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Report on
Detailed Site Investigation for Contamination

Due Diligence
1-13 Reserve Street, Penrith, NSW

Prepared for
Penrith City Council

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Integrated Practical Solutions





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Report on Detailed Site Investigation for Contamination
Due Diligence
1-13 Reserve Street, Penrith, NSW

1. Introduction

This report presents the results of a detailed site investigation (DSI) for contamination undertaken at 1-13 Reserve Street, Penrith, NSW (the subject site). The investigation was commissioned in an email dated 20 July 2017 by Mr David Ellks of Penrith City Council (PCC) and was undertaken in accordance with Douglas Partners Pty Ltd (DP) proposal SYD170856 dated 18 July 2017.

It is understood that this investigation is required for due diligence purposes to assist PCC in their negotiations with Greengate who propose to develop the site for aged care. The objective of this DSI was therefore to assess the suitability of the site for an aged care land use.

DP completed a preliminary in situ waste classification report at the site and the results are presented as part of this DSI report. This report also includes a review of site history information which is normally undertaken as part of a preliminary site investigation.

2. Scope of Works

The scope of works for the DSI was as follows:

- Review of previous waste classification report completed by DP;
- Review topography, geology and soils maps;
- Review of registered groundwater bore information held by the Department of Primary Industries;
- Review of NSW Environment Protection Authority (EPA) registers published under the Contaminated Land Management Act 1997 (CLM Act) and the Protection of the Environment Operations Act 1997 (POEO Act);
- Review of NSW SafeWork register;
- Review of Section 14 (2&5) Planning Certificates;
- Review of historical title deeds and selected historical aerial photographs;
- Site walkover by DP to assess potential contamination sources and receptors;
- Conduct service location using an electromagnetic sweep and dial-before-you-dig plans as a precautionary measure;
- Complete six boreholes using hand auger equipment to depths of between 0.2 m and 1.0 m below ground level (bgl);
- Collect soil samples from the boreholes at regular intervals and upon signs of contamination;

- Conduct laboratory analysis on eight soil samples, including one quality assurance / quality control (QA/QC samples) at a NATA accredited laboratory for a combination of the following contaminants of potential concern (COPC):
 - o Heavy metals: arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc;
 - o Total recoverable hydrocarbons (TRH) and Monocyclic aromatic hydrocarbons (BTEX: benzene, ethylbenzene, toluene, total xylene);
 - o Polycyclic aromatic hydrocarbons (PAH);
 - o Total phenols;
 - o Polychlorinated biphenyls (PCB);
 - o Organochlorine pesticides (OCP) and organophosphorus pesticides (OPP); and
 - o Asbestos in soil.
- Preparation of this report.

3. Previous Report

DP prepared a report for the site entitled Preliminary In situ Waste Classification, Proposed Multi-storey RACF Development, 1-13 Reserve Road, Penrith, NSW for Greengate Development Pty Ltd, Reference 85817.R.002.Rev1, dated March 2017 (DP, 2017a). The investigation included soil sampling from 11 boreholes (BH1 to BH11), as shown on Drawing 1, Appendix A.

The ground conditions encountered comprised grey and dark grey, gravelly sand and silty clay filling (trace crushed brick in BH6 and BH9) to depths of between 0.5 m and 0.7 m bgl, then grey and brown, silty and sandy clay, clayey and gravelly sand, sand and sandy gravel to depths of between 4.7 m and 11.2 m bgl, overlying laminite or shale bedrock to depths of between 13.6 m and 15.3 m bgl.

There were no obvious indications of gross contamination (e.g. staining or odours); however, a trace amount of crushed brick was encountered in the silty clay filling in BH6 and BH9 at depths of between 0.2 m and 0.5 m bgl.

A total of 15 soil samples and two replicate samples were analysed for a range of the identified contaminants of concern. The results indicated the following preliminary waste classification:

- Fill (including surface soils) described as grey and dark grey, gravelly sand and silty clay filling (trace crushed brick), were preliminarily classified as General Solid Waste (non-putrescible), as defined in the NSW EPA Waste Classification Guidelines (2014) with the exception of dark grey silty clay filling with some sand in BH2 which was preliminarily classified as Asbestos Special Waste (non-putrescible). Laboratory results indicated that asbestos was present in the sand filling in BH2 at a depth of 0.1 m-0.3 m. The asbestos impact around BH2 required delineation to define the zone to which the Asbestos Special Waste classification applies; and
- Natural soils and bedrock described as grey and brown, silty and sandy clay, clayey and gravelly sand, sand and sandy gravel and laminite or shale were preliminarily classified as VENM.

4. Site Information and Location

4.1 Site Identification

The site has a street address of 1-13 Reserve Street, Penrith and comprises nine allotments:

- 3 Reserve Street - Lot B in DP160027;
- 5 Reserve Street – Lot A in DP160027;
- 7 Reserve Street – Lots 1 & 2 in DP198621;
- Derby Street – Lot 106 in DP1215261;
- 222 Derby Street – Lot 23 in DP979866;
- 226 Derby Street – Lot 22 in DP979866;
- 228 Derby Street – Lot D in DP154478; and
- 230 Derby Street – Lot C in DP154478.

The consolidated areas form the site which covers an area of approximately 0.46 ha.

4.2 Site Location

The site location and boundaries are shown on Drawing 1, Appendix A.

The site is surrounded by the following:

- North-east: Derby Street and then Crown land currently occupied by Penrith Bowling and Recreational Club;
- South-east: Woodriff Street and then low density (maximum double-storey) residential properties;
- South-west: Reserve Street and then ground level bitumen paved car park, then commercial shopping centre complex. Part of the complex closest to the site is occupied by Kmart Tyre and Auto Service; and
- North-west: low density (maximum double-storey) commercial and residential properties.

The site is located within the Local Government Area of the Penrith City Council.

5. Geology, Topography and Hydrogeology

Geological mapping (1:100,000 Penrith Soils Geology Series Sheet) indicates that the site is underlain by Bringelly Shale typically comprising carbonaceous claystone, laminite, fine to medium-grained lithic sandstone, rare coal and tuff.

Landscape mapping (1:100,000 Penrith Soils Landscape Series Sheet, prepared by the former NSW Department of Land and Water Conservation), indicates the site is underlain by alluvial Richmond Soils.

Salinity Potential of Western Sydney mapping (prepared by the Land and Property Information, 2017), indicates the site is in an area of moderate salinity potential.

According to Land and Property Information, 2017, the elevation of the site is at approximately 28-30 m AHD. The surrounding area to the north, south and west within 500 m of the site is at similar elevation. The area to the south-east, up to approximately 500 m from the site, increases in elevation to between 32-48 m AHD.

The Nepean River is located approximately 2 km to the west of the site. The site surface is relatively flat and level, although the surrounding area slopes down slightly toward the north-west. However, surface water is likely to be intercepted by artificial drainage lines.

According to the Penrith Local Environmental Plan Acid Sulfate Soils, an acid sulfate soil risk has not been identified on the site or in the surrounding area.

A search of the NSW Department of Primary Industries Office of Water database was undertaken on 22 July 2017. A total of 51 registered groundwater bores were identified within 2 km of the site. The intended purpose for the majority of the bores was monitoring. Recreation, general use, industrial, irrigation and domestic / stock were also listed as the intended purpose for 11 of the bores.

The final depths of the bores ranged between 2.8 m and 210 m bgl and the standing water level (SWL) data ranged between 4.5 m and 69 m bgl.

A plan of the bore locations and copies of the available data are provided in Appendix C.

6. Site History

The desktop component of this investigation involved a review of historical information relating to potential contamination sources at the site. Relevant findings are provided below and are based on a review of:

- Aerial photographs;
- Title deeds;
- Section 149 Planning Certificates;
- Regulatory Notices;
- SafeWork NSW records; and
- Council records.

The site history documents reviewed are provided in Appendix C.

6.1 Aerial Photographs

Historic aerial photographs for the years 1943, 1956, 1961, 1965, 1970, 1982, 1991, 2002, 2009, and 2014 were obtained from the Land and Property Information or Google Earth. These photographs were studied in order to identify the likely past uses and changes to the site, particularly those of a potentially contaminating nature. The findings are summarised below and the photographs are presented in Appendix C.

1943

The 1943 aerial photograph shows the site mostly vacant with four residential allotments in about the middle of the site which appear to be occupied by residential buildings. The site is bordered to the north, east and south by public roads, and beyond that the surrounding area is in a similar condition, in that it is either vacant or residential allotments occupied by residential buildings.

1956

The site appears occupied by seven residential allotments and the remaining site area appears vacant. The surrounding area appears similar to the 1943 photograph with the exception of increased residential development. The site to the north-east on the opposite side of Derby Street appears occupied by bowling greens.

1961

The site appears similar to the 1956 photograph. The surrounding area appears completely developed into residential allotments with the exception of the Bowling club to the north-east and a commercial-type building on a site to the south-west. The surrounding site to the north-west, on the other side of Station Street, appears to be in the earthworks / construction phase.

1965

The site appears similar to the 1961 photograph. The surrounding area also appears similar to the 1961 photograph, though the site to the north-west, on the other side of Station Street, appears have been developed into an irregular shaped building with car parking and landscaping.

1970

The site and surrounding area appear similar to the 1965 photograph.

1982

The site and surrounding area appear similar to the 1970 photograph with the exception of the site to the north-west, on the other side of Station Street which appears to be occupied by a number of swimming pools.

1991

The site appears similar to the 1982 photograph. The surrounding area also appears similar with the exception of the site to the south-west, on the opposite side of Reserve Street appears occupied by a

large commercial-type building and a ground level car park. The commercial-type building appears different to the one first noticed in the 1970 photograph.

2002

The site appears to be occupied by only two residential-type buildings and the remaining area appears vacant. The surrounding area appears similar to the 1991 photograph.

2009

The site appears occupied by only one residential-type building in the south-west corner, similar to the current layout, which is known to have been most recently occupied by a child care centre. Refer to Section 7 of this report. The remaining site area appears to be used as a car park which is similar to current condition. The surrounding area appears similar to the 2002 photograph.

2014

The site and surrounding area appear similar to the 2009 photograph and the current condition. Refer to Section 7 of this report.

6.2 Historical Title Deeds

A historic title deed search was conducted for the site. Searches were carried out by Mr James McDonnell of Scott Ashwood Pty Ltd. Tables 1 to 15 provide details of the search. A full copy is also provided in Appendix C.

Table 1: Historical Titles Lot 1 DP 198621

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Potential Land Activity
13.10.1919 (1919 to 1959)	Annie Adeline Ethelia Becroft (or Beacroft) (Spinster) & her deceased estate	Undeveloped / residential?
20.05.1959 (1959 to 1981)	Ivy Bull (Divorcee) & her deceased estate	Residential / possible commercial?
06.04.1981 (1981 to 1985)	Kevin Lawrence Roots (Contractor)	Residential / possible commercial / child care centre?
20.09.1985 (1985 to Date)	# The Council of the City of Penrith	Commercial / child care centre?

Denotes Current Registered Proprietor

Easement and Leases: Nil.

Table 2: Historical Titles Lot 2 DP 198621

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Potential Land Activity
05.05.1926 (1926 to 1950)	Annie Adeline Ethelia Becroft (Spinster)	Undeveloped / residential?
02.11.1950 (1950 to 1981)	Ivy Bull (Divorcee) & her deceased estate	Residential / possible commercial?
06.04.1981 (1981 to 1985)	Kevin Lawrence Roots (Contractor)	Residential / possible commercial / child care centre?
20.09.1985 (1985 to Date)	# The Council of the City of Penrith	Commercial / child care centre?

Denotes Current Registered Proprietor

Easement and Leases: Nil.

Table 3: Historical Titles part of Lot A DP 160027 (tinted pink in Appendix C)

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Potential Land Activity
03.08.1920 (1920 to 1937)	Charlotte Marie Caroline Hyde (Married Woman)	Undeveloped / residential?
11.03.1937 (1937 to 1953)	Victor Clarence Merz (Labourer) Marie-Louise Blanche Rose Merz (Married Woman)	Residential

Table 4: Historical Titles part of Lot A DP 160027 (tinted green in Appendix C)

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Potential Land Activity
01.08.1890 (1890 to 1946)	James Davies (Driver) & his deceased estate	Undeveloped / residential?
01.06.1946 (1946 to 1953)	Victor Clarence Merz (Farmer) Marie-Louise Blanche Rose Merz (Married Woman)	Undeveloped / residential?

Table 5: Historical Titles whole of Lot A DP 160027

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Potential Land Activity
21.03.1953 (1953 to 1970)	Daphne Stella Ahearn (Widow) Now Daphne Stella Lawson (Married Woman)	Residential
04.02.1970 (1970 to 1995)	Bertram David Leach (Car Proprietor)	Residential / possible commercial
10.11.1995 (1995 to Date)	# The Council of the City of Penrith	Vacant / car park

Easement and Leases: Nil.

Table 6: Historical Titles Lot B DP 160027

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Potential Land Activity
01.08.1890 (1890 to 1946)	James Davies (Driver) & his deceased estate	Undeveloped / residential?
01.06.1946 (1946 to 1953)	Victor Clarence Merz (Farmer) Marie-Louise Blanche Rose Merz (Married Woman)	Undeveloped / residential?
25.03.1953 (1953 to 1973)	Thomas Noble Soper (Builder) & his deceased estate	Undeveloped / residential?
01.06.1973 (1973 to 1986)	Thomas Vincent Mulcair (Gentleman) Annie Catherine Mulcair (Married Woman)	Residential
02.12.1986 (1986 to 1995)	Mofifu Pty. Limited	Residential / possible commercial
08.09.1995 (1995 to Date)	# The Council of the City of Penrith	Vacant / car park

Denotes Current Registered Proprietor

Easement and Leases: Nil.

Table 7: Historical Titles Lot 106 DP 1215261

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Potential Land Activity
19.04.2016 (2016 to Date)	# Penrith City Council	Vacant / car park

Denotes Current Registered Proprietor

This land was found to have been a private subdivision road from 1884.

Easement and Leases: Nil.

Table 8: Historical Titles Lot 21 DP 979866

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Potential Land Activity
14.12.1923 (1923 to 1934)	James Ambrose Dowling (State Railway Employee)	Undeveloped / residential?
16.08.1934 (1934 to 1948)	Charlotte Marie Caroline Hyde (Married Woman) & her deceased estate	Undeveloped / residential?

Denotes Current Registered Proprietor

Table 9: Historical Titles Lot 22 DP 979866

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Potential Land Activity
15.07.1930 (1930 to 1948)	Charlotte Marie Caroline Hyde (Married Woman) & her deceased estate	Undeveloped / residential?

Denotes Current Registered Proprietor

Table 10: Historical Titles whole of Lots 21 and 22 DP 979866

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Potential Land Activity
28.09.1948 (1948 to 1955)	Royal Francis Henry Blatch (Boot Repairer)	Residential
04.08.1955 (1955 to 1957)	John Railton Wright (Farmer)	Residential
08.07.1957 (1957 to 1959)	Walter Harold Thomas (Retired)	Residential
22.09.1959 (1959 to 1986)	Edward Joseph Wilkinson (Truck Driver) Daphne Joan Wilkinson (Married Woman)	Residential
27.08.1986 (1986 to 1995)	Gayed Pty. Limited	Residential / possible commercial
23.06.1995 (1995 to Date)	# The Council of the City of Penrith	Residential / possible commercial

Denotes Current Registered Proprietor

Easement and Leases: Nil.

Table 11: Historical Titles Lots 23 and 24 DP 979866

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Potential Land Activity
15.07.1930 (1930 to 1935)	Victor Charles Freeburn (Hotel Keeper)	Undeveloped
08.10.1935 (1935 to 1945)	Cyril James Reddan (Railway Employee)	Undeveloped
23.08.1945 (1945 to 1946)	Reginald James Ludbrook (Municipal Works Employee)	Undeveloped / residential?
14.03.1946 (1946 to 1980)	Edward John Corr (Carrier)	Undeveloped / residential
17.10.1980 (1980 to 1984)	Allan Leonard Piper (Civil Engineer) Ann Piper (Married Woman)	Residential
10.08.1984 (1984 to 1995)	Ivan Barrow (Real Estate Agent) Gary Ronald Michael Rossetto (Real Estate Agent)	Residential
08.09.1995 (1995 to Date)	# The Council of the City of Penrith	Vacant / car park

Denotes Current Registered Proprietor

Easement and Leases: Nil.

Table 12: Historical Titles Lot D DP 154478

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Potential Land Activity
15.08.1918 (1918 to 1926)	David Hendren (Retired Railway Employee)	Undeveloped
25.06.1926 (1926 to 1936)	Edith Nellie Kerry (Married Woman)	Undeveloped
25.11.1936 (1936 to 1937)	Robert Reginald Fife (Freeholder)	Undeveloped
03.02.1937 (1937 to 1938)	Minnie Evelyn East (Married Woman) Now Minnie Eveline East (Married Woman)	Undeveloped
15.12.1938 (1938 to 1951)	Minnie Eveline East (Married Woman) Henry Alfred George East (Butcher) & his deceased estate	Undeveloped
05.11.1951 (1951 to 1954)	Minnie Eveline East (Widow)	Undeveloped / residential?
17.09.1954 (1954 to 1986)	Oscar Ward Fletcher (Company Director) Ernest Frederick Hinch (Manager) George Fletcher Joss (Manager) (Trustees of the Penrith Bowling and Recreation Club?)	Residential
17.09.1954 (1954 to 1986)	Penrith Bowling and Recreation Club	Commercial
19.12.1986 (1986 to 1995)	Gayed Pty. Limited	Commercial
23.06.1995 (1995 to Date)	# The Council of the City of Penrith	Vacant / car park

Denotes Current Registered Proprietor

Table 13: Historical Titles Lot C DP 154478 (tinted blue in Appendix C)

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Potential Land Activity
15.08.1918 (1918 to 1926)	David Hendren (Retired Railway Employee)	Undeveloped
25.06.1926 (1926 to 1936)	Edith Nellie Kerry (Married Woman)	Undeveloped
25.11.1936 (1936 to 1937)	Robert Reginald Fife (Freeholder)	Undeveloped
03.02.1937 (1937 to 1938)	Minnie Evelyn East (Married Woman) Now Minnie Eveline East (Married Woman)	Undeveloped
15.12.1938 (1938 to 1951)	Minnie Eveline East (Married Woman) Henry Alfred George East (Butcher) & his deceased estate	Undeveloped
05.11.1951 (1951 to 1954)	Minnie Eveline East (Widow)	Undeveloped

Table 14: Historical Titles Lot C DP 154478 (tinted purple in Appendix C)

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Potential Land Activity
Prior to 1896 (1900 to 1936)	David Hendren (Railway Employee) & his deceased estate	Undeveloped
22.09.1936 (1936 to 1938)	Robert Reginald Fife (Freeholder)	Undeveloped
15.2.1938 (1938 to 1951)	Henry Alfred George East (Butcher) & his deceased estate Minnie Eveline East (Married Woman)	Undeveloped
05.11.1951 (1951 to 1954)	Minnie Eveline East (Widow)	Undeveloped

Table 15: Historical Titles whole of Lot C DP 154478

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Potential Land Activity
17.09.1954 (1954 to 1967)	Oscar Ward Fletcher (Company Director) Ernest Frederick Hinch (Manager) George Fletcher Joss (Manager)	Undeveloped
03.04.1967 (1967 to 1984)	Ronald William Mascord (Senior Technical Officer) Robin Dulcie Mascord (Married Woman)	Undeveloped / residential
22.03.1984 (1984 to 1986)	Terrance John Willis (Solicitor) Joseph Michael Grassi Solicitor)	Residential / possible commercial
18.12.1986 (1986 to Date)	# The Council of the City of Penrith	Commercial / post 2003 – vacant / car park

Denotes Current Registered Proprietor

Easement and Leases: Nil.

6.3 Council Section 149 Planning Certificates and Council Records

Section 149 (2) and (5) Planning certificates for the site (all nine lots) were provided to DP by Penrith City Council. These certificates were dated 26 and 27 July 2017 and indicated the following:

- The land is zoned B4 Mixed Use;
- The land is not affected by any matters prescribed by section 59(2) of the Contaminated Land Management Act 1997; and
- No other information was provided regarding contamination issues.

The Section 149 Planning certificates are provided in Appendix C.

Council Records were also reviewed with the following development applications considered pertinent in relation to the site:

3 Reserve Street Lot B in DP160027 –

- DA00960123 BA00961605 (1996) 70 Places Child Care Centre; and
- D68100/36851 DA1 (1986) Consulting Rooms.

5 Reserve Street Lot A in DP160027 –

- DA00960123 BA00961605 (1996) 70 Places Child Care Centre; and
- D68100/36851 DA1 (1986) Consulting Rooms.

7 Reserve Street Lot 1 & 2 in DP198621 –

- DA930358 (1993) BA942536; and
- (1994)16 Places Child Care Centre.

Derby Street Lot 106 in DP1215261 (106 Woodriff Street, Penrith) - No applications

222 Derby Street Lot 23 in DP979866 –

- DA00960123 BA00961605 (1996) 70 Places Child Care Centre; and
- D68100/36851 DA1 (1986) Consulting Rooms.

226 Derby Street Lot 22 in DP 979866 –

- DA00960123 BA00961605 (1996) 70 Places Child Care Centre; and
- D68100/36851 DA1 (1986) Consulting Rooms.

228 Derby Street Lot D in DP154478 –

- DA00960123 BA00961605 (1996) 70 Places Child Care Centre; and
- D68100/36851 DA1 (1986) Consulting Rooms.

230 Derby Street Lot C in DP154478 –

- DA00980297 BA00981520 Women's BA00951103 Health Centres Temporary Demountable buildings.

6.4 Regulatory Notice Search

The EPA publishes records of contaminated sites under Section 58 of the CLM Act on a public database, accessible via the internet. The notices relate to investigation and/or remediation of significant contaminated as defined under the CLM Act. More specifically the notices relate to the following:

- Actions taken by the EPA under Sections 15, 17, 19, 21, 23, 26 or 28 of the CLM Act;

- Actions taken by the EPA under Sections 35 or 36 of the Environmentally Hazardous Chemicals Act 1985; and
- Site audit statements provided to the EPA under Section 52 of the CLM Act on sites subject to an in-force remediation order.

The search of the database on 22 July 2017 revealed that the subject site is not listed.

Two sites within a 1 km radius of the site, located to the north and north-east of the site are listed. These being Jet 60 Dry Cleaners, located approximately 420 m north-east of the site, which is listed as currently under assessment and a 7-Eleven Service Station, located approximately 900 m east of the site, which is listed as under CLM Act Regulation.

It should be noted that the EPA record of notices for contaminated land does not provide a record of all contaminated land in NSW.

The NSW EPA also issues environmental protection licenses under Section 308 of the POEO Act. The register contains:

- Environmental protection licenses;
- Applications for new licenses and to transfer or vary or extend licenses;
- Environment protection and noise control licenses;
- Convictions and prosecutions under the POEO Act;
- The result of civil proceedings;
- License review information;
- Exemptions and provisions of the POEO Act or Regulations;
- Approvals granted under Clause 9 of the POEO (Control of Burning) Regulation; and
- Approvals granted under Clause 7a of the POEO (Clean Air) Regulation.

A search of the public register on the 22 June 2017 indicated that no licenses were listed for the site. A search of sites within a 1 km radius of the site indicated two sites associated with licensed activities. These being Sydney Trains, located approximately 620 m east of the site undertaking railway systems activities and LD & D Milk Pty Ltd, located approximately 830 m north of the site undertaking dairy processing.

6.5 SafeWork NSW Record Search

SafeWork NSW undertook a search of their Stored Chemical Information Database (SCID) for the site.

A letter was provided to DP, dated 2 August 2017, which stated that ‘ a search of the records held by SafeWork NSW has not located any records pertaining to the site...’

A copy of the letter is provided in Appendix C.

7. Site Walkover

The site walkover was completed by Environmental Scientist, Jack Snowden from DP on 10 August 2017. Site photographs are presented in Appendix A.

The majority of the site was vacant and being used as car park with the exception of 7 Reserve Street, which was occupied by a vacant building which was most recently operated as a child care centre.

The part of the site used as a car park was unsealed and contained several large trees.

The property 7 Reserve Street was occupied by one building with the remaining area of the allotment either concrete or bitumen paved with some grassed areas. It should be noted that the building appeared to contain asbestos containing materials, particularly likely beneath the vinyl flooring and within the eaves and ceiling. A hazardous building material assessment was not undertaken by DP, although, it is recommended that this occur prior to demolition of the building. The building on 7 Reserve Street was boarded up and all of 1 Reserve Street was securely fenced.

The site surface and surrounding area sloped down slightly toward the north-west.

8. Preliminary Conceptual Site Model

A conceptual site model (CSM) is a representation of site-related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The CSM provides the framework for identifying how the site became contaminated and how potential receptors may be exposed to contamination either in the present or in the future i.e. it enables an assessment of the potential source – pathway – receptor linkages (complete pathways).

8.1 Potential Contamination Sources and Contaminants of Concern

Based on the current investigation, the following potential sources of contamination and associated contaminants of concern have been identified (Table 16).

Table 16: Potential Contamination Sources and Contaminants of Concern

Potential Source	Description of Potential Contaminating Activity	Contaminants of Concern
Imported fill of unknown origin (S1)	Uncontrolled filling: The waste classification investigation identified fill at the site.	Common contaminants associated with fill include heavy metals, TPH, BTEX, PAH, PCB, OCP, OPP, phenols and asbestos.
Hazardous building materials in existing buildings (S2)	Potential presence of hazardous building materials within the existing or previous buildings. May have impacted on surface soils following demolition.	Asbestos, SMF, lead and PCB

Notes :

TRH -	total petroleum hydrocarbon
BTEX -	benzene, toluene, ethylbenzene, xylene
PAH -	polycyclic aromatic hydrocarbons
PCB -	polychlorinated biphenyls
OCP -	organochlorine pesticides
OPP -	organophosphorus pesticides
VOC -	volatile organic compounds

The potential contamination sources (S) on the site are therefore as follows:

S1 Fill of unknown origin;

S2 Hazardous building materials;

It should be noted that although activities known as a high contamination risk have been identified in locations in the region of the site (e.g. dry cleaner and 7 Eleven), it is considered that the risk of any associated groundwater contamination impacting on the site is low given the distance from the site.

8.2 Potential Receptors

8.2.1 Human Health Receptors

R1 Current site users (site workers and visitors);

R2 Construction and maintenance workers;

R3 Final end users (aged residents, workers and visitors); and

R4 Land users in adjacent areas (residential / commercial).

8.2.2 Environmental Receptors

R5 Groundwater (Nepean River);

R6 Surface water; and

R7 Terrestrial ecology.

8.2.3 Potential Pathways

Potential pathways for the identified contamination to impact on the receptors include the following:

- P1 Ingestion and dermal contact;
- P2 Inhalation of dust and / or vapour;
- P3 Leaching of contaminants and vertical migration into groundwater;
- P4 Surface water run-off;
- P5 Lateral migration of groundwater; and
- P6 Contact with terrestrial ecology.

8.3 Summary of Preliminary CSM

A 'source – pathway – receptor' approach has been used to assess the potential risks of harm being caused to human, water or environmental receptors from contamination sources on or in the vicinity of the site, via exposure pathways. The possible pathways between the above sources (S1 to S2) and receptors (R1 to R7) are provided in Table 17 below.

Table 17: Potential Complete Pathways

Source	Pathway	Receptor
S1 Fill of unknown origin	P1: Ingestion and dermal contact	R1: Current site users R2: Construction and maintenance workers R3: Final end users
	P2: Inhalation of dust and/or vapour	R1: Current site users R2: Construction and maintenance workers R3: Final end users R4: Land users in adjacent areas (residential / commercial)
	P3: Leaching of contaminants and vertical migration into groundwater	R5: Groundwater
	P4: Surface water run-off P5: Lateral migration of groundwater	R6: Surface water
	P6: Contact with terrestrial ecology	R7: Terrestrial ecology
S2 Hazardous building materials	P1: Ingestion and dermal contact P2: Inhalation of dust and/or vapour	R1: Current site users R2: Construction and maintenance workers R3: Final end users

9. Fieldwork and Analysis

9.1 Data Quality Objectives and Project Quality Procedures

This DSI has been devised in general accordance with the seven step data quality objective (DQO) process which is provided in Appendix B, Schedule B2 of NEPC (2013). The DQO process is outlined as follows:

- State the problem;
- Identify the decision;
- Identify inputs into the decision;
- Define the boundary of the assessment;
- Develop a decision rule;

- Specify acceptable limits on decision errors; and
- Optimise the design for obtaining data.

Referenced sections for the respective DQOs listed above are provided in Appendix E.

9.2 Data Quality Indicators

The performance of the assessment in achieving the DQO was assessed through the application of data quality indicators (DQI) as defined by:

Precision:	A quantitative measure of the variability (reproducibility) of data;
Accuracy:	A quantitative measure of the closeness of reported data to the “true” value;
Representativeness:	The confidence (expressed qualitatively) that data are representative of each media present on the site;
Completeness:	A measure of the useable data from a data collection activity; and
Comparability:	The confidence (expressed qualitatively) that data can be considered equivalent for each sampling and analytical event.

Further comments on the DQIs are presented in Appendix E.

9.3 Soil Sampling Locations and Rationale

A total of six boreholes were hand augered in targeted areas of the site to provide an indication of subsurface conditions. The boreholes were positioned to target the area where asbestos was previously identified (DP, 2017a) and within 7 Reserve Street which was previously occupied by an operational child care centre and therefore not sampled as part of DP (2017a).

Under the NSW EPA Sampling Design Guidelines 1997, a minimum of 13 sampling locations is recommended to characterise a site of this size (0.46 ha). A total of 11 test locations were completed previously (DP, 2017a), and therefore another six were completed to supplement those of DP (2017a).

Intrusive works were conducted on 10 August 2017 at the locations shown in Drawing 1, Appendix A.

9.4 Soil Sampling Procedures

Environmental sampling was performed in accordance with standard operating procedures outlined in the DP Field Procedures Manual. All sampling data was recorded on borehole logs presented in Appendix B and selected samples for laboratory analysis were recorded on DP chain-of-custody (COC) sheets provided in Appendix D. The general soil sampling procedure comprised:

- Decontamination of re-useable sampling equipment using a 3% phosphate free detergent (Decon90) and distilled water prior to collecting each sample or use of disposable sampling equipment;
- Use of disposable sampling equipment including nitrile gloves;

- Transfer of samples into laboratory prepared glass jars and bottles (with appropriate preservatives for analytes) and capping immediately with Teflon lined lids;
- Labelling of sampling containers with individual and unique identification, including project number, sample identification and sample depth;
- Placement of sample containers and bags into a cooled, insulated and sealed container for transport to the laboratory; and
- COC was maintained at all times and countersigned by the receiving laboratory on transfer of samples.

Envirolab Services Pty Ltd, accredited by NATA, was employed to conduct the sample analysis. ELS is required to carry out in-house procedures.

9.5 Analytical Rationale

The analytical scheme was designed to obtain an indication of the potential presence and possible distribution of identified COPC based on information obtained in the previous investigation and the preliminary CSM. The primary contaminants of concern as identified in Section 8 are metals, TRH, BTEX, PAH, PCB, OCP, OPP, phenols and asbestos. Soil samples were selected for analysis based on site observations (i.e. odour, staining etc.), and their location within the subsoil strata (i.e. surface, fill or natural), with an emphasis on fill and near surface samples where it would be expected that the bulk of identified COPC would be present.

9.6 Field Quality Assurance and Quality Control

The field QC procedures for sampling were as prescribed in Douglas Partners' Field Procedure Manual, and are outlined in Appendix E.

Field replicates were recovered and analysed for a limited suite of contaminants by means of intra-laboratory analysis. These samples were collected in accordance with standard industry practice and guidelines.

9.7 Laboratory QA / QC

The analytical laboratory, accredited by NATA, is required to conduct in-house QA/QC procedures. These are normally incorporated into every analytical run and include reagent blanks, spike recovery, surrogate recovery and duplicate samples. These results are included in the laboratory certificates in Appendix D.

The results of the DP assessment of laboratory QA/QC are shown in Appendix E, with the full laboratory certificates of analysis included in Appendix D.

10. Assessment Criteria

The assessment criteria have been sourced from the National Environment Protection Council (NEPC) National Environment Protection Measure (Assessment of Site Contamination) 1999, as amended 2013 (NEPC 2013).

The site assessment criteria (SAC) comprise health-based investigation levels (HILs), health screening levels (HSLs) and management limits for TRH. The laboratory Practical Quantitation Limit (PQL) has also been adopted as a screening level for some contaminants.

10.1 Health-based Investigation Levels (Non-petroleum Chemical Contaminants)

Table 18 shows the HILs that have been adopted by NEPC (2013) Schedule B1, Table 1A (1) for assessing the human health risk from a contaminant via relevant pathways of exposure, as detailed in the CSM. Table 18 only includes contaminants analysed during this assessment, not the full list provided in NEPC (2013).

Given the objective of the DSI, and the potential receptors identified in the CSM, the adopted SAC were for a residential land use. Given that the layout of the proposed aged care is not known, a conservative approach has been adopted, assuming a residential land use with gardens and accessible soil (i.e. HIL A).

Table 18: Health Investigation Levels (Non-petroleum Chemical Contaminants)

Contaminant	HIL A (mg/kg)
Metals and Inorganics	
Arsenic	100
Cadmium	20
Chromium (IV)	100
Copper	6,000
Lead	300
Manganese	3,800
Mercury (inorganic)	40
Nickel	400
Zinc	7,400
PAH	
Carcinogenic PAH (as benzo(a)pyrene TEQ)	3
Total PAH	300
Phenols	
Phenol	3,000
OCP	
DDT + DDD + DDE	240
Aldrin + Dieldrin	6
Chlordane	50
Endosulfan (total)	270
Endrin	10
Hepatchlor	6
HCB	10
Methoxychlor	300
Other Organics	
PCB	1

10.2 Petroleum Contaminants (Health Screening Levels and Management Limits)

Health Screening Levels

Table 19 shows petroleum hydrocarbon compounds adopted from NEPC (2013) Schedule B1, Table 1A(3) and are based on the exposure to petroleum hydrocarbons through the dominant vapour inhalation exposure pathway. The screening levels are adopted given the exposure risk identified during the CSM.

The HSLs are based on overlying soil type and depth. HSLs for sand have been used as they are most conservative. Using the most conservative values, the depth range of 0 m to <1 m has been used.

Table 19: Soil Health Screening Levels for Vapour Intrusion

Contaminant	Soil Type	HSL A (mg/kg)
		Depth 0 m to <1m
Toluene	Sand	160
Ethylbenzene		55
Xylenes		40
Naphthalene		3
Benzene		0.5
TRH C ₆ -C ₁₀ less BTEX [F1]		45
TRH >C ₁₀ -C ₁₆ less naphthalene [F2]		110

NL- Not limiting

Direct Contact Screening Levels

Direct contact HSLs have also been considered for the future land use, considering that minimal parts of the site will not be occupied by buildings and may be available for direct contact such as grassed areas or in garden beds and vegetated areas. These are provided in Table 20.

Table 20: Direct Contact Health Screening Levels (mg/kg)

Contaminant	HSL A	Intrusive Maintenance Worker
Toluene	14,000	120,000
Ethylbenzene	4,500	85,000
Xylenes	12,000	130,000
Naphthalene	1,400	29,000
Benzene	100	1,100
C ₆ -C ₁₀	4,400	82,000
>C ₁₀ -C ₁₆	3,300	62,000
>C ₁₆ -C ₃₄	4,500	85,000
>C ₃₄ -C ₄₀	6,300	120,000

Management Limits (TRH Only)

NEPC (2013) Table 1B (7) provides 'management limits' for TRH fractions, which are applied after consideration of relevant HSLs. The management limits have been adopted to avoid or minimise the following potential effects of petroleum hydrocarbons:

- Formation of non-aqueous phase liquids (LNAPL);
- Fire and explosive hazards; and
- Effects on buried infrastructure e.g. penetration of, or damage to, in-ground services by hydrocarbons.

The presence of site TRH contamination at the levels of the management limits does not imply that there is no need for administrative notification or controls in accordance with jurisdictional

requirements. The adopted management limits are shown in Table 21 and have been selected based on the CSM.

Management limits for coarse material are presented in Table 21, since the coarse texture management limits are more conservative of the two management limits available.

Table 21: Management Limits for TRH Fractions in Soil

TRH Fraction	Soil Texture	Management Limit: (mg/kg)
C ₆ -C ₉ [F1]	Coarse	700
>C ₁₀ -C ₁₆ [F2]	Coarse	1,000
>C ₁₆ -C ₃₄ [F3]	Coarse	2,500
>C ₃₄ -C ₄₀ [F4]	Coarse	10,000

10.3 Ecological Investigation Levels

Ecological Investigation Levels (EIL) have been derived for selected metals and organic compounds and are applicable for assessing risk to terrestrial ecosystems (NEPC, 2013). EIL depend on specific soil physiochemical properties and land use scenarios and generally apply to the top 2 m of soil, which corresponds to the root zone and habitation zone of many species. The EIL is determined for a contaminant based on the sum of the ambient background concentration (ABC) and an added contaminant limit (ACL). The ABC of a contaminant is the soil concentration in a specific locality that is the sum of naturally occurring background levels and the contaminants levels that have been introduced from diffuse or non-point sources (e.g. motor vehicle emissions). The ACL is the added concentration (above the ABC) of a contaminant above which further appropriate investigation and evaluation of the impact on ecological values is required.

The EIL is calculated using the following formula:

$$\text{EIL} = \text{ABC} + \text{ACL},$$

The ABC is determined through direct measurement at an appropriate reference site (preferred) or through the use of methods defined by Olszowy et al Trace element concentrations in soils from rural and urban areas of Australia, Contaminated Sites monograph no. 4, South Australian Health Commission, Adelaide, Australia 1995 (Olszowy, 1995) or Hamon et al, Geochemical indices allow estimation of heavy metal background concentrations in soils, Global Biogeochemical Cycles, vol. 18, GB1014, (Hamon, 2004). ACL is based on the soil characteristics of pH, CEC and clay content.

EIL (and ACLs where appropriate) have been derived in NEPC (2013) for only a short list of contaminants comprising As, Cu, Cr (III), DDT, naphthalene, Ni, Pb and Zn. An Interactive (Excel) Calculation Spreadsheet may be used for calculating site-specific EIL for these contaminants, and has been provided in the ASC NEPM Toolbox available on the SCEW (Standing Council on Environment and Water) website (<http://www.scew.gov.au/node/941>).

The adopted EIL, derived from Tables 1B (1) to 1B(5), Schedule B1 of NEPC (2013) the Interactive (Excel) Calculation Spreadsheet are shown in the following Table 22. The following site specific data and assumptions have been used to determine the EILs:

- The EILs will apply to the top 2 m of the soil profile;
- Given the likely source of soil contaminants (i.e. historical site use/fill) the contamination is considered as “aged” (>2 years); and
- ABCs have been derived using the Interactive (Excel) Calculation Spreadsheet using input parameters of aged soil, average CEC of 8 and average pH of 6.8 for the State in which the site is located, and high for traffic volumes.

Table 22: Ecological Investigation Levels (EIL) in mg/kg

	Analyte	EIL	Comments
Metals	Arsenic	100	Adopted pH of 6.8 and CEC of 8 cmol _c /kg]; assumed clay content 5%
	Copper	190	
	Nickel	170	
	Chromium III	320	
	Lead	1,100	
	Zinc	400	
PAH	Naphthalene	170	
OCP	DDT	180	

10.4 Ecological Screening Levels – Petroleum Hydrocarbons

Ecological Screening Levels (ESL) are used to assess the risk of selected petroleum hydrocarbon compounds, BTEX and benzo(a)pyrene to terrestrial ecosystems. ESL apply to the top 2 m of the soil profile as for EIL.

ESL have been derived in NEPC (2013) for petroleum fractions F1 to F4 as well as BTEX and Benzo(a)pyrene. Site specific data and assumptions as summarised in Table 23 have been used to determine the ESL. The adopted ESL, from Table 1B(6), Schedule B1 of NEPC (2013) are shown in Table 24.

Table 23: Inputs to the Derivation of ESL

Variable	Input	Rationale
Depth of ESL application	Top 2 m of the soil profile	The top 2 m depth below ground level corresponds to the root zone and habitation zone of many species.
Land use	Residential	Residential
Soil Texture	Coarse	

Table 24: Ecological Screening Levels (ESL) in mg/kg

	Analyte	ESL	Comments
TRH	C6 – C10 (less BTEX) [F1]	180*	All ESLs are low reliability apart from those marked with * which are moderate reliability
	>C10-C16 (less Naphthalene) [F2]	120*	
	>C16-C34 [F3]	300	
	>C34-C40 [F4]	2,800	
BTEX	Benzene	50	
	Toluene	85	
	Ethylbenzene	70	
	Xylenes	105	
PAH	Benzo(a)pyrene	0.7	

10.5 Asbestos

Presence / absence testing for asbestos has been conducted as a screening assessment using the laboratory detection limit of 0.1 g / kg.

