organisation:** CSR BUILDING PRODUCTS LIMITED  
**Location:** WUNDERLICH LONDONDERRY CLAY PIT  
WILSHIRE ROAD, LONDONDERRY, NSW, 2753  
**LGA:** PENRITH  
**Catchment:** Hawkesbury  
**Issue date:** 22 Jul 2003  
**Notice type:** s.58 Licence Variation

### Licence

Number	Name	Licence status
<a href="#">3058</a>	CSR BUILDING PRODUCTS LIMITED	Issued

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## Notice summary

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Summary of Notice No: 1021296

[View report](#) (PDF document 706 kb)

**Organisation:** CSR BUILDING PRODUCTS LIMITED  
**Location:** WUNDERLICH LONDONDERRY CLAY PIT  
WILSHIRE ROAD, LONDONDERRY, NSW, 2753  
**LGA:** PENRITH  
**Catchment:** Hawkesbury  
**Issue date:** 01 Oct 2002  
**Notice type:** s.58 Licence Variation

### Licence

Number	Name	Licence status
<a href="#">3058</a>	CSR BUILDING PRODUCTS LIMITED	Issued

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## Licence summary

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### Summary Licence No: 3058

[View this licence](#) (PDF document 124 kb)

**Licence holder:** CSR BUILDING PRODUCTS LIMITED  
**Premises:** WUNDERLICH LONDONDERRY CLAY PIT  
 WILSHIRE ROAD, LONDONDERRY, NSW, 2753  
**LGA:** PENRITH **Catchment:** Hawkesbury  
**Administrative fee:** \$5,950.00  
**Licence status:** Issued  
**Activity type:** Land-based extractive activity  
**Licence review:** Complete date 27 May 2013  
 Complete date 18 Jul 2008  
 Complete date 18 Jul 2003  
 Due date 27 May 2018

**Pollution incident management plan:** In place

### Notices

Number	Issue date	Notice type
<a href="#">1021296</a>	01 Oct 2002	s.58 Licence Variation
<a href="#">1021319</a>	22 Jul 2003	s.58 Licence Variation
<a href="#">1525250</a>	02 Oct 2014	s.58 Licence Variation

### Annual Returns

Start date	End date	Date received	Non-compliance	LBL data
01-May-2013	30-Apr-2014	02-Jun-2014	No	Not available
01-May-2012	30-Apr-2013	27-May-2013	No	Not available
01-May-2011	30-Apr-2012	25-Jun-2012	yes	Not available
01-May-2010	30-Apr-2011	05-Jul-2011	No	Not available
01-May-2009	30-Apr-2010	18-Jun-2010	No	Not available
01-May-2008	30-Apr-2009	10-Jun-2009	No	Not available
01-May-2007	30-Apr-2008	03-Jul-2008	No	Not available
01-May-2006	30-Apr-2007	25-Jun-2007	No	Not available
01-May-2005	30-Apr-2006	17-Aug-2006	No	Not available
01-May-2004	30-Apr-2005	15-Aug-2005	yes	Not available
01-May-2003	30-Apr-2004	28-Jun-2004	No	Not available
01-May-2002	30-Apr-2003	01-Jul-2003	yes	Not available
01-May-2001	30-Apr-2002	14-Jun-2002	No	Not available
01-May-2000	30-Apr-2001	28-Jun-2001	No	Not available
01-May-1999	30-Apr-2000	21-Aug-2000	No	Not available

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## Search results

Your search for: LGA: Penrith City Council

Matched 29 notices  
relating to 8 sites.
[Search Again](#)
[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
Berkshire Park	Northern end of Compartment 5	Castlereagh State Forest	6 former
Colyton	86-88 Great Western Highway	Ampol Service Station	1 current
Jamison town	92 Mulgoa Road	7-Eleven Service Station	2 current
Luddenham	Lot 4 The Northern Road	Elura Liquid Waste Disposal Site	1 current
Mulgoa	Mulgoa Road	Penrith Waste Services	2 former
Penrith	2115 Castlereagh Road	Crane Enfield Metals and Adjacent Land	2 current and 3 former
St Marys	Vallance Street	Drum Recycler	5 former
St Marys	38 Links Road	Solvent Recycler	7 former

