



A U S T R A L I A N
GEOTECHNICAL

GEOTECHNICAL & ENVIRONMENTAL SERVICES

PRELIMINARY SITE INVESTIGATION



Prepared For: Design Corp Architects Pty Ltd
Address: 30 Mitchell Street, St Marys, 2760
Job No: AG-274_1
Date: 10-08-18

Australian Geotechnical Pty Ltd

ABN 27 611 088 192

Email: info@austgeo.com.au

TABLE OF CONTENTS

Description

Table of Contents

Executive Summary

1.0 Introduction

1.1 Overview

2.0 Scope of Work

3.0 Site Description and Aesthetics

4.0 Site Geology and Hydrogeology

5.0 Acid Sulfate Soil

6.0 Site History

6.1 Previous Land Use and Review of Historical Photographs

6.2 Historic Land Titles

6.3 Search of Contaminated Land Register

6.4 Search of POEO Register

6.5 Work Cover NSW Records

6.6 Product Spill and Loss History

6.7 Section 149 Certificate

7.0 Site Condition and Surrounding Environment

8.0 Areas of Environmental Concern

9.0 Conceptual Site Model

10.0 Data Gaps

11.0 Conclusion and Recommendations

References

Limitations

Appendices

List of Abbreviations

A list of the common abbreviations used throughout this report is provided below.

ACM	- Asbestos Containing Material
AEC	- Area of Environmental Concern
AGST	- Above Ground Storage Tank
AHD	- Australian Height Datum
bgs	- Below ground surface
CSM	- Conceptual site model
BTEX	- Benzene, toluene, ethylbenzene and xylenes
B(a)P	- Benzo(a)pyrene
CCA	- Copper Chromate Arsenate
COC	- Contaminants of Concern
AG	- Australian Geotechnical Pty Ltd
DEC	- NSW Department of Environment and Conservation
DECCW	- NSW Department of Environment, Climate Change and Water
DQI	- Data quality indicator
DQOs	- Data Quality Objectives
DWE	- NSW Department of Water and Energy
EPA	- NSW Environment Protection Authority
ESA	- Environmental Site Assessment
ha	- Hectare
HIL	- Health based investigation level
LOR	- Limit of Reporting
OEH	- Office of Environment and Heritage
PAHs	- Polycyclic aromatic hydrocarbons
PID	- Photo-ionisation Detector
PCB	- Polychlorinated Biphenyl
PQL	- Practical Quantitation Limit
QA/QC	- Quality Assurance/Quality Control
RPD	- Relative Percentage Difference
SAQP	- Sampling, Analysis and Quality Plan
TRH	- Total Recoverable Hydrocarbons (previously Total Petroleum Hydrocarbons)
TSS	- Total Suspended Solids
UST	- Underground Storage Tank
VOC	- Volatile Organic Compound

Executive summary

This executive summary presents a synopsis of the Preliminary Site Investigation (PSI) Assessment for 30 Mitchell Street, St Marys, 2760.

The object of the PSI was to ascertain whether the site presents a risk to human health and/or the environment arising from any past/present activities at the site or neighboring properties. The scope of work included a documentary review together with preparation of this report.

A PSI was requested by Design Corp Architects Pty Ltd to determine the potential for on-site contamination. This report shall provide a preliminary assessment of any site contamination and, if required, provide a basis for a more detailed investigation. At the time of the inspection (7th August 2018), the site was utilised for residential purposes. It is understood that the proposed development for the site will comprise demolition of existing structures to allow for construction of eight (8) townhouses with basement car parking. Approximately 3m of excavation is required to achieve future subgrade level for the basement car parking.

Based on historical information reviewed, the site has historically been used for residential purposes. The potential for the site to be contaminated from on-site sources and off-site sources was considered by Australian Geotechnical Pty Ltd (AG). Based on the findings of our site inspection and site history review actual or potential contamination sources were identified as low in relation to the proposed development for the subject site.

The following areas were identified in the conceptual site model as areas of environmental concern;

-) Importation of fill material that may contain various contaminants; and
-) Car park areas where leaks and spills from cars may have occurred.