It should be noted that if further asbestos or indicators of asbestos (e.g. significant inclusions of building debris) are observed during future excavations / construction activity, then further assessment and / or management for asbestos in accordance with NEPC (2013) would be recommended.

10.6 Contaminants with No Assessment Criteria

Where no guidance is provided in NEPC (2013) for a specific analyte, the PQL was used as the initial screening criteria.

If concentrations are recorded above the PQL, reference criteria will be sourced from other national and international guidance as relevant and used to determine the significance of the detected analyte.

The referenced criteria are provided Table D1 in Appendix D.

11. Fieldwork Observations

The borehole locations are shown in Drawing 1 in Appendix A. The borehole logs are provided in Appendix C along with notes on descriptive terms and symbols.

Based on the logs, the subsoil conditions comprised grey, yellow and brown sand, silty sand, gravelly sand, sandy silt and silty clay filling to depths of between 0.1 m and 0.7 m, then brown and grey silty clay and clay to depths of between 0.8 and 1.0 m (all except BHB and BHD).

BHB and BHD were terminated in filling due to hand auger refusal.

No free groundwater was observed in the boreholes.

There were no obvious indications of gross contamination (e.g. staining or odours) or anthropogenic materials within the boreholes.

The conditions encountered in the boreholes were consistent with those found during the previous investigations. Previous investigations indicate that the filling and clay soils are underlain by laminite and shale bedrock.

12. Analytical Results

The results of the laboratory analysis are presented in Table D1, Appendix D. The NATA laboratory reports together with the chain-of-custody and sample receipt information are presented in Appendix D. The results reported in DP (2017a) have been included on the table for completeness.

13. Discussion of Results

The laboratory results (Table D1) indicate that all contaminant concentrations in the soil samples analysed across DP (2017a) and the current investigation were within the adopted SAC with the exception of the following:

- Filling sample BHA/0-0.1 which exceeded three guideline values as follows:
 - C₆-C₁₀ less BTEX (F1): result of 420 mg/kg which exceeds the HSL of 45 mg/kg and the ESL of 180 mg/kg;
 - C₆-C₁₀: result of 790 mg/kg which exceeds the management limit of 700 mg/kg; and
 - Xylene total: results of 320 mg/kg which exceeds the HSL of 40 mg/kg and ESL of 105 mg/kg.
- Filling sample BH11/0.1-0.3 which exceeded the C₆-C₁₀ ESL of 300 mg/kg, with a concentration of 390 mg/kg; and
- Filling sample BH5/0.1-0.3 which exceeded the benzo(a)pyrene TEQ HIL of 3 mg/kg, with a concentration of 8.4 mg/kg.

The hydrocarbons in BH A and BH 11 were encountered in surface (or near surface) soil samples, and are considered likely to be associated with spilt fuels resulting from the use of the site as a carpark. The contaminants identified are readily degraded in atmospheric conditions.

The elevated concentration of benzo(a)pyrene in BH 5 are considered likely to be due to the presence of crushed shale in the upper (pavement) layers, which was not encountered at other bore locations. These materials would need to be delineated, waste classified and disposed off site separate to other materials.

Asbestos was not detected above the reporting limit in any of the samples tested. However, asbestos was encountered at a trace level in BH2, as reported in DP (2017a).

Overall the fieldwork and laboratory test results suggest a low risk to human health.

14. Recommendations and Conclusions

Based on the findings of this DSI, and the previous waste classification, it is considered that the site can be made suitable, from an environmental perspective, for the proposed aged care development, subject to the following:

- A hazardous building materials assessment of the former child care centre should be undertaken such that hazardous materials are identified and appropriately removed prior to demolition;
- Upon demolition of the building, an experienced occupational hygienist or environmental consultant should undertake an inspection of the footprint to identify any remnant asbestos, which would need to be appropriately remediated;
- In relation to the asbestos encountered at BH 2, either delineate the impact and dispose the impacted soils to landfill under the waste classification assigned in DP (2017a), or undertake an asbestos assessment of the area around BH2, and in similar fill, in accordance with NEPC (2013) and WA (2009) Department of Health guidelines, to determine asbestos concentrations for comparison against HSLs. It is recommended that either course of action be undertaken after the inspection following demolition of the building, such that any identified asbestos is incorporated into the selected management strategy;
- In relation to the hydrocarbons encountered in BH A and BH 11, delineate the impact and either waste classify for off-site disposal, or land farm on site until concentrations meet the SAC;
- In relation to the benzo(a)pyrene impact at BH 5, delineate the impact and waste classify for off-site disposal;
- Given the detections of asbestos and other minor contaminants, and the presence of fill, any future construction works should be undertaken under a site management plan that includes an unexpected finds protocol to inform the appropriate management of contamination, or suspected contamination, if found.

The abovementioned recommendations should be documented in a Remediation Action Plan (RAP) in accordance with SEPP 55.

Groundwater testing was not completed, however, given that no significant soil contamination was found, groundwater contamination is considered unlikely.

15. Limitations

Douglas Partners (DP) has prepared this report for this project at 1-13 Reserve Street, Penrith in accordance with DP's proposal SYD170856 dated 18 July 2017 and acceptance received from Mr David Ellks of Penrith City Council dated 20 July 2017. The work was carried out under DP's

Conditions of Engagement. This report is provided for the exclusive use of Penrith City Council for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

The results provided in the report are indicative of the sub-surface conditions on the site only at the specific sampling and/or testing locations, and then only to the depths investigated and at the time the work was carried out. Sub-surface conditions can change abruptly due to variable geological processes and also as a result of human influences. Such changes may occur after DP's field testing has been completed.

DP's advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by DP in this report may be affected by undetected variations in ground conditions across the site between and beyond the sampling and/or testing locations. The advice may also be limited by budget constraints imposed by others or by site accessibility.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by DP. This is because this report has been written as advice and opinion rather than instructions for construction.

The contents of this report do not constitute formal design components such as are required, by the Health and Safety Legislation and Regulations, to be included in a Safety Report specifying the hazards likely to be encountered during construction and the controls required to mitigate risk. This design process requires risk assessment to be undertaken, with such assessment being dependent upon factors relating to likelihood of occurrence and consequences of damage to property and to life. This, in turn, requires project data and analysis presently beyond the knowledge and project role respectively of DP. DP may be able, however, to assist the client in carrying out a risk assessment of potential hazards contained in the Comments section of this report, as an extension to the current scope of works, if so requested, and provided that suitable additional information is made available to DP. Any such risk assessment would, however, be necessarily restricted to the (geotechnical / environmental / groundwater) components set out in this report and to their application by the project designers to project design, construction, maintenance and demolition.

Douglas Partners Pty Ltd

Appendix A

About this Report

Drawing 1

Site Photographs

About this Report

Douglas Partners



Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

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Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;

- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.



Photos 1 & 2 - Building on 7 Reserve Street



Site Photographs

1-13 Reserve Street

Penrith, NSW

CLIENT: Penrith City Council

PROJECT: 85817.01

PLATE No: 1

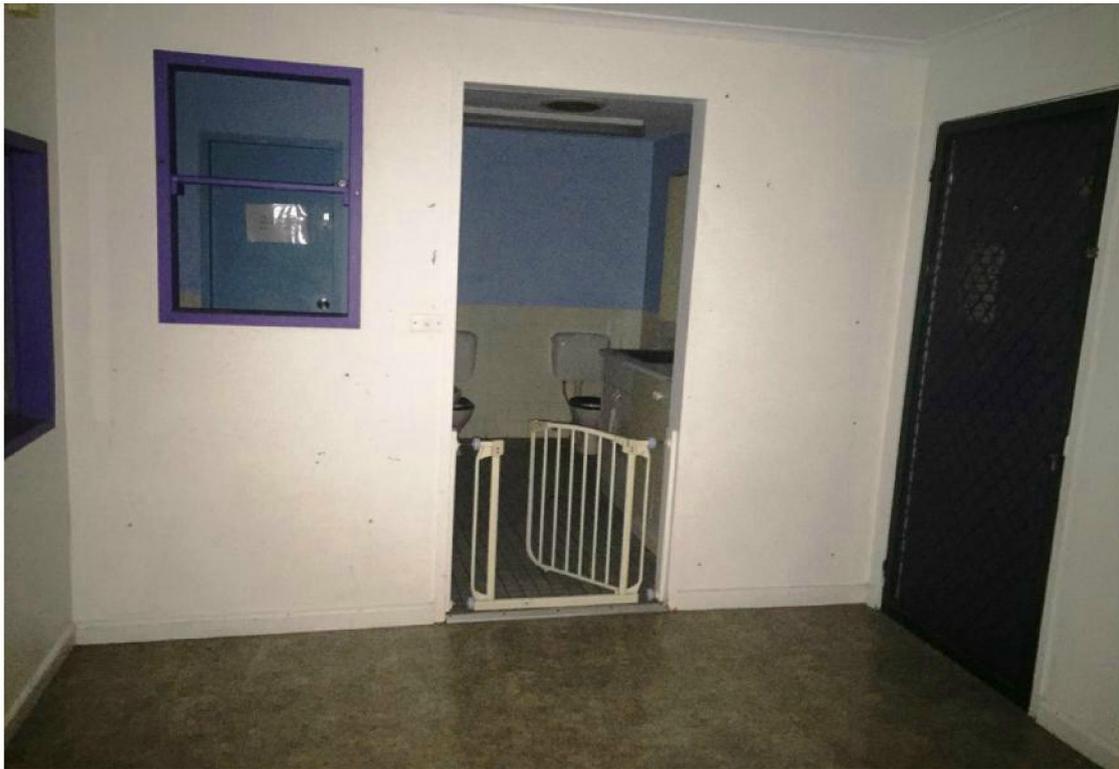
REV: A

DATE: 16-Aug-17



Photos 3 & 4 - Rear of Building on 7 Reserve Street

	Site Photographs		PROJECT: 85817.01
	1-13 Reserve Street		PLATE No: 2
	Penrith, NSW		REV: A
	CLIENT: Penrith City Council		DATE: 16-Aug-17



Photos 5 & 6 - Interior of Building on 7 Reserve Street



Site Photographs

1-13 Reserve Street

Penrith, NSW

CLIENT: Penrith City Council

PROJECT: 85817.01

PLATE No: 3

REV: A

DATE: 16-Aug-17



Photo 7 - Site area used as car park, toward the south-east

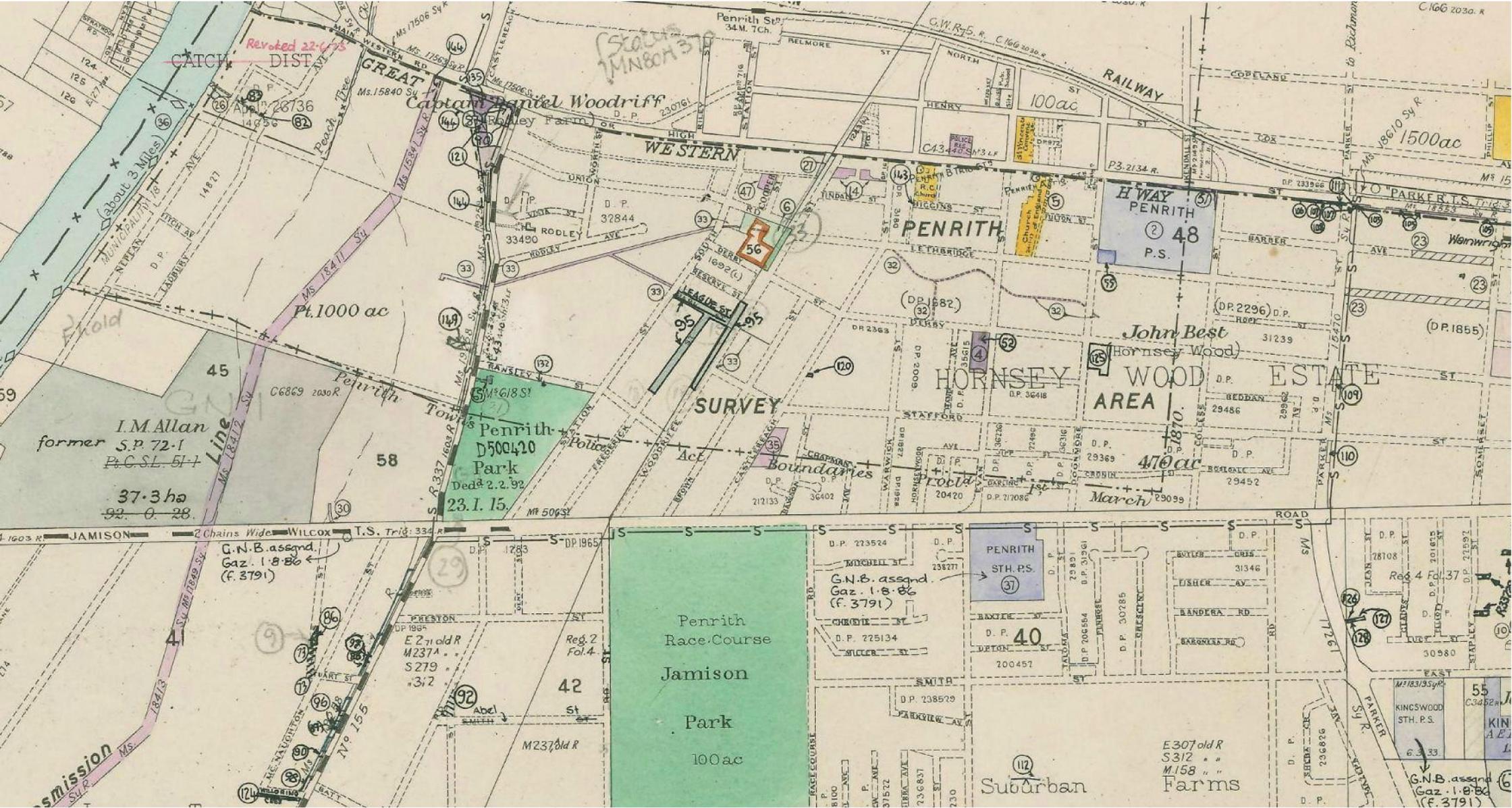


Photo 8 - Site area used as car park, toward the north-west

	Site Photographs	PROJECT: 85817.01
	1-13 Reserve Street	PLATE No: 4
	Penrith, NSW	REV: A
	CLIENT: Penrith City Council	DATE: 16-Aug-17

Appendix B

Historical Information



REFERENCE NOTES (cont.)

NO.	LOC.	DETAILS	NO.	LOC.	DETAILS
104		Closed Road Gaz. 14.1.83 (Fol. 224) Lot 95 D.P. 45670 Penrith Rugby League Club Ltd. 1.215 ha. Vol. 14968 Fol. 169	116	NE	Closed Road Gaz 1.6.84 (fol 2852) Lot 1 DP 47110 Amey-UDC Finance Limited (4606 m ²) Vol. 15243 Fol. 78
105	N.E.	Resumed for Main Road purposes. Gaz. 4.2.83 (Fol. 534) Lots 6, 10, 11 & 13. D.P. 213461.	117	N.E.	Closed Road Gaz. 14.6.85 (Fol. 2729) Lot 92 D.P. 43693 Syepat Pty. Ltd. (743.1 m ²) Vol. 15365 Fol. 194
106	N.E.	Resumed for Main Road purposes. Gaz. 4.2.83 (Fol. 534) Lots 20-23 D.P. 242314.	118	S.E.	Closed road. Gaz. 6.9.85 (fol. 4824) Lot 1 D.P. 720724 C.L. & C.A. Hill (2287 m ²) C.T. 1/720724
107	N.E.	Resumed for Main Road purposes. Gaz. 4.2.83 (Fol. 534) Lots 7-11 & 13 D.P. 223550.	119	N.E.	Easement for Underground Mains Gaz. 6.6.86 (Fol. 2650) D.P. 637917
108	N.E.	Resumed for Main Road purposes. Gaz. 4.2.83 (Fol. 534)	120	N.E.	Easement for Electricity Purposes Gaz. 5.9.86 (Fol. 4412) D.P. 638564
109	N.E.	Resumed for Main Road purposes. Gaz. 4.2.83 (Fol. 534) Lot 5. D.P. 32073.	121	N.E.	Resumed for the Purposes of the State Roads Act Gaz. 3.10.86 (Fol. 4882) (7240 m ²) Lots 17 & 26 D.P. 717196 & Lot 37 D.P. 731213
110	N.E.	Resumed for Main Road purposes. Gaz. 4.2.83 (Fol. 534) Lot X D.P. 30611.	122	N.E.	Vested in the Council of City of Penrith for road. Lots 15-23 D.P. 220718
111	N.E.	Resumed for Main Road purposes Gaz. 19.8.83 (Fol. 3863) Lots 12 & 13 D.P. 631487	123	N.W.	Pt Blue Mountains National Park Proc'd 22.1.1988 (fol. 326) (Lot 3, D.P. 573975 & Lot 5, D.P. 550555).
112	N.E.	Easement for Transmission Line Gaz 2.9.83 (fol 4117) DP 630772	124	N.W.	Resumed & dedicated as Public Road ~ Gaz 31.3.88 (Fol 2084) Lot 1 D.P. 729714
113	N.E.	Closed Road. Gaz. 23.12.83 (Fol. 5909) Lot 1 D.P. 46981. Penrith City Council 420 m ² Vol. 15212 Fol. 28.	125	N.E.	Spence Park Gaz 29.7.88 (Fol 40d)
114	N.E.	Closed Road. Gaz. 27.1.84 (Fol. 426) The Council of the City of Penrith.	126	N.E.	Closed Road Gaz 27.7.90 (fol 6943) Lot 1 D.P. 820339 P. & M. Licastro
115	N.E.	Acquired for Telecommunications Services. Comm Gaz 13.3.84 (fol 956) Lot 1 DP 632885			Reference Notes Continued on Sheet 3

REFERENCE NOTES

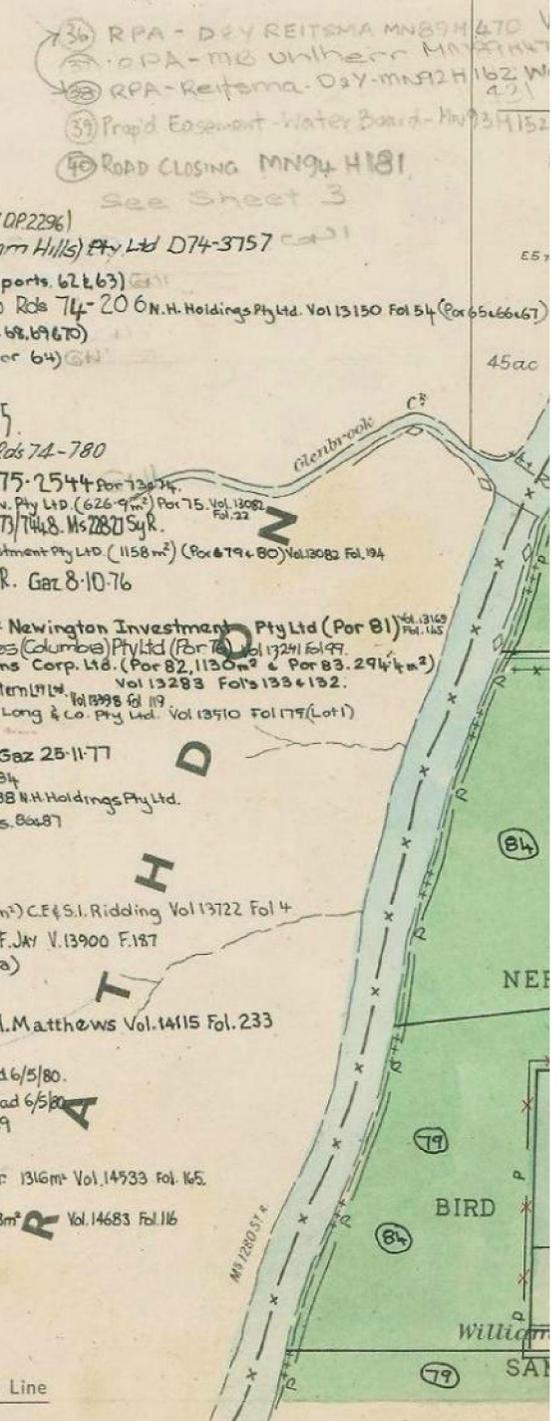
Numbers shown in circles on map.

No.	Loc.	Details
1	N.E.	10a. Or. 6/1p. purchased for Sydney West 330-kv Substation. Pks. 68-2717
2	N.E.	16a. Or. 35/1p. resumed etc. for Penrith Public School. Ms. 3393, 4062, 7082, 9240, 10243 Sy.
3	N.W.	20a. Tr. 7/1p. resumed for Main Roads Purposes. Gaz. 6th September 1969. Ms. 21718 Sy. R.
4	N.E.	10a. Or. 35/1p. purchased for Public School Purposes. Ms. 6119 Sy.
5	N.E.	Closed road. C. of E. Property Trust Diocese of Sydney. 25/1p. R. 16066 1603
6	N.E.	"Judges Park" Proclaimed 29th April 1914. 1a. 2r. 14/1p. Ms. 4043 Sy. R.
7	S.E.	4a. 3r. 25/1p. resumed for Recn. Purps. Gaz. 15th December 1922. Ms. 5725 Sy. R.
8	S.W.	46/1p. resumed for Weir Site. Gaz. 10th May 1911. Ms. 3571 Sy.
9	N.E.	22a. Or. 0/1p. purchased for Kingswood South High School Site. Ms. 21479 Sy. R.
10	N.E.	Closed road. Penrith City Council. 5p. Ms. 21638 Sy.
11	N.E.	Penrith Water Supply Catchment District. Gaz. 13th December 1925 Revk 9 2.6-73 Ms. 7855 Sy. Bird & Animal Sanctuary. Proclaimed 2nd December 1932.
12	N.E.	8a. Tr. 12p. purchased for Jamison Town Public School Site. Pks. 68-2011
13	N.W.-N.E.	Easements for Transmission Line. Ms. 21496, 21497 Sy. Pks. 66-2979
14	N.E.	1r. 38/1p. resumed for Parking Area. Gaz. 1st December 1967. Ms. 21404 Sy. R.
15	N.E.	Closed road. A.M. & E.A. Lumley. 3r. Ms. 21357 Sy. Vol. 10947 Fol. 136
16	N.E.	Closed road. P.D. & K.L. Marchant. 2r. 22p. Ms. 21358 Sy. Vol. 10929 Fol. 163
17	S.W.	Closed road. Gaz. 20th October 1967. Rds. 57-207
18	N.W.	Closed road. Gaz. 4th August 1967. Rds. 63-1781 Burnley (Penrith) Pty. Ltd. 2a. 3r. Op. Vol. 10847 Fol. 117
19	S.E.	1a. Or. 7/1p. resumed for Mulgoa Pumping & Sub-Station. Gaz. 30th June 1967. Ms. 21208 Sy. R.
20	S.E.	Surplus land Sumisa (Australia) Pty. Ltd. 17p. R. 23317 1603 Vol. 10631 Fol. 7
21	S.E.	Surplus land De-Luxe Motors (Sales) Pty. Ltd. 2a. 3r. 12p. R. 23317 1603 Vol. 10614 Fol. 238
22	S.E.	3r. 11/1p. (5 pts.) resumed for Pipeline. Gaz. 12th April 1940. Ms. 107605 Sy. R.
23	N.E.	Closed roads. Gaz. 22nd January 1943. Rds. 41-1089 A.A. Jones, F.N. Jones & R. Neale. 3a. Or. 17p.
24	S.E.	Closed road. H.G. Douglas. 2r. 28p. R. 29280 1603 Vol. 10558 Fol. 158
25	S.W.	7a. Or. 9/1p. (2 pts.) resumed for Warragamba Pipeline. Gaz. 5th December 1941. Ms. 11268 Sy. R.
26	N.E.	Closed road. Glortone Pty. Ltd. 12p. Vol. 10526 Fol. 10 R. 29268 1603
27	N.E.	Memory Park. Pks. 43-927
28	N.E.	2r. 20p. acquired for Commonwealth Purposes. Gaz. 21st January 1943.
29	N.E.	17a. 2r. 32p. acquired for Postal & Telegraphic Purposes. Comm. Gaz. 12th February 1942.
30	N.E.	Easement for Stormwater Channel. Ms. 11560 Sy.
31	S.E.	3r. 22/1p. resumed for Warragamba Pipeline. Gaz. 28th January 1966. Ms. 20397 Sy. R.
32	N.E.	Easements for Stormwater Channel. Ms. 11759 R., 11760 R., 11766, 11990 Sy.
33	N.E.	Easements for Stormwater Channel. Ms. 11761 R., 11762 R., 11763, 11764, 11765 Sy.
34	S.E.	Easement for Warragamba Pipeline. Ms. 17728 Sy.
35	N.E.	1a. Tr. 20/1p. acquired for Commth. Purposes. Comm. Gaz. 22nd September 1960. Ms. 17837 Sy. R.
36	N.E.-N.W.	Fauna Protection District. Proclaimed 14th August 1959. (Pt. Nepean River)
37	N.E.	9a. 3r. 10p. resumed etc. for Penrith South Public School. Ms. 15688, 15987 R, 17572, 18730 Sy. [S.N.B. assignd. Gaz. 1-8-86 (F. 3791)]
38	S.E.	Pt. 1a. Or. 31/1p. acquired for public road. Gaz. 10th February 1956. Ms. 15555, 15556 Sy.
39	N.E.	Easement for Sydney West Substation Transmission Line Outlets. Resumed Gaz. 3rd April 1970. Ms. 21974 Sy. R.
40	N.W.-S.W.	Closed roads. Vested in owner of adjoining land. Gaz. 29th September 1944. R. 23007 1603 R. Pt. 32/1p. (3 pts.)
41	N.W.	Closed road. Gaz. 29th September 1944. Rds. 43-96 I.M.E. C. Woodland. (1-27ha) Vol. 13025 Fol. 16
42	N.W.-S.W.	Closed road. Vested in owner of adjoining land. Gaz. 29th September 1944. R. 23007 1603 R. Pt. 6p. (4 pts.)
43	N.W.-S.W.	Closed road & severed land. Gaz. 29th September 1944. Rds. 43-96 A.H. Hattersley. 5a. 2r. 4/1p. Vol. 5702 Fol. 72
44	S.W.	Closed road. Gaz. 21st May 1948. Rds. 46-358
45	S.W.	Easements for Warragamba Ropeway. Resumed Gaz. 13th February 1953. Ms. 14510 Sy. R.
46	N.W.	1r. 17/1p. resumed for Warragamba Ropeway. Gaz. 15th December 1950. Ms. 13931 Sy. R.
47	N.E.	1r. 29p. resumed for Improvement of Area. Gaz. 13th September 1946. Ms. 12149 Sy. fol 3030
48	S.E.	2a. Tr. 6p. resumed for Public Recn. Gaz. 12th November 1948. Ms. 12987 Sy.
49	S.E.	4a. 2r. 20/1p. resumed for purposes of the Main Roads Act. Gaz. 9th September 1949. Ms. 13650 Sy. R.
50	S.E.	12p. (3 pts.) resumed for Water Supply. Gaz. 17th June 1949. Ms. 13682 Sy. R.

REFERENCE NOTES

Numbers shown in circles on map.

No.	Loc.	Detail
51	N.E.	Lot 33 D.P. 242314 of 25 1/4 p. resumed by D.M.R. Gaz. 5-5-72.
52	N.E.	4851 m ² resumed by Penrith City Council Gaz. 11-8-72 Ten. 72/4499
53	NE	9-023ha resumed for Penrith 5th HS. Gaz. 27-7-73 by Dept. of Education.
54	S.E.	214.9 m ² Resumed by DMR Gaz 31-5-74
55	NE.	1460.7 m ² Purchased for Penrith. P.S. by Dept. Ed. (lots 56 sec 21 DP 2296)
56		Closed road Gaz. 6-9-74 (192.6 m ²) Needs (Baulkham Hills) Pty Ltd D74-3757 cad 1
57		Closed Road Gaz. 25-10-74 (602.1 m ²) D75-1311 (see parts. 62 & 63)
58	NE	Closed rd Gaz 31-1-75 (1123.2 m ²) C. 10511 -2030 Rds 74-206 N.H. Holdings Pty Ltd. Vol 13150 Fol 54 (Por 65 & 66 & 67)
59	NE	Closed rd. Gaz 31-1-75 (4112. m ²) D75-103 (see parts. 68, 69 & 70)
60	NE	Closed rd. Gaz 28-2-75 (866.8 m ²) D. 75 96 (see par 64) GH
61	NE	Road (R34873.1603) vide Approval Rds 75/118 Declared Crown Land (abt. 1327 m ²) Notd 28th Feb 75.
62	NE	Closed Road Gaz 7.3.75 (546.1 m ²) C. 10514-2030 Rds 74-780
63	NE	Closed road. Gaz 11-7-75 Silverton Ltd (372.9 m ²) D75-2544 for 13074.
64	NE.	Closed road. Gaz 23-4-76 C10561-2030 Rds 74-2076 Maxdon Dev. Pty Ltd. (626.9 m ²) Por 75. Vol. 13082 Fol. 22
65	NE.	Easement (1m45.11m wide) acquired for Elec. Pump. Gaz. 30-4-76 Ten 73/7448. Ms. 28821 Sy. R.
66	NE	Closed road. Gaz 11-6-76 Rds 74-2075 Newington Investment Pty Ltd (1158 m ²) (Por 67 & 80) Vol. 13082 Fol. 194
67	N.E.	10-18ha prop to be resumed for Kingswood H.S. Ms. 22846 Sy. R. Gaz 8-10-76
68	N.E.	Closed Road Gaz. 10-9-76 Rds. 74-1675.
69	NE	Closed Road Gaz 24-9-76 (C10615-2030) Rds 76-984 Newington Investment Pty Ltd (Por 81) Vol. 13169 Fol. 145
70	NE.	Closed Road Gaz. 26-11-76 Rds. 75-1127. Parkos (Columbia) Pty Ltd (Por 76) Vol. 13241 Fol. 97
71	NE	Closed Road Gaz. A-3-77 Rds 76-75 United Dominions Corp. Ltd. (Por 82, 1130 m ² & Por 83, 2944 m ²)
72	SE.	Closed Road Gaz. 1-7-77 D.P. 254-099 Rds 76-1180 Bistern Ltd Vol. 13283 Fol. 133 & 132.
73	NW	Closed Road Gaz. 4-11-77 (2798 m ²) Rd. 77-198 DP 254-882 E Long & Co. Pty Ltd. Vol. 13510 Fol. 179 (Lot 1)
74	N.E.	Resumed for Main Roads Purposes Gaz 25-11-77
75	N.E.	Resumed for Main Roads Purposes now Public Rd. Gaz 25-11-77
76	N.E.	Closed Road Gaz 30-12-77 (C10665-2030) Rds 77-35 Por 84
77	NE	Closed Road Gaz. 30-12-77 (C10662-2030) Rds 77-382 Por 88 N.H. Holdings Pty Ltd.
78	NE.	Closed Road Gaz. 30-12-77 (C10662-2030) Rds. 77-353 Pors. 80 & 87
79	N.W.S.W.	157.9ha Declared Crown Land Gaz. 10-3-78
80	NE.	Closed Road Gaz 23-3-78 Rds 77-203 (PORTION 85)
81	S.E.	1464 m ² Appropd by D.M.R. Lot 1 Gaz. 25-8-78
82	N.E	Closed Road Gaz 18-8-78 Lot 1 DP 256162 (1671 m ²) C.E. & S.I. Ridding Vol 13722 Fol 4
83	N.E.	Closed Road Gaz 18-5-79 Lot 1 DP. 254698 (47-2 m ²) A.L.F. Jay V. 13900 F. 187
84	N.W.S.W.	Pt. Blue Mtns National Park. Procl. 4 24-8-79 (6536 ha)
85	NE	(Closed Road Gaz 31-8-79 Lots 1 & 2 DP 193704 (The Co. of the City of Penrith. 4584 m ² Vol. 13975 Fol. 249)
86	NE	Closed Road Gaz 18-4-80 Lot 1 DP 40284 (1051 m ²) L.M. Matthews Vol. 14115 Fol. 233
87	NW	Lot 20 DP 609881 resumed by D.M.R. Gaz 8-8-80 Fol 4039
88	NW	RE-ALIGNMENT D.P. 247856 lot 25 vested in Council for public road 6/5/80.
89	NE	RE-ALIGNMENT D.P. 247856 lot 17 vested in Council for public road 6/5/80
90	NW	lot 3 DP 242506 resumed by D.M.R. Gaz 8-8-80 Fol 4039
91	NW.	Lot 9 DP 247856. Vested in Council for public road 13/1/81
92	N.E.	Closed Road Gaz 10-7-81 (fol. 3750) Lot 1 D.P. 42727 M.B. & L.C. Parr 1366 m ² Vol. 14533 Fol. 165.
93	N.E.	Closed Road. Gaz. 24-7-81 (fol. 3985) (Lot 1. D.P. 42743)
94	N.W.	Closed Road. Gaz. 24-12-81 (fol. 6794) (Lot 1. D.P. 43693). J.H. Blairie. 1868 m ² Vol. 14683 Fol. 116
95	N.W.	Declared Crown Land under Sec 25A C.L.C. Act Gaz. 5-2-82 (fol. 537) Lots 2 & 4 D.P. 224684.
96	N.W.	Vested in the Council of the City of Penrith for road Lots 14 & 16. D.P. 247856.
97	N.W.	Vested in the Council of the City of Penrith for road Lot 26 D.P. 247856.
98	N.W.	Vested in the Council of the City of Penrith for road Lots 2-7 D.P. 247856.
99	N.W.	Pt. Blue Mountains National Park Section 8 Join Line Proc. 6-8-82 (fol. 3574) (Lots 2 & 4 D.P. 224654)
100	N.W.	Closed road Gaz. 17-9-82 (Fol. 4432) Lot 1 D.P. 45119 George & Anna Pavert 826 m ² Vol. 14914 Fol. 119.
101	N.W.	Closed road Gaz. 10-12-82 (fol. 5674) Lot 1 D.P. 45697 Ermenealdo Canclerle 311.9 m ² Vol. 14912 Fol. 98
102	N.W.	Closed Road. Gaz. 24-12-82 (fol. 5997) Lot 93 DP 45682 Horwood Investments Pty. Ltd. 2383 m ² Vol. 15035 Fol. 218
103	N.W.	Closed Road. Gaz. 24-12-82 (fol. 5997) Lot 94 DP 45682 E. Long & Co. Pty. Ltd. 305.5 m ² Vol. 15006 Fol. 242



REFERENCE NOTES

No.	Loc.	Details
127	N.E.	Closed Road Gaz 27-7-90 (fol 6943) Lot 3 D.P. 820339 A. Blanche
128	N.E.	Closed Road Gaz 27-7-90 (fol 6943) Lot 2 D.P. 820339 P & M. Licastro
129	N-E	Closed Road Gaz 7-6-91 (fol 4271) Lot 1 D.P. 821333 ~ C. Radcliffe
130	NE	Dedicated as Public Road Gaz 16-4-93 (fol. 1809) Lot 3 DP 238713
131	SW Sht 2	Dedicated as Public Road under State Roads Act 1986 Gaz 25-9-92 (fol. 7094) Lot 12 DP 806162
132	Sht 1 NW	Easement for Electricity Purposes Gaz 11-12-92 (fol. 8791) DP 645693
133	Sht 1 SE	Required under Land Acquisition Act 1991 for the purposes of the Water Board Act 1987 Gaz 14-5-93 (fol. 2319) Lot 1 DP 647341
134	Sht 1 SE	Easement for Access Electricity Purposes & Service 20.115 wide Gaz 14-5-93 (fol. 2319) DP 647341
135	Sht 1 NW	Declared as a controlled access road & public road Gaz 7-2-92 (fol. 798) Lots 27-32 DP 717196 & Lots 19-25 DP 717196
136	Sh 1 NE	Declared Public Road under Roads Act 1993 Gaz 29-10-93 (fol 6570) Lot 1 DP 650227
137	Sht 1 SW	Dedicated as Public Road (Roads Act 1993) Gaz 10-12-93 (fol 7265) DP 2576 and Gaz 4-3-94 (fol. 1087)
138	Sht. 1 S.W.	Malgoa Nature Reserve Proclaimed Gaz 23-12-94 (fol. 7667) Lot 40 D.P. 840788 Lot 4007 D.P. 817223
139	Sht. 2 SE.	Closed Road Gaz 25-1-1996 (fol. 303) Lot 1 D.P. 854015 - Vested in Penrith City Council
140	Sht. 2 SE.	Closed Road Gaz 1-12-1995 (fol. 8136) Lots 1-3 D.P. 852709 - Vested in Penrith City Council
141	Sht. 1 NE.	Closed Road Gaz 16-8-1996 (fol. 4671) Lot 10 D.P. 860549 - Vested in Penrith City Council
142	Sht. 1 NE	Closed Road Gaz 19-4-1996 (fol. 1840) Lot 3 D.P. 568995 - Vested in Penrith City Council
143	Sht. 1 NE	Closed Road Gaz 15-9-1996 (fol. 6772) Lot 100 D.P. 850448 - Vested in Council of Penrith City
144	Sht. 1 NE	Easement for Sewerage Purposes 3.5 wide & variable width Gaz 16-5-1997 (fols 2860-2861) DP 649076 ^{DP} 648520
145	Sht 1 NE	Closed Road Gaz 14-11-1997 (fol. 9219) Lot 1 D.P. 867180 Vested in Penrith City Council
146	Sht 1	Closed Road Gaz. 10-3-2000 (fol. 1796) Lots 1 & 2 D.P. 1011122 - Vested in Penrith City Cncl.
147	Sht 1 SE	Pt Mulgoa Nature Reserve Proclaimed Gaz 29-10-1999 (fol. 10387) Lot 1 DP. 876745
148	Sht 1 NW	Closed Road Gaz. 9-8-2002 (fol. 5873) Lot 1 D.P. 1042863 - Vested in Penrith City Council.
149	Sh 1 NE	Closed Road Gaz 12-3-2004 (fol 1130) Lot 1 DP 1064526 - Vested in Penrith City Council

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

Property No: 235338

Your Reference:

Contact No:

Issue Date: 26 July 2017

Certificate No: 17/03982

Issued to: Douglas Partners Pty Ltd
PO Box 472
WEST RYDE NSW 1685

PRECINCT 2010

DESCRIPTION OF LAND

County: CUMBERLAND

Parish: MULGOA

Location: 222 Derby Street PENRITH NSW 2750

Land Description: Lot 23 DP 979866

- PART 1 PRESCRIBED MATTERS -

In accordance with the provisions of Section 149(2) of the Act the following information is furnished in respect of the abovementioned land:

1 NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPs

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

Penrith Local Environmental Plan 2010, published 22nd September 2010, as amended, applies to the land.

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

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

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

State Environmental Planning Policy No.1 - Development Standards. (Note: This policy does not apply to the land to which Penrith Local Environmental Plan 2010 or State Environmental Planning Policy (Western Sydney Employment Area) 2009 apply.)

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

State Environmental Planning Policy No.21 - Caravan Parks.

State Environmental Planning Policy No.30 - Intensive Agriculture.

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

PLANNING CERTIFICATE UNDER SECTION 149

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

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

State Environmental Planning Policy No.62 - Sustainable Aquaculture.

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

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

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

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

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

State Environmental Planning Policy (State Significant Precincts) 2005.

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007.

State Environmental Planning Policy (Infrastructure) 2007.

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

State Environmental Planning Policy (Affordable Rental Housing) 2009.

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

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

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

Draft State Environmental Planning Policy (Infrastructure) Amendment (Shooting Ranges) 2013 applies to the land.

Draft State Environmental Planning Policy (Education Establishments and Child Care Facilities) 2017 applies to the land.

State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016 applies to the land.

Draft State Environmental Planning Policy (Vegetation) 2017 applies to the land.

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

Penrith Development Control Plan 2014 applies to the land.

2 ZONING AND LAND USE UNDER RELEVANT LEPs

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

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

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

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

Zone B4 Mixed Use

(Penrith Local Environmental Plan 2010)

1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.
- To create opportunities to improve public amenity.
- To provide a wide range of retail, business, office, residential, community and other suitable land uses.

2 Permitted without consent

Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Home-based child care; Home businesses; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Mortuaries; Multi dwelling housing; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Serviced apartments; Sex services premises; Shop top housing; Signage; Veterinary hospitals.

4 Prohibited

Rural workers' dwellings; Any development not specified in item 2 or 3

Flood planning

All or part of the subject land is identified in Penrith Local Environmental Plan 2010 (PLEP 2010) Clause 7.2 Flood Planning. Development consent is required for any development on land to which Clause 7.2 of PLEP 2010 applies.