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24 March 2015

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## **APPENDIX IV – AERIAL PHOTOGRAPHS**



**PHASE I ENVIRONMENTAL SITE ASSESSMENT – 312 LONDONDERRY RD, LONDONDERRY NSW. V1 FINAL**



Figure 7. 1956 close up aerial photograph



Figure 8. 1965 broad areas aerial photograph



Figure 9. 1965 close up aerial photograph





Figure 10. 1978 broad area aerial photograph



Figure 6. 1956 broad areas aerial photograph



Figure 11. 1978 close up aerial photograph





Figure 12. 1986 broad area aerial photograph



Figure 13: 1986 close up aerial photograph





Figure 14. 1994 broad scale aerial photograph



Figure 15. 1994 close up aerial photograph



Figure 16. 2005 broad scale aerial photograph





Figure 17. 2005 close up aerial photograph





Figure 18. October 2009 close up aerial photograph



Figure 19. August 2010 close up aerial photograph





Figure 20. August 2010 close up aerial photograph



Figure 21. September 2010 close up aerial photograph





Figure 22. August 2010 close up aerial photograph

## APPENDIX V – WORKCOVER SEARCH

PHASE I ENVIRONMENTAL SITE ASSESSMENT – 312 LONDONDERRY RD, LONDONDERRY NSW. V1 FINAL

**enviro**tech  
Environmental and Engineering



**WorkCover**

Our Ref: D15/040620  
Your Ref: Emma Doberer

WorkCover NSW  
92-100 Donnison Street, Gosford, NSW 2250  
Locked Bag 2906, Lisarow, NSW 2252  
T 02 4321 5000 F 02 4325 4145  
WorkCover Assistance Service 13 10 50  
DX 731 Sydney [workcover.nsw.gov.au](http://workcover.nsw.gov.au)

20 March 2015

Attention: Emma Doberer  
Envirotech Pty Ltd  
PO BOX 3086  
East Blaxland NSW 2774

Dear Mr Doberer,

**RE SITE: 312 Londonderry Rd Londonderry NSW**

I refer to your site search request received by WorkCover NSW on 10 March 2015 requesting information on licences to keep dangerous goods for the above site.

Enclosed are copies of the documents that WorkCover NSW holds on Dangerous Goods Licence 35/016069 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 the Dangerous Goods Licensing Team on (02) 4321 5500.

Yours Sincerely

Brent Jones  
Senior Licensing Officer  
Dangerous Goods Notification Team



Application is hereby made for—  
described below.

\*a licensee (or amendment of the licence)  
\*the transfer of the licence

for the keeping of dangerous goods in or on the premises

(\*delete whichever is not required)

FEE: \$10.00 per Depot for new licence.  
\$10.00 for amendment or transfer.

Name of Applicant in full (see over)	RICHMOND RACE CLUB LTD.	
Trading name or occupier's name (if any)	RICHMOND RACE CLUB.	
Postal address	PF P.O. BOX 245 JPP RICHMOND	Postcode 2753
Address of the premises including street number (if any)	LONDONDERRY RD LONDONDERRY	Postcode 2753
Nature of premises (see over)	RACE TRACK.	
Telephone number of applicant	STD Code	Number 782755.

Particulars of type of depots and maximum quantities of dangerous goods to be kept at any one time.

Depot number	Type of depot (see over)	Storage capacity	Dangerous goods	C & C Office use only
			Product being stored	
1	CYLINDER STORE	470 kg	PROPANE	DD 001 100 0
2				7 100 92
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

Has site plan been approved?

Yes  
No

If yes, no plans required.  
If no, please attach site plan.

Have premises previously been licensed?

Yes  
No

If yes, state name of previous occupier.

ABOVE

Name of company supplying flammable liquid (if any)

Signature of applicant

Date 20.2.82

For external explosives magazine(s), please fill in side 2.