Based on the finding of this investigation it is considered that the risk to human health and the environment associated with soil and groundwater contamination is low in relation to the proposed development for the subject site. The site can be made suitable for the proposed development, subject to the following recommendations:

-) Undertake council, work cover searches and address data gaps;
-) Undertake a HAZMAT report to confirm the presence/absence of hazardous materials within site features. Hazardous material must be removed by a competent and fully licensed contractor;
-) Investigation has not been undertaken in the existing sheds, house, beneath concrete slabs and other site feature footprints. It is recommended that validation of the soils beneath the dwellings, sheds and site features is undertaken, by an appropriately qualified environmental consultant, following

- demolition and removal of the concrete slab to assess the potential for impact;
and
-) Any soils requiring removal from the site must initially be classified in accordance with the NSW Waste Classification Guidelines, Part 1 dated 2014. The classification of spoil must be undertaken prior to occupation of the site with construction, excavation and site workers.

1.0 INTRODUCTION

1.1 Overview

AG have undertaken a Preliminary Site Investigation (PSI) with as requested by Design Corp Architects Pty Ltd at the site; 30 Mitchell Street, St Marys. This report has been prepared to determine assess the suitability of the site for development based on its current condition and the findings of this investigation.

2.0 SCOPE OF WORK

This PSI has been prepared in general accordance with the following regulatory framework:

-) NSW Environment Protection Authority (EPA) "Guidelines for Consultants Reporting on Contaminated Sites" (2011);
-) NEPM (2013), *Schedule B2 – Guideline on Site Characterisation*;
-) State Environment Protection Policy 55 (SEPP 55). Remediation of Land Under the Environmental Planning and Assessment Act 1997;
-) State Environmental Planning Policy (Educational Establishments and Child Care Facilities) dated 2017; and
-) National Environment Protection (Assessment of Site Contamination) Measure – National Environmental Protection Council 2013.

The scope of works required to complete the PSI are as follows:

-) Review of the current site conditions based on a site inspection, including the location of sewers, drains, spills, patches of discoloured vegetation and bare patches of soil, etc.
-) Review of available information, including previous environmental and geotechnical investigations, past and current title information, aerial photographs, geological/topographical/hydrogeological data and mapping, soil landscapes, desktop search, EPA and council records, anecdotal evidence, site survey and site records;
-) Construct a Conceptual Site Model (CSM) in order to validate connections between potential sources of contamination, exposure pathways and receptors; and
-) Recommendations for supplementary investigations or possible management strategies, should any data gaps be identified.

3.0 SITE DESCRIPTION AND AESTHETICS

The subject site is approximately rectangular in shape, legally defined as Lot 1 in DP 38178. The site is an rectangular shape land parcel bounded by residential allotments to the south, east and west with Mitchell Street situated to the North. The site measures up to approximately 17m wide along the Mitchell Street frontage and up to 81.1m deep, encompassing a total area of 1,370m².

At the time of the site inspection, the following observations were made:

-) The site contained a single storey rendered dwelling with a tile roof;
-) A sealed driveway is located at the eastern side the existing dwelling;
-) Two (2) detached sheds were observed, located south of the existing residential dwelling;
-) A below ground pool was observed along the eastern boundary;
-) Vegetation on site was generally in good condition and well maintained;
-) The site is approximately 80% concrete covered;
-) No surface standing water was noticed at the site; and
-) There were no indicators of underground storage tanks within the site;

4.0 SITE GEOLOGY AND HYDROGEOLOGY

The 1:100,000 scale Geological Series Map of the Penrith region indicates that the subject site is underlain by the Rwa Ashfield Shale of the Wianamatta Group, described as including *laminite and dark grey siltstone, Bringelly Shale which consists of shale with occasional calcareous claystone, laminite and infrequent coal, and Minchinbury Sandstone consisting of fine to medium-grained quartz lithic sandstone.*

The Soil Landscape Map of Sydney (soil Landscape Series Sheet 9130bt, Scale 1:100,000, 2002), prepared by the Soil Conservation Service of NSW, indicates that the site is located within the Blacktown Landscape which generally comprises of *gently undulating rises on Wianamatta Group shales. Local relief to 30m, slopes usually >5%. Broad rounded crests and ridges with gently inclined slopes. Cleared Eucalypt woodland and tall open-forest (dry sclerophyll forest).*

At the time of our investigation, Waternsw website was not operational. Therefore groundwater levels at the site could not be determined.