Additional information relating to Penrith Local Environmental Plan 2010

Note 1: Under the terms of Clause 2.4 of Penrith Local Environmental Plan 2010 development may be carried out on unzoned land only with development consent.

Note 2: Under the terms of Clause 2.6 of Penrith Local Environmental Plan 2010 land may be subdivided but only with development consent, except for the exclusions detailed in the clause.

Note 3: Under the terms of Clause 2.7 of Penrith Local Environmental Plan 2010 the demolition of a building or work may be carried out only with development consent.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

Note 4: A temporary use may be permitted with development consent subject to the requirements of Clause 2.8 of Penrith Local Environmental Plan 2010.

Note 5: Under the terms of Clause 4.1A of Penrith Local Environmental Plan 2010, despite any other provision of this plan, development consent must not be granted for dual occupancy on an internal lot in Zone R2 Low Density Residential.

Note 6: Under the terms of Clause 5.1 of Penrith Local Environmental Plan 2010 development on land acquired by an authority of the State under the owner-initiated acquisition provisions may, before it is used for the purpose for which it is reserved, be carried out, with development consent, for any purpose.

Note 7: Under the terms of Clause 5.3 of Penrith Local Environmental Plan 2010 development consent may be granted to development of certain land for any purpose that may be carried out in an adjoining zone.

Note 8: Under the terms of Clause 5.9 of Penrith Local Environmental Plan 2010 trees or other vegetation subject to relevant sections of Penrith Development Control Plan 2014 must not be ringbarked, cut down, topped, lopped, removed, injured or wilfully destroyed without the authority conferred by a development consent or a Council permit.

Note 9: Under the terms of Clause 5.9AA of Penrith Local Environmental Plan 2010 (PLEP 2010) any tree or other vegetation that is not of a species or kind prescribed for the purposes of Clause 5.9 of PLEP 2010 by Penrith Development Control Plan 2014 may be ringbarked, cut down, topped, lopped, removed, injured or destroyed without development consent.

Note 10: Clause 5.10 of Penrith Local Environmental Plan 2010 details when development consent is required/not required in relation to heritage conservation.

Note 11: Under the terms of Clause 5.11 of Penrith Local Environmental Plan 2010 bush fire hazard reduction work authorised by the *Rural Fires Act 1997* may be carried out on any land without development consent.

Note 12: Under the terms of Clause 7.1 of Penrith Local Environmental Plan 2010 (PLEP 2010) development consent is required for earthworks unless the work is exempt development under PLEP 2010 or another applicable environmental planning instrument, or the work is ancillary to other development for which development consent has been given.

Note 13: Sex services premises and restricted premises may only be permitted subject to the requirements of Clause 7.23 of Penrith Local Environmental Plan 2010.

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

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

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

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

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

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

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

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

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

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

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

3 COMPLYING DEVELOPMENT

HOUSING CODE

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

Complying development under the Housing Code **may** be carried out on the land if the land is within one of the abovementioned zones.

RURAL HOUSING CODE

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

Complying development under the Rural Housing Code **may** be carried out on the land if the land is within one of the abovementioned zones.

HOUSING ALTERATIONS CODE

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

GENERAL DEVELOPMENT CODE

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

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

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

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

SUBDIVISIONS CODE

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

DEMOLITION CODE

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

COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

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

Complying development under the Commercial and Industrial (New Buildings and Alterations) Code **may** be carried out on the land if the land is within one of the abovementioned zones.

FIRE SAFETY CODE

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

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

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

4 COASTAL PROTECTION

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

5 MINE SUBSIDENCE

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

6 ROAD WIDENING AND ROAD REALIGNMENT

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

- (a) Division 2 of Part 3 of the Roads Act 1993, or
- (b) an environmental planning instrument, or
- (c) a resolution of council.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

7 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

(a) Council Policies

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

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

(b) Other Public Authority Policies

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

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

7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

(1) Development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) (if such uses are permissible on the land) is subject to flood related development controls.

(2) Development on the land or part of the land for industrial or commercial purposes (if such uses are permissible on the land) is subject to flood related development controls.

Development on the land or part of the land for purposes other than industrial or commercial, or for purposes other than those referred to in (1) above, will be considered on a merits based approach and flood related development controls may apply.

Note: The land is subject to Penrith Development Control Plan 2014 Section C3.5 Flood Planning. On application and payment of the prescribed fee Council may be able to provide in writing a range of advice in regard to the extent of flooding affecting the property.

8 LAND RESERVED FOR ACQUISITION

No environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

9 CONTRIBUTIONS PLANS

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

The Penrith City Local Open Space Development Contributions Plan 2007 applies anywhere residential development is permitted within the City of Penrith, excluding industrial areas and the release areas identified in Appendix B of the Plan (Penrith Lakes, Cranebrook, Sydney Regional

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Environmental Plan No. 30 - St Marys, Waterside, Thornton, the WELL Precinct, Glenmore Park and Erskine Park). See

[http://www.penrithcity.nsw.gov.au/uploadedFiles/Content/Website/Our_Services/Planning_and_Development/Planning_Zoning_Information/Local_Planning_Documents/LocalOpenSpaceDCP\(1\).pdf](http://www.penrithcity.nsw.gov.au/uploadedFiles/Content/Website/Our_Services/Planning_and_Development/Planning_Zoning_Information/Local_Planning_Documents/LocalOpenSpaceDCP(1).pdf)

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

The Penrith City Centre Civic Improvement Plan applies to the land.

9A BIODIVERSITY CERTIFIED LAND

(Information is provided in this section only if the land is biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*.)

10 BIOBANKING AGREEMENTS

(Information is provided in this section only if Council has been notified by the Director-General of the Department of Environment, Climate Change and Water that the land is land to which a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates.)

11 BUSH FIRE PRONE LAND

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

12 PROPERTY VEGETATION PLANS

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

13 ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

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

14 DIRECTIONS UNDER PART 3A

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

15 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING

(Information is provided in this section only if:

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

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

16 SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

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

17 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

(Information is provided in this section only if:

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

18 PAPER SUBDIVISION INFORMATION

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

19 SITE VERIFICATION CERTIFICATES

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

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

- (a) (Information is provided in this section only if, as at the date of this certificate, the land (or part of the land) is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.)
- (b) (Information is provided in this section only if, as at the date of this certificate, the land is subject to a management order within the meaning of the Contaminated Land Management Act 1997.)
- (c) (Information is provided in this section only if, as at the date of this certificate, the land is the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.)

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

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

Note: Section 149(5) information for this property may contain additional information regarding contamination issues.

Note: The Environmental Planning and Assessment Amendment Act 1997 commenced operation on the 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional) Regulation 1998 and Environmental Planning and Assessment Regulation 2000.

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

149(5) Certificate

This Certificate is directed to the following relevant matters affecting the land

When information pursuant to section 149(5) is requested the Council is under no obligation to furnish any of the information supplied herein pursuant to that section. Council draws your attention to section 149(6) which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.

Note:

- Council's 149(5) information does not include development consent or easement information. Details of development consents may be obtained by making enquiries with Council's Development Services Department pursuant to section 12 of the Local Government Act 1993 or (for development applications lodged after January 2007) by viewing the Online Services area at www.penrithcity.nsw.gov.au. Details of any easements may be obtained from a Title Search at Land and Property Information New South Wales.
- This certificate does not contain information relating to Complying Development Certificates.
- This certificate may not provide full details of development rights over the land.
-

*** Threatened Species Conservation Act 1995**

When considering any development application Council must have regard to the Threatened Species Conservation Act 1995. Please note that this legislation may have application to any land throughout the city. Interested persons should make their own enquiries in regard to the impact that this legislation could have on this land.

*** Preservation of Trees and Vegetation**

See Clauses 5.9 and 5.9AA of Penrith Local Environmental Plan 2010 and Chapter C2 of Penrith Development Control Plan 2014 for specific controls relating to the preservation of trees and vegetation.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

*** Development Control Plan General Information**

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

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

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

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

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

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

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

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

* Penrith City Centre Controls

See Part 8 of Penrith Local Environmental Plan 2010 and Chapter E11 of Penrith Development Control Plan 2014 for specific controls relating to Penrith City Centre (which includes the subject property).

Alan Stoneham
General Manager

PER



PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

Property No: 497135
Your Reference: Penrith 85817.01
Contact No:

Issue Date: 26 July 2017
Certificate No: 17/03977

Issued to: Douglas Partners Pty Ltd
PO Box 472
WEST RYDE NSW 1685

PRECINCT 2010

DESCRIPTION OF LAND

County: CUMBERLAND

Parish: MULGOA

Location: 3 Reserve Street PENRITH NSW 2750

Land Description: Lot B DP 160027

- PART 1 PRESCRIBED MATTERS -

In accordance with the provisions of Section 149(2) of the Act the following information is furnished in respect of the abovementioned land:

1 NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPs

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

Penrith Local Environmental Plan 2010, published 22nd September 2010, as amended, applies to the land.

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

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

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

State Environmental Planning Policy No.1 - Development Standards. (Note: This policy does not apply to the land to which Penrith Local Environmental Plan 2010 or State Environmental Planning Policy (Western Sydney Employment Area) 2009 apply.)

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

State Environmental Planning Policy No.21 - Caravan Parks.

State Environmental Planning Policy No.30 - Intensive Agriculture.

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

PLANNING CERTIFICATE UNDER SECTION 149

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

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

State Environmental Planning Policy No.62 - Sustainable Aquaculture.

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

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

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

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

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

State Environmental Planning Policy (State Significant Precincts) 2005.

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007.

State Environmental Planning Policy (Infrastructure) 2007.

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

State Environmental Planning Policy (Affordable Rental Housing) 2009.

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

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

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

Draft State Environmental Planning Policy (Infrastructure) Amendment (Shooting Ranges) 2013 applies to the land.

Draft State Environmental Planning Policy (Education Establishments and Child Care Facilities) 2017 applies to the land.

State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016 applies to the land.

Draft State Environmental Planning Policy (Vegetation) 2017 applies to the land.

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

Penrith Development Control Plan 2014 applies to the land.

2 ZONING AND LAND USE UNDER RELEVANT LEPs

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

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

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

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

Zone B4 Mixed Use

(Penrith Local Environmental Plan 2010)

1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.
- To create opportunities to improve public amenity.
- To provide a wide range of retail, business, office, residential, community and other suitable land uses.

2 Permitted without consent

Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Home-based child care; Home businesses; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Mortuaries; Multi dwelling housing; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Serviced apartments; Sex services premises; Shop top housing; Signage; Veterinary hospitals.

4 Prohibited

Rural workers' dwellings; Any development not specified in item 2 or 3

Flood planning

All or part of the subject land is identified in Penrith Local Environmental Plan 2010 (PLEP 2010) Clause 7.2 Flood Planning. Development consent is required for any development on land to which Clause 7.2 of PLEP 2010 applies.

Additional information relating to Penrith Local Environmental Plan 2010

Note 1: Under the terms of Clause 2.4 of Penrith Local Environmental Plan 2010 development may be carried out on unzoned land only with development consent.

Note 2: Under the terms of Clause 2.6 of Penrith Local Environmental Plan 2010 land may be subdivided but only with development consent, except for the exclusions detailed in the clause.

Note 3: Under the terms of Clause 2.7 of Penrith Local Environmental Plan 2010 the demolition of a building or work may be carried out only with development consent.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

Note 4: A temporary use may be permitted with development consent subject to the requirements of Clause 2.8 of Penrith Local Environmental Plan 2010.

Note 5: Under the terms of Clause 4.1A of Penrith Local Environmental Plan 2010, despite any other provision of this plan, development consent must not be granted for dual occupancy on an internal lot in Zone R2 Low Density Residential.

Note 6: Under the terms of Clause 5.1 of Penrith Local Environmental Plan 2010 development on land acquired by an authority of the State under the owner-initiated acquisition provisions may, before it is used for the purpose for which it is reserved, be carried out, with development consent, for any purpose.

Note 7: Under the terms of Clause 5.3 of Penrith Local Environmental Plan 2010 development consent may be granted to development of certain land for any purpose that may be carried out in an adjoining zone.

Note 8: Under the terms of Clause 5.9 of Penrith Local Environmental Plan 2010 trees or other vegetation subject to relevant sections of Penrith Development Control Plan 2014 must not be ringbarked, cut down, topped, lopped, removed, injured or wilfully destroyed without the authority conferred by a development consent or a Council permit.

Note 9: Under the terms of Clause 5.9AA of Penrith Local Environmental Plan 2010 (PLEP 2010) any tree or other vegetation that is not of a species or kind prescribed for the purposes of Clause 5.9 of PLEP 2010 by Penrith Development Control Plan 2014 may be ringbarked, cut down, topped, lopped, removed, injured or destroyed without development consent.

Note 10: Clause 5.10 of Penrith Local Environmental Plan 2010 details when development consent is required/not required in relation to heritage conservation.

Note 11: Under the terms of Clause 5.11 of Penrith Local Environmental Plan 2010 bush fire hazard reduction work authorised by the *Rural Fires Act 1997* may be carried out on any land without development consent.

Note 12: Under the terms of Clause 7.1 of Penrith Local Environmental Plan 2010 (PLEP 2010) development consent is required for earthworks unless the work is exempt development under PLEP 2010 or another applicable environmental planning instrument, or the work is ancillary to other development for which development consent has been given.

Note 13: Sex services premises and restricted premises may only be permitted subject to the requirements of Clause 7.23 of Penrith Local Environmental Plan 2010.

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

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

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

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

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

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

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

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

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

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

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

3 COMPLYING DEVELOPMENT

HOUSING CODE

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

Complying development under the Housing Code **may** be carried out on the land if the land is within one of the abovementioned zones.

RURAL HOUSING CODE

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

Complying development under the Rural Housing Code **may** be carried out on the land if the land is within one of the abovementioned zones.

HOUSING ALTERATIONS CODE

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

GENERAL DEVELOPMENT CODE

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

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

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

PLANNING CERTIFICATE UNDER SECTION 149
Environmental Planning and Assessment Act, 1979

SUBDIVISIONS CODE

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

DEMOLITION CODE

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

COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

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

Complying development under the Commercial and Industrial (New Buildings and Alterations) Code **may** be carried out on the land if the land is within one of the abovementioned zones.

FIRE SAFETY CODE

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

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

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

4 *COASTAL PROTECTION*

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

5 *MINE SUBSIDENCE*

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

6 *ROAD WIDENING AND ROAD REALIGNMENT*

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

- (a) Division 2 of Part 3 of the Roads Act 1993, or
- (b) an environmental planning instrument, or
- (c) a resolution of council.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

7 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

(a) Council Policies

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

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

(b) Other Public Authority Policies

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

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

7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

(1) Development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) (if such uses are permissible on the land) is subject to flood related development controls.

(2) Development on the land or part of the land for industrial or commercial purposes (if such uses are permissible on the land) is subject to flood related development controls.

Development on the land or part of the land for purposes other than industrial or commercial, or for purposes other than those referred to in (1) above, will be considered on a merits based approach and flood related development controls may apply.

Note: The land is subject to Penrith Development Control Plan 2014 Section C3.5 Flood Planning. On application and payment of the prescribed fee Council may be able to provide in writing a range of advice in regard to the extent of flooding affecting the property.

8 LAND RESERVED FOR ACQUISITION

No environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

9 CONTRIBUTIONS PLANS

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

The Penrith City Local Open Space Development Contributions Plan 2007 applies anywhere residential development is permitted within the City of Penrith, excluding industrial areas and the release areas identified in Appendix B of the Plan (Penrith Lakes, Cranebrook, Sydney Regional

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

Environmental Plan No. 30 - St Marys, Waterside, Thornton, the WELL Precinct, Glenmore Park and Erskine Park). See

[http://www.penrithcity.nsw.gov.au/uploadedFiles/Content/Website/Our_Services/Planning_and_Development/Planning_Zoning_Information/Local_Planning_Documents/LocalOpenSpaceDCP\(1\).pdf](http://www.penrithcity.nsw.gov.au/uploadedFiles/Content/Website/Our_Services/Planning_and_Development/Planning_Zoning_Information/Local_Planning_Documents/LocalOpenSpaceDCP(1).pdf)

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

The Penrith City Centre Civic Improvement Plan applies to the land.

9A BIODIVERSITY CERTIFIED LAND

(Information is provided in this section only if the land is biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*.)

10 BIOBANKING AGREEMENTS

(Information is provided in this section only if Council has been notified by the Director-General of the Department of Environment, Climate Change and Water that the land is land to which a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates.)

11 BUSH FIRE PRONE LAND

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

12 PROPERTY VEGETATION PLANS

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

13 ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

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

14 DIRECTIONS UNDER PART 3A

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

15 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING

(Information is provided in this section only if:

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

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

16 SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

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

17 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

(Information is provided in this section only if:

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

18 PAPER SUBDIVISION INFORMATION

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

19 SITE VERIFICATION CERTIFICATES

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

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

- (a) (Information is provided in this section only if, as at the date of this certificate, the land (or part of the land) is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.)
- (b) (Information is provided in this section only if, as at the date of this certificate, the land is subject to a management order within the meaning of the Contaminated Land Management Act 1997.)
- (c) (Information is provided in this section only if, as at the date of this certificate, the land is the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.)

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Environmental Planning and Assessment Act, 1979

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

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

Note: Section 149(5) information for this property may contain additional information regarding contamination issues.

Note: The Environmental Planning and Assessment Amendment Act 1997 commenced operation on the 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional) Regulation 1998 and Environmental Planning and Assessment Regulation 2000.

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

149(5) Certificate

**This Certificate is directed to the following
relevant matters affecting the land**

When information pursuant to section 149(5) is requested the Council is under no obligation to furnish any of the information supplied herein pursuant to that section. Council draws your attention to section 149(6) which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.

Note:

- Council's 149(5) information does not include development consent or easement information. Details of development consents may be obtained by making enquiries with Council's Development Services Department pursuant to section 12 of the Local Government Act 1993 or (for development applications lodged after January 2007) by viewing the Online Services area at www.penrithcity.nsw.gov.au. Details of any easements may be obtained from a Title Search at Land and Property Information New South Wales.
- This certificate does not contain information relating to Complying Development Certificates.
- This certificate may not provide full details of development rights over the land.
-

*** Threatened Species Conservation Act 1995**

When considering any development application Council must have regard to the Threatened Species Conservation Act 1995. Please note that this legislation may have application to any land throughout the city. Interested persons should make their own enquiries in regard to the impact that this legislation could have on this land.

*** Preservation of Trees and Vegetation**

See Clauses 5.9 and 5.9AA of Penrith Local Environmental Plan 2010 and Chapter C2 of Penrith Development Control Plan 2014 for specific controls relating to the preservation of trees and vegetation.

PLANNING CERTIFICATE UNDER SECTION 149

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*** Development Control Plan General Information**

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

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

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

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

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

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

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

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

* Penrith City Centre Controls

See Part 8 of Penrith Local Environmental Plan 2010 and Chapter E11 of Penrith Development Control Plan 2014 for specific controls relating to Penrith City Centre (which includes the subject property).

Alan Stoneham
General Manager

PER



PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

Property No: 497153

Your Reference:

Contact No:

Issue Date: 26 July 2017

Certificate No: 17/03981

Issued to: Douglas Partners Pty Ltd
PO Box 472
WEST RYDE NSW 1685

PRECINCT 2010

DESCRIPTION OF LAND

County: CUMBERLAND

Parish: MULGOA

Location: 7 Reserve Street PENRITH NSW 2750

Land Description: Lot 2 DP 198621

- PART 1 PRESCRIBED MATTERS -

In accordance with the provisions of Section 149(2) of the Act the following information is furnished in respect of the abovementioned land:

1 NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPs

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

Penrith Local Environmental Plan 2010, published 22nd September 2010, as amended, applies to the land.

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

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

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

State Environmental Planning Policy No.1 - Development Standards. (Note: This policy does not apply to the land to which Penrith Local Environmental Plan 2010 or State Environmental Planning Policy (Western Sydney Employment Area) 2009 apply.)

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

State Environmental Planning Policy No.21 - Caravan Parks.

State Environmental Planning Policy No.30 - Intensive Agriculture.

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

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

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

State Environmental Planning Policy No.62 - Sustainable Aquaculture.

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

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

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

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

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

State Environmental Planning Policy (State Significant Precincts) 2005.

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007.

State Environmental Planning Policy (Infrastructure) 2007.

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

State Environmental Planning Policy (Affordable Rental Housing) 2009.

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

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

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

Draft State Environmental Planning Policy (Infrastructure) Amendment (Shooting Ranges) 2013 applies to the land.

Draft State Environmental Planning Policy (Education Establishments and Child Care Facilities) 2017 applies to the land.

State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016 applies to the land.

Draft State Environmental Planning Policy (Vegetation) 2017 applies to the land.

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

Penrith Development Control Plan 2014 applies to the land.

2 ZONING AND LAND USE UNDER RELEVANT LEPs

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

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

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

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

Zone B4 Mixed Use

(Penrith Local Environmental Plan 2010)

1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.
- To create opportunities to improve public amenity.
- To provide a wide range of retail, business, office, residential, community and other suitable land uses.

2 Permitted without consent

Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Home-based child care; Home businesses; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Mortuaries; Multi dwelling housing; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Serviced apartments; Sex services premises; Shop top housing; Signage; Veterinary hospitals.

4 Prohibited

Rural workers' dwellings; Any development not specified in item 2 or 3

Flood planning

All or part of the subject land is identified in Penrith Local Environmental Plan 2010 (PLEP 2010) Clause 7.2 Flood Planning. Development consent is required for any development on land to which Clause 7.2 of PLEP 2010 applies.

Additional information relating to Penrith Local Environmental Plan 2010

Note 1: Under the terms of Clause 2.4 of Penrith Local Environmental Plan 2010 development may be carried out on unzoned land only with development consent.

Note 2: Under the terms of Clause 2.6 of Penrith Local Environmental Plan 2010 land may be subdivided but only with development consent, except for the exclusions detailed in the clause.

Note 3: Under the terms of Clause 2.7 of Penrith Local Environmental Plan 2010 the demolition of a building or work may be carried out only with development consent.

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Note 4: A temporary use may be permitted with development consent subject to the requirements of Clause 2.8 of Penrith Local Environmental Plan 2010.

Note 5: Under the terms of Clause 4.1A of Penrith Local Environmental Plan 2010, despite any other provision of this plan, development consent must not be granted for dual occupancy on an internal lot in Zone R2 Low Density Residential.

Note 6: Under the terms of Clause 5.1 of Penrith Local Environmental Plan 2010 development on land acquired by an authority of the State under the owner-initiated acquisition provisions may, before it is used for the purpose for which it is reserved, be carried out, with development consent, for any purpose.

Note 7: Under the terms of Clause 5.3 of Penrith Local Environmental Plan 2010 development consent may be granted to development of certain land for any purpose that may be carried out in an adjoining zone.

Note 8: Under the terms of Clause 5.9 of Penrith Local Environmental Plan 2010 trees or other vegetation subject to relevant sections of Penrith Development Control Plan 2014 must not be ringbarked, cut down, topped, lopped, removed, injured or wilfully destroyed without the authority conferred by a development consent or a Council permit.

Note 9: Under the terms of Clause 5.9AA of Penrith Local Environmental Plan 2010 (PLEP 2010) any tree or other vegetation that is not of a species or kind prescribed for the purposes of Clause 5.9 of PLEP 2010 by Penrith Development Control Plan 2014 may be ringbarked, cut down, topped, lopped, removed, injured or destroyed without development consent.

Note 10: Clause 5.10 of Penrith Local Environmental Plan 2010 details when development consent is required/not required in relation to heritage conservation.

Note 11: Under the terms of Clause 5.11 of Penrith Local Environmental Plan 2010 bush fire hazard reduction work authorised by the *Rural Fires Act 1997* may be carried out on any land without development consent.

Note 12: Under the terms of Clause 7.1 of Penrith Local Environmental Plan 2010 (PLEP 2010) development consent is required for earthworks unless the work is exempt development under PLEP 2010 or another applicable environmental planning instrument, or the work is ancillary to other development for which development consent has been given.

Note 13: Sex services premises and restricted premises may only be permitted subject to the requirements of Clause 7.23 of Penrith Local Environmental Plan 2010.

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

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

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

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

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

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

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

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

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

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

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

3 COMPLYING DEVELOPMENT

HOUSING CODE

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

Complying development under the Housing Code **may** be carried out on the land if the land is within one of the abovementioned zones.

RURAL HOUSING CODE

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

Complying development under the Rural Housing Code **may** be carried out on the land if the land is within one of the abovementioned zones.

HOUSING ALTERATIONS CODE

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

GENERAL DEVELOPMENT CODE

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

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

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

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

SUBDIVISIONS CODE

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

DEMOLITION CODE

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

COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

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

Complying development under the Commercial and Industrial (New Buildings and Alterations) Code **may** be carried out on the land if the land is within one of the abovementioned zones.

FIRE SAFETY CODE

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

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

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

4 COASTAL PROTECTION

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

5 MINE SUBSIDENCE

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

6 ROAD WIDENING AND ROAD REALIGNMENT

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

- (a) Division 2 of Part 3 of the Roads Act 1993, or
- (b) an environmental planning instrument, or
- (c) a resolution of council.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

7 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

(a) Council Policies

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

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

(b) Other Public Authority Policies

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

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

7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

(1) Development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) (if such uses are permissible on the land) is subject to flood related development controls.

(2) Development on the land or part of the land for industrial or commercial purposes (if such uses are permissible on the land) is subject to flood related development controls.

Development on the land or part of the land for purposes other than industrial or commercial, or for purposes other than those referred to in (1) above, will be considered on a merits based approach and flood related development controls may apply.

Note: The land is subject to Penrith Development Control Plan 2014 Section C3.5 Flood Planning. On application and payment of the prescribed fee Council may be able to provide in writing a range of advice in regard to the extent of flooding affecting the property.

8 LAND RESERVED FOR ACQUISITION

No environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

9 CONTRIBUTIONS PLANS

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

The Penrith City Local Open Space Development Contributions Plan 2007 applies anywhere residential development is permitted within the City of Penrith, excluding industrial areas and the release areas identified in Appendix B of the Plan (Penrith Lakes, Cranebrook, Sydney Regional

PLANNING CERTIFICATE UNDER SECTION 149

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Environmental Plan No. 30 - St Marys, Waterside, Thornton, the WELL Precinct, Glenmore Park and Erskine Park). See

[http://www.penrithcity.nsw.gov.au/uploadedFiles/Content/Website/Our_Services/Planning_and_Development/Planning_Zoning_Information/Local_Planning_Documents/LocalOpenSpaceDCP\(1\).pdf](http://www.penrithcity.nsw.gov.au/uploadedFiles/Content/Website/Our_Services/Planning_and_Development/Planning_Zoning_Information/Local_Planning_Documents/LocalOpenSpaceDCP(1).pdf)

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

The Penrith City Centre Civic Improvement Plan applies to the land.

9A BIODIVERSITY CERTIFIED LAND

(Information is provided in this section only if the land is biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*.)

10 BIOBANKING AGREEMENTS

(Information is provided in this section only if Council has been notified by the Director-General of the Department of Environment, Climate Change and Water that the land is land to which a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates.)

11 BUSH FIRE PRONE LAND

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

12 PROPERTY VEGETATION PLANS

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

13 ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

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

14 DIRECTIONS UNDER PART 3A

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

15 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING

(Information is provided in this section only if:

PLANNING CERTIFICATE UNDER SECTION 149

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

16 SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

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

17 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

(Information is provided in this section only if:

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

18 PAPER SUBDIVISION INFORMATION

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

19 SITE VERIFICATION CERTIFICATES

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

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

- (a) (Information is provided in this section only if, as at the date of this certificate, the land (or part of the land) is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.)
- (b) (Information is provided in this section only if, as at the date of this certificate, the land is subject to a management order within the meaning of the Contaminated Land Management Act 1997.)
- (c) (Information is provided in this section only if, as at the date of this certificate, the land is the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.)

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

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

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

Note: Section 149(5) information for this property may contain additional information regarding contamination issues.

Note: The Environmental Planning and Assessment Amendment Act 1997 commenced operation on the 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional) Regulation 1998 and Environmental Planning and Assessment Regulation 2000.

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

149(5) Certificate

**This Certificate is directed to the following
relevant matters affecting the land**

When information pursuant to section 149(5) is requested the Council is under no obligation to furnish any of the information supplied herein pursuant to that section. Council draws your attention to section 149(6) which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.

Note:

- Council's 149(5) information does not include development consent or easement information. Details of development consents may be obtained by making enquiries with Council's Development Services Department pursuant to section 12 of the Local Government Act 1993 or (for development applications lodged after January 2007) by viewing the Online Services area at www.penrithcity.nsw.gov.au. Details of any easements may be obtained from a Title Search at Land and Property Information New South Wales.
- This certificate does not contain information relating to Complying Development Certificates.
- This certificate may not provide full details of development rights over the land.
-

*** Threatened Species Conservation Act 1995**

When considering any development application Council must have regard to the Threatened Species Conservation Act 1995. Please note that this legislation may have application to any land throughout the city. Interested persons should make their own enquiries in regard to the impact that this legislation could have on this land.

*** Preservation of Trees and Vegetation**

See Clauses 5.9 and 5.9AA of Penrith Local Environmental Plan 2010 and Chapter C2 of Penrith Development Control Plan 2014 for specific controls relating to the preservation of trees and vegetation.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

*** Development Control Plan General Information**

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

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

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

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

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

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

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

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

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

* Penrith City Centre Controls

See Part 8 of Penrith Local Environmental Plan 2010 and Chapter E11 of Penrith Development Control Plan 2014 for specific controls relating to Penrith City Centre (which includes the subject property).

Alan Stoneham
General Manager

PER



PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

Property No: 497144

Your Reference:

Contact No:

Issue Date: 26 July 2017

Certificate No: 17/03978

Issued to: Douglas Partners Pty Ltd
PO Box 472
WEST RYDE NSW 1685

PRECINCT 2010

DESCRIPTION OF LAND

County: CUMBERLAND

Parish: MULGOA

Location: 5 Reserve Street PENRITH NSW 2750

Land Description: Lot A DP 160027

- PART 1 PRESCRIBED MATTERS -

In accordance with the provisions of Section 149(2) of the Act the following information is furnished in respect of the abovementioned land:

1 NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPs

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

Penrith Local Environmental Plan 2010, published 22nd September 2010, as amended, applies to the land.

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

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

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

State Environmental Planning Policy No.1 - Development Standards. (Note: This policy does not apply to the land to which Penrith Local Environmental Plan 2010 or State Environmental Planning Policy (Western Sydney Employment Area) 2009 apply.)

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

State Environmental Planning Policy No.21 - Caravan Parks.

State Environmental Planning Policy No.30 - Intensive Agriculture.

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

PLANNING CERTIFICATE UNDER SECTION 149

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

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

State Environmental Planning Policy No.62 - Sustainable Aquaculture.

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

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

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

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

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

State Environmental Planning Policy (State Significant Precincts) 2005.

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007.

State Environmental Planning Policy (Infrastructure) 2007.

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

State Environmental Planning Policy (Affordable Rental Housing) 2009.

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

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

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

Draft State Environmental Planning Policy (Infrastructure) Amendment (Shooting Ranges) 2013 applies to the land.

Draft State Environmental Planning Policy (Education Establishments and Child Care Facilities) 2017 applies to the land.

State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016 applies to the land.

Draft State Environmental Planning Policy (Vegetation) 2017 applies to the land.

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

Penrith Development Control Plan 2014 applies to the land.

2 ZONING AND LAND USE UNDER RELEVANT LEPs

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

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

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

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

Zone B4 Mixed Use

(Penrith Local Environmental Plan 2010)

1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.
- To create opportunities to improve public amenity.
- To provide a wide range of retail, business, office, residential, community and other suitable land uses.

2 Permitted without consent

Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Home-based child care; Home businesses; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Mortuaries; Multi dwelling housing; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Serviced apartments; Sex services premises; Shop top housing; Signage; Veterinary hospitals.

4 Prohibited

Rural workers' dwellings; Any development not specified in item 2 or 3

Flood planning

All or part of the subject land is identified in Penrith Local Environmental Plan 2010 (PLEP 2010) Clause 7.2 Flood Planning. Development consent is required for any development on land to which Clause 7.2 of PLEP 2010 applies.

Additional information relating to Penrith Local Environmental Plan 2010

Note 1: Under the terms of Clause 2.4 of Penrith Local Environmental Plan 2010 development may be carried out on unzoned land only with development consent.

Note 2: Under the terms of Clause 2.6 of Penrith Local Environmental Plan 2010 land may be subdivided but only with development consent, except for the exclusions detailed in the clause.

Note 3: Under the terms of Clause 2.7 of Penrith Local Environmental Plan 2010 the demolition of a building or work may be carried out only with development consent.

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Note 4: A temporary use may be permitted with development consent subject to the requirements of Clause 2.8 of Penrith Local Environmental Plan 2010.

Note 5: Under the terms of Clause 4.1A of Penrith Local Environmental Plan 2010, despite any other provision of this plan, development consent must not be granted for dual occupancy on an internal lot in Zone R2 Low Density Residential.

Note 6: Under the terms of Clause 5.1 of Penrith Local Environmental Plan 2010 development on land acquired by an authority of the State under the owner-initiated acquisition provisions may, before it is used for the purpose for which it is reserved, be carried out, with development consent, for any purpose.

Note 7: Under the terms of Clause 5.3 of Penrith Local Environmental Plan 2010 development consent may be granted to development of certain land for any purpose that may be carried out in an adjoining zone.

Note 8: Under the terms of Clause 5.9 of Penrith Local Environmental Plan 2010 trees or other vegetation subject to relevant sections of Penrith Development Control Plan 2014 must not be ringbarked, cut down, topped, lopped, removed, injured or wilfully destroyed without the authority conferred by a development consent or a Council permit.

Note 9: Under the terms of Clause 5.9AA of Penrith Local Environmental Plan 2010 (PLEP 2010) any tree or other vegetation that is not of a species or kind prescribed for the purposes of Clause 5.9 of PLEP 2010 by Penrith Development Control Plan 2014 may be ringbarked, cut down, topped, lopped, removed, injured or destroyed without development consent.

Note 10: Clause 5.10 of Penrith Local Environmental Plan 2010 details when development consent is required/not required in relation to heritage conservation.

Note 11: Under the terms of Clause 5.11 of Penrith Local Environmental Plan 2010 bush fire hazard reduction work authorised by the *Rural Fires Act 1997* may be carried out on any land without development consent.

Note 12: Under the terms of Clause 7.1 of Penrith Local Environmental Plan 2010 (PLEP 2010) development consent is required for earthworks unless the work is exempt development under PLEP 2010 or another applicable environmental planning instrument, or the work is ancillary to other development for which development consent has been given.

Note 13: Sex services premises and restricted premises may only be permitted subject to the requirements of Clause 7.23 of Penrith Local Environmental Plan 2010.

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

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

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

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

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

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

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

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

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

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

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

3 COMPLYING DEVELOPMENT

HOUSING CODE

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

Complying development under the Housing Code **may** be carried out on the land if the land is within one of the abovementioned zones.

RURAL HOUSING CODE

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

Complying development under the Rural Housing Code **may** be carried out on the land if the land is within one of the abovementioned zones.

HOUSING ALTERATIONS CODE

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

GENERAL DEVELOPMENT CODE

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

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

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

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

SUBDIVISIONS CODE

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

DEMOLITION CODE

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

COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

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

Complying development under the Commercial and Industrial (New Buildings and Alterations) Code **may** be carried out on the land if the land is within one of the abovementioned zones.

FIRE SAFETY CODE

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

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

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

4 COASTAL PROTECTION

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

5 MINE SUBSIDENCE

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

6 ROAD WIDENING AND ROAD REALIGNMENT

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

- (a) Division 2 of Part 3 of the Roads Act 1993, or
- (b) an environmental planning instrument, or
- (c) a resolution of council.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

7 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

(a) Council Policies

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

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

(b) Other Public Authority Policies

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

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

7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

(1) Development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) (if such uses are permissible on the land) is subject to flood related development controls.

(2) Development on the land or part of the land for industrial or commercial purposes (if such uses are permissible on the land) is subject to flood related development controls.

Development on the land or part of the land for purposes other than industrial or commercial, or for purposes other than those referred to in (1) above, will be considered on a merits based approach and flood related development controls may apply.

Note: The land is subject to Penrith Development Control Plan 2014 Section C3.5 Flood Planning. On application and payment of the prescribed fee Council may be able to provide in writing a range of advice in regard to the extent of flooding affecting the property.

8 LAND RESERVED FOR ACQUISITION

No environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

9 CONTRIBUTIONS PLANS

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

The Penrith City Local Open Space Development Contributions Plan 2007 applies anywhere residential development is permitted within the City of Penrith, excluding industrial areas and the release areas identified in Appendix B of the Plan (Penrith Lakes, Cranebrook, Sydney Regional

PLANNING CERTIFICATE UNDER SECTION 149

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Environmental Plan No. 30 - St Marys, Waterside, Thornton, the WELL Precinct, Glenmore Park and Erskine Park). See

[http://www.penrithcity.nsw.gov.au/uploadedFiles/Content/Website/Our_Services/Planning_and_Development/Planning_Zoning_Information/Local_Planning_Documents/LocalOpenSpaceDCP\(1\).pdf](http://www.penrithcity.nsw.gov.au/uploadedFiles/Content/Website/Our_Services/Planning_and_Development/Planning_Zoning_Information/Local_Planning_Documents/LocalOpenSpaceDCP(1).pdf)

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

The Penrith City Centre Civic Improvement Plan applies to the land.

9A BIODIVERSITY CERTIFIED LAND

(Information is provided in this section only if the land is biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*.)

10 BIOBANKING AGREEMENTS

(Information is provided in this section only if Council has been notified by the Director-General of the Department of Environment, Climate Change and Water that the land is land to which a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates.)

11 BUSH FIRE PRONE LAND

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

12 PROPERTY VEGETATION PLANS

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

13 ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

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

14 DIRECTIONS UNDER PART 3A

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

15 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING

(Information is provided in this section only if:

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

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

16 SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

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

17 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

(Information is provided in this section only if:

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

18 PAPER SUBDIVISION INFORMATION

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

19 SITE VERIFICATION CERTIFICATES

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

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

- (a) (Information is provided in this section only if, as at the date of this certificate, the land (or part of the land) is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.)
- (b) (Information is provided in this section only if, as at the date of this certificate, the land is subject to a management order within the meaning of the Contaminated Land Management Act 1997.)
- (c) (Information is provided in this section only if, as at the date of this certificate, the land is the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.)

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

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

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

Note: Section 149(5) information for this property may contain additional information regarding contamination issues.

Note: The Environmental Planning and Assessment Amendment Act 1997 commenced operation on the 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional) Regulation 1998 and Environmental Planning and Assessment Regulation 2000.

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

149(5) Certificate

This Certificate is directed to the following relevant matters affecting the land

When information pursuant to section 149(5) is requested the Council is under no obligation to furnish any of the information supplied herein pursuant to that section. Council draws your attention to section 149(6) which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.

Note:

- Council's 149(5) information does not include development consent or easement information. Details of development consents may be obtained by making enquiries with Council's Development Services Department pursuant to section 12 of the Local Government Act 1993 or (for development applications lodged after January 2007) by viewing the Online Services area at www.penrithcity.nsw.gov.au. Details of any easements may be obtained from a Title Search at Land and Property Information New South Wales.
- This certificate does not contain information relating to Complying Development Certificates.
- This certificate may not provide full details of development rights over the land.
-

*** Threatened Species Conservation Act 1995**

When considering any development application Council must have regard to the Threatened Species Conservation Act 1995. Please note that this legislation may have application to any land throughout the city. Interested persons should make their own enquiries in regard to the impact that this legislation could have on this land.

*** Preservation of Trees and Vegetation**

See Clauses 5.9 and 5.9AA of Penrith Local Environmental Plan 2010 and Chapter C2 of Penrith Development Control Plan 2014 for specific controls relating to the preservation of trees and vegetation.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

*** Development Control Plan General Information**

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

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

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

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

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

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

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

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

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

* Penrith City Centre Controls

See Part 8 of Penrith Local Environmental Plan 2010 and Chapter E11 of Penrith Development Control Plan 2014 for specific controls relating to Penrith City Centre (which includes the subject property).

Alan Stoneham
General Manager

PER



PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

Property No: 497153

Your Reference:

Contact No:

Issue Date: 26 July 2017

Certificate No: 17/03980

Issued to: Douglas Partners Pty Ltd
PO Box 472
WEST RYDE NSW 1685

PRECINCT 2010

DESCRIPTION OF LAND

County: CUMBERLAND

Parish: MULGOA

Location: 9 Reserve Street PENRITH NSW 2750

Land Description: Lot 1 DP 198621

- PART 1 PRESCRIBED MATTERS -

In accordance with the provisions of Section 149(2) of the Act the following information is furnished in respect of the abovementioned land:

1 NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPs

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

Penrith Local Environmental Plan 2010, published 22nd September 2010, as amended, applies to the land.