FOR OFFICE USE ONLY

CERTIFICATE OF INSPECTION

I, RAYMOND CHARLES McGRATH

being an Inspector under the Dangerous Goods Act, 1975,

do hereby certify that the premises described above do comply with the requirements of the Dangerous Goods Act, 1975, and the Dangerous Goods Regulation with regard to their situation and construction for the keeping of dangerous goods of the nature and in the quantity specified.

Signature of Inspector

Date 20.7.82

Licence No.



accordance with the provisions of the Inflammable Liquid Act, 1915 (as amended), for the ensuing year.

**Inflammable Liquid-**

**EXPLANATORY**

**Mineral Oil** - includes kerosene, mineral turpentine and white spirit (for cleaning), and compositions containing same.

**Mineral Spirit** - includes petrol, benzene, benzolene, benzol and naphtha, and compositions containing same.

**Dangerous Goods -**

**Class 1** - acetal, acetaldehyde, acetone, acrolein, amyl mercaptan, butyl acetate, butyl mercaptan, butyl propionate, crotonaldehyde, dichloro-ethylene, diethylketone, dioxane, diethylamine, dimethyl hydrazine, dipropylamine, divinyl ether, dipropyl ether, ethyl acetate, ethyl acrylate, ethyl chloride, ethyl ether, dichloroethane (ethylene dichloride), ethyl mercaptan, ethyl methacrylate, ethyl methyl ether, ethyl propyl ether, ethyl propionate, methyl propyl ketone, methyl acetate, methyl acrylate, methylal, methyl ethyl ether, methyl ethyl ketone, methyl methacrylate, methyl vinyl ketone, methyl vinyl acetate, piperidine, propanal, propyl acetate, propylamine, propylene oxide, pyridine, tetrahydrofuran, thiophene, triethylamine, valeraldehyde, vinyl acetate, vinyl allyl ether, vinyl butyl ether, vinyl butyrate, vinyl cyanide (acrylonitrile), vinylidene chloride, vinyl ethyl ether, vinyl propyl ether, vinyl propionate, any combination of substances of an inflammable character suitable for use as an industrial solvent and having a true flashing point of less than 73 degrees Fahrenheit, manufactured products, containing organic solvents, having a true flashing point of less than 73 degrees Fahrenheit.

**Class 2** - acetic acid, acetyl acetone, acetic anhydride, allyl alcohol, amyl acetate, amyl alcohol, butyl alcohol, butyl methacrylate, chlorobenzene, cyclohexanone, dibutyl ether, dibutyl ketone, dipentene, epichlorohydrin, ethanol (ethyl alcohol), ethyl benzene, ethylene diamine, furfural, mesityl oxide, methyl alcohol, methyl amyl ketone, methyl butyl ketone, pine oil (having a flashing point below 150°F), propyl benzene, propanol, vegetable turpentine, vinyl benzene (styrene monomer), any liquid containing more than 50 per centum ethyl alcohol, manufactured products, containing organic solvents, having a true flashing point of 73 degrees Fahrenheit and above but not exceeding 150 degrees Fahrenheit.

**Class 3** - nitro-cellulose moistened with an alcohol, nitro-cellulose product.

**Class 4** - compressed or dissolved acetylene contained in a porous substance.

**Class 5 (A)** - liquefied inflammable gases (liquefied petroleum gas, vinyl chloride, ethylene chloride, ethylene oxide, butadiene, methylamine, dimethylamine and trimethylamine).

**Class 9** - Carbon disulphide, ethyl nitrite.

**Prev. Londonderry Trotting  
& Racing Club Ltd.**

**C.16069 / 12**

**Fee Payable \$3.00**

**DIRECTIONS**

Applications must be forwarded to the Chief Inspector of Inflammable Liquid, Explosives Department, ~~Department of Police~~ Sydney, and must be accompanied by the prescribed fee, as set out in Regulation 7.

1. Name in full of occupier
2. Occupation
3. Locality of the premises in which the depot or depots are situated
4. Nature of premises (Dwelling, Garage, Store, etc.)