5.0 ACID SULFATE SOIL

To determine whether there is a potential for acid sulfate soils to be present at the site, reference was made to the NSW Office of Environment and Heritage (OEH), eSPADE map viewer. A review of the map indicated that the site is in an area of "No known occurrence" in regards to Acid Sulfate Soil.

6.0 SITE HISTORY

In order to ascertain the site history, a documentary review of past and present land use at the subject site and the surrounding area has been undertaken as follows.

6.1 Previous Land Use and Review of Historical Photographs

Aerial Photographs were obtained by this office from the NSW Department of Lands Office. The aerial photographs were reviewed to assess the likely past uses of the site with the findings summarised below;

1943 – The site is vacant.

1961 – The site appears to contain a residential cottage with some detached structures. Some residential development is evident around the site. Mitchell Street appears to have been formed to the north of the subject site.

1986- The photo isn't very clear, however it appears that the current residential dwelling has been constructed.

Current – Generally the same as 1980. Significant development has occurred around the subject site, however, mainly residential with no obvious signs of contamination observed.

6.2 Historic land titles

A review of historical transactions and titles held at the NSW Department of Lands offices was conducted by AG to identify the land owners and potential land uses with regards to possible contamination. The results of the title searches are summarised below in table 1 below;

Table 1 – Land Title Transactions Lot 1 DP 38178

Date of acquisition and held term	Registered proprietor(s) & occupations where available
1977 to 1988	Michael Francis Sant (Market Gardener) and Amy Janet Sant
1988 to 1992	Ivars Augusts Osis and Terri Cordes Osis
1992 to 2017	Maud Frances Myra Dalton and Henry William Dalton
2017 to Current	MPVT Pty Ltd

6.3 Search of Contaminated Land Management Register (NSW EPA)

A summary of the St Marys area can be found. No notices have been issued to the subject site. Furthermore, the listed sites on the register are situated at such a distance (greater than 200m), that they are not believed to have provided a potential contamination risk to the subject property.

6.4 Search of Protection of the Environment Operations Public Register (POEO) of Licensed and Delicensed Premises

A search of the POEO public register of licensed and delicensed premises (DECC) indicated that no licensed or delicensed premises were located within the immediate surrounding area of the site (within 200m).

6.5 Work Cover NSW Records

At the time of reporting, this office had not been given authorisation to request a search of the Stored Chemical Information Database (SCID) for licenses to keep dangerous goods at the site from Work Cover NSW.

6.6 Product Spill & Loss History

No external information was provided for any product spill and loss. However, based on the site inspection, no major signs chemical staining were observed.

6.7 Section 149 Certificates

At the time of reporting, this office could not access The Planning Certificate – Section 149 of the Environmental Planning & Assessment Act 1979.

7.0 SITE CONDITION AND SURROUNDING ENVIRONMENT

A site investigation was conducted on 7th August 2018. The field observations are summarized in table 2 below:

Table 2 – Summary of Field Observations

Parameter	Observation
Visible observations on soil contamination	Small areas of staining within the car parking areas was observed, however these areas were concrete sealed. No odours were documented.
Presence of drums, fill or waste materials	None observed. No visible indicators of underground fuel tanks (bowzers or venting pipes).
Presence of fill	Minor fill was evident
Flood potential	Not evident.
Relevant sensitive environments	The nearest surface water body is South Creek situated 900m, down gradient, south west of the subject site.
Asbestos	None observed (subject to HAZMAT report)

8.0 AREAS OF ENVIRONMENTAL CONCERN

Based on historical information reviewed, the site has historically been used for residential purposes. The potential for the site to be contaminated from on-site sources and off-site sources was considered by AG. Based on the findings of our site inspection and site history review actual or potential contamination sources were identified as low. Based on the site inspection, site history, previous reporting and review of available information from the desktop study, the potential Areas of Environmental Concern (AEC) and their associated Contaminants of Concern (CoCs) for the site were identified. These are summarised in the conceptual site model in table 3 below;

Table 3 – Contaminants of Concern

Potential AEC	Potentially contaminating activity	Likelihood of Site Impact	Potential CoCs	Comments
Entire site	Importation of fill material from unknown origin.	Low	Metals, TPH, BTEX, PAH, OCP, OPP, PCB, Asbestos	Based on observations and site topography, the presence of imported fill material is likely to be minimal
Car Parking Areas	Leaks from vehicles	Low	TPH, Metal, BTEX, PAH	Minor staining was observed, however these areas were concrete sealed