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

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

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

State Environmental Planning Policy No.1 - Development Standards. (Note: This policy does not apply to the land to which Penrith Local Environmental Plan 2010 or State Environmental Planning Policy (Western Sydney Employment Area) 2009 apply.)

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

State Environmental Planning Policy No.21 - Caravan Parks.

State Environmental Planning Policy No.30 - Intensive Agriculture.

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

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

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

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

State Environmental Planning Policy No.62 - Sustainable Aquaculture.

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

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

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

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

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

State Environmental Planning Policy (State Significant Precincts) 2005.

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007.

State Environmental Planning Policy (Infrastructure) 2007.

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

State Environmental Planning Policy (Affordable Rental Housing) 2009.

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

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

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

Draft State Environmental Planning Policy (Infrastructure) Amendment (Shooting Ranges) 2013 applies to the land.

Draft State Environmental Planning Policy (Education Establishments and Child Care Facilities) 2017 applies to the land.

State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016 applies to the land.

Draft State Environmental Planning Policy (Vegetation) 2017 applies to the land.

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

Penrith Development Control Plan 2014 applies to the land.

2 ZONING AND LAND USE UNDER RELEVANT LEPs

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

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

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

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

Zone B4 Mixed Use

(Penrith Local Environmental Plan 2010)

1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.
- To create opportunities to improve public amenity.
- To provide a wide range of retail, business, office, residential, community and other suitable land uses.

2 Permitted without consent

Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Home-based child care; Home businesses; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Mortuaries; Multi dwelling housing; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Serviced apartments; Sex services premises; Shop top housing; Signage; Veterinary hospitals.

4 Prohibited

Rural workers' dwellings; Any development not specified in item 2 or 3

Flood planning

All or part of the subject land is identified in Penrith Local Environmental Plan 2010 (PLEP 2010) Clause 7.2 Flood Planning. Development consent is required for any development on land to which Clause 7.2 of PLEP 2010 applies.

Additional information relating to Penrith Local Environmental Plan 2010

Note 1: Under the terms of Clause 2.4 of Penrith Local Environmental Plan 2010 development may be carried out on unzoned land only with development consent.

Note 2: Under the terms of Clause 2.6 of Penrith Local Environmental Plan 2010 land may be subdivided but only with development consent, except for the exclusions detailed in the clause.

Note 3: Under the terms of Clause 2.7 of Penrith Local Environmental Plan 2010 the demolition of a building or work may be carried out only with development consent.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

Note 4: A temporary use may be permitted with development consent subject to the requirements of Clause 2.8 of Penrith Local Environmental Plan 2010.

Note 5: Under the terms of Clause 4.1A of Penrith Local Environmental Plan 2010, despite any other provision of this plan, development consent must not be granted for dual occupancy on an internal lot in Zone R2 Low Density Residential.

Note 6: Under the terms of Clause 5.1 of Penrith Local Environmental Plan 2010 development on land acquired by an authority of the State under the owner-initiated acquisition provisions may, before it is used for the purpose for which it is reserved, be carried out, with development consent, for any purpose.

Note 7: Under the terms of Clause 5.3 of Penrith Local Environmental Plan 2010 development consent may be granted to development of certain land for any purpose that may be carried out in an adjoining zone.

Note 8: Under the terms of Clause 5.9 of Penrith Local Environmental Plan 2010 trees or other vegetation subject to relevant sections of Penrith Development Control Plan 2014 must not be ringbarked, cut down, topped, lopped, removed, injured or wilfully destroyed without the authority conferred by a development consent or a Council permit.

Note 9: Under the terms of Clause 5.9AA of Penrith Local Environmental Plan 2010 (PLEP 2010) any tree or other vegetation that is not of a species or kind prescribed for the purposes of Clause 5.9 of PLEP 2010 by Penrith Development Control Plan 2014 may be ringbarked, cut down, topped, lopped, removed, injured or destroyed without development consent.

Note 10: Clause 5.10 of Penrith Local Environmental Plan 2010 details when development consent is required/not required in relation to heritage conservation.

Note 11: Under the terms of Clause 5.11 of Penrith Local Environmental Plan 2010 bush fire hazard reduction work authorised by the *Rural Fires Act 1997* may be carried out on any land without development consent.

Note 12: Under the terms of Clause 7.1 of Penrith Local Environmental Plan 2010 (PLEP 2010) development consent is required for earthworks unless the work is exempt development under PLEP 2010 or another applicable environmental planning instrument, or the work is ancillary to other development for which development consent has been given.

Note 13: Sex services premises and restricted premises may only be permitted subject to the requirements of Clause 7.23 of Penrith Local Environmental Plan 2010.

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

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

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

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

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

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

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

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

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

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

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

3 COMPLYING DEVELOPMENT

HOUSING CODE

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

Complying development under the Housing Code **may** be carried out on the land if the land is within one of the abovementioned zones.

RURAL HOUSING CODE

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

Complying development under the Rural Housing Code **may** be carried out on the land if the land is within one of the abovementioned zones.

HOUSING ALTERATIONS CODE

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

GENERAL DEVELOPMENT CODE

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

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

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

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

SUBDIVISIONS CODE

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

DEMOLITION CODE

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

COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

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

Complying development under the Commercial and Industrial (New Buildings and Alterations) Code **may** be carried out on the land if the land is within one of the abovementioned zones.

FIRE SAFETY CODE

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

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

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

4 COASTAL PROTECTION

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

5 MINE SUBSIDENCE

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

6 ROAD WIDENING AND ROAD REALIGNMENT

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

- (a) Division 2 of Part 3 of the Roads Act 1993, or
- (b) an environmental planning instrument, or
- (c) a resolution of council.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

7 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

(a) Council Policies

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

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

(b) Other Public Authority Policies

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

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

7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

(1) Development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) (if such uses are permissible on the land) is subject to flood related development controls.

(2) Development on the land or part of the land for industrial or commercial purposes (if such uses are permissible on the land) is subject to flood related development controls.

Development on the land or part of the land for purposes other than industrial or commercial, or for purposes other than those referred to in (1) above, will be considered on a merits based approach and flood related development controls may apply.

Note: The land is subject to Penrith Development Control Plan 2014 Section C3.5 Flood Planning. On application and payment of the prescribed fee Council may be able to provide in writing a range of advice in regard to the extent of flooding affecting the property.

8 LAND RESERVED FOR ACQUISITION

No environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

9 CONTRIBUTIONS PLANS

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

The Penrith City Local Open Space Development Contributions Plan 2007 applies anywhere residential development is permitted within the City of Penrith, excluding industrial areas and the release areas identified in Appendix B of the Plan (Penrith Lakes, Cranebrook, Sydney Regional

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

Environmental Plan No. 30 - St Marys, Waterside, Thornton, the WELL Precinct, Glenmore Park and Erskine Park). See

[http://www.penrithcity.nsw.gov.au/uploadedFiles/Content/Website/Our_Services/Planning_and_Development/Planning_Zoning_Information/Local_Planning_Documents/LocalOpenSpaceDCP\(1\).pdf](http://www.penrithcity.nsw.gov.au/uploadedFiles/Content/Website/Our_Services/Planning_and_Development/Planning_Zoning_Information/Local_Planning_Documents/LocalOpenSpaceDCP(1).pdf)

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

The Penrith City Centre Civic Improvement Plan applies to the land.

9A BIODIVERSITY CERTIFIED LAND

(Information is provided in this section only if the land is biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*.)

10 BIOBANKING AGREEMENTS

(Information is provided in this section only if Council has been notified by the Director-General of the Department of Environment, Climate Change and Water that the land is land to which a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates.)

11 BUSH FIRE PRONE LAND

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

12 PROPERTY VEGETATION PLANS

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

13 ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

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

14 DIRECTIONS UNDER PART 3A

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

15 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING

(Information is provided in this section only if:

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

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

16 SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

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

17 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

(Information is provided in this section only if:

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

18 PAPER SUBDIVISION INFORMATION

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

19 SITE VERIFICATION CERTIFICATES

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

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

- (a) (Information is provided in this section only if, as at the date of this certificate, the land (or part of the land) is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.)
- (b) (Information is provided in this section only if, as at the date of this certificate, the land is subject to a management order within the meaning of the Contaminated Land Management Act 1997.)
- (c) (Information is provided in this section only if, as at the date of this certificate, the land is the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.)

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

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

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

Note: Section 149(5) information for this property may contain additional information regarding contamination issues.

Note: The Environmental Planning and Assessment Amendment Act 1997 commenced operation on the 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional) Regulation 1998 and Environmental Planning and Assessment Regulation 2000.

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

149(5) Certificate

**This Certificate is directed to the following
relevant matters affecting the land**

When information pursuant to section 149(5) is requested the Council is under no obligation to furnish any of the information supplied herein pursuant to that section. Council draws your attention to section 149(6) which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.

Note:

- Council's 149(5) information does not include development consent or easement information. Details of development consents may be obtained by making enquiries with Council's Development Services Department pursuant to section 12 of the Local Government Act 1993 or (for development applications lodged after January 2007) by viewing the Online Services area at www.penrithcity.nsw.gov.au. Details of any easements may be obtained from a Title Search at Land and Property Information New South Wales.
- This certificate does not contain information relating to Complying Development Certificates.
- This certificate may not provide full details of development rights over the land.
-

*** Threatened Species Conservation Act 1995**

When considering any development application Council must have regard to the Threatened Species Conservation Act 1995. Please note that this legislation may have application to any land throughout the city. Interested persons should make their own enquiries in regard to the impact that this legislation could have on this land.

*** Preservation of Trees and Vegetation**

See Clauses 5.9 and 5.9AA of Penrith Local Environmental Plan 2010 and Chapter C2 of Penrith Development Control Plan 2014 for specific controls relating to the preservation of trees and vegetation.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

*** Development Control Plan General Information**

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

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

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

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

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

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

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

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

* Penrith City Centre Controls

See Part 8 of Penrith Local Environmental Plan 2010 and Chapter E11 of Penrith Development Control Plan 2014 for specific controls relating to Penrith City Centre (which includes the subject property).

Alan Stoneham
General Manager

PER



PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

Property No: 235329

Your Reference:

Contact No:

Issue Date: 26 July 2017

Certificate No: 17/03983

Issued to: Douglas Partners Pty Ltd
Po Box 472
WEST RYDE NSW 1685

PRECINCT 2010

DESCRIPTION OF LAND

County: CUMBERLAND

Parish: MULGOA

Location: 226 Derby Street PENRITH NSW 2750

Land Description: Lot 22 DP 979866

- PART 1 PRESCRIBED MATTERS -

In accordance with the provisions of Section 149(2) of the Act the following information is furnished in respect of the abovementioned land:

1 NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPs

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

Penrith Local Environmental Plan 2010, published 22nd September 2010, as amended, applies to the land.

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

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

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

State Environmental Planning Policy No.1 - Development Standards. (Note: This policy does not apply to the land to which Penrith Local Environmental Plan 2010 or State Environmental Planning Policy (Western Sydney Employment Area) 2009 apply.)

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

State Environmental Planning Policy No.21 - Caravan Parks.

State Environmental Planning Policy No.30 - Intensive Agriculture.

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

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

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

State Environmental Planning Policy No.62 - Sustainable Aquaculture.

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

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

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

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

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

State Environmental Planning Policy (State Significant Precincts) 2005.

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007.

State Environmental Planning Policy (Infrastructure) 2007.

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

State Environmental Planning Policy (Affordable Rental Housing) 2009.

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

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

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

Draft State Environmental Planning Policy (Infrastructure) Amendment (Shooting Ranges) 2013 applies to the land.

Draft State Environmental Planning Policy (Education Establishments and Child Care Facilities) 2017 applies to the land.

State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016 applies to the land.

Draft State Environmental Planning Policy (Vegetation) 2017 applies to the land.

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

Penrith Development Control Plan 2014 applies to the land.

2 ZONING AND LAND USE UNDER RELEVANT LEPs

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

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

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

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

Zone B4 Mixed Use

(Penrith Local Environmental Plan 2010)

1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.
- To create opportunities to improve public amenity.
- To provide a wide range of retail, business, office, residential, community and other suitable land uses.

2 Permitted without consent

Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Home-based child care; Home businesses; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Mortuaries; Multi dwelling housing; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Serviced apartments; Sex services premises; Shop top housing; Signage; Veterinary hospitals.

4 Prohibited

Rural workers' dwellings; Any development not specified in item 2 or 3

Flood planning

All or part of the subject land is identified in Penrith Local Environmental Plan 2010 (PLEP 2010) Clause 7.2 Flood Planning. Development consent is required for any development on land to which Clause 7.2 of PLEP 2010 applies.

Additional information relating to Penrith Local Environmental Plan 2010

Note 1: Under the terms of Clause 2.4 of Penrith Local Environmental Plan 2010 development may be carried out on unzoned land only with development consent.

Note 2: Under the terms of Clause 2.6 of Penrith Local Environmental Plan 2010 land may be subdivided but only with development consent, except for the exclusions detailed in the clause.

Note 3: Under the terms of Clause 2.7 of Penrith Local Environmental Plan 2010 the demolition of a building or work may be carried out only with development consent.

PLANNING CERTIFICATE UNDER SECTION 149

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Note 4: A temporary use may be permitted with development consent subject to the requirements of Clause 2.8 of Penrith Local Environmental Plan 2010.

Note 5: Under the terms of Clause 4.1A of Penrith Local Environmental Plan 2010, despite any other provision of this plan, development consent must not be granted for dual occupancy on an internal lot in Zone R2 Low Density Residential.

Note 6: Under the terms of Clause 5.1 of Penrith Local Environmental Plan 2010 development on land acquired by an authority of the State under the owner-initiated acquisition provisions may, before it is used for the purpose for which it is reserved, be carried out, with development consent, for any purpose.

Note 7: Under the terms of Clause 5.3 of Penrith Local Environmental Plan 2010 development consent may be granted to development of certain land for any purpose that may be carried out in an adjoining zone.

Note 8: Under the terms of Clause 5.9 of Penrith Local Environmental Plan 2010 trees or other vegetation subject to relevant sections of Penrith Development Control Plan 2014 must not be ringbarked, cut down, topped, lopped, removed, injured or wilfully destroyed without the authority conferred by a development consent or a Council permit.

Note 9: Under the terms of Clause 5.9AA of Penrith Local Environmental Plan 2010 (PLEP 2010) any tree or other vegetation that is not of a species or kind prescribed for the purposes of Clause 5.9 of PLEP 2010 by Penrith Development Control Plan 2014 may be ringbarked, cut down, topped, lopped, removed, injured or destroyed without development consent.

Note 10: Clause 5.10 of Penrith Local Environmental Plan 2010 details when development consent is required/not required in relation to heritage conservation.

Note 11: Under the terms of Clause 5.11 of Penrith Local Environmental Plan 2010 bush fire hazard reduction work authorised by the *Rural Fires Act 1997* may be carried out on any land without development consent.

Note 12: Under the terms of Clause 7.1 of Penrith Local Environmental Plan 2010 (PLEP 2010) development consent is required for earthworks unless the work is exempt development under PLEP 2010 or another applicable environmental planning instrument, or the work is ancillary to other development for which development consent has been given.

Note 13: Sex services premises and restricted premises may only be permitted subject to the requirements of Clause 7.23 of Penrith Local Environmental Plan 2010.

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

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

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

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

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

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

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

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

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

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

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

3 COMPLYING DEVELOPMENT

HOUSING CODE

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

Complying development under the Housing Code **may** be carried out on the land if the land is within one of the abovementioned zones.

RURAL HOUSING CODE

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

Complying development under the Rural Housing Code **may** be carried out on the land if the land is within one of the abovementioned zones.

HOUSING ALTERATIONS CODE

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

GENERAL DEVELOPMENT CODE

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

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

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

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

SUBDIVISIONS CODE

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

DEMOLITION CODE

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

COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

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

Complying development under the Commercial and Industrial (New Buildings and Alterations) Code **may** be carried out on the land if the land is within one of the abovementioned zones.

FIRE SAFETY CODE

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

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

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

4 COASTAL PROTECTION

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

5 MINE SUBSIDENCE

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

6 ROAD WIDENING AND ROAD REALIGNMENT

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

- (a) Division 2 of Part 3 of the Roads Act 1993, or
- (b) an environmental planning instrument, or
- (c) a resolution of council.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

7 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

(a) Council Policies

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

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

(b) Other Public Authority Policies

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

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

7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

(1) Development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) (if such uses are permissible on the land) is subject to flood related development controls.

(2) Development on the land or part of the land for industrial or commercial purposes (if such uses are permissible on the land) is subject to flood related development controls.

Development on the land or part of the land for purposes other than industrial or commercial, or for purposes other than those referred to in (1) above, will be considered on a merits based approach and flood related development controls may apply.

Note: The land is subject to Penrith Development Control Plan 2014 Section C3.5 Flood Planning. On application and payment of the prescribed fee Council may be able to provide in writing a range of advice in regard to the extent of flooding affecting the property.

8 LAND RESERVED FOR ACQUISITION

No environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

9 CONTRIBUTIONS PLANS

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

The Penrith City Local Open Space Development Contributions Plan 2007 applies anywhere residential development is permitted within the City of Penrith, excluding industrial areas and the release areas identified in Appendix B of the Plan (Penrith Lakes, Cranebrook, Sydney Regional

PLANNING CERTIFICATE UNDER SECTION 149

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Environmental Plan No. 30 - St Marys, Waterside, Thornton, the WELL Precinct, Glenmore Park and Erskine Park). See

[http://www.penrithcity.nsw.gov.au/uploadedFiles/Content/Website/Our_Services/Planning_and_Development/Planning_Zoning_Information/Local_Planning_Documents/LocalOpenSpaceDCP\(1\).pdf](http://www.penrithcity.nsw.gov.au/uploadedFiles/Content/Website/Our_Services/Planning_and_Development/Planning_Zoning_Information/Local_Planning_Documents/LocalOpenSpaceDCP(1).pdf)

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

The Penrith City Centre Civic Improvement Plan applies to the land.

9A BIODIVERSITY CERTIFIED LAND

(Information is provided in this section only if the land is biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*.)

10 BIOBANKING AGREEMENTS

(Information is provided in this section only if Council has been notified by the Director-General of the Department of Environment, Climate Change and Water that the land is land to which a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates.)

11 BUSH FIRE PRONE LAND

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

12 PROPERTY VEGETATION PLANS

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

13 ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

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

14 DIRECTIONS UNDER PART 3A

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

15 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING

(Information is provided in this section only if:

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

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

16 SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

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

17 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

(Information is provided in this section only if:

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

18 PAPER SUBDIVISION INFORMATION

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

19 SITE VERIFICATION CERTIFICATES

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

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

- (a) (Information is provided in this section only if, as at the date of this certificate, the land (or part of the land) is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.)
- (b) (Information is provided in this section only if, as at the date of this certificate, the land is subject to a management order within the meaning of the Contaminated Land Management Act 1997.)
- (c) (Information is provided in this section only if, as at the date of this certificate, the land is the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.)

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

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

Note: Section 149(5) information for this property may contain additional information regarding contamination issues.

Note: The Environmental Planning and Assessment Amendment Act 1997 commenced operation on the 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional) Regulation 1998 and Environmental Planning and Assessment Regulation 2000.

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

149(5) Certificate

This Certificate is directed to the following relevant matters affecting the land

When information pursuant to section 149(5) is requested the Council is under no obligation to furnish any of the information supplied herein pursuant to that section. Council draws your attention to section 149(6) which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.

Note:

- Council's 149(5) information does not include development consent or easement information. Details of development consents may be obtained by making enquiries with Council's Development Services Department pursuant to section 12 of the Local Government Act 1993 or (for development applications lodged after January 2007) by viewing the Online Services area at www.penrithcity.nsw.gov.au. Details of any easements may be obtained from a Title Search at Land and Property Information New South Wales.
- This certificate does not contain information relating to Complying Development Certificates.
- This certificate may not provide full details of development rights over the land.
-

*** Threatened Species Conservation Act 1995**

When considering any development application Council must have regard to the Threatened Species Conservation Act 1995. Please note that this legislation may have application to any land throughout the city. Interested persons should make their own enquiries in regard to the impact that this legislation could have on this land.

*** Preservation of Trees and Vegetation**

See Clauses 5.9 and 5.9AA of Penrith Local Environmental Plan 2010 and Chapter C2 of Penrith Development Control Plan 2014 for specific controls relating to the preservation of trees and vegetation.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

*** Development Control Plan General Information**

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

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

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

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

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

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

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

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

* Penrith City Centre Controls

See Part 8 of Penrith Local Environmental Plan 2010 and Chapter E11 of Penrith Development Control Plan 2014 for specific controls relating to Penrith City Centre (which includes the subject property).

Alan Stoneham
General Manager

PER





SafeWork NSW

7. AUG 2017

Locked Bag 2906, Lisarow NSW 2252

Customer Experience 13 10 50

ABN 81 913 830 179 | www.safework.nsw.gov.au

Our Ref: D17/185177
Your Ref: Jessica Paulsen

2 August 2017

Attention: Jessica Paulsen
Douglas Partners Pty Ltd
PO BOX 472
West Ryde NSW 1685

Dear Ms Paulsen

RE SITE: 1-13 Reserve St Penrith NSW

I refer to your site search request received by SafeWork NSW on 25 July 2017 requesting information on Storage of Hazardous Chemicals for the above site.

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

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

Yours sincerely

A handwritten signature in black ink, appearing to be a stylized 'J' or similar character.

Customer Service Officer
Customer Experience - Operations
SafeWork NSW

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

Property No: 235310

Your Reference:

Contact No:

Issue Date: 26 July 2017

Certificate No: 17/03985

Issued to: Douglas Partners Pty Ltd
PO Box 472
WEST RYDE NSW 1685

PRECINCT 2010

DESCRIPTION OF LAND

County: CUMBERLAND

Parish: MULGOA

Location: 228 Derby Street PENRITH NSW 2750

Land Description: Lot D DP 154478

- PART 1 PRESCRIBED MATTERS -

In accordance with the provisions of Section 149(2) of the Act the following information is furnished in respect of the abovementioned land:

1 NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPs

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

Penrith Local Environmental Plan 2010, published 22nd September 2010, as amended, applies to the land.

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

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

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

State Environmental Planning Policy No.1 - Development Standards. (Note: This policy does not apply to the land to which Penrith Local Environmental Plan 2010 or State Environmental Planning Policy (Western Sydney Employment Area) 2009 apply.)

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

State Environmental Planning Policy No.21 - Caravan Parks.

State Environmental Planning Policy No.30 - Intensive Agriculture.

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

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

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

State Environmental Planning Policy No.62 - Sustainable Aquaculture.

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

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

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

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

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

State Environmental Planning Policy (State Significant Precincts) 2005.

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007.

State Environmental Planning Policy (Infrastructure) 2007.

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

State Environmental Planning Policy (Affordable Rental Housing) 2009.

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

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

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

Draft State Environmental Planning Policy (Infrastructure) Amendment (Shooting Ranges) 2013 applies to the land.

Draft State Environmental Planning Policy (Education Establishments and Child Care Facilities) 2017 applies to the land.

State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016 applies to the land.

Draft State Environmental Planning Policy (Vegetation) 2017 applies to the land.

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

Penrith Development Control Plan 2014 applies to the land.

2 ZONING AND LAND USE UNDER RELEVANT LEPs

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

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

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

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

Zone B4 Mixed Use

(Penrith Local Environmental Plan 2010)

1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.
- To create opportunities to improve public amenity.
- To provide a wide range of retail, business, office, residential, community and other suitable land uses.

2 Permitted without consent

Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Home-based child care; Home businesses; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Mortuaries; Multi dwelling housing; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Serviced apartments; Sex services premises; Shop top housing; Signage; Veterinary hospitals.

4 Prohibited

Rural workers' dwellings; Any development not specified in item 2 or 3

Flood planning

All or part of the subject land is identified in Penrith Local Environmental Plan 2010 (PLEP 2010) Clause 7.2 Flood Planning. Development consent is required for any development on land to which Clause 7.2 of PLEP 2010 applies.

Additional information relating to Penrith Local Environmental Plan 2010

Note 1: Under the terms of Clause 2.4 of Penrith Local Environmental Plan 2010 development may be carried out on unzoned land only with development consent.

Note 2: Under the terms of Clause 2.6 of Penrith Local Environmental Plan 2010 land may be subdivided but only with development consent, except for the exclusions detailed in the clause.

Note 3: Under the terms of Clause 2.7 of Penrith Local Environmental Plan 2010 the demolition of a building or work may be carried out only with development consent.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

Note 4: A temporary use may be permitted with development consent subject to the requirements of Clause 2.8 of Penrith Local Environmental Plan 2010.

Note 5: Under the terms of Clause 4.1A of Penrith Local Environmental Plan 2010, despite any other provision of this plan, development consent must not be granted for dual occupancy on an internal lot in Zone R2 Low Density Residential.

Note 6: Under the terms of Clause 5.1 of Penrith Local Environmental Plan 2010 development on land acquired by an authority of the State under the owner-initiated acquisition provisions may, before it is used for the purpose for which it is reserved, be carried out, with development consent, for any purpose.

Note 7: Under the terms of Clause 5.3 of Penrith Local Environmental Plan 2010 development consent may be granted to development of certain land for any purpose that may be carried out in an adjoining zone.

Note 8: Under the terms of Clause 5.9 of Penrith Local Environmental Plan 2010 trees or other vegetation subject to relevant sections of Penrith Development Control Plan 2014 must not be ringbarked, cut down, topped, lopped, removed, injured or wilfully destroyed without the authority conferred by a development consent or a Council permit.

Note 9: Under the terms of Clause 5.9AA of Penrith Local Environmental Plan 2010 (PLEP 2010) any tree or other vegetation that is not of a species or kind prescribed for the purposes of Clause 5.9 of PLEP 2010 by Penrith Development Control Plan 2014 may be ringbarked, cut down, topped, lopped, removed, injured or destroyed without development consent.

Note 10: Clause 5.10 of Penrith Local Environmental Plan 2010 details when development consent is required/not required in relation to heritage conservation.

Note 11: Under the terms of Clause 5.11 of Penrith Local Environmental Plan 2010 bush fire hazard reduction work authorised by the *Rural Fires Act 1997* may be carried out on any land without development consent.

Note 12: Under the terms of Clause 7.1 of Penrith Local Environmental Plan 2010 (PLEP 2010) development consent is required for earthworks unless the work is exempt development under PLEP 2010 or another applicable environmental planning instrument, or the work is ancillary to other development for which development consent has been given.

Note 13: Sex services premises and restricted premises may only be permitted subject to the requirements of Clause 7.23 of Penrith Local Environmental Plan 2010.

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

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

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

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

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

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

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

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

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

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

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

3 COMPLYING DEVELOPMENT

HOUSING CODE

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

Complying development under the Housing Code **may** be carried out on the land if the land is within one of the abovementioned zones.

RURAL HOUSING CODE

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

Complying development under the Rural Housing Code **may** be carried out on the land if the land is within one of the abovementioned zones.

HOUSING ALTERATIONS CODE

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

GENERAL DEVELOPMENT CODE

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

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

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

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

SUBDIVISIONS CODE

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

DEMOLITION CODE

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

COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

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

Complying development under the Commercial and Industrial (New Buildings and Alterations) Code **may** be carried out on the land if the land is within one of the abovementioned zones.

FIRE SAFETY CODE

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

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

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

4 COASTAL PROTECTION

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

5 MINE SUBSIDENCE

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

6 ROAD WIDENING AND ROAD REALIGNMENT

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

- (a) Division 2 of Part 3 of the Roads Act 1993, or
- (b) an environmental planning instrument, or
- (c) a resolution of council.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

7 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

(a) Council Policies

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

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

(b) Other Public Authority Policies

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

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

7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

(1) Development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) (if such uses are permissible on the land) is subject to flood related development controls.

(2) Development on the land or part of the land for industrial or commercial purposes (if such uses are permissible on the land) is subject to flood related development controls.

Development on the land or part of the land for purposes other than industrial or commercial, or for purposes other than those referred to in (1) above, will be considered on a merits based approach and flood related development controls may apply.

Note: The land is subject to Penrith Development Control Plan 2014 Section C3.5 Flood Planning. On application and payment of the prescribed fee Council may be able to provide in writing a range of advice in regard to the extent of flooding affecting the property.

8 LAND RESERVED FOR ACQUISITION

No environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

9 CONTRIBUTIONS PLANS

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

The Penrith City Local Open Space Development Contributions Plan 2007 applies anywhere residential development is permitted within the City of Penrith, excluding industrial areas and the release areas identified in Appendix B of the Plan (Penrith Lakes, Cranebrook, Sydney Regional

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

Environmental Plan No. 30 - St Marys, Waterside, Thornton, the WELL Precinct, Glenmore Park and Erskine Park). See

[http://www.penrithcity.nsw.gov.au/uploadedFiles/Content/Website/Our_Services/Planning_and_Development/Planning_Zoning_Information/Local_Planning_Documents/LocalOpenSpaceDCP\(1\).pdf](http://www.penrithcity.nsw.gov.au/uploadedFiles/Content/Website/Our_Services/Planning_and_Development/Planning_Zoning_Information/Local_Planning_Documents/LocalOpenSpaceDCP(1).pdf)

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

The Penrith City Centre Civic Improvement Plan applies to the land.

9A BIODIVERSITY CERTIFIED LAND

(Information is provided in this section only if the land is biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*.)

10 BIOBANKING AGREEMENTS

(Information is provided in this section only if Council has been notified by the Director-General of the Department of Environment, Climate Change and Water that the land is land to which a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates.)

11 BUSH FIRE PRONE LAND

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

12 PROPERTY VEGETATION PLANS

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

13 ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

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

14 DIRECTIONS UNDER PART 3A

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

15 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING

(Information is provided in this section only if:

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

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

16 SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

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

17 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

(Information is provided in this section only if:

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

18 PAPER SUBDIVISION INFORMATION

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

19 SITE VERIFICATION CERTIFICATES

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

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

- (a) (Information is provided in this section only if, as at the date of this certificate, the land (or part of the land) is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.)
- (b) (Information is provided in this section only if, as at the date of this certificate, the land is subject to a management order within the meaning of the Contaminated Land Management Act 1997.)
- (c) (Information is provided in this section only if, as at the date of this certificate, the land is the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.)

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

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

Note: Section 149(5) information for this property may contain additional information regarding contamination issues.

Note: The Environmental Planning and Assessment Amendment Act 1997 commenced operation on the 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional) Regulation 1998 and Environmental Planning and Assessment Regulation 2000.

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

149(5) Certificate

This Certificate is directed to the following relevant matters affecting the land

When information pursuant to section 149(5) is requested the Council is under no obligation to furnish any of the information supplied herein pursuant to that section. Council draws your attention to section 149(6) which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.

Note:

- Council's 149(5) information does not include development consent or easement information. Details of development consents may be obtained by making enquiries with Council's Development Services Department pursuant to section 12 of the Local Government Act 1993 or (for development applications lodged after January 2007) by viewing the Online Services area at www.penrithcity.nsw.gov.au. Details of any easements may be obtained from a Title Search at Land and Property Information New South Wales.
- This certificate does not contain information relating to Complying Development Certificates.
- This certificate may not provide full details of development rights over the land.
-

*** Threatened Species Conservation Act 1995**

When considering any development application Council must have regard to the Threatened Species Conservation Act 1995. Please note that this legislation may have application to any land throughout the city. Interested persons should make their own enquiries in regard to the impact that this legislation could have on this land.

*** Preservation of Trees and Vegetation**

See Clauses 5.9 and 5.9AA of Penrith Local Environmental Plan 2010 and Chapter C2 of Penrith Development Control Plan 2014 for specific controls relating to the preservation of trees and vegetation.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

* Development Control Plan General Information

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

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

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

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

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

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

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

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

* Penrith City Centre Controls

See Part 8 of Penrith Local Environmental Plan 2010 and Chapter E11 of Penrith Development Control Plan 2014 for specific controls relating to Penrith City Centre (which includes the subject property).

Alan Stoneham
General Manager

PER



PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

Property No: 235301

Your Reference:

Contact No:

Issue Date: 26 July 2017

Certificate No: 17/03986

Issued to: Douglas Partners Pty Ltd
PO Box 472
WEST RYDE NSW 1685

PRECINCT 2010

DESCRIPTION OF LAND

County: CUMBERLAND

Parish: MULGOA

Location: 230 Derby Street PENRITH NSW 2750

Land Description: Lot C DP 154478

- PART 1 PRESCRIBED MATTERS -

In accordance with the provisions of Section 149(2) of the Act the following information is furnished in respect of the abovementioned land:

1 NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPs

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

Penrith Local Environmental Plan 2010, published 22nd September 2010, as amended, applies to the land.

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

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

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

State Environmental Planning Policy No.1 - Development Standards. (Note: This policy does not apply to the land to which Penrith Local Environmental Plan 2010 or State Environmental Planning Policy (Western Sydney Employment Area) 2009 apply.)

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

State Environmental Planning Policy No.21 - Caravan Parks.

State Environmental Planning Policy No.30 - Intensive Agriculture.

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

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

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

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

State Environmental Planning Policy No.62 - Sustainable Aquaculture.

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

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

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

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

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

State Environmental Planning Policy (State Significant Precincts) 2005.

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007.

State Environmental Planning Policy (Infrastructure) 2007.

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

State Environmental Planning Policy (Affordable Rental Housing) 2009.

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

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

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

Draft State Environmental Planning Policy (Infrastructure) Amendment (Shooting Ranges) 2013 applies to the land.

Draft State Environmental Planning Policy (Education Establishments and Child Care Facilities) 2017 applies to the land.

State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016 applies to the land.

Draft State Environmental Planning Policy (Vegetation) 2017 applies to the land.

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

Penrith Development Control Plan 2014 applies to the land.

2 ZONING AND LAND USE UNDER RELEVANT LEPs

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

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

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

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

Zone B4 Mixed Use

(Penrith Local Environmental Plan 2010)

1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.
- To create opportunities to improve public amenity.
- To provide a wide range of retail, business, office, residential, community and other suitable land uses.

2 Permitted without consent

Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Home-based child care; Home businesses; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Mortuaries; Multi dwelling housing; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Serviced apartments; Sex services premises; Shop top housing; Signage; Veterinary hospitals.

4 Prohibited

Rural workers' dwellings; Any development not specified in item 2 or 3

Flood planning

All or part of the subject land is identified in Penrith Local Environmental Plan 2010 (PLEP 2010) Clause 7.2 Flood Planning. Development consent is required for any development on land to which Clause 7.2 of PLEP 2010 applies.

Additional information relating to Penrith Local Environmental Plan 2010

Note 1: Under the terms of Clause 2.4 of Penrith Local Environmental Plan 2010 development may be carried out on unzoned land only with development consent.

Note 2: Under the terms of Clause 2.6 of Penrith Local Environmental Plan 2010 land may be subdivided but only with development consent, except for the exclusions detailed in the clause.

Note 3: Under the terms of Clause 2.7 of Penrith Local Environmental Plan 2010 the demolition of a building or work may be carried out only with development consent.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

Note 4: A temporary use may be permitted with development consent subject to the requirements of Clause 2.8 of Penrith Local Environmental Plan 2010.

Note 5: Under the terms of Clause 4.1A of Penrith Local Environmental Plan 2010, despite any other provision of this plan, development consent must not be granted for dual occupancy on an internal lot in Zone R2 Low Density Residential.

Note 6: Under the terms of Clause 5.1 of Penrith Local Environmental Plan 2010 development on land acquired by an authority of the State under the owner-initiated acquisition provisions may, before it is used for the purpose for which it is reserved, be carried out, with development consent, for any purpose.

Note 7: Under the terms of Clause 5.3 of Penrith Local Environmental Plan 2010 development consent may be granted to development of certain land for any purpose that may be carried out in an adjoining zone.

Note 8: Under the terms of Clause 5.9 of Penrith Local Environmental Plan 2010 trees or other vegetation subject to relevant sections of Penrith Development Control Plan 2014 must not be ringbarked, cut down, topped, lopped, removed, injured or wilfully destroyed without the authority conferred by a development consent or a Council permit.

Note 9: Under the terms of Clause 5.9AA of Penrith Local Environmental Plan 2010 (PLEP 2010) any tree or other vegetation that is not of a species or kind prescribed for the purposes of Clause 5.9 of PLEP 2010 by Penrith Development Control Plan 2014 may be ringbarked, cut down, topped, lopped, removed, injured or destroyed without development consent.

Note 10: Clause 5.10 of Penrith Local Environmental Plan 2010 details when development consent is required/not required in relation to heritage conservation.

Note 11: Under the terms of Clause 5.11 of Penrith Local Environmental Plan 2010 bush fire hazard reduction work authorised by the *Rural Fires Act 1997* may be carried out on any land without development consent.

Note 12: Under the terms of Clause 7.1 of Penrith Local Environmental Plan 2010 (PLEP 2010) development consent is required for earthworks unless the work is exempt development under PLEP 2010 or another applicable environmental planning instrument, or the work is ancillary to other development for which development consent has been given.

Note 13: Sex services premises and restricted premises may only be permitted subject to the requirements of Clause 7.23 of Penrith Local Environmental Plan 2010.

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

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

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

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

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

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

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

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

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

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

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

3 COMPLYING DEVELOPMENT

HOUSING CODE

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

Complying development under the Housing Code **may** be carried out on the land if the land is within one of the abovementioned zones.

RURAL HOUSING CODE

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

Complying development under the Rural Housing Code **may** be carried out on the land if the land is within one of the abovementioned zones.

HOUSING ALTERATIONS CODE

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

GENERAL DEVELOPMENT CODE

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

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

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

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

SUBDIVISIONS CODE

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

DEMOLITION CODE

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

COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

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

Complying development under the Commercial and Industrial (New Buildings and Alterations) Code **may** be carried out on the land if the land is within one of the abovementioned zones.

FIRE SAFETY CODE

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

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

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

4 *COASTAL PROTECTION*

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

5 *MINE SUBSIDENCE*

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

6 *ROAD WIDENING AND ROAD REALIGNMENT*

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

- (a) Division 2 of Part 3 of the Roads Act 1993, or
- (b) an environmental planning instrument, or
- (c) a resolution of council.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

7 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

(a) Council Policies

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

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

(b) Other Public Authority Policies

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

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

7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

(1) Development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) (if such uses are permissible on the land) is subject to flood related development controls.

(2) Development on the land or part of the land for industrial or commercial purposes (if such uses are permissible on the land) is subject to flood related development controls.

Development on the land or part of the land for purposes other than industrial or commercial, or for purposes other than those referred to in (1) above, will be considered on a merits based approach and flood related development controls may apply.

Note: The land is subject to Penrith Development Control Plan 2014 Section C3.5 Flood Planning. On application and payment of the prescribed fee Council may be able to provide in writing a range of advice in regard to the extent of flooding affecting the property.

8 LAND RESERVED FOR ACQUISITION

No environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

9 CONTRIBUTIONS PLANS

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

The Penrith City Local Open Space Development Contributions Plan 2007 applies anywhere residential development is permitted within the City of Penrith, excluding industrial areas and the release areas identified in Appendix B of the Plan (Penrith Lakes, Cranebrook, Sydney Regional

PLANNING CERTIFICATE UNDER SECTION 149

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Environmental Plan No. 30 - St Marys, Waterside, Thornton, the WELL Precinct, Glenmore Park and Erskine Park). See

[http://www.penrithcity.nsw.gov.au/uploadedFiles/Content/Website/Our_Services/Planning_and_Development/Planning_Zoning_Information/Local_Planning_Documents/LocalOpenSpaceDCP\(1\).pdf](http://www.penrithcity.nsw.gov.au/uploadedFiles/Content/Website/Our_Services/Planning_and_Development/Planning_Zoning_Information/Local_Planning_Documents/LocalOpenSpaceDCP(1).pdf)

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

The Penrith City Centre Civic Improvement Plan applies to the land.

9A BIODIVERSITY CERTIFIED LAND

(Information is provided in this section only if the land is biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*.)

10 BIOBANKING AGREEMENTS

(Information is provided in this section only if Council has been notified by the Director-General of the Department of Environment, Climate Change and Water that the land is land to which a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates.)

11 BUSH FIRE PRONE LAND

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

12 PROPERTY VEGETATION PLANS

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

13 ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

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

14 DIRECTIONS UNDER PART 3A

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

15 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING

(Information is provided in this section only if:

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

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

16 SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

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

17 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

(Information is provided in this section only if:

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

18 PAPER SUBDIVISION INFORMATION

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

19 SITE VERIFICATION CERTIFICATES

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

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

- (a) (Information is provided in this section only if, as at the date of this certificate, the land (or part of the land) is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.)
- (b) (Information is provided in this section only if, as at the date of this certificate, the land is subject to a management order within the meaning of the Contaminated Land Management Act 1997.)
- (c) (Information is provided in this section only if, as at the date of this certificate, the land is the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.)

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

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

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

Note: Section 149(5) information for this property may contain additional information regarding contamination issues.