RICHMOND RACE CLUB LTD.

No. or Name

Street

Town

Racecourse

51 Parramatta Rd., HOMEBUSH 2140

5. Particulars of construction of depots and maximum quantities of inflammable liquid and/or Dangerous Goods to be kept at any one time

**PLEASE ATTACH PLAN OF PREMISES.**

Depot No.	Construction of depots*			Inflammable liquid		Dangerous goods					
	Walls	Roof	Floor	Mineral Spirit gallons	Mineral Oil gallons	Class 1 gallons	Class 2 gallons	Class 3 lb.	Class 4 cu ft	Class 5 A water gallons	Class 9 gallons
1	underground tank			250							
2											
3											
4											
5											
6											
7											
8											
9											
10											

\* If product is kept in tanks describe depots as underground or aboveground tanks.

Signature of Applicant J.R. Gault  
Postal Address 16/12

Date of Application 5.12.68



**Inflammable Liquid—**

**Dance, 248 Goods—**

**Class 3.**—Nitro-cellulose product.

**Class 4.**—Compressed or dissolved acetylene contained in a porous substance.

### DIRECTIONS

For the keeping of Dangerous Goods of Classes 3 and/or 4. (£7 10s. 0d. p.a.).

2. The certificate of inspection at foot hereof must be signed by an Inspector under the Inflammable Liquid Act, 1915 (as amended), or Police Officer, or other officer duly authorised in that behalf, and where the premises are situated outside the Metropolitan Area of Sydney, it is requested that such certificate be obtained prior to forwarding application.

1. Name in full of occupier ... ..

J.D. BAILLIE. SECRETARY  
LONDONDERRY TROTTERS & RACINA  
CLUB. LTD.

2. Occupation	...	...	...	...	...	...	...
---------------	-----	-----	-----	-----	-----	-----	-----

No. or Name RICHMOND RD.  
Street LONDONDERRY

Town \_\_\_\_\_

4. Nature of premises (Dwelling, Garage, Store, etc.) ... ..

## RACE COURSE

5. Will mineral spirit be kept in a prescribed underground tank depot?

 $\frac{1}{6} \approx .167$ 

6. Particulars of construction of depots and maximum quantities of inflammable liquid and/or Dangerous Goods to be kept at any one time.

[illegible]

Signature of Applicant

Date of Application 13. 12. 65 19

Postal Address 12 HENLEY RD  
FRIMINGTON N.

## CERTIFICATE OF INSPECTION

I, \_\_\_\_\_ being an Inspector under the Inflammable Liquid Act, 1915 (as amended), do hereby certify that the premises or store herein referred to and described is suitable with regard to its situation and construction for the safe keeping of inflammable liquid and/or dangerous goods in quantity and nature specified.

Place \_\_\_\_\_

Signature of Inspector \_\_\_\_\_

Date \_\_\_\_\_

[PLEASE TURN OVER

## APPENDIX VI – SITE PHOTOS





Figure 23. Carpark area and driveway along northern border of site



Figure 24. Single piece of asbestos observed on surface of imported fill materials





Figure 25. Driveway and access road to facing west toward the bushland



Figure 26. Stockpiled materials adjacent the driveway





Figure 27. Slab observed adjacent driveway, former use is currently unknown



Figure 28. View looking storage area and current entrance driveway





Figure 29. Stockpile materials adjacent woodland, facing south



Figure 30. Dumped building materials observed





*Figure 31. Dumped concrete piping adjacent stockpile and drainage line*



*Figure 32. Stockpiled materials, facing west*





Figure 33. Stockpiled materials. Asbestos observed on soil surface



Figure 34. Drainage line running through the site





Figure 35. Asbestos containing materials observed on soil surface with area labelled Item 12 on CSM



Figure 36. Example of rubbish dumping within area 12 of CSM





Figure 37. Area of dumped rubbish adjacent drainage line



Figure 38. Dumped material with asbestos associated





Figure 39. Stockpile observed adjacent creekline, unvalidated fill



Figure 40. Chemical storage shed with drums observed.