9.0 CONCEPTUAL SITE MODEL

In accordance with NEPM (2013), *Schedule B2 – Guideline on Site Characterisation* and to assist in collecting data for the site. The Conceptual Site Model (CSM) detailed in table 4 below considers the potential risks associated with the plausible pollution linkages between the following features:

-) Potential human receptors that may be impacted by site contamination are current and future occupants at the site, excavation/construction and maintenance workers during demolition and construction phase of the project and the general public within close proximity to the site;
-) Potential sources of contamination, location and the contaminants of concern identified are presented in Section 8.0. Only potential areas of concern with a likelihood of site impact rating of low to high are included;
-) Potential exposure pathways; and
-) Whether the linkage between each source-pathway-receptor is complete, based on our current site inspection, historical information presented and proposed future site condition.

Table 4 – Conceptual Site Model

Potential Sources	Potential Receptor	Exposure Pathway	Complete Linkages	Risk	Justification
Importation of fill material from unknown origin. Leaks from vehicles	Site Users, General Public, Construction Workers	Dermal Contact, Inhalation of Dust.	Yes (current)	Low	Direct contact with soil outside of hardstand areas
			No (future)	Negligible	If present, impacted soil will be removed from site
	South Creek	Offsite migration of impacted groundwater	No (current)	Negligible	South Creek situated 900m, down gradient. No obvious sources of contamination was observed that has potential to migrate off site. Further, soil landscapes indicates that the upper soil horizon is generally impervious.
			No (future)	Negligible	

10.0 DATA GAPS

Based on the CSM derived for the site, the following data gaps were identified, which may be considered to warrant closure by further limited investigation:

-) The presence, thickness and quality of fill material, if any;
-) The presence/absence of hazardous materials within site feature; and
-) Undertake Council and WorkCover NSW searches.

11.0 CONCLUSION AND RECOMMENDATIONS

Based on the finding of this investigation it is considered that the risk to human health and the environment associated with soil and groundwater contamination is low in relation to the proposed development for the subject site. The site can be made suitable for the proposed development, subject to the following recommendations.

-) Undertake council, work cover searches and address data gaps;
-) Undertake a HAZMAT report to confirm the presence/absence of hazardous materials within site features. Hazardous material must be removed by a competent and fully licensed contractor;

-) Investigation has not been undertaken in the existing shed, house and other site feature footprints. It is recommended that validation of the soils beneath the dwellings, shed and site features is undertaken, by an appropriately qualified environmental consultant, following demolition and removal of the concrete slab to assess the potential for impact; and
-) Any soils requiring removal from the site must initially be classified in accordance with the NSW Waste Classification Guidelines, Part 1 dated 2014. The classification of spoil must be undertaken prior to occupation of the site with construction, excavation and site workers.

Should you have any queries, please do not hesitate to contact the undersigned.

For and on behalf of
Australian Geotechnical Pty Ltd



N. Smith
Principal



A. Smith
Environmental Consultant
B.Sc

References

Contaminated Sites – Guidelines for Consultants Reporting on Contaminated Sites. NSW Environment Protection Authority (EPA) 2011.

State Environment Protection Policy 55 (SEPP 55). Remediation of Land Under the Environmental Planning and Assessment Act 1997;

Contaminated Sites – Sampling Design Guidelines. NSW Environment Protection Authority (EPA) 1995

National Environment Protection (Assessment of Site Contamination) Measure – National Environmental Protection Council 2013.

The 1:250,000 scale Geological Series Map of the Penrith

NSW EPA “Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997” (2009). NSW Environment Protection Authority, Sydney;

ANZECC/NHMRC (1992) – “Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites”. Australian and New Zealand Environment and Conservation Council and the National Health and Medical Research Council, Canberra;

NSW DEC, “Guidelines for the Assessment and Management of Groundwater Contamination” (March 2007);

SIX Maps Viewer

Limitations

Australian Geotechnical Pty Ltd (AG) has performed its services for this project in accordance with current industry codes and practices.