Note: The Environmental Planning and Assessment Amendment Act 1997 commenced operation on the 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional) Regulation 1998 and Environmental Planning and Assessment Regulation 2000.

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

149(5) Certificate

**This Certificate is directed to the following
relevant matters affecting the land**

When information pursuant to section 149(5) is requested the Council is under no obligation to furnish any of the information supplied herein pursuant to that section. Council draws your attention to section 149(6) which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.

Note:

- Council's 149(5) information does not include development consent or easement information. Details of development consents may be obtained by making enquiries with Council's Development Services Department pursuant to section 12 of the Local Government Act 1993 or (for development applications lodged after January 2007) by viewing the Online Services area at www.penrithcity.nsw.gov.au. Details of any easements may be obtained from a Title Search at Land and Property Information New South Wales.
- This certificate does not contain information relating to Complying Development Certificates.
- This certificate may not provide full details of development rights over the land.
-

*** Threatened Species Conservation Act 1995**

When considering any development application Council must have regard to the Threatened Species Conservation Act 1995. Please note that this legislation may have application to any land throughout the city. Interested persons should make their own enquiries in regard to the impact that this legislation could have on this land.

*** Preservation of Trees and Vegetation**

See Clauses 5.9 and 5.9AA of Penrith Local Environmental Plan 2010 and Chapter C2 of Penrith Development Control Plan 2014 for specific controls relating to the preservation of trees and vegetation.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

*** Development Control Plan General Information**

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

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

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

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

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

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

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

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

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

* Penrith City Centre Controls

See Part 8 of Penrith Local Environmental Plan 2010 and Chapter E11 of Penrith Development Control Plan 2014 for specific controls relating to Penrith City Centre (which includes the subject property).

Alan Stoneham
General Manager

PER



PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

Property No: 793635

Your Reference:

Contact No:

Issue Date: 27 July 2017

Certificate No: 17/04012

Issued to: Douglas Partners Pty Ltd
Po Box 472
WEST RYDE NSW 1685

PRECINCT 2010

DESCRIPTION OF LAND

County: CUMBERLAND

Parish: MULGOA

Location: 106 Woodriff Street PENRITH NSW 2750

Land Description: Lot 106 DP 1215261

- PART 1 PRESCRIBED MATTERS -

In accordance with the provisions of Section 149(2) of the Act the following information is furnished in respect of the abovementioned land:

1 NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPs

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

Penrith Local Environmental Plan 2010, published 22nd September 2010, as amended, applies to the land.

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

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

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

State Environmental Planning Policy No.1 - Development Standards. (Note: This policy does not apply to the land to which Penrith Local Environmental Plan 2010 or State Environmental Planning Policy (Western Sydney Employment Area) 2009 apply.)

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

State Environmental Planning Policy No.21 - Caravan Parks.

State Environmental Planning Policy No.30 - Intensive Agriculture.

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

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

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

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

State Environmental Planning Policy No.62 - Sustainable Aquaculture.

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

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

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

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

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

State Environmental Planning Policy (State Significant Precincts) 2005.

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007.

State Environmental Planning Policy (Infrastructure) 2007.

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

State Environmental Planning Policy (Affordable Rental Housing) 2009.

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

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

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

Draft State Environmental Planning Policy (Infrastructure) Amendment (Shooting Ranges) 2013 applies to the land.

Draft State Environmental Planning Policy (Education Establishments and Child Care Facilities) 2017 applies to the land.

State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016 applies to the land.

Draft State Environmental Planning Policy (Vegetation) 2017 applies to the land.

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

Penrith Development Control Plan 2014 applies to the land.

2 ZONING AND LAND USE UNDER RELEVANT LEPs

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

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

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

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

Zone B4 Mixed Use

(Penrith Local Environmental Plan 2010)

1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.
- To create opportunities to improve public amenity.
- To provide a wide range of retail, business, office, residential, community and other suitable land uses.

2 Permitted without consent

Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Home-based child care; Home businesses; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Mortuaries; Multi dwelling housing; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Serviced apartments; Sex services premises; Shop top housing; Signage; Veterinary hospitals.

4 Prohibited

Rural workers' dwellings; Any development not specified in item 2 or 3

Flood planning

All or part of the subject land is identified in Penrith Local Environmental Plan 2010 (PLEP 2010) Clause 7.2 Flood Planning. Development consent is required for any development on land to which Clause 7.2 of PLEP 2010 applies.

Additional information relating to Penrith Local Environmental Plan 2010

Note 1: Under the terms of Clause 2.4 of Penrith Local Environmental Plan 2010 development may be carried out on unzoned land only with development consent.

Note 2: Under the terms of Clause 2.6 of Penrith Local Environmental Plan 2010 land may be subdivided but only with development consent, except for the exclusions detailed in the clause.

Note 3: Under the terms of Clause 2.7 of Penrith Local Environmental Plan 2010 the demolition of a building or work may be carried out only with development consent.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

Note 4: A temporary use may be permitted with development consent subject to the requirements of Clause 2.8 of Penrith Local Environmental Plan 2010.

Note 5: Under the terms of Clause 4.1A of Penrith Local Environmental Plan 2010, despite any other provision of this plan, development consent must not be granted for dual occupancy on an internal lot in Zone R2 Low Density Residential.

Note 6: Under the terms of Clause 5.1 of Penrith Local Environmental Plan 2010 development on land acquired by an authority of the State under the owner-initiated acquisition provisions may, before it is used for the purpose for which it is reserved, be carried out, with development consent, for any purpose.

Note 7: Under the terms of Clause 5.3 of Penrith Local Environmental Plan 2010 development consent may be granted to development of certain land for any purpose that may be carried out in an adjoining zone.

Note 8: Under the terms of Clause 5.9 of Penrith Local Environmental Plan 2010 trees or other vegetation subject to relevant sections of Penrith Development Control Plan 2014 must not be ringbarked, cut down, topped, lopped, removed, injured or wilfully destroyed without the authority conferred by a development consent or a Council permit.

Note 9: Under the terms of Clause 5.9AA of Penrith Local Environmental Plan 2010 (PLEP 2010) any tree or other vegetation that is not of a species or kind prescribed for the purposes of Clause 5.9 of PLEP 2010 by Penrith Development Control Plan 2014 may be ringbarked, cut down, topped, lopped, removed, injured or destroyed without development consent.

Note 10: Clause 5.10 of Penrith Local Environmental Plan 2010 details when development consent is required/not required in relation to heritage conservation.

Note 11: Under the terms of Clause 5.11 of Penrith Local Environmental Plan 2010 bush fire hazard reduction work authorised by the *Rural Fires Act 1997* may be carried out on any land without development consent.

Note 12: Under the terms of Clause 7.1 of Penrith Local Environmental Plan 2010 (PLEP 2010) development consent is required for earthworks unless the work is exempt development under PLEP 2010 or another applicable environmental planning instrument, or the work is ancillary to other development for which development consent has been given.

Note 13: Sex services premises and restricted premises may only be permitted subject to the requirements of Clause 7.23 of Penrith Local Environmental Plan 2010.

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

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

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

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

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

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

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

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

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

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

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

3 COMPLYING DEVELOPMENT

HOUSING CODE

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

Complying development under the Housing Code **may** be carried out on the land if the land is within one of the abovementioned zones.

RURAL HOUSING CODE

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

Complying development under the Rural Housing Code **may** be carried out on the land if the land is within one of the abovementioned zones.

HOUSING ALTERATIONS CODE

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

GENERAL DEVELOPMENT CODE

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

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

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

PLANNING CERTIFICATE UNDER SECTION 149
Environmental Planning and Assessment Act, 1979

SUBDIVISIONS CODE

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

DEMOLITION CODE

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

COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

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

Complying development under the Commercial and Industrial (New Buildings and Alterations) Code **may** be carried out on the land if the land is within one of the abovementioned zones.

FIRE SAFETY CODE

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

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

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

4 *COASTAL PROTECTION*

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

5 *MINE SUBSIDENCE*

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

6 *ROAD WIDENING AND ROAD REALIGNMENT*

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

- (a) Division 2 of Part 3 of the Roads Act 1993, or
- (b) an environmental planning instrument, or
- (c) a resolution of council.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

7 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

(a) Council Policies

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

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

(b) Other Public Authority Policies

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

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

7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

(1) Development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) (if such uses are permissible on the land) is subject to flood related development controls.

(2) Development on the land or part of the land for industrial or commercial purposes (if such uses are permissible on the land) is subject to flood related development controls.

Development on the land or part of the land for purposes other than industrial or commercial, or for purposes other than those referred to in (1) above, will be considered on a merits based approach and flood related development controls may apply.

Note: The land is subject to Penrith Development Control Plan 2014 Section C3.5 Flood Planning. On application and payment of the prescribed fee Council may be able to provide in writing a range of advice in regard to the extent of flooding affecting the property.

8 LAND RESERVED FOR ACQUISITION

No environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

9 CONTRIBUTIONS PLANS

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

The Penrith City Local Open Space Development Contributions Plan 2007 applies anywhere residential development is permitted within the City of Penrith, excluding industrial areas and the release areas identified in Appendix B of the Plan (Penrith Lakes, Cranebrook, Sydney Regional

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

Environmental Plan No. 30 - St Marys, Waterside, Thornton, the WELL Precinct, Glenmore Park and Erskine Park). See

[http://www.penrithcity.nsw.gov.au/uploadedFiles/Content/Website/Our_Services/Planning_and_Development/Planning_Zoning_Information/Local_Planning_Documents/LocalOpenSpaceDCP\(1\).pdf](http://www.penrithcity.nsw.gov.au/uploadedFiles/Content/Website/Our_Services/Planning_and_Development/Planning_Zoning_Information/Local_Planning_Documents/LocalOpenSpaceDCP(1).pdf)

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

The Penrith City Centre Civic Improvement Plan applies to the land.

9A BIODIVERSITY CERTIFIED LAND

(Information is provided in this section only if the land is biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*.)

10 BIOBANKING AGREEMENTS

(Information is provided in this section only if Council has been notified by the Director-General of the Department of Environment, Climate Change and Water that the land is land to which a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates.)

11 BUSH FIRE PRONE LAND

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

12 PROPERTY VEGETATION PLANS

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

13 ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

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

14 DIRECTIONS UNDER PART 3A

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

15 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING

(Information is provided in this section only if:

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

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

16 SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

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17 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

(Information is provided in this section only if:

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

18 PAPER SUBDIVISION INFORMATION

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

- (a) (Information is provided in this section only if, as at the date of this certificate, the land (or part of the land) is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.)
- (b) (Information is provided in this section only if, as at the date of this certificate, the land is subject to a management order within the meaning of the Contaminated Land Management Act 1997.)
- (c) (Information is provided in this section only if, as at the date of this certificate, the land is the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.)

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

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

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

Note: Section 149(5) information for this property may contain additional information regarding contamination issues.

Note: The Environmental Planning and Assessment Amendment Act 1997 commenced operation on the 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional) Regulation 1998 and Environmental Planning and Assessment Regulation 2000.

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149(5) Certificate

This Certificate is directed to the following relevant matters affecting the land

When information pursuant to section 149(5) is requested the Council is under no obligation to furnish any of the information supplied herein pursuant to that section. Council draws your attention to section 149(6) which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.

Note:

- Council's 149(5) information does not include development consent or easement information. Details of development consents may be obtained by making enquiries with Council's Development Services Department pursuant to section 12 of the Local Government Act 1993 or (for development applications lodged after January 2007) by viewing the Online Services area at www.penrithcity.nsw.gov.au. Details of any easements may be obtained from a Title Search at Land and Property Information New South Wales.
- This certificate does not contain information relating to Complying Development Certificates.
- This certificate may not provide full details of development rights over the land.
-

*** Threatened Species Conservation Act 1995**

When considering any development application Council must have regard to the Threatened Species Conservation Act 1995. Please note that this legislation may have application to any land throughout the city. Interested persons should make their own enquiries in regard to the impact that this legislation could have on this land.

*** Preservation of Trees and Vegetation**

See Clauses 5.9 and 5.9AA of Penrith Local Environmental Plan 2010 and Chapter C2 of Penrith Development Control Plan 2014 for specific controls relating to the preservation of trees and vegetation.

PLANNING CERTIFICATE UNDER SECTION 149
Environmental Planning and Assessment Act, 1979

* Development Control Plan General Information

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

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- Public Domain
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- Noise and Vibration, and
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The Development Control Plan also specifies requirements relating to various types of land uses including:

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

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

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

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

* Penrith City Centre Controls

See Part 8 of Penrith Local Environmental Plan 2010 and Chapter E11 of Penrith Development Control Plan 2014 for specific controls relating to Penrith City Centre (which includes the subject property).

Alan Stoneham
General Manager

PER



Penrith City Council

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Morning

Please find attached documents as requested for properties listed below:

3 Reserve Street Lot B in DP160027 DA00960123 BA00961605 (1996) 70 Places Child Care Centre D68100/36851 DA1 (1986) Consulting Rooms

5 Reserve Street Lot A in DP160027 DA00960123 BA00961605 (1996) 70 Places Child Care Centre D68100/36851 DA1 (1986) Consulting Rooms

7 Reserve Street Lot 1 & 2 in DP198621 DA930358 (1993) BA942536 (1994) 16 Places Child Care Centre

Derby Street Lot 106 in DP1215261 (106 Woodriff Street, Penrith) No applications

222 Derby Street Lot 23 in DP979866 DA00960123 BA00961605 (1996) 70 Places Child Care Centre D68100/36851 DA1 (1986) Consulting Rooms

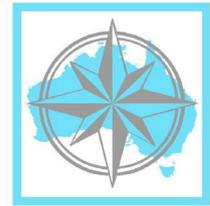
226 Derby Street Lot 22 in DP 979866 DA00960123 BA00961605 (1996) 70 Places Child Care Centre D68100/36851 DA1 (1986) Consulting Rooms

228 Derby Street Lot D in DP154478 DA00960123 BA00961605 (1996) 70 Places Child Care Centre D68100/36851 DA1 (1986) Consulting Rooms

230 Derby Street Lot C in DP154478 DA00980297 BA00981520 Women's BA00951103 Health Centres Temporary Demountable buildings

Kind regards

Lotsearch



Environmental Risk and Planning Report

1-13 Reserve Street, Penrith, NSW 2750

Report Date: 24 Jul 2017 10:45:51

Disclaimer:

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

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Location Confidences

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

LC Code	Location Confidence
1	Georeferenced to the site location / premise or part of site
2	Georeferenced with the confidence of the general/approximate area
3	Georeferenced to the road or rail
4	Georeferenced to the road intersection
5	Feature is a buffered point
6	Land adjacent to Georeferenced Site
7	Georeferenced to a network of features

Dataset Listing

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

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	Land and Property Information	24/07/2017	24/07/2017	Daily	-	-	-	-
Topographic Data	Land and Property Information	10/04/2015	01/04/2015	As required	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	17/07/2017	06/07/2017	Monthly	1000	0	0	2
Contaminated Land: Records of Notice	Environment Protection Authority	22/06/2017	22/06/2017	Monthly	1000	0	0	0
Former Gasworks	Environment Protection Authority	17/07/2017	16/01/2017	Monthly	1000	0	0	0
National Waste Management Site Database	Geoscience Australia	07/03/2017	15/11/2012	Quarterly	1000	0	0	0
EPA PFAS Investigation Program	Environment Protection Authority	22/06/2017	22/06/2017	Monthly	2000	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority	22/06/2017	22/06/2017	Quarterly	1000	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	14/07/2017	14/07/2017	Monthly	1000	0	0	2
Delicensed POEO Activities still Regulated by the EPA	Environment Protection Authority	14/07/2017	14/07/2017	Monthly	1000	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	14/07/2017	14/07/2017	Monthly	1000	0	0	4
UPSS Environmentally Sensitive Zones	Department of Environment, Climate Change and Water (NSW)	14/04/2015	12/01/2010	As required	1000	1	1	1
UBD Business to Business Directory 1991 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	2
UBD Business to Business Directory 1991 (Road & Area Matches)	Hardie Grant			Not required	150	-	3	3
UBD Business to Business Directory 1986 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	1	37
UBD Business to Business Directory 1986 (Road & Area Matches)	Hardie Grant			Not required	150	-	24	24
UBD Business Directory 1982 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business Directory 1982 (Road & Area Matches)	Hardie Grant			Not required	150	-	19	19
UBD Business Directory 1978 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business Directory 1978 (Road & Area Matches)	Hardie Grant			Not required	150	-	0	0
UBD Business Directory 1975 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business Directory 1975 (Road & Area Matches)	Hardie Grant			Not required	150	-	0	0
UBD Business Directory 1970 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business Directory 1970 (Road & Area Matches)	Hardie Grant			Not required	150	-	0	0
UBD Business Directory 1965 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business Directory 1965 (Road & Area Matches)	Hardie Grant			Not required	150	-	0	0
UBD Business Directory 1950 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business Directory 1950 (Road & Area Matches)	Hardie Grant			Not required	150	-	1	1
UBD Business Directory Drycleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	1000	0	0	16
UBD Business Directory Drycleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	1000	-	0	8
Points of Interest	Land and Property Information	01/02/2017	01/02/2017	Annually	1000	0	2	54

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Tanks (Areas)	Land and Property Information	01/02/2017	01/02/2017	Annually	1000	0	0	0
Tanks (Points)	Land and Property Information	01/02/2017	01/02/2017	Annually	1000	0	0	0
Major Easements	Land and Property Information	01/02/2017	01/02/2017	As required	1000	0	0	7
State Forest	Land and Property Information	01/02/2017	29/06/2016	As required	1000	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment and Heritage	01/02/2017	31/12/2016	Annually	1000	0	0	0
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	08/10/2014	17/03/2000	As required	1000	1	1	1
Groundwater Boreholes	NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corporation; Commonwealth of Australia (Bureau of Meteorology) 2015	21/03/2016	01/12/2015	Annually	2000	0	0	51
Geological Units 1:100,000	NSW Department of Industry, Resources & Energy	20/08/2014		None planned	1000	1	-	2
Geological Structures 1:100,000	NSW Department of Industry, Resources & Energy	20/08/2014		None planned	1000	0	-	0
Naturally Occurring Asbestos Potential	NSW Department of Industry, Resources & Energy	04/12/2015	24/09/2015	Unknown	1000	0	0	0
Soil Landscapes	NSW Office of Environment and Heritage	12/08/2014		None planned	1000	1	-	2
Standard Local Environmental Plan Acid Sulfate Soils	NSW Planning and Environment	07/10/2016	07/10/2016	As required	500	0	-	-
Dryland Salinity - National Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	None planned	1000	0	0	0
Dryland Salinity Potential of Western Sydney	NSW Office of Environment and Heritage	12/05/2017	01/01/2002	None planned	1000	1	1	3
Mining Subsidence Districts	Land and Property Information	13/07/2017	01/07/2017	As required	1000	0	0	0
SEPP 14 - Coastal Wetlands	NSW Planning and Environment	17/12/2015	24/10/2008	Annually	1000	0	0	0
SEPP 26 - Littoral Rainforest	NSW Planning and Environment	17/12/2015	05/02/1988	Annually	1000	0	0	0
SEPP 71 - Coastal Protection	NSW Planning and Environment	17/12/2015	01/08/2003	Annually	1000	0	0	0
SEPP Major Developments 2005	NSW Planning and Environment	09/03/2013	25/05/2005	Under Review	1000	0	0	0
SEPP Strategic Land Use Areas	NSW Planning and Environment	06/07/2016	28/01/2014	Annually	1000	0	0	1
Local Environmental Plan - Land Zoning	NSW Planning and Environment	30/06/2017	23/06/2017	Quarterly	1000	1	7	49
Local Environmental Plan - Minimum Subdivision Lot Size	NSW Planning and Environment	30/06/2017	23/06/2017	Quarterly	0	0	-	-
Local Environmental Plan - Height of Building	NSW Planning and Environment	30/06/2017	23/06/2017	Quarterly	0	1	-	-
Local Environmental Plan - Floor Space Ratio	NSW Planning and Environment	30/06/2017	23/06/2017	Quarterly	0	1	-	-
Local Environmental Plan - Land Application	NSW Planning and Environment	30/06/2017	13/04/2017	Quarterly	0	1	-	-
Local Environmental Plan - Land Reservation Acquisition	NSW Planning and Environment	30/06/2017	23/06/2017	Quarterly	0	0	-	-
State Heritage Items	NSW Office of Environment and Heritage	20/04/2017	30/09/2016	Quarterly	1000	0	0	1
Local Heritage Items	NSW Planning and Environment	30/06/2017	16/06/2017	Monthly	1000	0	1	43
Bush Fire Prone Land	NSW Rural Fire Service	28/03/2017	17/02/2017	Quarterly	1000	0	0	2
Remnant Vegetation of the Cumberland Plain	NSW Office of Environment and Heritage	07/10/2014	04/08/2011	Unknown	1000	0	0	4
RAMSAR Wetlands	Commonwealth of Australia Department of the Environment	08/10/2014	24/06/2011	As required	1000	0	0	0
ATLAS of NSW Wildlife	NSW Office of Environment and Heritage	24/07/2017	24/07/2017	Daily	10000	-	-	-

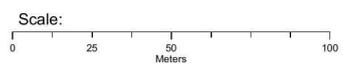
Aerial Imagery 2015

1-13 Reserve Street, Penrith, NSW 2750



Legend

-  Site Boundary
-  Buffer 150m



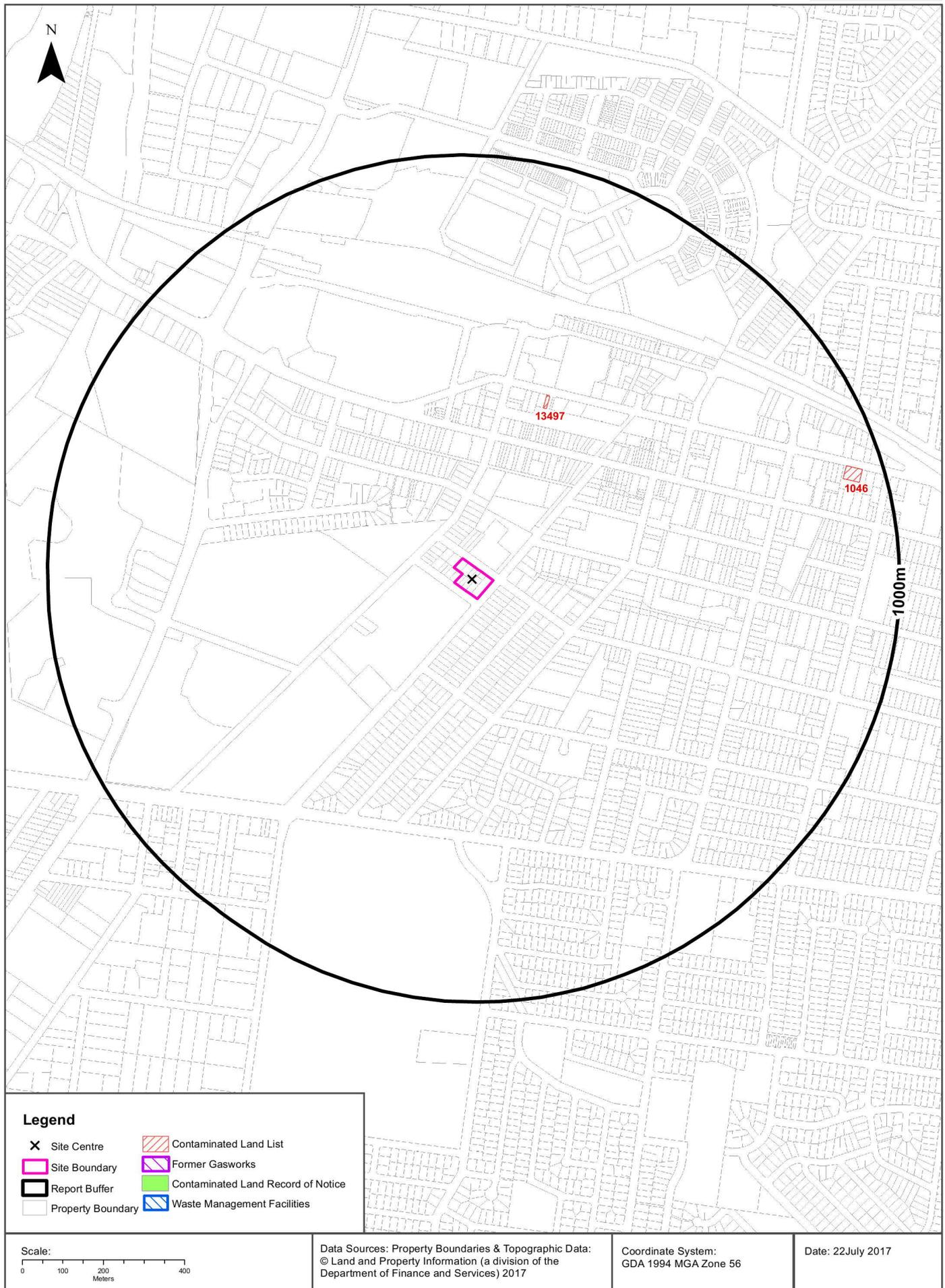
Data Sources: Aerial Imagery © 2017 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.

Coordinate System:
GDA 1994 MGA Zone 56

Date: 20 July 2017

Contaminated Land & Waste Management Facilities

1-13 Reserve Street, Penrith, NSW 2750



Contaminated Land & Waste Management Facilities

1-13 Reserve Street, Penrith, NSW 2750

List of NSW contaminated sites notified to EPA

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

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist (m)	Direction
13497	Jet 60 Dry Cleaners	Shop 3 134-138 Henry Street	PENRITH	Unclassified	Under assessment	Current EPA List	Premise Match	423m	North East
1046	7-Eleven Service Station Penrith	30 Henry Street	Penrith	Service Station	Regulation under CLM Act not required	Current EPA List	Premise Match	897m	East

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

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

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

Contaminated Land & Waste Management Facilities

1-13 Reserve Street, Penrith, NSW 2750

Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

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

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

Former Gasworks

Former Gasworks within the dataset buffer:

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

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

National Waste Management Site Database

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

Site Id	Owner	Name	Address	Suburb	Landfill	Reprocess	Transfer	Location Confidence	Distance	Direction
N/A	No records in buffer									

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

EPA PFAS Investigation Program

1-13 Reserve Street, Penrith, NSW 2750

EPA PFAS Investigation Program

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

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

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

EPA Other Sites with Contamination Issues

1-13 Reserve Street, Penrith, NSW 2750

EPA Other Sites with Contamination Issues

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

- James Hardie asbestos manufacturing and waste disposal sites
- Radiological investigation sites in Hunter's Hill

Sites within the dataset buffer:

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

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

Current EPA Licensed Activities

1-13 Reserve Street, Penrith, NSW 2750



EPA Activities

1-13 Reserve Street, Penrith, NSW 2750

Licensed Activities under the POEO Act 1997

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

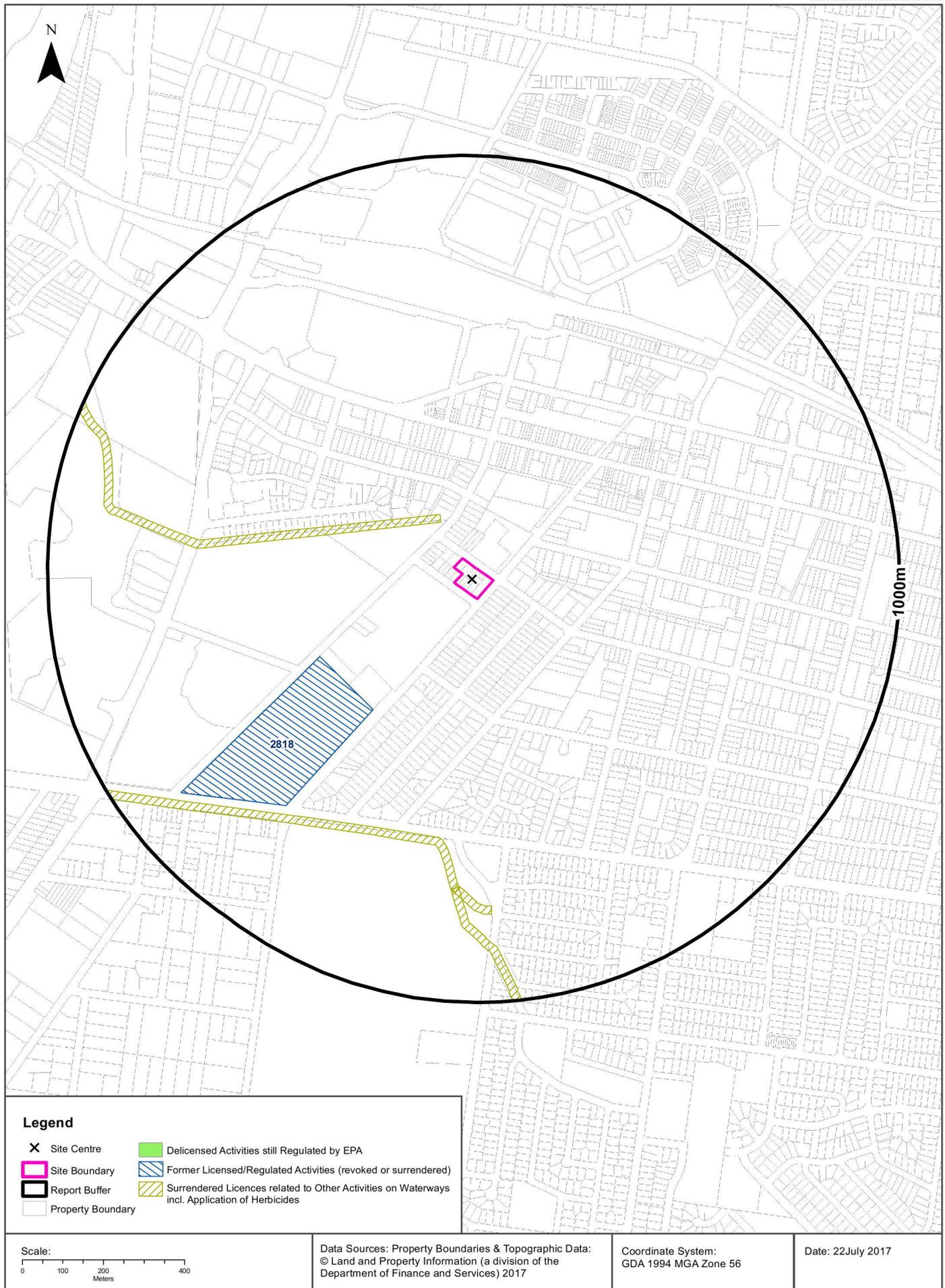
EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
12208	SYDNEY TRAINS		PO BOX K349, HAYMARKET, NSW 1238		Railway systems activities	3	621m	East
2869	LD&D MILK PTY LTD	LD&D MILK	2257 - 2265 CASTLEREAGH ROAD	PENRITH	Dairy processing	1	834m	North

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Delicensed & Former Licensed EPA Activities

1-13 Reserve Street, Penrith, NSW 2750



EPA Activities

1-13 Reserve Street, Penrith, NSW 2750

Delicensed Activities still regulated by the EPA

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

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

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

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

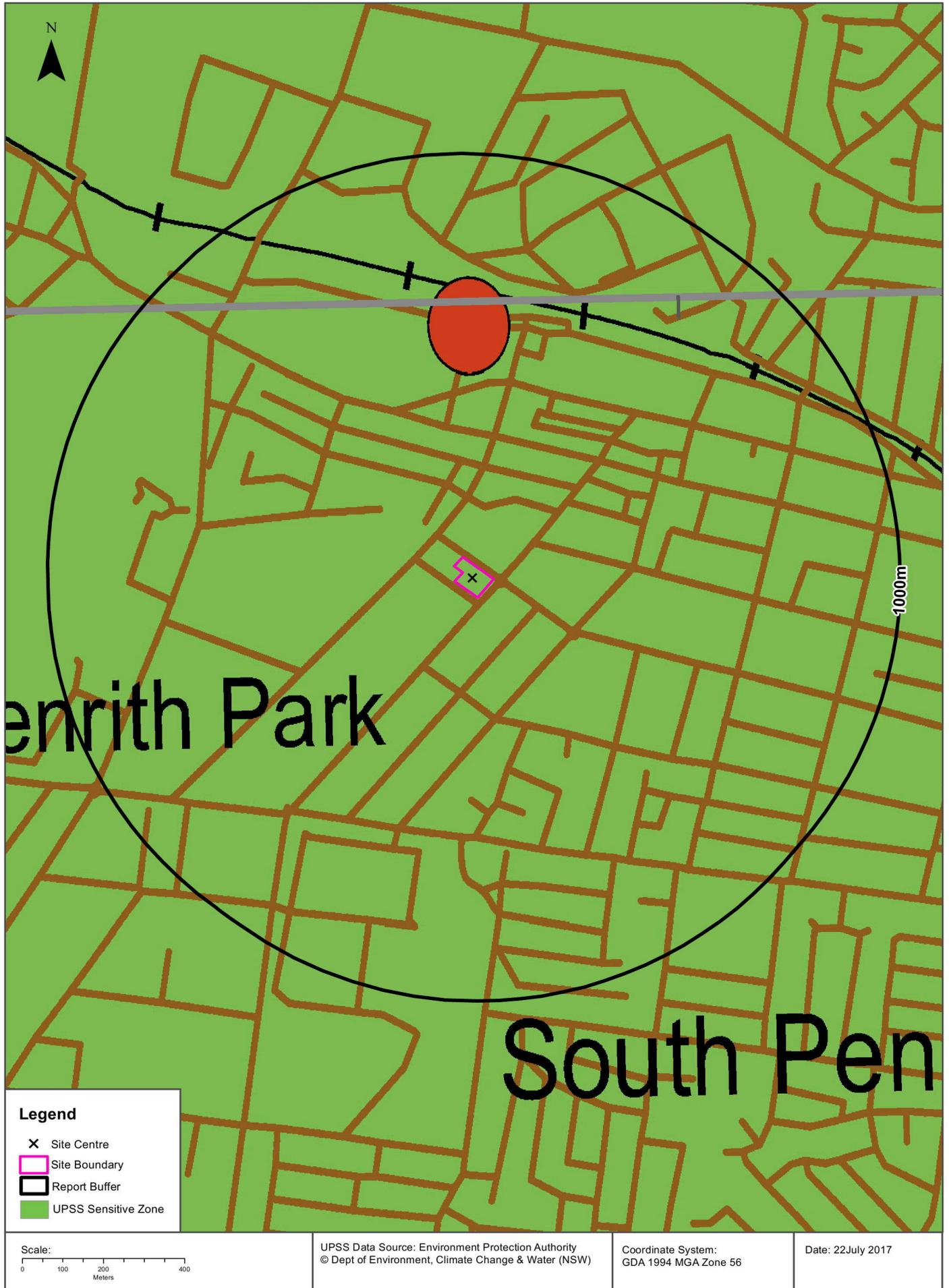
Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the dataset buffer:

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered		Other Activities / Non Scheduled Activity - Application of Herbicides	7	104m	-
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered		Other Activities / Non Scheduled Activity - Application of Herbicides	7	104m	-
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered		Other Activities / Non Scheduled Activity - Application of Herbicides	7	104m	-
2818	PANASONIC AVC NETWORKS AUSTRALIA PTY LTD	164 STATION STREET, PENRITH, NSW 2750	Surrendered	24/03/2000	Hazardous, Industrial or Group A Waste Generation or Storage	1	364m	South West

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

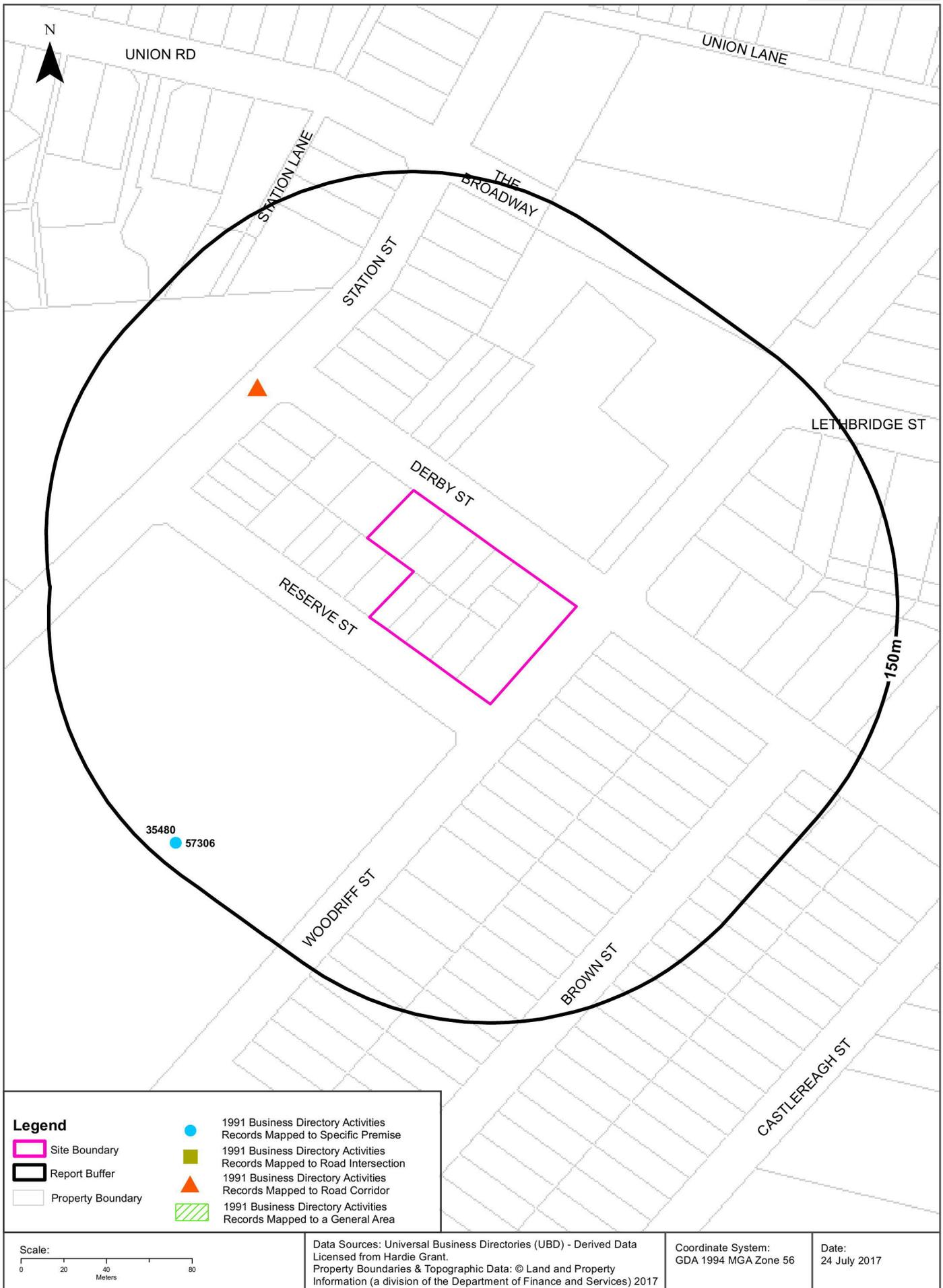
UPSS Sensitive Zones

1-13 Reserve Street, Penrith, NSW 2750



1991 Historical Business Directory Records

1-13 Reserve Street, Penrith, NSW 2750



Historical Business Directories

1-13 Reserve Street, Penrith, NSW 2750

1991 Business to Business Directory Records Premise or Road Intersection Matches

Records from the 1991 UBD Business to Business Directory, mapped to a premise or road intersection, within the dataset buffer:

Business Activity	Organisation	Address	Ref No.	Location Confidence	Distance to Feature Point	Direction
Banks	Advance Bank Penrith	35 Napean Sq, Station St, Penrith 2750	35480	Premise Match	140m	South West
Photographers General	Le Tratt Studios	Shop 21 Napean Sq Station St Penrith 2750	57306	Premise Match	140m	South West