When assessing the nature and extent of contamination, this type of investigation (as per our commission) is not designed or capable of locating all ground conditions, (which can vary even over short distances). The advice given in this report assumes that the test results are representative of the overall ground conditions. However, it should be noted that actual conditions in some parts of the site might differ from those found. If excavations reveal ground conditions significantly different from those shown in our findings, AG must be consulted. The actual presence of contaminated material at the site may potentially differ from that referred to or inferred herein, since no sampling program, no matter how complete, can reveal all anomalies and hot spots that may be present. Furthermore, our opinions and judgments expressed herein, which are based on our analysis of current industry codes and practices, should not be interpreted as legal opinions.

The scope and the period of AG services are described in the report and are subject to restrictions and limitations. AG did not perform a complete assessment of all possible conditions or circumstances that may exist at the Site. If a service is not expressly indicated, do not assume it has been provided. If a matter is not addressed, do not assume that any determination has been made by AG in regards to it.

Where data has been supplied by the client or a third party, it is assumed that the information is correct unless otherwise stated. No responsibility is accepted by AG for incomplete or inaccurate data supplied by others.

Any drawings or figures presented in this report should be considered only as pictorial evidence of our work. Therefore, unless otherwise stated, any dimensions should not be used for accurate calculations or dimensioning.

APPENDIX A

SUPPORTING DOCUMENTATION



Current

Design Corp Architects Pty Ltd
30 Mitchell Street, St Marys

Job No

AG-274_1

Drawing No

AG-274-3DWG

Drawn By

NS

Ref No


Approved By

NS

Scale

Not to scale



 AUSTRALIAN GEOTECHNICAL	1961	Design Corp Architects Pty Ltd 30 Mitchell Street, St Marys		Job No	AG-274_1
				Drawing No	AG-274-2DWG
		Drawn By	NS	Ref No	
		Approved By	NS	Scale	Not to scale



1943

Design Corp Architects Pty Ltd
30 Mitchell Street, St Marys

Job No

AG-274_1

Drawing No

AG-274-1DWG

Drawn By

NS

Ref No

Approved By

NS

Scale

Not to scale

Historical Search

13/08/2018 07:54 AM

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

13/8/2018 7:54AM

FOLIO: 1/38178

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 13168 FOL 156

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
17/11/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
3/8/1992	E652953	DISCHARGE OF MORTGAGE	
3/8/1992	E652954	DISCHARGE OF MORTGAGE	
3/8/1992	E652955	TRANSFER	EDITION 1
20/1/1995	U957251	MORTGAGE	EDITION 2
7/1/2003	9271224	DISCHARGE OF MORTGAGE	EDITION 3
13/11/2017	AM881140	TRANSFER	
13/11/2017	AM881141	MORTGAGE	EDITION 4 CORD ISSUED

*** END OF SEARCH ***



st marys

PRINTED ON 13/8/2018

© Office of the Registrar-General 2018

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.



**LAND
REGISTRY
SERVICES**

Direct Info
Quick and easy online

13/08/2018 08:00 AM

© Office of the Registrar-General 2018

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

Form: 01T
Release: 6.2
Licence: 01-05-025
Licensee: LEAP Legal Software Pty Limited
Firm name: Sydney Solicitors

TRANSFER

New South Wales
Real Property Act 1900



AM881140N

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

STAMP DUTY

Revenue NSW use only

Office of State Revenue (NSW)	
Client No: 137812796	4664
Duty: \$10	Trans No: 9218087-001

Assessment: 555G Agreement for
sale of land

(A) TORRENS TITLE

1/38178

(B) LODGED BY

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any 535G LLPN:123854C SAI GLOBAL DX 885 SYDNEY 9210 0700 Reference: <u>67600837 MPVT</u>	CODES T TW
-------------------------------	--	--------------------------------

(C) TRANSFEROR

Felice GIGLIOTTI and Maria GIGLIOTTI

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$1,320,000.00 and as regards

(E) ESTATE

the abovementioned land transfers to the transferee an estate in fee simple.

(F) SHARE TRANSFERRED

(G)

Encumbrances (if applicable):

(H) TRANSFEE

MPVT Pty Ltd ACN 622 115 815

(I)

TENANCY:

DATE

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

Signature of witness:

Name of witness: CHARLES PARISI

Address of witness: SUITE 8A/2 REDMAN RD
DEE WHY 2099 NSW

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of transferor:

Felice Gigliotti
Maria Gigliotti

Certified correct for the purposes of the Real Property Act 1900 on behalf of the transferee by the person whose signature appears below.