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

1991 Business to Business Directory Records Road or Area Matches

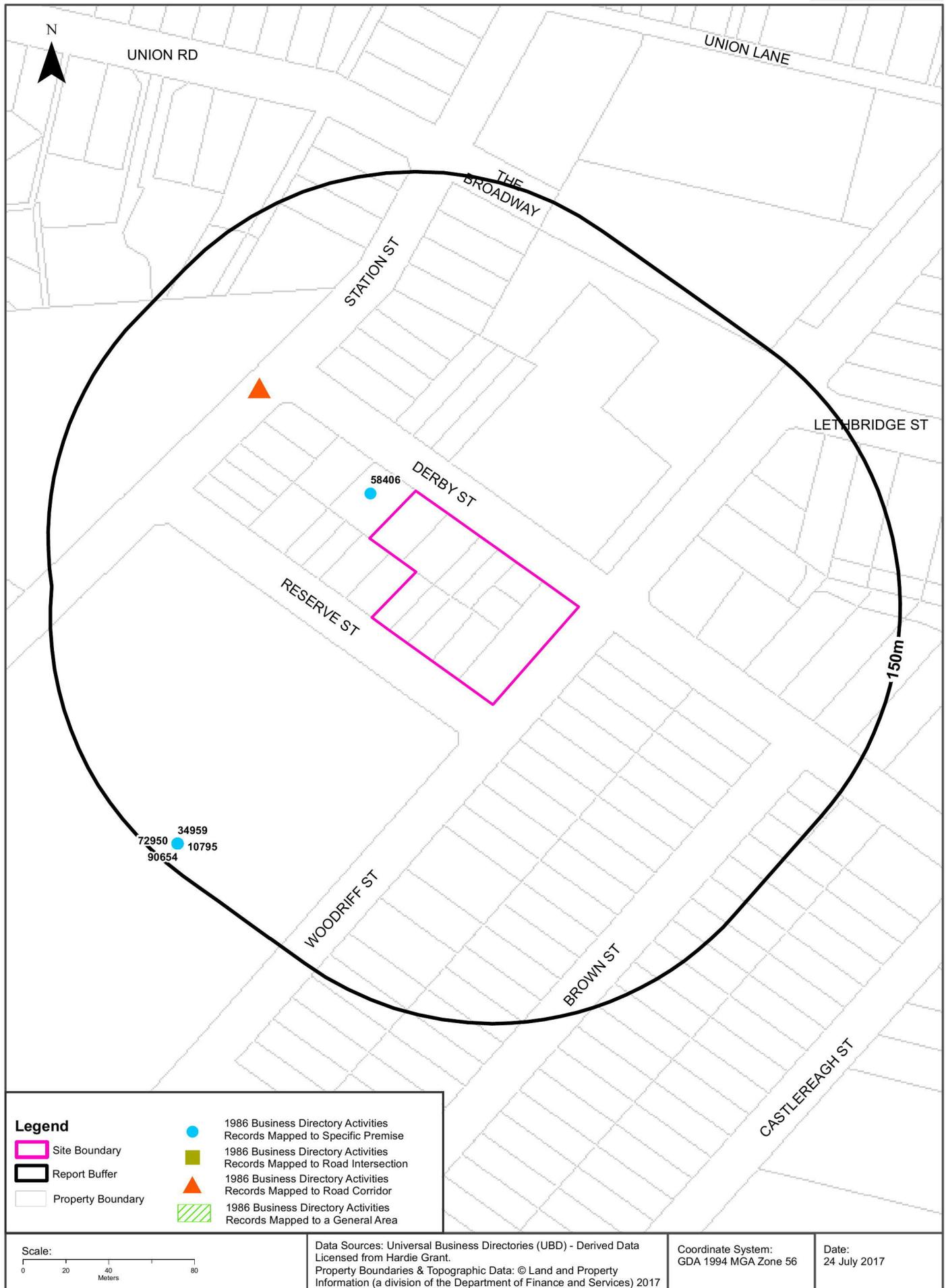
Records from the 1991 UBD Business to Business Directory, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Business Activity	Organisation	Address	Ref No.	Location Confidence	Distance to Road Corridor or Area
Engineers Structural	Dohnt Rogetr E & Associates Pty Ltd	Suite 1 1st Fl Station St Penrith 2750	44851	Road Match	74m
Engineers Civil	J Wyndham Prince & Associates	Suite 1 1st Fl Station St Penrith 2750	43368	Road Match	74m
Inspection &/or Testing Services	Prince Geotechnique Pty Ltd	Suite 1 1st Fl Station St Penrith 2750	49138	Road Match	74m

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

1986 Historical Business Directory Records

1-13 Reserve Street, Penrith, NSW 2750



Historical Business Directories

1-13 Reserve Street, Penrith, NSW 2750

1986 Business to Business Directory Records Premise or Road Intersection Matches

Records from the 1986 UBD Business to Business Directory, mapped to a premise or road intersection, within the dataset buffer:

Business Activity	Premise	Ref No.	Location Confidence	Distance to Feature Point	Direction
MEDICAL PRACTITIONERS.	Younan, A. R., 232 Derby St., Penrith,.	58406	Premise Match	14m	North West
DELICATESSENS.	Aussie Deli, Shop 7 Nepean Sq. Station St., Penrith.	21530	Premise Match	140m	South West
CLOTHING-RETAIL-BABY &/OR CHILDRENS WEAR.	Baby World, Shop 19 Nepean Sq. Station St., Penrith.	16477	Premise Match	140m	South West
CLOTHING-RETAIL-JEANS & DENIMS.	Beach Blues, Shop 23A Nepean Sq. Station St., Penrith.	16652	Premise Match	140m	South West
TAKE-AWAY FOODS.	Chinese Take Away, Shop 12 Nepean Sq. Station Sq., Penrith.	90654	Premise Match	140m	South West
GIFT SHOPS.	Copperart, Shop 36 Nepean Sq. Station St., Penrith.	38954	Premise Match	140m	South West
TAKE-AWAY FOODS.	Cottage, The, Shop 8 Nepean Sq. Station St., Penrith.	90705	Premise Match	140m	South West
CLOTHING-RETAIL-MENS &/OR BOYS WEAR.	Dion, Shop 24 Nepean Sq. Station St.. Penrith.	18391	Premise Match	140m	South West
FOOTWEAR RETAILERS.	Ezywalkin Shoes, Shop 29 Nepean Sq. Station St., Penrith.	34686	Premise Match	140m	South West
CLOTHING-RETAIL-LADIES &/OR GIRLS WEAR.	Fashion Fair, Shop 30 Nepean Sq. Station St., Penrith.	17149	Premise Match	140m	South West
STATIONERS - RETAIL.	Forget-Me-Not, Shop 15 Nepean Sq. Station St., Penrith,.	88416	Premise Match	140m	South West
GREETING CARD SPECIALISTS-RETAIL.	Forget-Me-Not, Shop 15 Nepean Sq. Station St., Penrith.	40322	Premise Match	140m	South West
FRUITERERS &/OR GREENGROCERS.	Fsva Bros, 3 Nepean Sq. Station St., Penrith.	35935	Premise Match	140m	South West
VACUUM CLEANER SALES &/OR SERVICE	Godfreys, Shop 20 Nepean Sq. Station St., Penrith.	96756	Premise Match	140m	South West
OPTOMETRISTS &/OR OPTICIANS.	Harley, Jason, Shop 28 Nepean Sq Station St., Penrith	70875	Premise Match	140m	South West
DEPARTMENTAL STORES.	K Mart Penrith, Shop 1 Nepean Sq. Station St., Penrith.	23686	Premise Match	140m	South West
FASHION ACCESSORIES.	Kays Handbags, Shop 25 Nepean Sq. Station St., Penrith.	32035	Premise Match	140m	South West
HANDBAG &/OR GLOVE SPECIALISTS.	Kays Handbags, Shop 25 Nepean Sq. Station St., Penrith.	44326	Premise Match	140m	South West
PHOTOGRAPHERS – GENERAL.	Life Portrait Shop 21 Nepean Sq. Station St., Penrith.	72950	Premise Match	140m	South West
CHEMISTS-PHARMACEUTICAL.	Loveridge, John & Pam, Shop 27 Nepean Sq. Station St., Penrith.	14481	Premise Match	140m	South West
HOSIERY MFRS. &/OR W/SALERS.	M.B.F., Shop 26 Nepean Sq. Station St., Penrith.	46190	Premise Match	140m	South West
HEALTH FOODS-RETAIL.	Nepean Health Shope, Shop 11 Nepean Sq. Station St., Penrith.	45347	Premise Match	140m	South West
CAKE SHOPS &/OR PASTRYCOOKS.	Nepean Square Patisserie, Shop 33 Nepean Sq. Station St., Penrith.	11829	Premise Match	140m	South West
TAKE-AWAY FOODS.	Olga's Donuts, Shop 32 Nepean Sq. Station St., Penrith.	91443	Premise Match	140m	South West
GIFT SHOPS.	Olympia, Shop 13 Nepean Sq. Station St., Penrith.	39346	Premise Match	140m	South West
BUTCHERS-RETAIL.	Peters Meats, Shop 2 Nepean Sq. Station St., Penrith.	10447	Premise Match	140m	South West
HAIRDRESSERS-LADIES &/OR BEAUTY SALONS.	Ritzy, The, Shop 14 Nepean Sq. Station St., Penrith.	43000	Premise Match	140m	South West
FOOTWEAR RETAILERS.	Sabot, Shop 16 Nepean Sq. Station St., Penrith.	34959	Premise Match	140m	South West

Business Activity	Premise	Ref No.	Location Confidence	Distance to Feature Point	Direction
NEWSAGENTS.	Schubacks, Shop 23 Nepean Sq. Station St., Penrith.	69659	Premise Match	140m	South West
CLOTHING-RETAIL-MENS &/OR BOYS WEAR.	Sloan, O., Shop 22 Nepean Sq. Station St., Penrith.	18685	Premise Match	140m	South West
HAIRDRESSER LADIES &/OR BEAUTY SALONS	Smart Scissors, Shop 5 Nepean Sq. Station St., Penrith.	43155	Premise Match	140m	South West
CLOTHING-RETAIL-LADIES &/OR GIRLS WEAR.	Suzanne Grae, Shop 17 Nepean Sq. Station St., Penrith.	18018	Premise Match	140m	South West
RECORDS BARS.	Track Inn, 38 Nepean Sq. Station St, Penrith.	80551	Premise Match	140m	South West
RESTAURANTS.	Tram Stop, The, Shop 9 Nepean Sq. Station St., Penrith.	83062	Premise Match	140m	South West
DRY CLEANERS & PRESSERS.	Turbo Turtle, Shop 23D Nepean Sq. Station St., Penrith.	25549	Premise Match	140m	South West
BUTCHERS-RETAIL.	Wadlands Meats, Shop 4 Nepean Sq. Station St., Penrith.	10795	Premise Match	140m	South West
JEWELLERS &/OR WATCHMAKERS-RETAIL.	Westminster Jewellers, Shop 34 Nepean Sq. Station St., Penrith.	50024	Premise Match	140m	South West

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

1986 Business to Business Directory Records Road or Area Matches

Records from the 1986 UBD Business to Business Directory, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

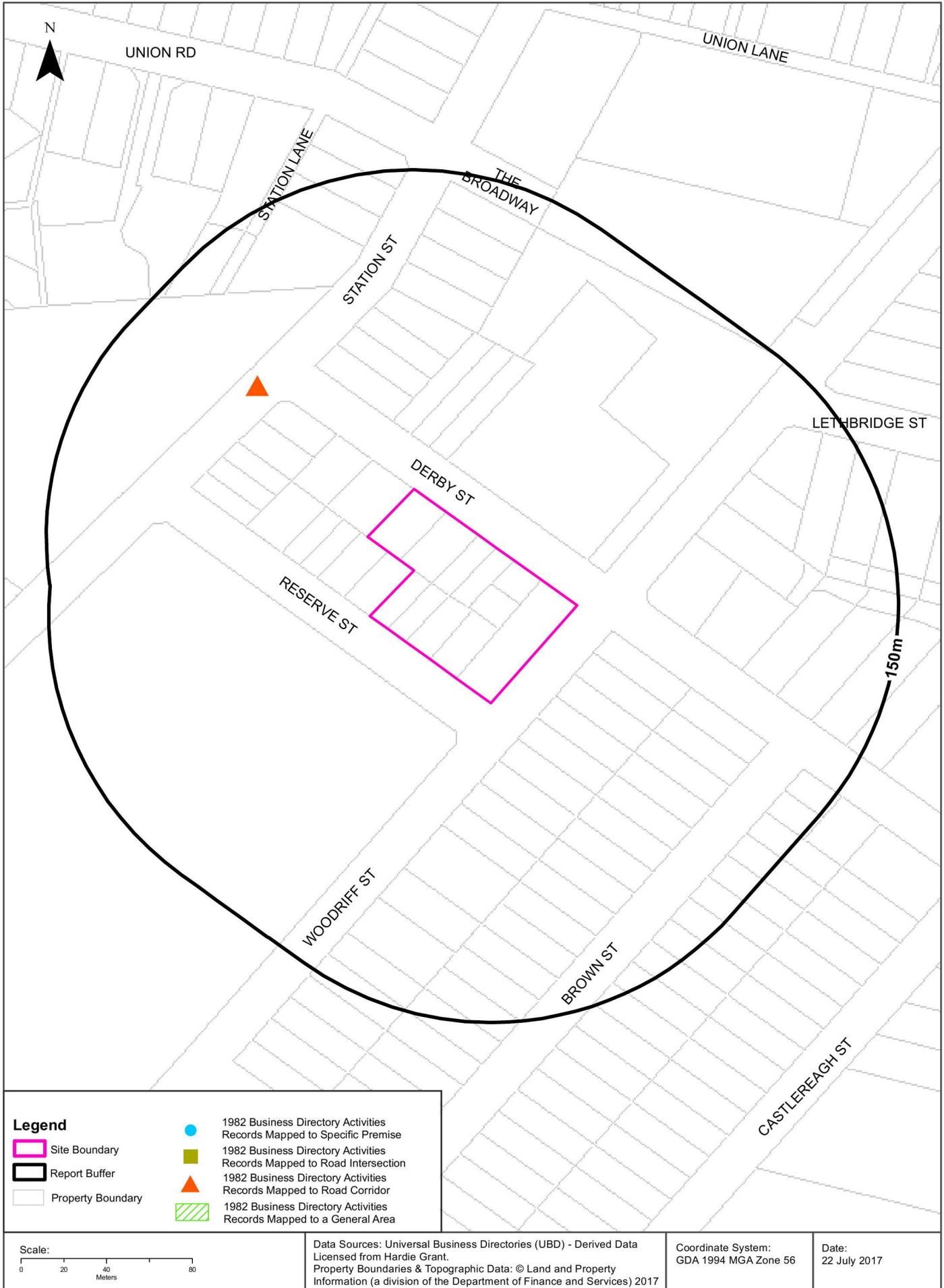
Business Activity	Premise	Ref No.	Location Confidence	Distance to Road Corridor or Area
DISCOUNT HOUSES.	Bob Pollard, 5 Station St., Penrith.	24142	Road Match	74m
HAIRDRESSERS-LADIES &/OR BEAUTY SALONS.	Casablanca Hair Artistry, 5 Station St., Penrith.	41764	Road Match	74m
HAIRDRESSERS-MENS.	Casablanca Hair Artistry, 5 Station St., Penrith.	43540	Road Match	74m
MOTOR CYCLE ACCESSORIES &/OR SPARE PARTS DEALERS.	Clarkson, Brian -4767 Motor Cycles, 14 Station St., Penrith.	62629	Road Match	74m
MOTOR-CYCLE SALES &/OR SERVICE.	Clarkson, Brian Motor Cycles, 14 Station Si., Penrith.	62697	Road Match	74m
MOTOR CYCLE ACCESSORIES &/OR SPARE PARTS DEALERS.	Collins, Brian Pty. Ltd., 1b Station St., Penrith.,	62630	Road Match	74m
MOTOR-CYCLE SALES &/OR SERVICE.	Collins, Brian Pty. Ltd, 16 Station St., Penrith,	62699	Road Match	74m
MEDICAL PRACTITIONERS.	Cuncliffe, F., 5 Station St., Penrith.	54405	Road Match	74m
ENGINEERS – CIVL.	Kneebone & Beretta Pty. Ltd., Station St., Penrith.	28654	Road Match	74m
ENGINEERS – CONSULTING.	Kneebone & Beretta Pty. Ltd., Station St., Penrith.	28868	Road Match	74m
ENGINEERS – STRUCTURAL.	Kneebone & Beretta Pty. Ltd., Station St., Penrith.	31278	Road Match	74m
NEWSPAPER PUBLISHERS.	Nepean Times, 24 Station St., Penrith.	69823	Road Match	74m
PRINTERS - LETTERPRESS.	Nepean Times, 24 Station St., Penrith.	76285	Road Match	74m
MILK, FRUIT JUICE BARS &/OR CONFECTIONERS.	Nicks Milk Bar, 5 Station St., Penrith.,	59273	Road Match	74m
TAKE-AWAY FOODS.	Nicks Milk Bar, 5 Station St., Penrith.	91416	Road Match	74m
MOTOR CAR RADIO SPECIALISTS, .	Penrith Car Radio, 8 Station St., Penrith.,	61878	Road Match	74m
GIFT SHOPS.	Popular Handicrafts, 5 Station St., Penrith.	39411	Road Match	74m
HOBBY &/OR HANDICRAFT SUPPLIES.	Popular Handicrafts, 5 Station St., Penrith.	45998	Road Match	74m

Business Activity	Premise	Ref No.	Location Confidence	Distance to Road Corridor or Area
FUNERAL DIRECTORS.	Price, John & Son, Station St., Penrith.	36544	Road Match	74m
ELECTRICAL SUPPLIES &/OR APPLIANCES-RETAIL.	Sampson T.V. Services, 8 Station St., Penrith.	27513	Road Match	74m
RADIO &/OR TELEVISION SALES &/OR SERVICEMEN.	Sampson T.V. Services, 8 Station St., Penrith.	78801	Road Match	74m
WASHING MACHINE SALES &/OR SERVICE.	Sampson T.V. Services, 8 Station St., Penrith.	98251	Road Match	74m
SOLAR HEATING SPECIALISTS.	Solahart Penrith, Shop 5 Borec House, Station St., Penrith.	87204	Road Match	74m
DEPARTMENTAL STORES.	Waltons Ltd., Station St., Penrith.	23730	Road Match	74m

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

1982 Historical Business Directory Records

1-13 Reserve Street, Penrith, NSW 2750



Historical Business Directories

1-13 Reserve Street, Penrith, NSW 2750

1982 Business Directory Records Premise or Road Intersection Matches

Records from the 1982 UBD Business Directory, mapped to a premise or road intersection, within the dataset buffer:

Business Activity	Premise	Ref No.	Location Confidence	Distance to Feature Point	Direction
N/A	No records in buffer				

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

1982 Business Directory Records Road or Area Matches

Records from the 1982 UBD Business Directory, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Business Activity	Premise	Ref No.	Location Confidence	Distance to Road Corridor or Area
DISCOUNT HOUSES. (D4040)	Bob Pollard, 5 Station St., Penrith. 2750.	21542	Road Match	74m
MOTOR CYCLE ACCESSORIES&/OR SPARE PARTS DEALERS.(M6260)	Clarkson, Brian Motor Cycles, 14 Station St., Penrith. 2750.	55275	Road Match	74m
MOTOR CYCLE SALES &/ORSERVICE. (M6380)	Clarkson, Brian Motor Cycles, 14 Station St., Penrith. 2750.	55322	Road Match	74m
MOTOR CYCLE SALES &/ORSERVICE. (M6380)	Collins, Brian Pty, Ltd., 16 Station St., Penrith. 2750Ph.(047)21-3439	55324	Road Match	74m
MOTOR CYCLE ACCESSORIES&/OR SPARE PARTS DEALERS.(M6260)	Collins, Brian Pty. Ltd., 16 Station St., Penrith. 2750.	55276	Road Match	74m
ENGINEERS - CONSULTING. (E6600)	Kneebone & Beretta Pty. Ltd., Station St, Penrith. 2750.Ph.(047)31-3833	27022	Road Match	74m
ENGINEERS - CIVIL. (E6420)	Kneebone & Beretta Pty. Ltd., Station St., Penrith. 2750.	26828	Road Match	74m
ENGINEERS - STRUCTURAL. (E8340)	Kneebone & Beretta Pty. Ltd., Station St., Penrith. 2750.	29339	Road Match	74m
NEWSPAPER PUBLISHERS.*. (N0850)	Nepean Times, 24 Station St., Penrith. 2750.	60950	Road Match	74m
PRINTERS - LETTERPRESS. (P8420)	Nepean Times, 24 Station St., Penrith. 2750.	66199	Road Match	74m
TAKE-AWAY FOODS. (T0235)	Nicks Milk Bar, 5 Station St , Penrith 2750.	78724	Road Match	74m
MILK, FRUIT JUICE BARS &/OR CONFECTIONERS, (M3180)	Nicks Milk Bar, 5 Station St., Penrith. 2750.	52344	Road Match	74m
MOTOR CAR RADIO SPECIALISTS.(M5680)	Penrith Car Radio, 8 Station St., Penrith. 2750.	54617	Road Match	74m
FUNERAL DIRECTORS. (F7050)	Price, John & Son, Station St., Penrith. 2750.	34157	Road Match	74m
ELECTRICAL SUPPLIES &/OR APPLIANCES - RETAIL. (E3840)	Sampson T.V. Services, 8 Station St., Penrith. 2750.	25841	Road Match	74m
RADIO &/OR TELEVISION SALES&/OR SERVICEMEN. (R1260)	Sampson T.V. Services, 8 Station St., Penrith. 2750.	68343	Road Match	74m
WASHING MACHINE SALES &/ORSERVICE. (W0960)	Sampson T.V. Services, 8 Station St., Penrith. 2750.	83813	Road Match	74m

Business Activity	Premise	Ref No.	Location Confidence	Distance to Road Corridor or Area
SOLAR HEATING SPECIALISTS. (S4405)	Solahart Penrith, Shop 5 Borec House, Station St., Penrith. 2750.	75243	Road Match	74m
DEPARTMENTAL STORES. (D1950)	WaltonsLtd., Station St., Penrith. 2750.	21187	Road Match	74m

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

Historical Business Directories

1-13 Reserve Street, Penrith, NSW 2750

1978 Business Directory Records Premise or Road Intersection Matches

Records from the 1978 UBD Business Directory, mapped to a premise or road intersection, within the dataset buffer:

Business Activity	Premise	Ref No.	Location Confidence	Distance to Feature Point	Direction
N/A	No records in buffer				

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

1978 Business Directory Records Road or Area Matches

Records from the 1978 UBD Business Directory, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Business Activity	Premise	Ref No.	Location Confidence	Distance to Road Corridor or Area
N/A	No records in buffer			

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

Historical Business Directories

1-13 Reserve Street, Penrith, NSW 2750

1975 Business Directory Records Premise or Road Intersection Matches

Records from the 1975 UBD Business Directory, mapped to a premise or road intersection, within the dataset buffer:

Business Activity	Premise	Ref No.	Location Confidence	Distance to Feature Point	Direction
N/A	No records in buffer				

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

1975 Business Directory Records Road or Area Matches

Records from the 1975 UBD Business Directory, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Business Activity	Premise	Ref No.	Location Confidence	Distance to Road Corridor or Area
N/A	No records in buffer			

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

Historical Business Directories

1-13 Reserve Street, Penrith, NSW 2750

1970 Business Directory Records Premise or Road Intersection Matches

Records from the 1970 UBD Business Directory, mapped to a premise or road intersection, within the dataset buffer:

Business Activity	Premise	Ref No.	Location Confidence	Distance to Feature Point	Direction
N/A	No records in buffer				

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

1970 Business Directory Records Road or Area Matches

Records from the 1970 UBD Business Directory, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Business Activity	Premise	Ref No.	Location Confidence	Distance to Road Corridor or Area
N/A	No records in buffer			

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

Historical Business Directories

1-13 Reserve Street, Penrith, NSW 2750

1965 Business Directory Records Premise or Road Intersection Matches

Records from the 1965 UBD Business Directory, mapped to a premise or road intersection, within the dataset buffer:

Business Activity	Premise	Ref No.	Location Confidence	Distance to Feature Point	Direction
N/A	No records in buffer				

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

1965 Business Directory Records Road or Area Matches

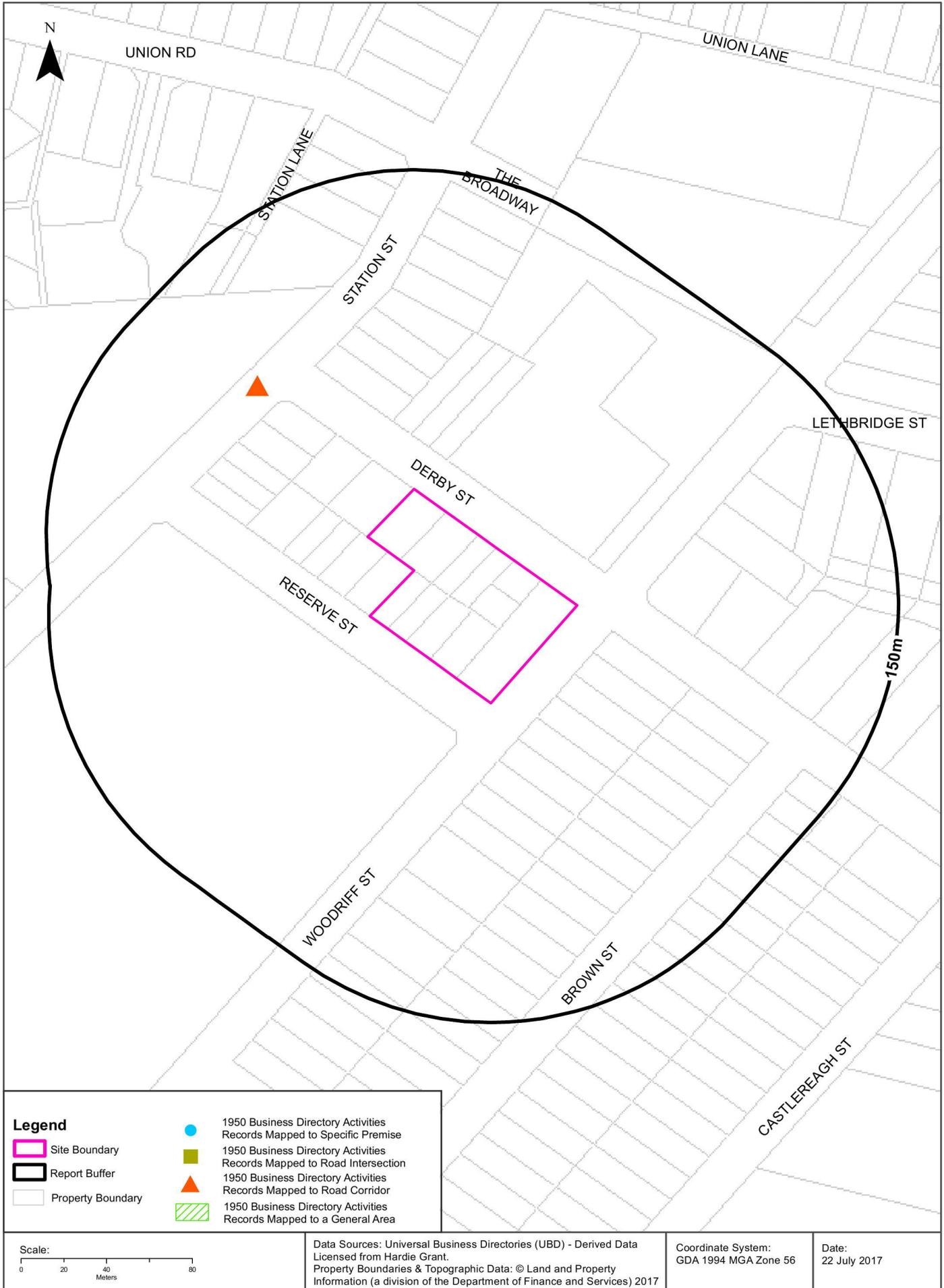
Records from the 1965 UBD Business Directory, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Business Activity	Premise	Ref No.	Location Confidence	Distance to Road Corridor or Area
N/A	No records in buffer			

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

1950 Historical Business Directory Records

1-13 Reserve Street, Penrith, NSW 2750



Historical Business Directories

1-13 Reserve Street, Penrith, NSW 2750

1950 Business Directory Records Premise or Road Intersection Matches

Records from the 1950 UBD Business Directory, mapped to a premise or road intersection, within the dataset buffer:

Business Activity	Premise	Ref No.	Location Confidence	Distance to Feature Point	Direction
N/A	No records in buffer				

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

1950 Business Directory Records Road or Area Matches

Records from the 1950 UBD Business Directory, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Business Activity	Premise	Ref No.	Location Confidence	Distance to Road Corridor or Area
RIDING SCHOOLS	Penrith Riding School, Station St., Penrith	99539	Road Match	74m

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Historical Business Directories

1-13 Reserve Street, Penrith, NSW 2750

Dry Cleaners, Motor Garages & Service Stations Premise or Road Intersection Matches

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

Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Feature Point	Direction
DRY CLEANERS & PRESSERS.	Turbo Turtle, Shop 23D Nepean Sq. Station St., Penrith.	25549	1986	Premise Match	140m	South West
MOTOR GARAGES & SERVICE STATIONS.	BP Aust. Ltd., 570 High St., Penrith,.	64090	1986	Premise Match	393m	North West
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	BP Aust. Ltd., 570 High St., Penrith. 2750. Ph (047)21-2771	56163	1982	Premise Match	393m	North West
MOTOR GARAGES & SERVICE STATIONS.	Amoco Penrith Service Station, 590 High St., Penrith,.	63899	1986	Premise Match	456m	North West
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Amoco Penrith Service Station, 590 High St., Penrith. 2750.	55981	1982	Premise Match	456m	North West
MOTOR GARAGES & SERVICE STATIONS.	Penrith Auto Port, 598 High St., Penrith.	65255	1986	Premise Match	500m	North West
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Penrith Auto Port, 598 High St., Penrith. 2750.	57371	1982	Premise Match	500m	North West
MOTOR GARAGES & SERVICE STATIONS.	Station Auto Port, 103 Henry St., Penrith.	65509	1986	Premise Match	541m	North East
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Station Auto Port, 103 Henry St., Penrith. 2750.	57621	1982	Premise Match	541m	North East
MOTOR GARAGES & SERVICE STATIONS.	Caltex Penrith Service Station, 308 High St., Penrith.	64376	1986	Premise Match	613m	East
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Caltex Penrith Service Station. 308 High St., Penrith. 2750.	56443	1982	Premise Match	613m	East
MOTOR GARAGES & SERVICE STATIONS.	Mobil Penrith Service Station, 296 High St., Penrith.	65113	1986	Premise Match	683m	East
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Mobil Penrith Service Station, 296 High St., Penrith. 2750.	57227	1982	Premise Match	683m	East
MOTOR GARAGES & SERVICE STATIONS.	Esso Penrith Service Station, 242 High St., Penrith.	64654	1986	Premise Match	900m	East
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Esso Penrith Service Station, 242 High St., Penrith. 2750.	56724	1982	Premise Match	900m	East
Motor Garages & Service Stations	Shell Penrith Service Station 28 Henry St., Penrith	53867	1991	Premise Match	918m	East

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

Historical Business Directories

1-13 Reserve Street, Penrith, NSW 2750

Dry Cleaners, Motor Garages & Service Stations Road or Area Matches

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

Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
MOTOR GARAGES & SERVICE STATIONS.	Barrett, Ron Pty Ltd., 645 High St., Penrith.	64018	1986	Road Match	303m
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Barrett, Ron Pty. Ltd., 645 High St., Penrith. 2750.	56096	1982	Road Match	303m
MOTOR GARAGES & SERVICE STATIONS.	Nepean Auto Port, High St., Penrith.	65177	1986	Road Match	303m
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Nepean Auto Port, High St., Penrith. 2750.	57283	1982	Road Match	303m
DRY CLEANERS & PRESSERS.	Jet 60 Minute, 1 Gaymark La., Penrith.	25348	1986	Road Match	425m
DRY CLEANERS & PRESSERS. (D8500)	Jet 60 Minute, 1 Gaymark La., Penrith. 2750. Ph. (047)21-5935	23881	1982	Road Match	425m
MOTOR GARAGES & SERVICE STATIONS.	Doherty, P. & M. Transport, Preston St., Penrith.	64558	1986	Road Match	914m
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	P. & M. Doherty Transport, Preston St, Penrith. 2750.	57334	1982	Road Match	914m

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

Aerial Imagery 2014

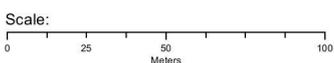
1-13 Reserve Street, Penrith, NSW 2750



Legend

- X Site Centre
- Site Boundary
- Buffer 150m

© Land and Property Information 2015



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

Coordinate System: GDA 1994 MGA Zone 56

Date: 22 July 2017

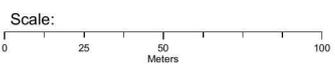
Aerial Imagery 2009

1-13 Reserve Street, Penrith, NSW 2750



Legend

- Site Boundary
- Buffer 150m



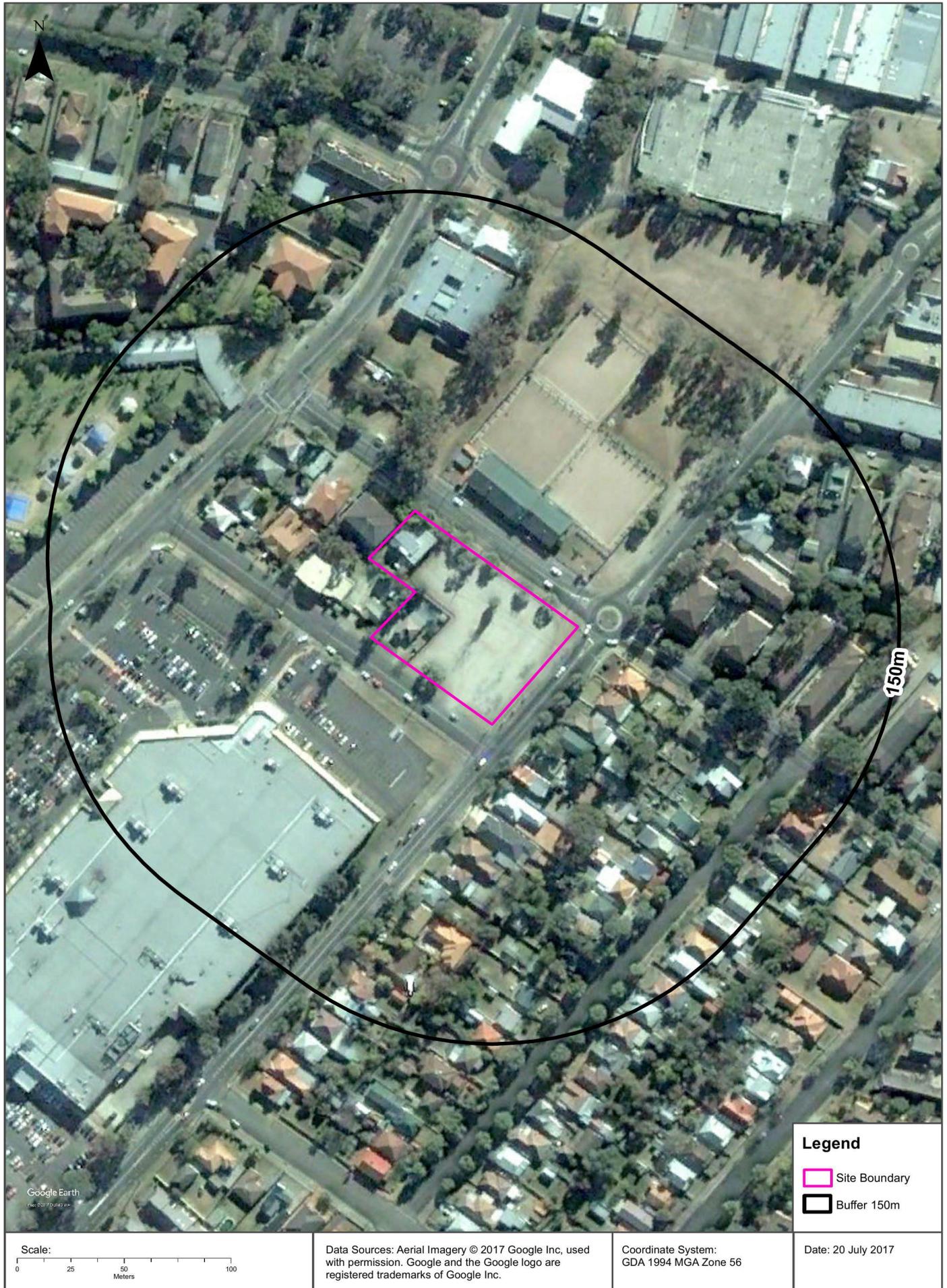
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Coordinate System:
GDA 1994 MGA Zone 56

Date: 20 July 2017

Aerial Imagery 2002

1-13 Reserve Street, Penrith, NSW 2750



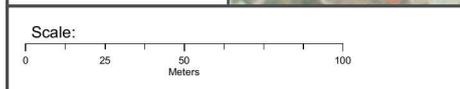
Aerial Imagery 1991

1-13 Reserve Street, Penrith, NSW 2750



Legend

- Site Boundary
- Buffer 150m



Data Sources: Historical Aerials: © Department Finance, Services & Innovation

Coordinate System: GDA 1994 MGA Zone 56

Date: 21 July 2017

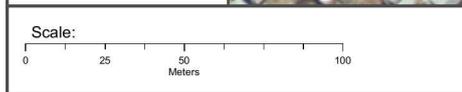
Aerial Imagery 1982

1-13 Reserve Street, Penrith, NSW 2750



Legend

-  Site Boundary
-  Buffer 150m



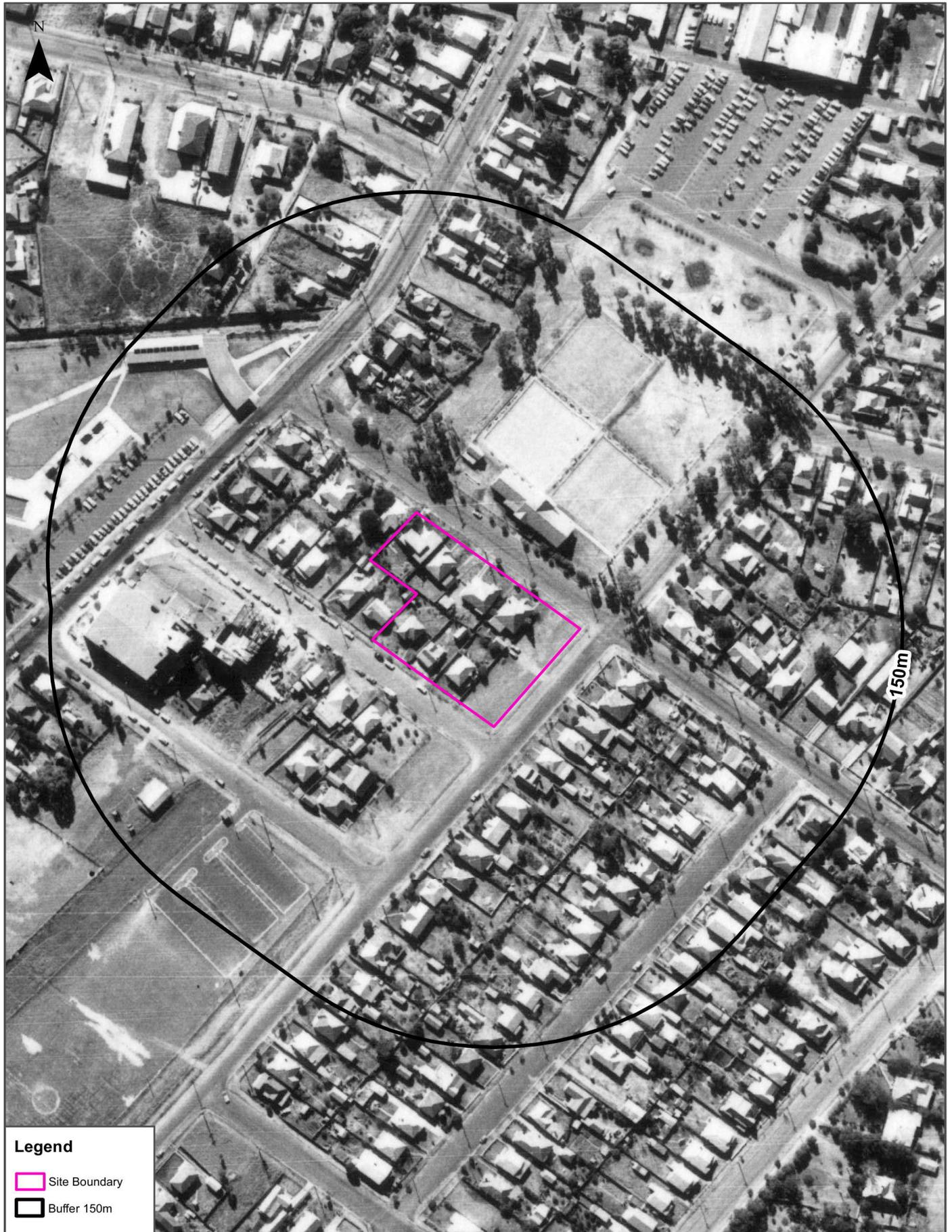
Data Sources: Historical Aerials: © Department Finance, Services & Innovation