Signature:

Signatory's name: Trieu Leculier

Signatory's capacity: Solicitor for the Transferee

(K) The transferee certifies that the eNOS data relevant to this dealing has been submitted and stored under
eNOS ID No. 1421782 Full name: Trieu Leculier Signature:

* s 117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

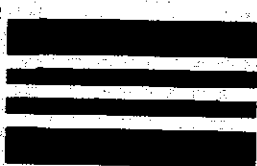


13/08/2018 08:02 AM

© Office of the Registrar-General 2018

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

RP13

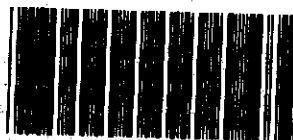


TRANSFER

Real Property Act, 1900

B

Off.



E
652955 T

(A) LAND TRANSFERRED

Show no more than 20 References to Title.
If appropriate, specify the share transferred.

FOLIO IDENTIFIER 1/38178

(B) LODGED BY

L.T.O. Box

927N

Name, Address or DX and Telephone

WOOD LINDEN MARSHALL
WILLIAMS

REFERENCE (max. 15 characters): H. GIGLIOTTI

REVEREND

(C) TRANSFEROR IVARS AUGUSTS OSIS and TERRI CORDES OSIS

(D) acknowledges receipt of the consideration of \$150,000.00

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

(E) subject to the following **ENCUMBRANCES** 1. 2. 3.

(F) TRANSFEE

FELICE GIGLIOTTI and MARIA GIGLIOTTI both of 1 Rayner Avenue,
Narraweena

as joint tenants/tenants in common

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATE OF EXECUTION** 30/7/92

Signed in my presence by the transferor who is personally known to me.

Signature of Witness

J. LIEPINS

Name of Witness (BLOCK LETTERS)

STRATHFIELD

Address of Witness

Rev. Ivars A. Osis

Terri C. Osis

Signature of Transferor

Signed in my presence by the transferee who is personally known to me.

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Katrina Hishon

Solicitor for Signature of Transferee

KATRINA HISHON



**LAND
REGISTRY
SERVICES**

Direct Info
Quick and easy online

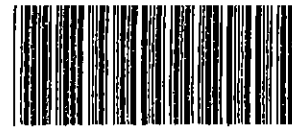
13/08/2018 08:04 AM

© Office of the Registrar-General 2018

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900



13168156

Vol. **13168** Fol. **156**

Edition issued 26-10-1976



TVA NO. 20698

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

CANCELLED

Jonathan
Registrar General.



SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

MITCHELL ST.

	16.915	
11	1	2
10	80.62	80.6
9	1359m ²	
8	16.915	

IVA 20698

REDUCTION RATIO 1:500

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 38178 at St.Marys in the City of Penrith Parish of Melville and County of Cumberland being part of Portion 9 granted to John McHenry on 30-6-1823.

FIRST SCHEDULE

~~PHILLIP RALPH BUTTON and JONATHAN THOMAS DIXON~~ of Parramatta, Solicitors, as Joint Tenants.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~CAUTION. The land within described is held subject to any subsisting interest (as defined in Section 28A of the Real Property Act, 1900). X828370~~
3. ~~Eaveat No.P920783 by the Registrar General. Withdrawn Q112886~~

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TILES OFFICE.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

Q112 888
Q3270 21, Marys / Src: Q112
R496010
T4645474
W9568670
X828370
1987
2
3
4

FIRST SCHEDULE (continued)					
REGISTERED PROPRIETOR		INSTRUMENT		ENTERED	Signature of Registrar General
NATURE		NUMBER	DATE		
Michael Francis Sant of Edensor Park, Market Gardener and Amy Janet Sant his wife, as joint tenants	Transfer	Q112886	15-3-1977		
Carmel Ann Paget of St. Marys, Widow	Transfer	R496011	19-11-1979		
Ivars Augusts Osis and Terri Cordes Osis as joint tenants by Transfer X828372. Registered 8-9-1988					