Coordinate System:
GDA 1994 MGA Zone 56

Date: 21 July 2017

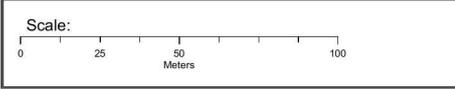
Aerial Imagery 1970

1-13 Reserve Street, Penrith, NSW 2750



Legend

- Site Boundary
- Buffer 150m



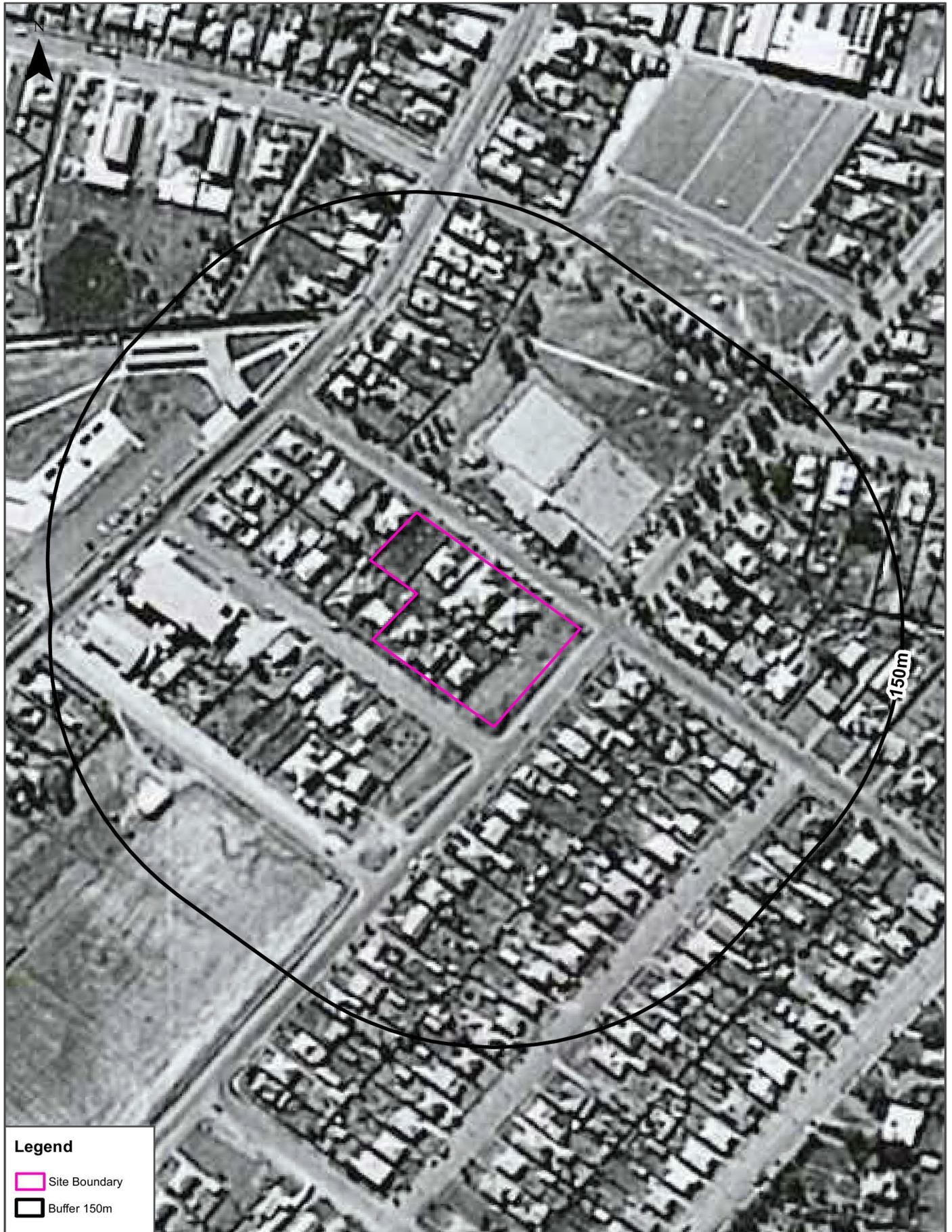
Data Sources: Historical Aerials: © Department Finance, Services & Innovation

Coordinate System: GDA 1994 MGA Zone 56

Date: 21 July 2017

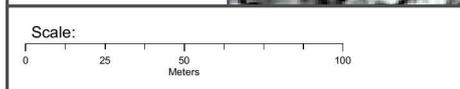
Aerial Imagery 1965

1-13 Reserve Street, Penrith, NSW 2750



Legend

-  Site Boundary
-  Buffer 150m



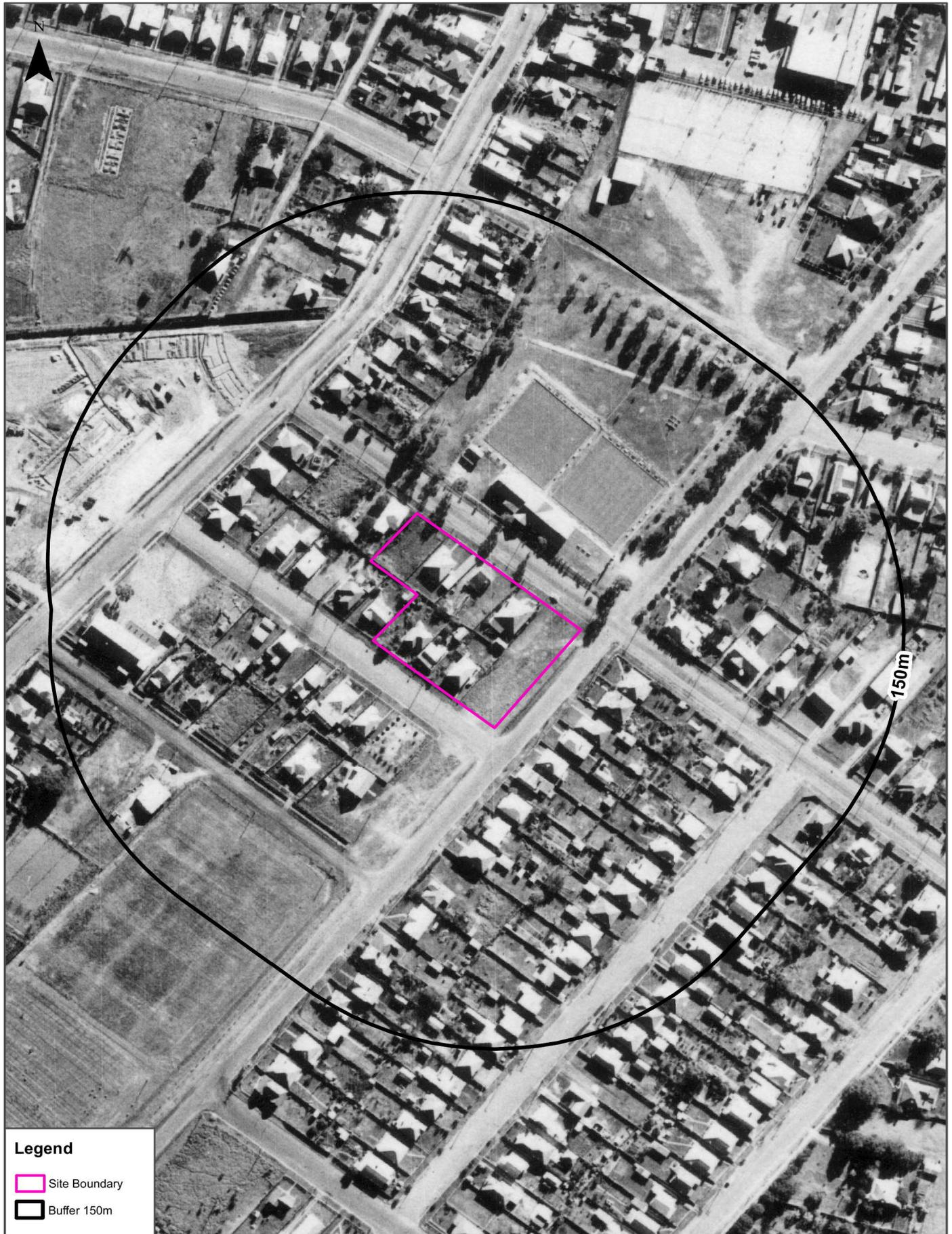
Data Sources: Historical Aerials: © Department Finance, Services & Innovation

Coordinate System:
GDA 1994 MGA Zone 56

Date: 21 July 2017

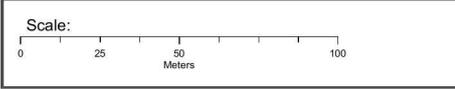
Aerial Imagery 1961

1-13 Reserve Street, Penrith, NSW 2750



Legend

- Site Boundary
- Buffer 150m



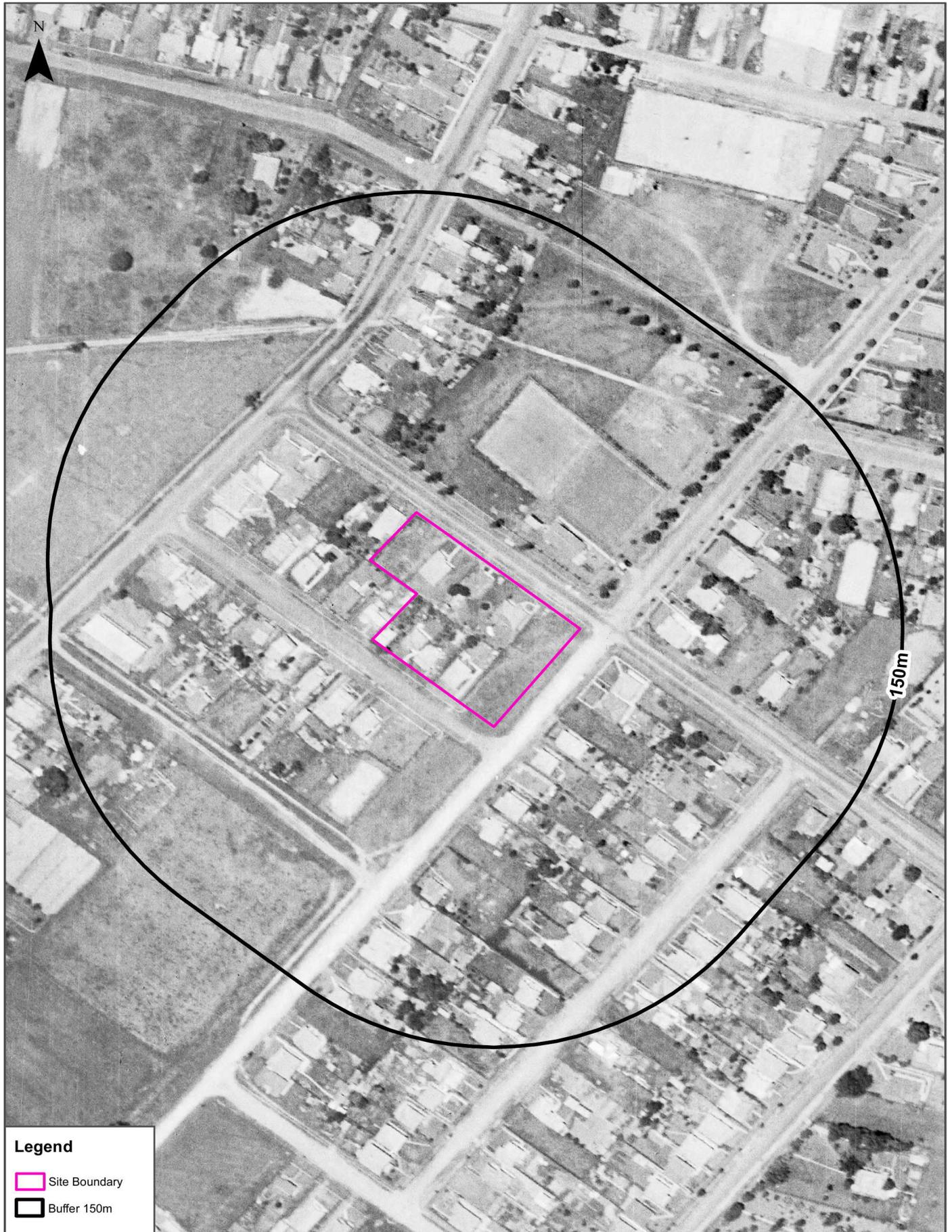
Data Sources: Historical Aerials: © Department Finance, Services & Innovation

Coordinate System: GDA 1994 MGA Zone 56

Date: 21 July 2017

Aerial Imagery 1956

1-13 Reserve Street, Penrith, NSW 2750



Legend

-  Site Boundary
-  Buffer 150m

Scale: 0 25 50 100 Meters

Data Sources: Historical Aerials: © Department Finance, Services & Innovation

Coordinate System: GDA 1994 MGA Zone 56

Date: 21 July 2017

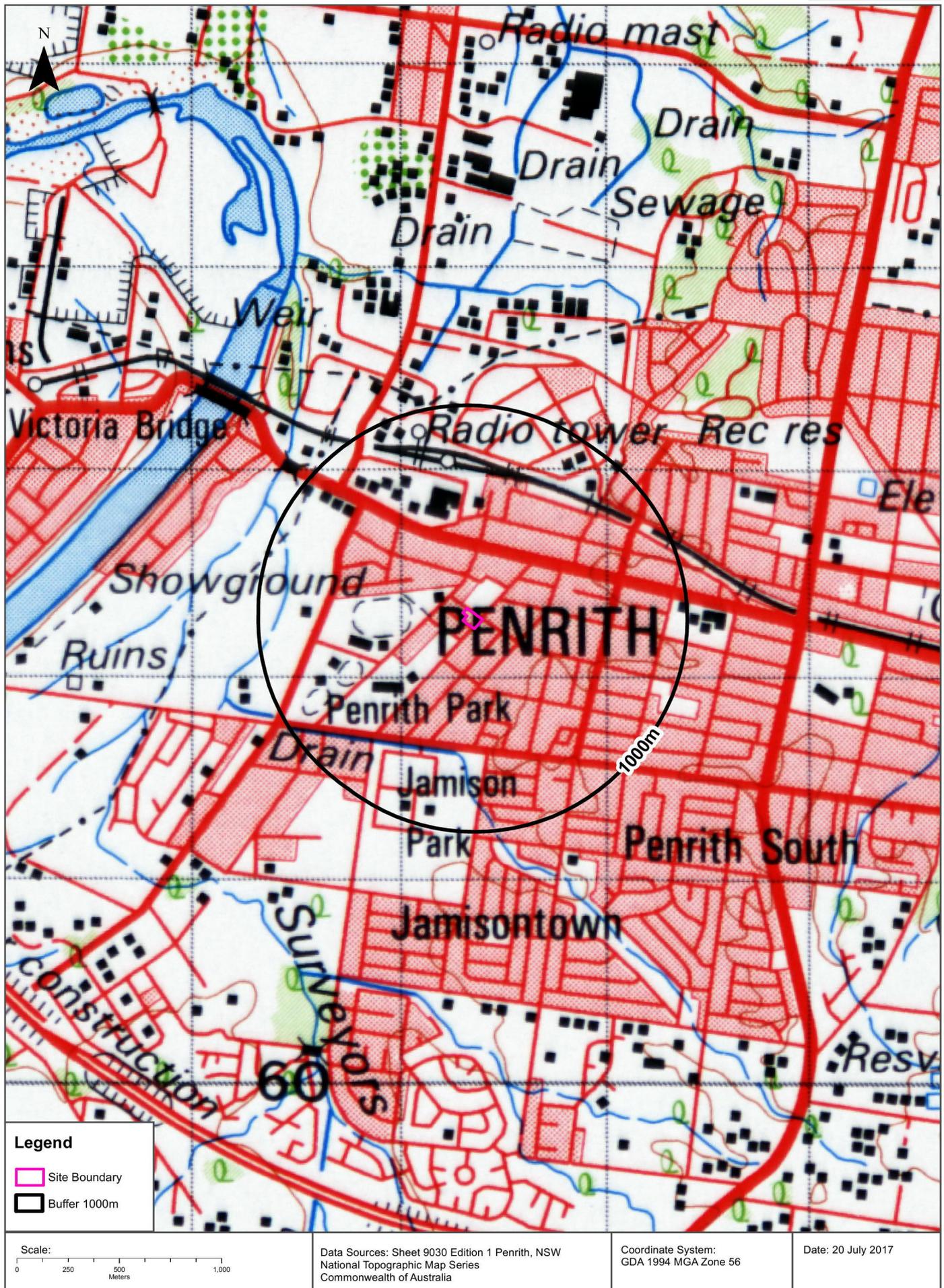
Aerial Imagery 1943

1-13 Reserve Street, Penrith, NSW 2750



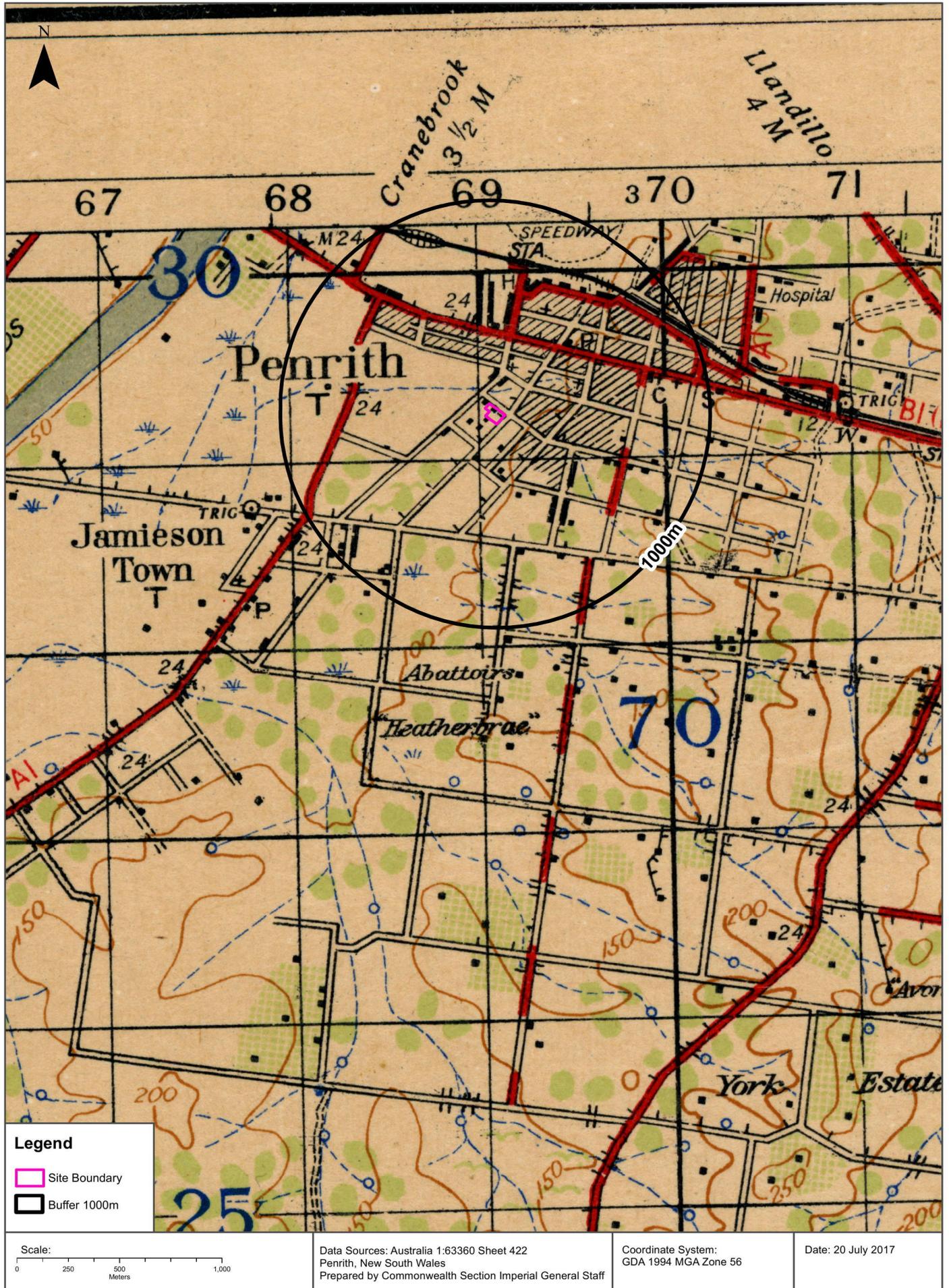
Historical Map 1975

1-13 Reserve Street, Penrith, NSW 2750



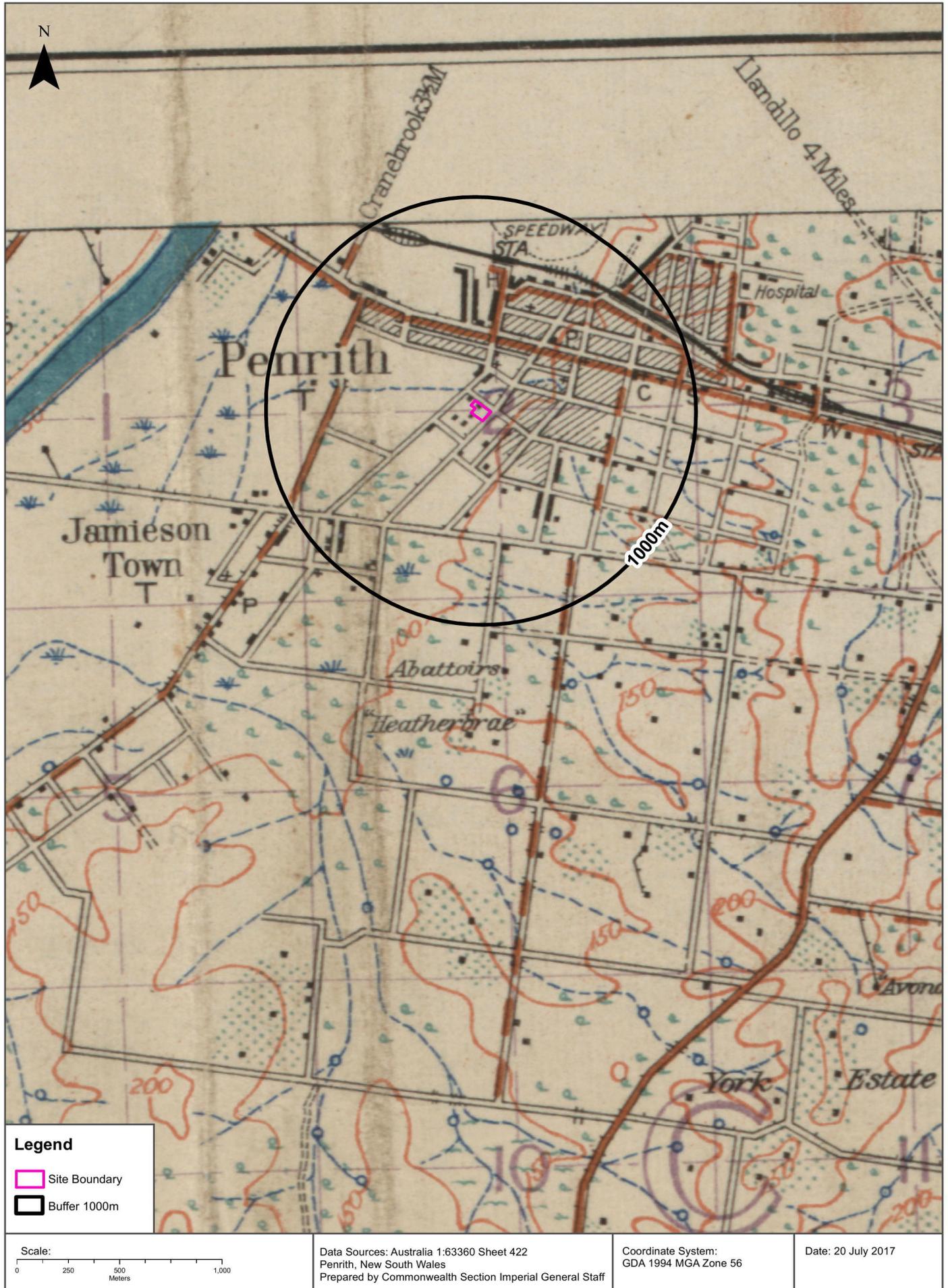
Historical Maps ca.1942

1-13 Reserve Street, Penrith, NSW 2750



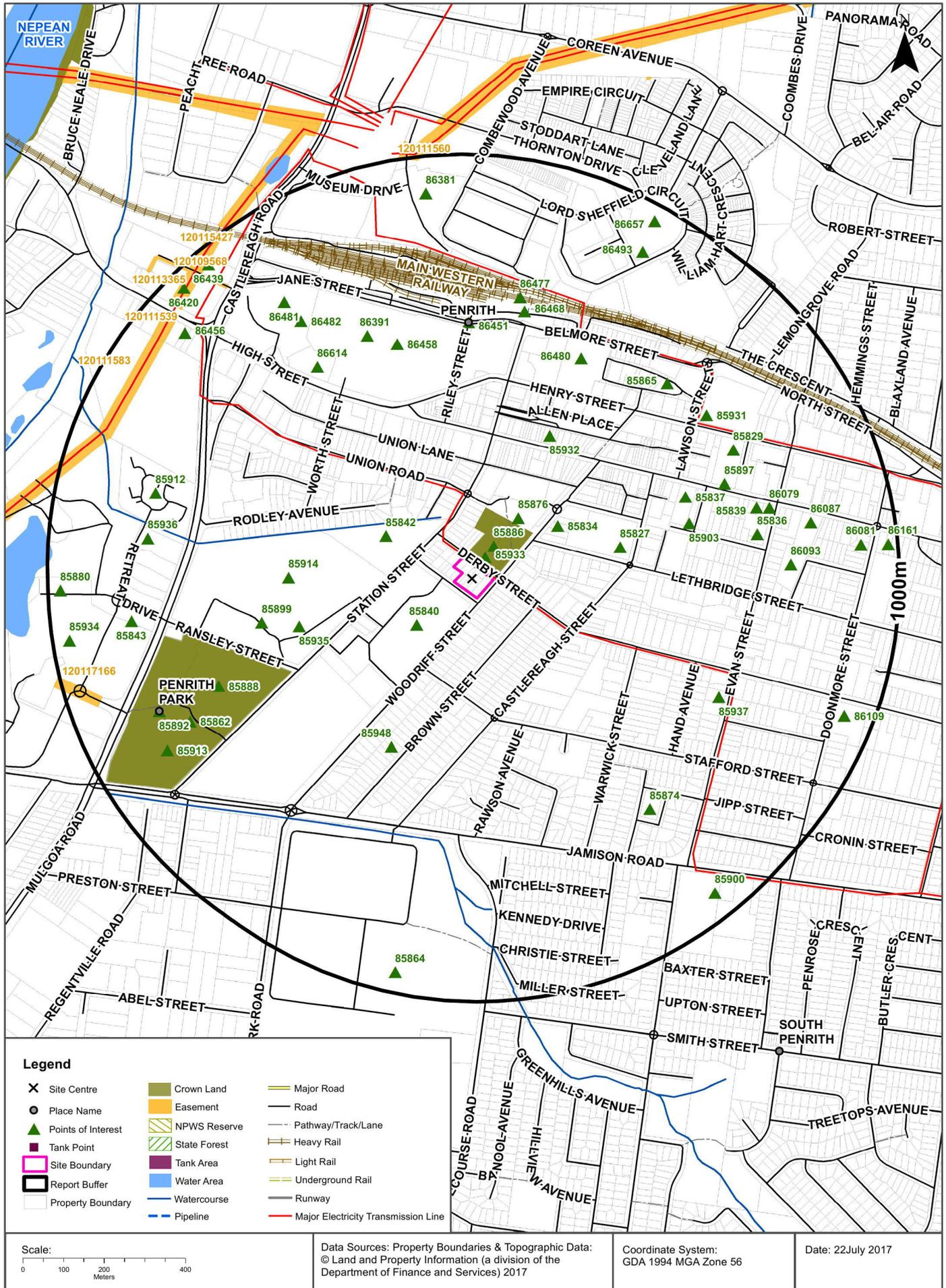
Historical Maps ca.1929

1-13 Reserve Street, Penrith, NSW 2750



Topographic Features

1-13 Reserve Street, Penrith, NSW 2750



Topographic Features

1-13 Reserve Street, Penrith, NSW 2750

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
85933	Club	PENRITH BOWLING AND REC CLUB	33m	North East
85886	Sports Field	BOWLING GREENS	68m	North East
85840	Shopping Centre	NEPEAN SQUARE	141m	South West
85876	Park	JUDGES PARK	159m	North East
85842	Swimming Pool	PENRITH WAR MEMORIAL SWIMMING POOL	184m	North West
85834	Place Of Worship	CHRISTIAN SCIENTIST CHURCH	207m	North East
85827	Club	PENRITH RSL CLUB	322m	East
85932	Medical Centre	PENRITH COMMUNITY CHILD AND ADOLESCENT SERVICE	370m	North East
85935	Club	CLUB PACEWAY	398m	West
85914	Trotting Track	PENRITH PACEWAY	408m	West
85948	Park	BROWN STREET RESERVE	424m	South West
85899	Showground	PENRITH SHOWGROUND	485m	West
85903	Primary School	ST NICHOLAS OF MYRA PRIMARY SCHOOL	501m	East
85837	Place Of Worship	CATHOLIC CHURCH	515m	East
86458	Post Office	PENRITH WESTFIELD POST OFFICE	553m	North
86480	TAFE College	NEPEAN TAFE COLLEGE PENRITH CAMPUS	573m	North East
86451	City	PENRITH	583m	North
86614	Community Facility	JOAN SUTHERLAND PERFORMING ARTS CENTRE	593m	North West
86391	Shopping Centre	PENRITH PLAZA	598m	North West
85897	Police Station	PENRITH POLICE STATION	616m	East
85937	Special School	ST DOMINIC'S COLLEGE SAVIO EDUCATION CENT PENRITH	626m	South East
86468	Transport Interchange	PENRITH BUS INTERCHANGE	629m	North
85888	Sports Field	PENRITH STADIUM	635m	South West
85865	Park	SOPER PLACE	648m	North East
85836	Place Of Worship	UNITING CHURCH	659m	East
86477	Railway Station	PENRITH RAILWAY STATION	660m	North
85931	Medical Centre	PENRITH COMMUNITY HEALTH CENTRE	664m	North East
85829	Court House	PENRITH COURT HOUSE	672m	North East
85839	Post Office	PENRITH POST BUSINESS CENTRE	672m	East
85874	Park	BURCHER PARK	673m	South East
86079	Fire Station	PENRITH FIRE STATION	702m	East
86482	Library	PENRITH CITY LIBRARY	708m	North West

Map Id	Feature Type	Label	Distance	Direction
86093	Cemetery	ST STEPHEN THE MARTYR CEMETERY	733m	East
85862	Park	PENRITH PARK	737m	South West
85936	Community Home	MOUNTAINVIEW NURSING HOME	757m	West
85912	Retirement Village	MOUNTAINVIEW RETREAT RETIREMENT VILLAGE	757m	West
86481	Local Government Chambers	PENRITH CITY COUNCIL	770m	North West
86087	Place Of Worship	ANGLICAN CHURCH	794m	East
85892	Locality	PENRITH PARK	794m	South West
85843	Tourist Information Centre	PENRITH VALLEY VISITOR INFORMATION CENTRE	801m	West
85913	Sports Field	HOWELL OVAL	821m	South West
86493	Park	THORNTON PLAYGROUND	878m	North East
86456	Ambulance Station	PENRITH AMBULANCE STATION	879m	North West
86381	Museum	MUSEUM OF FIRE	907m	North
86081	Place Of Worship	PRESBYTERIAN CHURCH	909m	East
86109	Park	SPENCE PARK	927m	East
85900	Primary School	PENRITH SOUTH PUBLIC SCHOOL	936m	South East
85864	Park	JAMISON PARK	948m	South
85934	Club	PENRITH RUGBY LEAGUE CLUB	958m	West
86420	Park	WOODRIFF GARDENS	958m	North West
86439	Sports Court	TENNIS COURTS	958m	North West
86657	Sports Field	RON MULOCK OVAL	959m	North East
85880	Sports Court	TENNIS COURTS	970m	West
86161	Primary School	PENRITH PUBLIC SCHOOL	976m	East

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

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Topographic Features

1-13 Reserve Street, Penrith, NSW 2750

Tanks (Areas)

What are the Tank Areas located within the dataset buffer?

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

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

Tanks (Points)

What are the Tank Points located within the dataset buffer?

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

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

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

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Major Easements

What Major Easements exist within the dataset buffer?

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

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
120109568	Primary	Undefined		887m	North West
120111583	Primary	Undefined		895m	West
120117166	Primary	Undefined		914m	West
120111539	Primary	Undefined		926m	North West
120113365	Primary	Undefined		980m	North West
120111560	Primary	Undefined		992m	North
120115427	Primary	Undefined		995m	West

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

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Topographic Features

1-13 Reserve Street, Penrith, NSW 2750

State Forest

What State Forest exist within the dataset buffer?

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

State Forest Data Source: © Land and Property Information (2015)
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National Parks and Wildlife Service Reserves

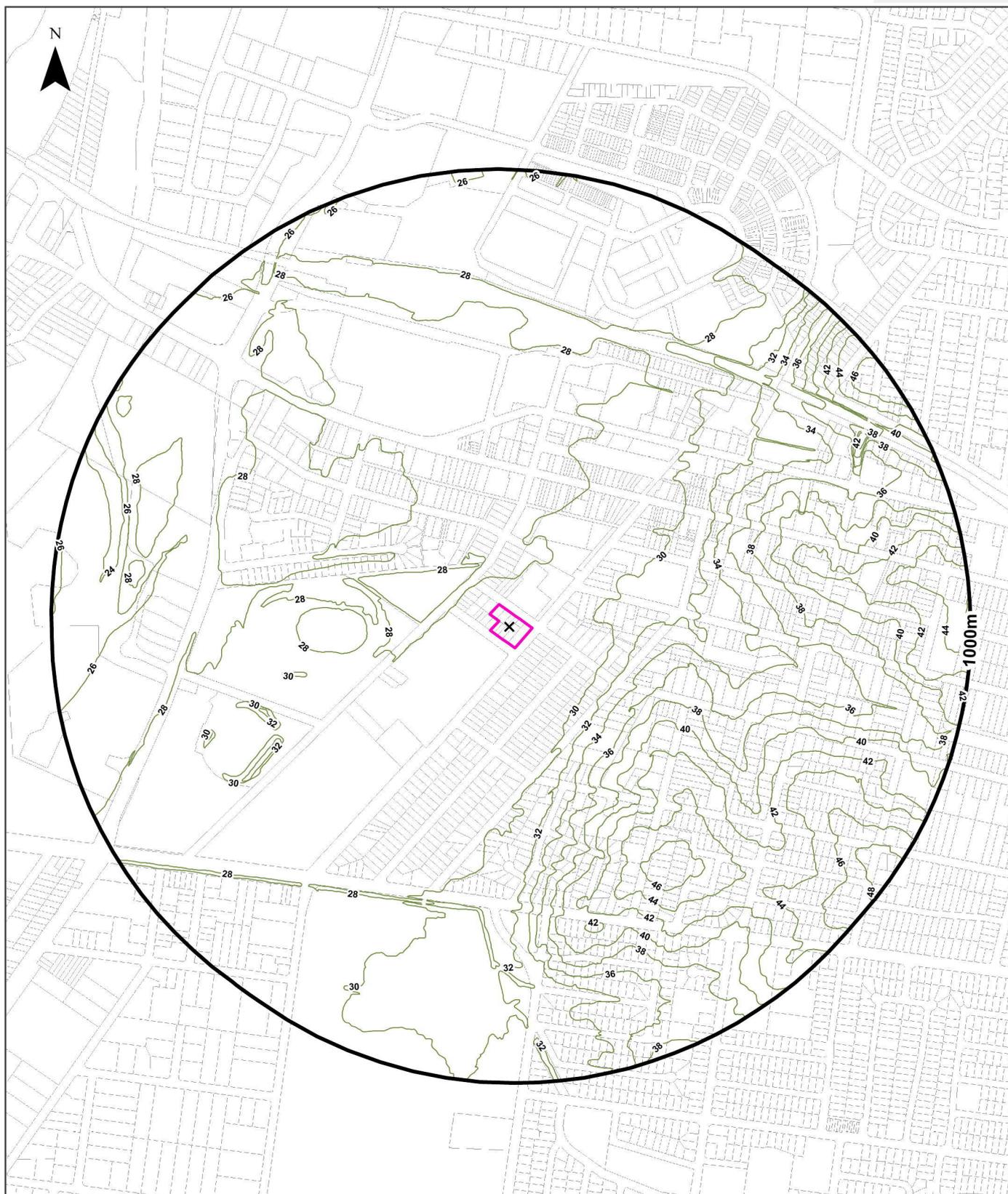
What NPWS Reserves exist within the dataset buffer?

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

NPWS Data Source: © Land and Property Information (2015)
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Elevation Contours (m AHD)

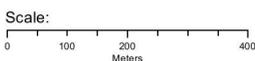
1-13 Reserve Street, Penrith, NSW 2750



Legend

- ✕ Site Centre
- Elevation Contour (m AHD)
- Site Boundary
- Report Buffer
- Property Boundary

Accuracy & Currency: This contour data can be up to 0.4 of the contour interval out in height and must therefore not be used for any design or engineering works, but only as a general guide to topography. Gaps may occur along contour lines due to vertical topography, obscured topography in the source photography such as buildings, dense vegetation or dead ground, or the fact that original buildings have been replaced in the intervening thirty years since the original contour capture.