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)					
INSTRUMENT		PARTICULARS		ENTERED	Signature of Registrar General
NATURE	NUMBER	DATE			
Mortgage	Q327021		to Phillip Ralph Button and Jonathan Thomas Dixon, both of Parramatta, Solicitors	16-8-1977	
T469897 Mortgage to Westpac Banking Corporation. Registered 25-3-1983					
W956868 Mortgage to Westpac Banking Corporation Registered 7-8-1987					
W956868 Mortgage to Westpac Banking Corporation Registered 7-8-1987					
X828373 Mortgage to Australia and New Zealand Savings Bank Limited. Registered 8-9-1988					
X828374 Mortgage to Malda Saldums and Guido Bogdanovics as joint tenants. Registered 8-9-1988					

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

Contaminated land

+ Management of contaminated land

+ Consultants and site auditor scheme

+ Underground petroleum storage systems

Guidelines under the CLM Act

NEPM amendment

+ Further guidance

– Record of notices

About the record

Search the record

Search tips

Disclaimer

[Home](#) [Contaminated land](#) [Record of notices](#)

Search results

Your search for: Suburb: ST MARYS

Matched 12 notices relating to 2 s

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related this site
ST MARYS	Vallance STREET	Drum Recycler	5 former
ST MARYS	38 LINKS ROAD	Solveco	7 former

Page 1 of 1



Environment protection licences

+ Licensing under the POEO Act

[Guide to licensing](#)[eConnect EPA](#)[Licence forms](#)[Licence fees](#)

+ Risk-based licensing

+ Load-based licensing

+ Emissions trading

– POEO Public Register

[Terms of use: POEO public register](#)[Search for licences, applications and notices](#)[Search for penalty notices](#)[Search for prosecutions and civil proceedings](#)

[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 - st marys

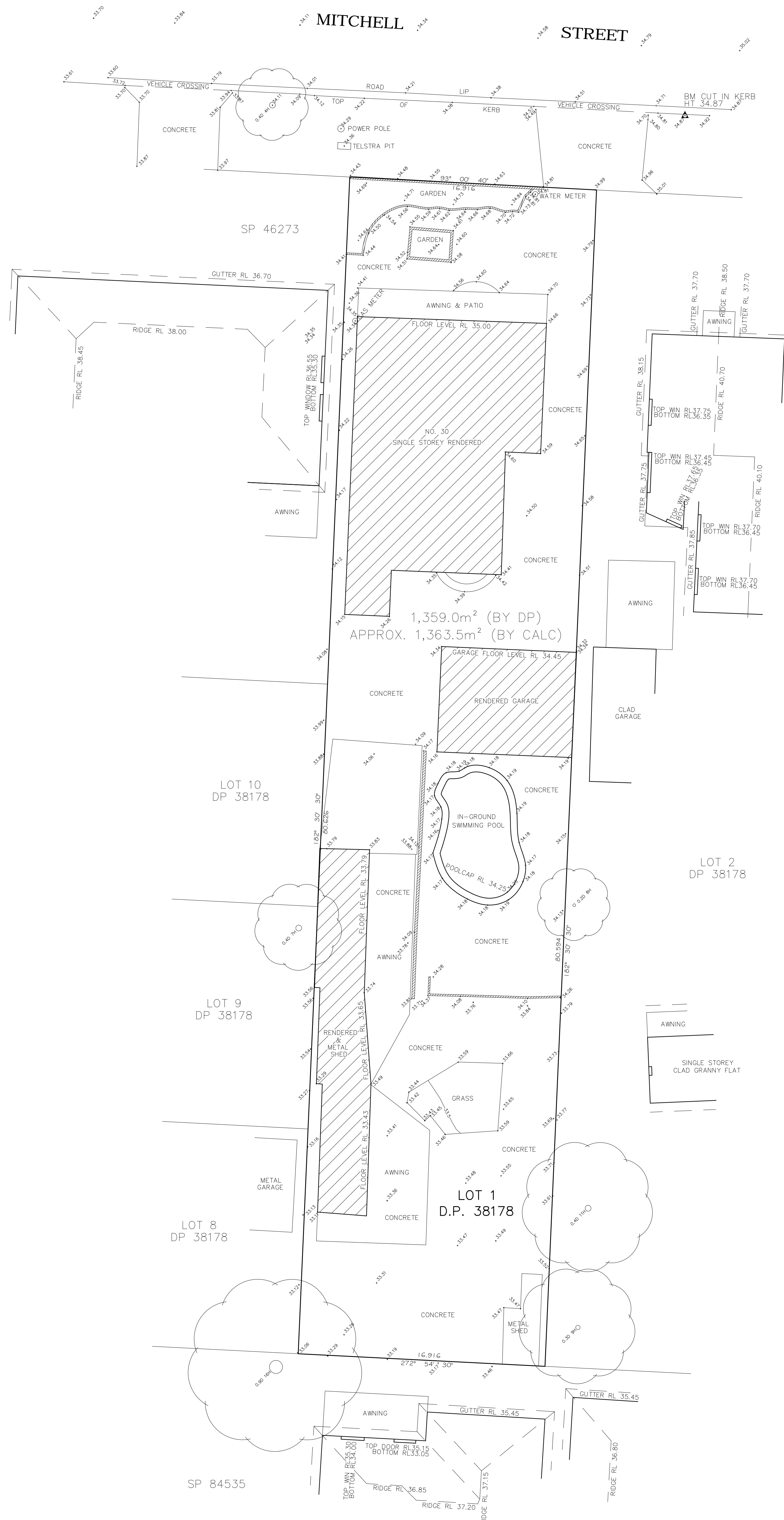
returned 197 results

[Export to excel](#)

1 of 10 Pages

[Se](#)

Number	Name	Location	Type	Status	Is
11508	ABLEWAY WASTE MANAGEMENT PTY LTD	DP734445 Lot 2 37-55 Lee Holm Road, ST MARYS, NSW 2760	POEO licence	Surrendered	31
1031002	ABLEWAY WASTE MANAGEMENT PTY LTD	DP734445 Lot 2 37-55 Lee Holm Road, ST MARYS, NSW 2760	s.91 Clean Up Notice	Issued	02
1034286	ABLEWAY WASTE MANAGEMENT PTY LTD	DP734445 Lot 2 37-55 Lee Holm Road, ST MARYS, NSW 2760	s.110 Revocation of Clean Up Notice	Issued	30

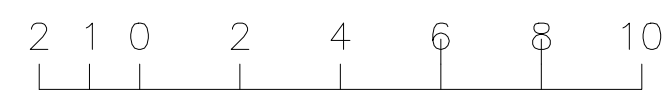


- This detail survey is not a "survey" as defined by the Surveying and Spatial Information Act 2002. If any structure is to be erected upon the land then the boundary corners MUST be marked.
- All bearings and distances are subject to final survey.
- If any building or structure is to be located relative to an existing feature shown on this plan, such feature should be located accurately by survey.
- Underground services have not been surveyed. Only visible services are shown and are in approximate positions only. A "Dig Before You Dig" search MUST be made before any excavation and construction work can commence
- Ridge and gutter heights on subject and adjoining properties are approximate only.
- All tree canopies are to scale
- Contours show indicative relief patterns only and are not to be used for level interpolation
- These general notes should be stored with the supplied CAD drawing



DATE	REVISION	BY

© COPYRIGHT New South Surveys Pty Ltd, 2017. This plan is and shall remain the property of New South Surveys Pty Ltd. This plan is not to be used or reproduced by any process without prior written permission. Unauthorised use of this plan in any way is prohibited.



NOTE: ALL DIMENSIONS ARE IN METRES UNLESS SPECIFIED OTHERWISE

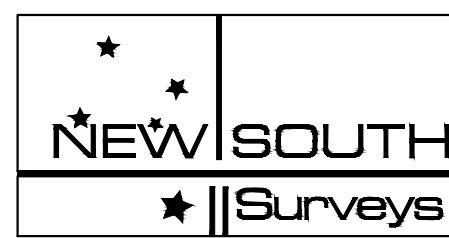
AUSTRALIAN HEIGHT DATUM

ORIGIN: PM8244
RL: 32.791
SCIMS: 28/11/2017

DRAWN:	AS
--------	----

CHECKED:	DH
DATE:	

SECRETED	A3
----------	----



NEW SOUTH SURVEYS
Land & Engineering Surveyors
P.O. BOX 119 Granville NSW 2142
Mobile: 0405 416 914
Email: info@newsouthsurveys.com.au

CLIENT:	DESIGNCORP
PROJECT:	30 MITCHELL STREET, ST MARYS TOPOGRAPHICAL SURVEY

SCALE: 1 : 150 @ A0

DATE: 28/11/2017

DRAWING No:

117490

APPENDIX B

IMAGES

Image 1: south view



Image 2: North View – Pool and rendered detached shed



Image 3: south east view