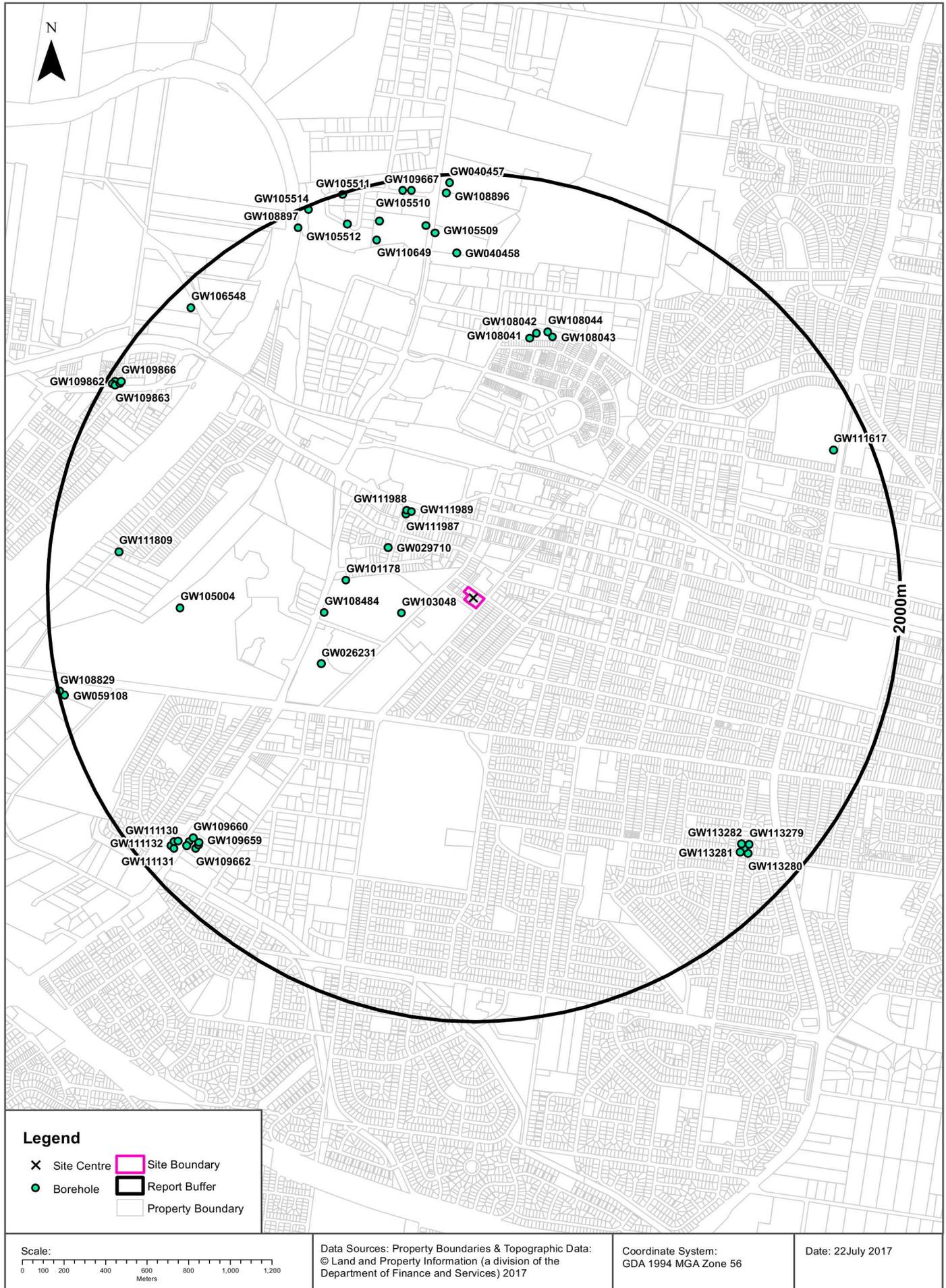
Data Sources: Property Boundaries & Topographic Data:
© Land and Property Information (a division of the
Department of Finance and Services) 2017

Coordinate System:
GDA 1994 MGA Zone 56

Date: 22 July 2017

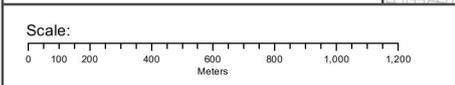
Groundwater Boreholes

1-13 Reserve Street, Penrith, NSW 2750



Legend

- X Site Centre
- Borehole
- Site Boundary
- Report Buffer
- Property Boundary



Data Sources: Property Boundaries & Topographic Data:
 © Land and Property Information (a division of the
 Department of Finance and Services) 2017

Coordinate System:
 GDA 1994 MGA Zone 56

Date: 22 July 2017

Hydrogeology & Groundwater

1-13 Reserve Street, Penrith, NSW 2750

Hydrogeology

Description of aquifers on-site:

Description
Porous, extensive highly productive aquifers

Description of aquifers within the dataset buffer:

Description
Porous, extensive highly productive aquifers

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)

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Groundwater Boreholes

Boreholes within the dataset buffer:

GW No.	Licence No	Work Type	Owner Type	Purpose	Contractor	Complete Date	Final Depth	Drilled Depth	Salinity	SWL	Yield	Elev	Dist	Dir
GW103048	10BL141316, 10WA112767	Bore		Recreation		01/01/1990	8.00	8.00		6.00	1.000		307m	West
GW029710	10BL018657, 10WA112614	Well	Private	General Use		01/04/1969	7.90	7.90					420m	North West
GW111989	10BL603225	Well	Private	Monitoring		24/03/2010	9.00	9.00					454m	North West
GW111987	10BL603225	Well	Private	Monitoring		24/03/2010	9.00	9.00					464m	North West
GW111988	10BL603225	Well	Private	Monitoring		24/03/2010	9.00	9.00					474m	North West
GW101178	10BL158273, 10BL158422, 10WA112767	Bore	Private	Industrial, Recreation	Intertec Drilling Services	15/01/1998	11.20	11.20	180	8.00	0.600		567m	West
GW108484	10BL163999, 10WA112767	Well	Private	Recreation	Ultra Drilling	06/09/2006	11.00	11.00	550				674m	West
GW026231	10BL019074	Well	Local Govt	Irrigation		01/01/1966	8.50	8.50	1001- 3000 ppm				753m	South West
GW108041	10BL600263	Bore		Monitoring		12/04/2006	7.50	7.50		6.70			1237m	North
GW108042	10BL600263	Bore		Monitoring		22/04/2006	8.00	8.00		6.40			1271m	North
GW108043	10BL600263	Bore		Monitoring		22/04/2006	9.00	9.00		6.80			1275m	North
GW108044	10BL600263	Bore		Monitoring		22/04/2006	9.50	9.50		6.60			1292m	North
GW105004	10BL162036, 10BL162489, 10WA112773	Bore		Recreation	Ultra Drilling	24/09/2003	183.00	183.00	450	12.0 0	2.200		1364m	West
GW040458		Well	Private	Irrigation			11.00					54.86	1617m	North
GW111809	10BL600900, 10WA112710	Bore	Private	Domestic	ULTRADRILL ING	30/05/2007	15.00	15.00		13.0 0	1.000		1667m	West
GW113282	10BL601835	Bore	Local Govt	Monitoring		02/05/2007	7.00	7.00					1713m	South East
GW105509	10BL162624	Bore		Monitoring	Intertec Drilling Services	27/08/2003	14.10	14.10		7.00			1719m	North
GW109659	10BL602658	Bore	Private	Monitoring	Macquarie Drilling	30/07/2008	9.50	9.50		8.60			1734m	South West

GW No.	Licence No	Work Type	Owner Type	Purpose	Contractor	Complete Date	Final Depth	Drilled Depth	Salinity	SWL	Yield	Elev	Dist	Dir
GW110649	10BL603493	Bore	Private	Monitoring	Terratest Pty Ltd	25/11/2009	10.00	10.00		8.70			1734m	North
GW113281	10BL601835	Bore	Local Govt	Monitoring		02/05/2007	2.85	2.85					1735m	South East
GW109660	10BL602658	Bore	Private	Monitoring	Macquarie Drilling	01/08/2008	9.60	9.60		6.00			1737m	South West
GW113283	10BL601835	Bore	Local Govt	Monitoring		02/05/2007	2.80	2.80					1738m	South East
GW109664	10BL602658	Bore	Private	Monitoring	Macquarie Drilling	01/08/2008	5.10	5.10		4.50			1743m	South West
GW113279	10BL601835	Bore	Local Govt	Monitoring		02/05/2007	7.50	7.50					1743m	South East
GW110647	10BL603493	Bore	Private	Monitoring	Terratest Pty Ltd	26/11/2009	10.00	10.00		8.10			1760m	North
GW109662	10BL602658	Bore	Private	Monitoring	Macquarie Drilling	04/08/2008	12.00	12.00		9.00			1765m	South West
GW109661	10BL602658	Bore	Private	Monitoring	Macquarie Drilling	01/08/2008	5.20	5.20		4.50			1766m	South West
GW113280	10BL601835	Bore	Local Govt	Monitoring		02/05/2007	8.20	8.20					1768m	South East
GW109663	10BL602658	Bore	Private	Monitoring	Macquarie Drilling	01/08/2008	9.50	9.50		9.00			1786m	South West
GW111130	10BL602387	Bore	Private	Monitoring	Macquarie Drilling	28/08/2007	11.80	11.80		8.50			1805m	South West
GW110648	10BL603493	Bore	Private	Monitoring	Terratest Pty Ltd	26/11/2009	9.70	9.70		8.20			1819m	North
GW111129	10BL602387	Well	Private	Monitoring	Macquarie Drilling	28/08/2007	10.00	10.00		8.00			1819m	South West
GW111617	10BL604801, 10BL604802, 10WA117803	Bore	Local Govt	Recreation	INTERTECH	20/10/2011	210.00	210.00	2600	69.0 0	1.120		1825m	East
GW111131	10BL602387	Bore	Private	Monitoring	Macquarie Drilling	29/08/2007	11.50	11.50		8.50			1843m	South West
GW111132	10BL602387	Bore	Private	Monitoring	Macquarie Drilling	30/08/2007	12.50	12.50		9.00			1843m	South West
GW105512	10BL162624	Bore		Monitoring	Intertec Drilling Services	12/05/2003	15.00	15.00		9.60			1848m	North
GW106548	10BL157560, 10BL157701, 10WA112757	Bore		Recreation	Intertec Drilling Services	02/04/1996	15.40	15.40	190	6.00	2.000		1896m	North West
GW108896	10BL165837	Battery Spears , Filter Pac	Private	Monitoring	Intertec Drilling Services	05/06/2008	13.70	13.70		6.50			1908m	North
GW108897	10BL165844	Bore	Private	Monitoring	Intertec Drilling Services	05/06/2008	15.50	15.50		11.0 0			1919m	North West
GW109866	10BL601223	Bore	Private	Monitoring	Terratest Pty Ltd	11/10/2006	12.50	12.50		9.72			1934m	North West
GW109865	10BL601223	Bore	Private	Monitoring	Terratest Pty Ltd	11/10/2006	12.00	12.00		9.59			1935m	North West
GW109667	10BL602668	Well	Private	Monitoring	Intertec Drilling Services	02/10/2008	13.70	13.70		13.4 0	0.100		1936m	North
GW105510	10BL162624	Bore		Monitoring	Intertec Drilling Services	15/05/2003	14.50	14.50		7.00			1943m	North
GW109863	10BL601223	Bore	Private	Monitoring	Terratest Pty Ltd	11/10/2006	11.60	11.60		9.29			1948m	North West
GW040457		Well	Private				10.20					55.93	1956m	North
GW109864	10BL601223	Bore	Private	Monitoring	Terratest Pty Ltd	12/10/2006	11.85	11.85		9.63			1958m	North West
GW109862	10BL601223	Bore	Private	Monitoring	Terratest Pty Ltd	10/10/2006	11.00	11.00		9.29			1964m	North West
GW059108	10BL118685	Excavation	Private	General Use		01/06/1981	6.00						1973m	West
GW105514	10BL162624	Bore		Monitoring	Intertec Drilling Services	29/08/2003	15.65	15.65		5.80			1978m	North West
GW105511	10BL162624	Bore		Monitoring	Intertec Drilling Services	14/05/2003	14.10	14.50		8.30			1990m	North

GW No.	Licence No	Work Type	Owner Type	Purpose	Contractor	Complete Date	Final Depth	Drilled Depth	Salinity	SWL	Yield	Elev	Dist	Dir
GW108829	10BL164175, 10WA112699	Bore	Private	Domestic, Stock	Ultra Drilling	31/01/2007	66.00	66.00	1500	25.0 0	1.200		1990m	West

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

Hydrogeology & Groundwater

1-13 Reserve Street, Penrith, NSW 2750

Driller's Logs

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

Groundwater No	Drillers Log	Distance	Direction
GW029710	0.00m-2.74m Loam Red 2.74m-7.92m Sand Gravel Water Supply	420m	North West
GW111989	0.00m-3.00m CLAY MINOR SAND RED BROWN 3.00m-9.00m GRAVEL WITH MINOR SAND	454m	North West
GW111987	0.00m-3.00m CLAY MINOR SAND RED BROWN 3.00m-9.00m GRAVEL WITH MINOR SAND	464m	North West
GW111988	0.00m-3.00m CLAY MINOR SAND RED BROWN 3.00m-9.00m GRAVEL WITH MINOR SAND	474m	North West
GW101178	0.00m-2.00m Sandy clay 2.00m-6.00m Grey sand 6.00m-10.50m Coarse gravel and cobbles (water bearing) 10.50m-11.20m Dark grey shale and clay	567m	West
GW108484	0.00m-6.00m CLAY 6.00m-8.50m SAND 8.50m-11.00m GRAVEL	674m	West
GW026231	0.00m-4.26m Silt 0.00m-4.26m Loam Clay 4.26m-8.53m Gravel Alluvial Water Supply	753m	South West
GW108041	0.00m-0.20m CONCRETE 0.20m-0.40m CLAY L/BROWN 0.40m-3.30m CLAY BECOMING ORANGE,BROWN 3.30m-7.50m GRAVEL,BROWN,WELL GRADED	1237m	North
GW108042	0.00m-0.20m CONCRETE 0.20m-0.30m FILL,CLAY,GREY/BROWN 0.30m-2.50m CLAY,RED/BROWN 2.50m-7.50m GRAVELS,WELL GRADED 7.50m-8.00m COARSE GRAINED SAND BANDS	1271m	North
GW108043	0.00m-4.80m CLAYEY SAND 4.80m-5.40m SAND,BROWN, LOOSE,DDRY 5.40m-9.00m GRAVEL	1275m	North
GW108044	0.00m-0.20m CONCRETE 0.20m-0.30m FILL,CLAY,GREY 0.30m-6.40m SILTY CLAYEY SAND,ORANGE,BROWN 6.40m-9.50m GRAVELS,WET,MODERATE	1292m	North
GW105004	0.00m-0.50m FILL 0.50m-9.50m CLAY/GRAVEL 9.50m-11.50m GRAVEL 11.50m-50.30m SHALE/SANDSTONE 50.30m-164.60m SANDSTONE/SHALE SEAMS 164.60m-169.50m SANDSTONE/QUARTZITE 169.50m-174.50m SANDSTONE/SHALE 174.50m-183.00m SANDSTONE/QUARTZITE	1364m	West
GW105509	0.00m-3.00m BROWN CLAY 3.00m-5.50m GREY CLAY ,STIFF 5.50m-8.00m L/BROWN CLAY 8.00m-9.80m SANDY CLAY 9.80m-10.40m FINE GRAVELS 10.40m-13.90m GRAVELS 13.90m-14.10m SHALE	1719m	North
GW109659	0.00m-0.30m FILL, CLAYEY SAND 0.30m-4.10m CLAYEY SILT 4.10m-4.50m CLAYEY SAND 4.50m-9.50m GRAVELS	1734m	South West
GW110649	0.00m-0.20m SILTY LOAM 0.20m-1.70m SILT BROWN 1.70m-4.30m SANDY SILT BROWN LOOSE 4.30m-7.50m CLAYEY SILT DARK BROWN 7.50m-8.80m SILTY CLAY PALE BROWN 8.80m-10.00m CLAYEY SAND,BROWN FINE TO MED GRAINED	1734m	North

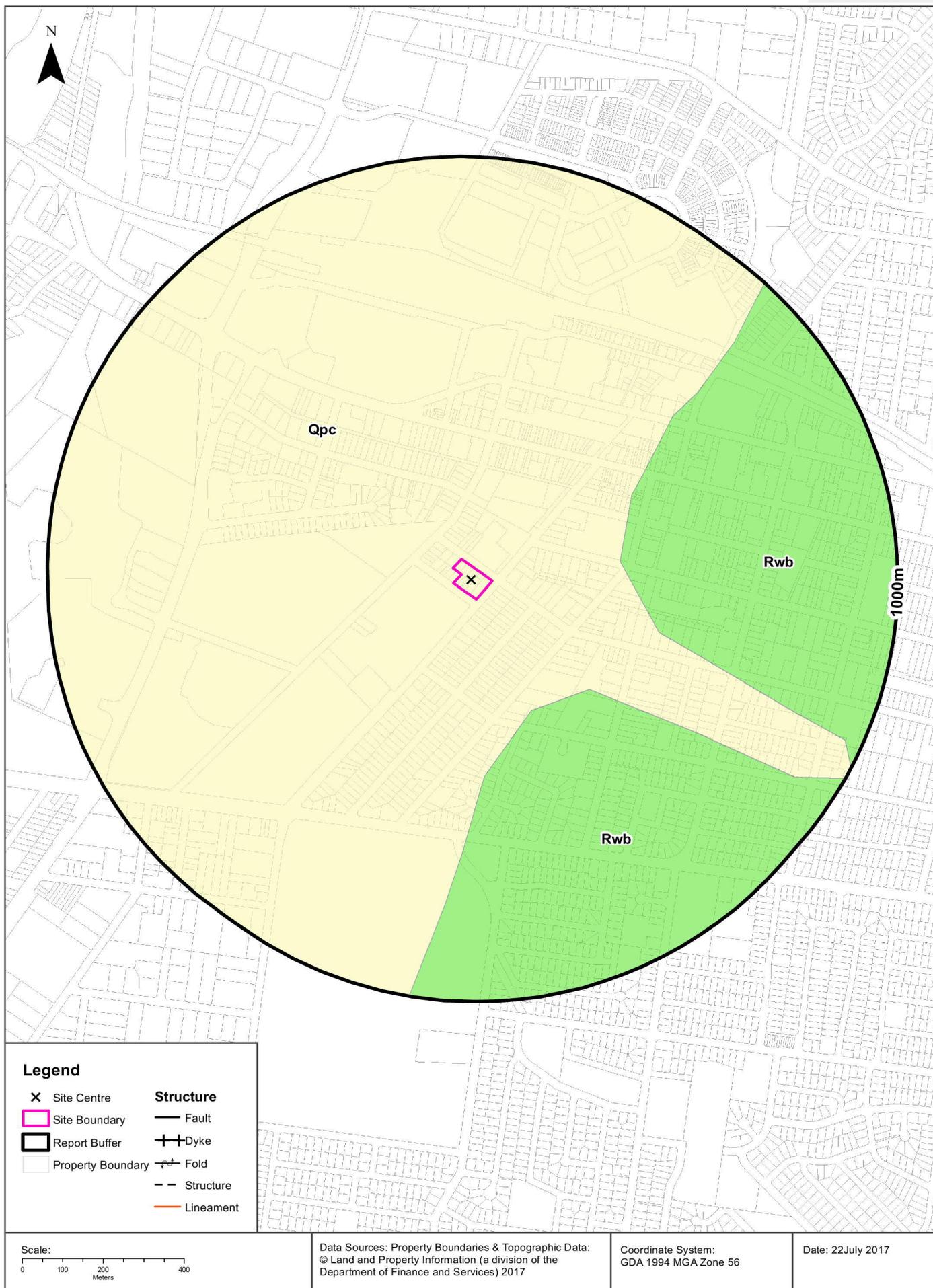
Groundwater No	Drillers Log	Distance	Direction
GW109660	0.00m-1.10m FILL,CLAYEY SAND 1.10m-4.50m CLAYEY SILT 4.50m-5.40m SAND 5.40m-9.60m GRAVELS	1737m	South West
GW109664	0.00m-0.60m TOPSOIL 0.60m-2.50m CLAYEY SILT 2.50m-5.10m SAND	1743m	South West
GW110647	0.00m-0.60m SILT,SANDY BROWN MINOR GRAVEL 0.60m-2.50m SILT,BROWN,DRY,FINE GRAINED SAND 2.50m-3.30m SILTY CLAY 3.30m-5.60m CLAY BROWN GREY,MOIST 5.60m-8.80m SILTY CLAY ORANGE BROWN,FINE GRAINED SAND 8.80m-10.00m CLAYEY SILTY SAND, PALE BROWN	1760m	North
GW109662	0.00m-1.00m FILL,CLAYEY SAND 1.00m-4.30m CLAYEY SILT 4.30m-4.80m SAND 4.80m-12.00m GRAVELS	1765m	South West
GW109661	0.00m-0.40m FILL, CLAYEY SAND 0.40m-1.80m CLAYEY SAND 1.80m-4.40m CLAY 4.40m-5.20m SAND	1766m	South West
GW109663	0.00m-0.40m FILL,CLAYEY SAND 0.40m-2.40m CLAYEY SAND 2.40m-4.60m CLAY 4.60m-9.50m GRAVELS	1786m	South West
GW111130	0.00m-0.15m CONCRETE 0.15m-0.50m FILL,CLAY,ORANGE BROWN,MOIST 0.50m-4.00m SAND CLAYEY,ORANGE BROWN,DAMP,LOOSE 4.00m-11.80m GRAVEL,MIXED WITH SAND,RED YELLOW	1805m	South West
GW110648	0.00m-0.70m LOAMY SILT,SAND AND CLAY 0.70m-1.50m SILT BROWN, MOIST,NO ODOUR 1.50m-4.40m CLAYEY SILT,DARK BROWN 4.40m-5.50m CLAY PLALE BROWN,FINE SAND 5.50m-8.40m SILTY CLAY,BROWN,FINE SANDS,MOIST 8.40m-9.70m CLAYEY SILTY SAND,BROWN, M/G	1819m	North
GW111129	0.00m-0.15m CONCRETE 0.15m-1.00m SAND,RED BROWN 1.00m-4.00m SAND CLAYEY,DAMP,LOOSE,ANGULAR 4.00m-5.00m SAND,MIXED,RED BROWN,MOIST,GRAVEL 5.00m-10.00m GRAVEL	1819m	South West
GW111617	0.00m-0.50m CLAY BROWN 0.50m-1.00m SHALE BROWN 1.00m-113.00m SHALE GREY 113.00m-130.00m SANDSTONE GREY 130.00m-130.20m SANDSTONE GREY QUARTZ 130.20m-141.00m SANDSTONE GREY 141.00m-142.00m SANDSTONE GREY QUARTZ 142.00m-145.00m SANDSTONE GREY 145.00m-149.00m SANDSTONE GREY QUARTZ 149.00m-154.00m SANDSTONE GREY 154.00m-155.00m SANDSTONE GREY ,SILTSTONE BANDS 155.00m-158.50m SANDSTONE GREY 158.50m-160.00m SANDSTONE GREY QUARTZ 160.00m-161.00m SANDSTONE GREY 161.00m-162.00m SANDSTONE GREY ,SILTSTONE BANDS 162.00m-190.00m SANDSTONE GREY 190.00m-192.00m SANDSTONE GREY ,SILTSTONE BANDS 192.00m-198.50m SANDSTONE GREY 198.50m-200.00m SANDSTONE GREY QUARTZ 200.00m-203.00m SANDSTONE GREY 203.00m-209.00m SANDSTONE GREY QUARTZ 209.00m-210.00m SANDSTONE GREY	1825m	East
GW111131	0.00m-0.15m CONCRETE 0.15m-4.00m SAND,CLAYEY,RED BROWN,DAMP,LOOSE 4.00m-11.50m GRAVEL,SOME SAND	1843m	South West
GW111132	0.00m-0.17m CONCRETE 0.17m-0.50m FILL,CLAYEY,BROWN,MOIST,SOFT 0.50m-3.00m SAND,CLAYEY,RED BROWN,DAMP,LOOSE 3.00m-12.50m GRAVEL,LITTLE SAND,HOMOGENOUS,DAMP	1843m	South West
GW105512	0.00m-0.50m topsoil 0.50m-4.70m sandy clay 4.70m-11.00m stiff clay 11.00m-14.50m large gravels 14.50m-15.00m soft shale	1848m	North
GW106548	0.00m-9.20m SANDY LOAM 9.20m-15.10m ALLUVIAL GRANELS 15.10m-15.40m DARK GREY SILTSTONE	1896m	North West

Groundwater No	Drillers Log	Distance	Direction
GW108896	0.00m-7.60m SANDY CLAY 7.60m-13.40m GRAVELS 13.40m-13.70m SHALE	1908m	North
GW108897	0.00m-5.00m CLAY BROWN 5.00m-12.00m SANDY CLAY 12.00m-15.20m GRAVELS 15.20m-15.50m SHALE	1919m	North West
GW109866	0.00m-0.40m FILL 0.40m-12.50m SAND	1934m	North West
GW109865	0.00m-0.20m CONCRETE 0.20m-0.50m FILL 0.50m-4.20m CLAY 4.20m-12.00m SAND	1935m	North West
GW109667	0.00m-4.00m CLAY BROWN 4.00m-5.50m SANDY CLAY 5.50m-13.40m GRAVELS 13.40m-13.70m SHALE GREY	1936m	North
GW105510	0.00m-0.30m TOPSOIL 0.30m-2.70m SANDY CLAY 2.70m-4.50m STIFF CLAY 4.50m-5.70m SMALL GRAVELS 5.70m-14.00m LARGE GRAVELS 14.00m-14.50m SOFT SHALE	1943m	North
GW109863	0.00m-0.20m CONCRETE 0.20m-0.40m FILL 0.40m-5.20m CLAY 5.20m-11.60m SAND	1948m	North West
GW109864	0.00m-0.15m CONCRETE 0.15m-0.80m FILL 0.80m-5.20m SAND/CLAY 5.20m-11.85m SAND	1958m	North West
GW109862	0.00m-0.20m CONCRETE 0.20m-0.40m FILL 0.40m-8.20m SAND/CLAY 8.20m-11.00m SAND	1964m	North West
GW105514	0.00m-1.00m CLAY D/BROWN 1.00m-2.50m SAND LOAMY 2.50m-3.50m SILT M/HARD 3.50m-4.50m SANDY CLAY 4.50m-7.50m L/B CLAY 7.50m-10.40m SILT HARD 10.40m-10.70m SANDY CLAY 10.70m-15.40m GRAVELS 15.40m-15.65m SHALE	1978m	North West
GW105511	0.00m-0.50m TOPSOIL 0.50m-2.60m SANDY CLAY 2.60m-9.70m STIFF CLAY 9.70m-10.00m SMALL GRAVELS 10.00m-13.90m LARGE GRAVELS 13.90m-14.50m SOFT SHALE	1990m	North
GW108829	0.00m-48.00m clay, shale 48.00m-66.00m gravel, slate	1990m	West

Drill Log Data Source: NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corp
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Geology 1:100,000

1-13 Reserve Street, Penrith, NSW 2750



Geology

1-13 Reserve Street, Penrith, NSW 2750

Geological Units

What are the Geological Units onsite?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Qpc	Gravel, sand, silt, clay	Cranebrook Formation			Quaternary		Penrith	1:100,000

What are the Geological Units within the dataset buffer?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Qpc	Gravel, sand, silt, clay	Cranebrook Formation			Quaternary		Penrith	1:100,000
Rwb	Shale, carbonaceous claystone, claystone, laminate, fine to medium-grained lithic sandstone, rare coal and tuff	Bringelly Shale	Wianamatta Group (undifferentiated)		Middle Triassic		Penrith	1:100,000

Geological Structures

What are the Geological Structures onsite?

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

What are the Geological Structures within the dataset buffer?

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

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

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Naturally Occurring Asbestos Potential

1-13 Reserve Street, Penrith, NSW 2750

Naturally Occurring Asbestos Potential

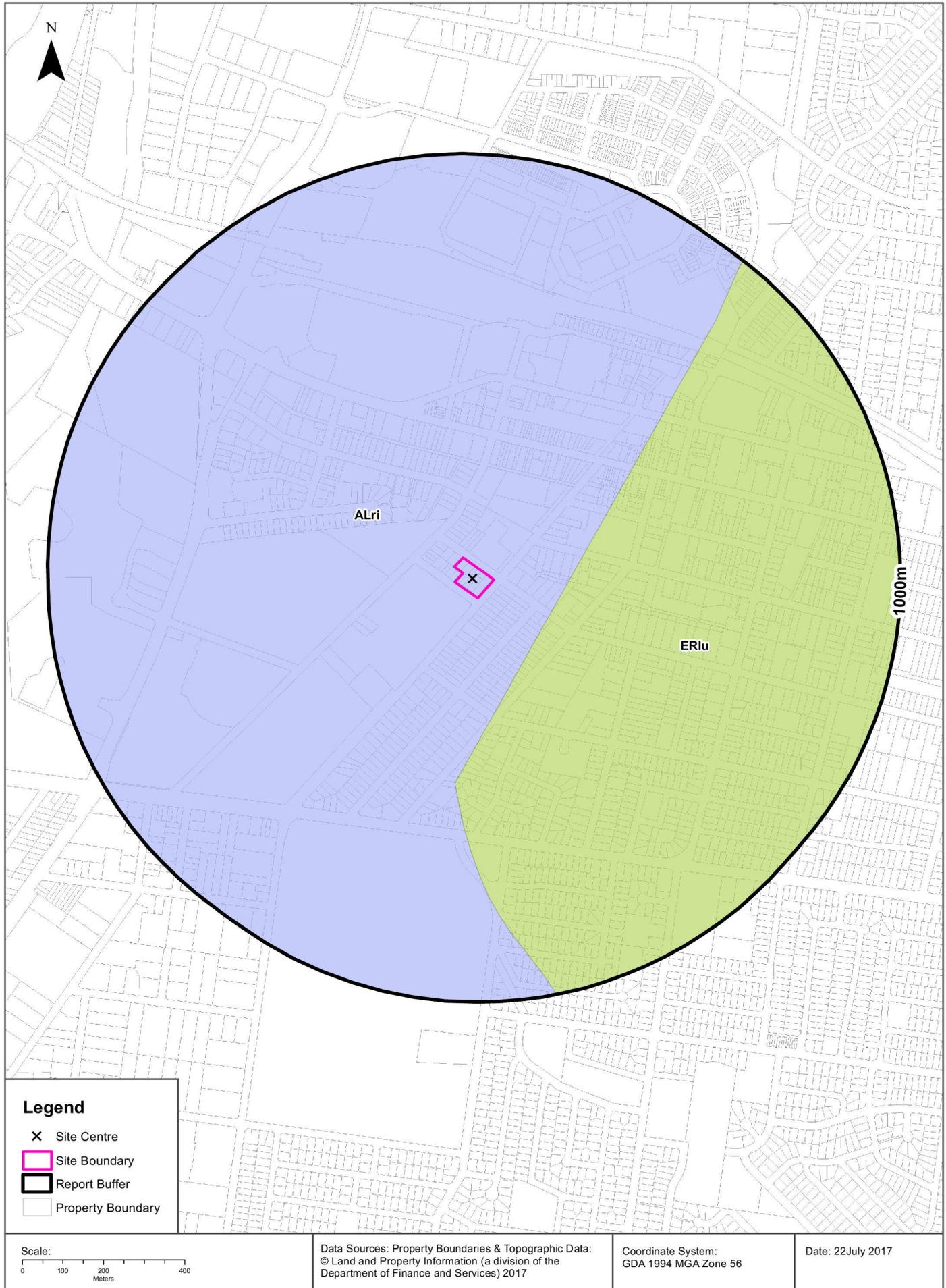
Naturally Occurring Asbestos Potential within the dataset buffer:

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

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

Soil Landscapes

1-13 Reserve Street, Penrith, NSW 2750



Soils

1-13 Reserve Street, Penrith, NSW 2750

Soil Landscapes

What are the onsite Soil Landscapes?

Soil Code	Name	Group	Process	Map Sheet	Scale
ALri	RICHMOND		ALLUVIAL	Penrith	1:100,000

What are the Soil Landscapes within the dataset buffer?

Soil Code	Name	Group	Process	Map Sheet	Scale
ALri	RICHMOND		ALLUVIAL	Penrith	1:100,000
ERlu	LUDDENHAM		EROSIONAL	Penrith	1:100,000

Soils Landscapes Data Source : NSW Office of Environment and Heritage

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Standard Local Environmental Plan Acid Sulfate Soils

1-13 Reserve Street, Penrith, NSW 2750

Standard Local Environmental Plan Acid Sulfate Soils

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

Soil Class	Description	LEP
N/A		

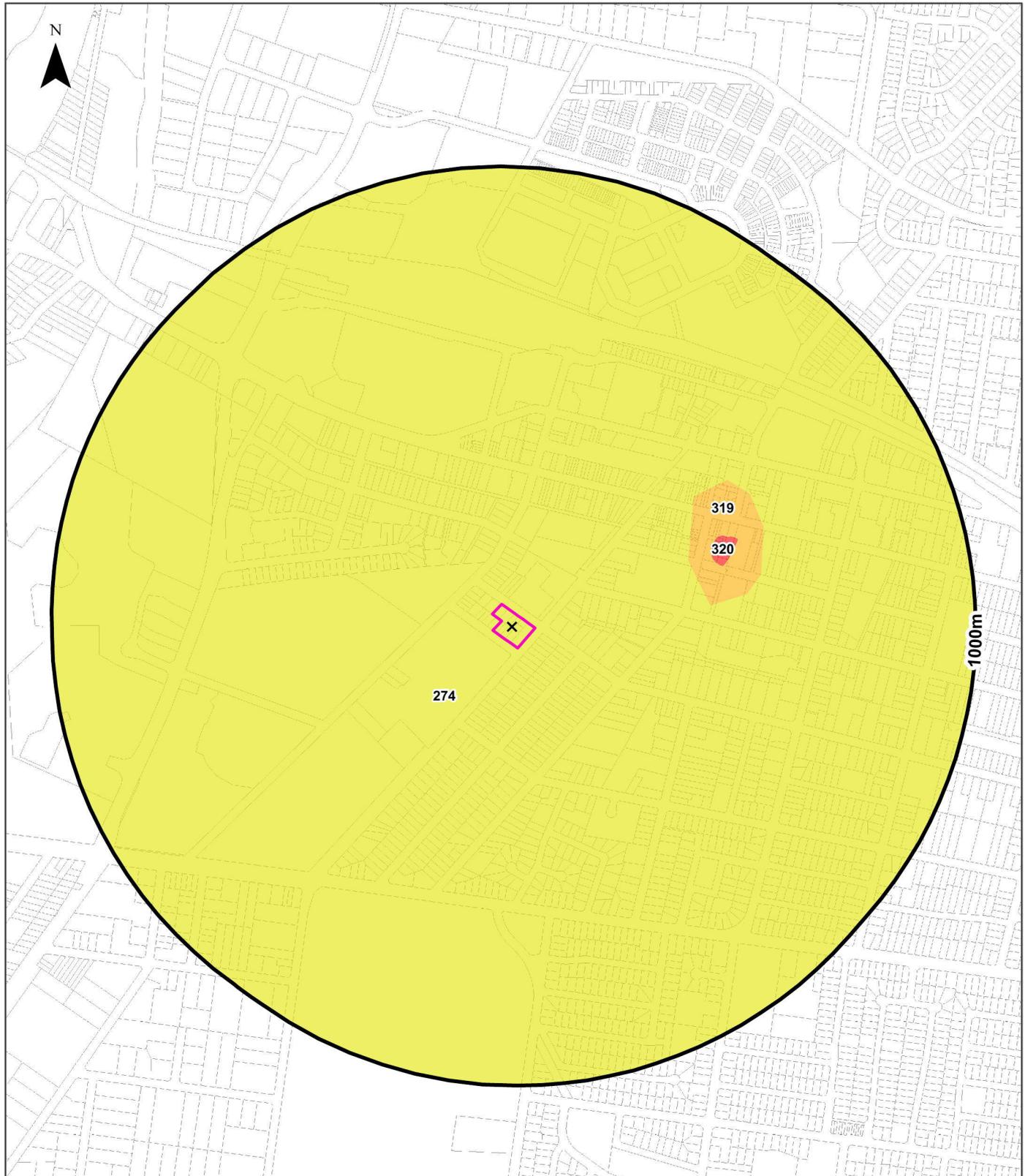
If the on-site Soil Class is 5, what other soil classes exist within 500m?

Soil Class	Description	LEP	Distance	Direction
N/A				

Acid Sulfate Data Source Accessed 07/10/2016: NSW Crown Copyright - Planning and Environment
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Dryland Salinity

1-13 Reserve Street, Penrith, NSW 2750



Legend		Dryland Salinity - National Assessment		Salinity Potential of Western Sydney			
X	Site Centre		Delineated risk area but no high hazard or risk rating for either 2000, 2020, 2050		High hazard or risk in 2020 and 2050		Area of Known Salinity
	Site Boundary		High hazard or risk in 2050 only		High hazard or risk in 2000 and 2050. 2020 not defined as high hazard		Area of High Salinity Potential
	Report Buffer		High hazard or risk defined for 2050, but no assessment made for 2000 or 2020		High hazard or risk defined for all years: 2000, 2020, 2050		Area of Very Low Salinity Potential
	Property Boundary						Area of Water

<p>Scale:</p>	<p>Data Sources: Property Boundaries & Topographic Data: © Land and Property Information (a division of the Department of Finance and Services) 2017</p>	<p>Coordinate System: GDA 1994 MGA Zone 56</p>	<p>Date: 22 July 2017</p>
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Dryland Salinity

1-13 Reserve Street, Penrith, NSW 2750

Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

No

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

No

What Dryland Salinity assessments are given?

Assessment 2000	Assessment 2020	Assessment 2050	Distance	Direction
N/A	N/A	N/A	N/A	N/A

Dryland Salinity Data Source : National Land and Water Resources Audit

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

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

Dryland Salinity Potential of Western Sydney

Dryland Salinity Potential of Western Sydney within the dataset buffer?

Feature Id	Classification	Description	Distance	Direction
274	MODERATE	Area of Moderate Salinity Potential	0m	Onsite
319	HIGH	Area of High Salinity Potential	379m	East
320	SALT	Area of Known Salinity	433m	East

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

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Mining Subsidence Districts

1-13 Reserve Street, Penrith, NSW 2750

Mining Subsidence Districts

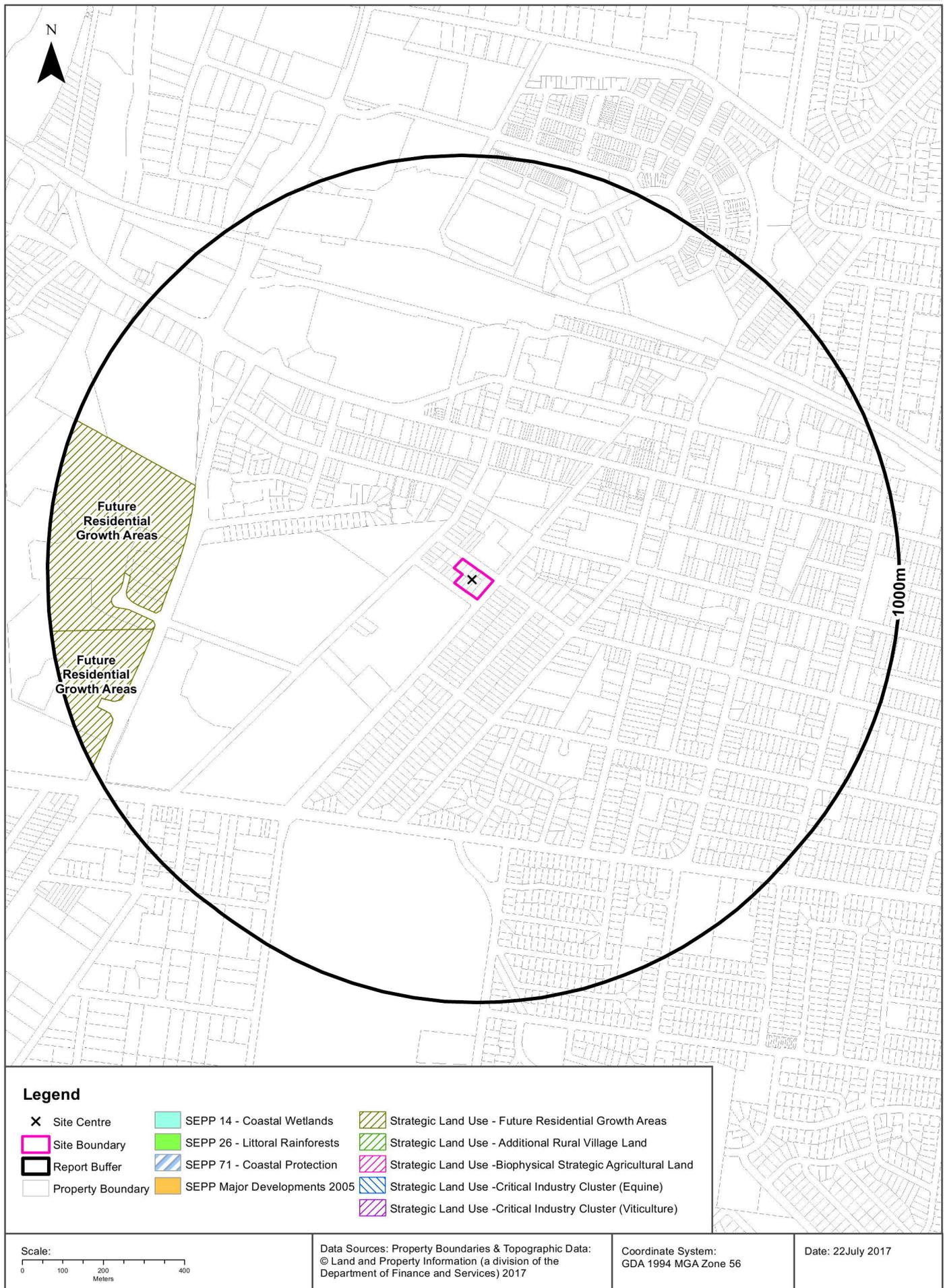
Mining Subsidence Districts within the dataset buffer:

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

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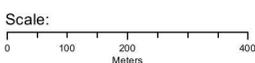
State Environmental Planning Policy

1-13 Reserve Street, Penrith, NSW 2750



Legend

- ✕ Site Centre
- Site Boundary
- Report Buffer
- Property Boundary
- SEPP 14 - Coastal Wetlands
- SEPP 26 - Littoral Rainforests
- SEPP 71 - Coastal Protection
- SEPP Major Developments 2005
- Strategic Land Use - Future Residential Growth Areas
- Strategic Land Use - Additional Rural Village Land
- Strategic Land Use -Biophysical Strategic Agricultural Land
- Strategic Land Use -Critical Industry Cluster (Equine)
- Strategic Land Use -Critical Industry Cluster (Viticulture)



Data Sources: Property Boundaries & Topographic Data:
 © Land and Property Information (a division of the
 Department of Finance and Services) 2017

Coordinate System:
 GDA 1994 MGA Zone 56

Date: 22 July 2017

Environmental Zoning

1-13 Reserve Street, Penrith, NSW 2750

State Environmental Planning Policy Protected Areas

Are there any State Environmental Planning Policy Protected Areas onsite or within the dataset buffer?

Dataset	Onsite	Within Site Buffer	Distance
SEPP14 - Coastal Wetlands	No	No	N/A
SEPP26 - Littoral Rainforests	No	No	N/A
SEPP71 - Coastal Protection Zone	No	No	N/A

SEPP Protected Areas Data Source: NSW Department of Planning & Environment
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State Environmental Planning Policy Major Developments (2005)

State Environmental Planning Policy Major Developments within the dataset buffer:

Map Id	Feature	Effective Date	Distance	Direction
N/A	No records within buffer			

SEPP Major Development Data Source: NSW Department of Planning & Environment
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State Environmental Planning Policy Strategic Land Use Areas

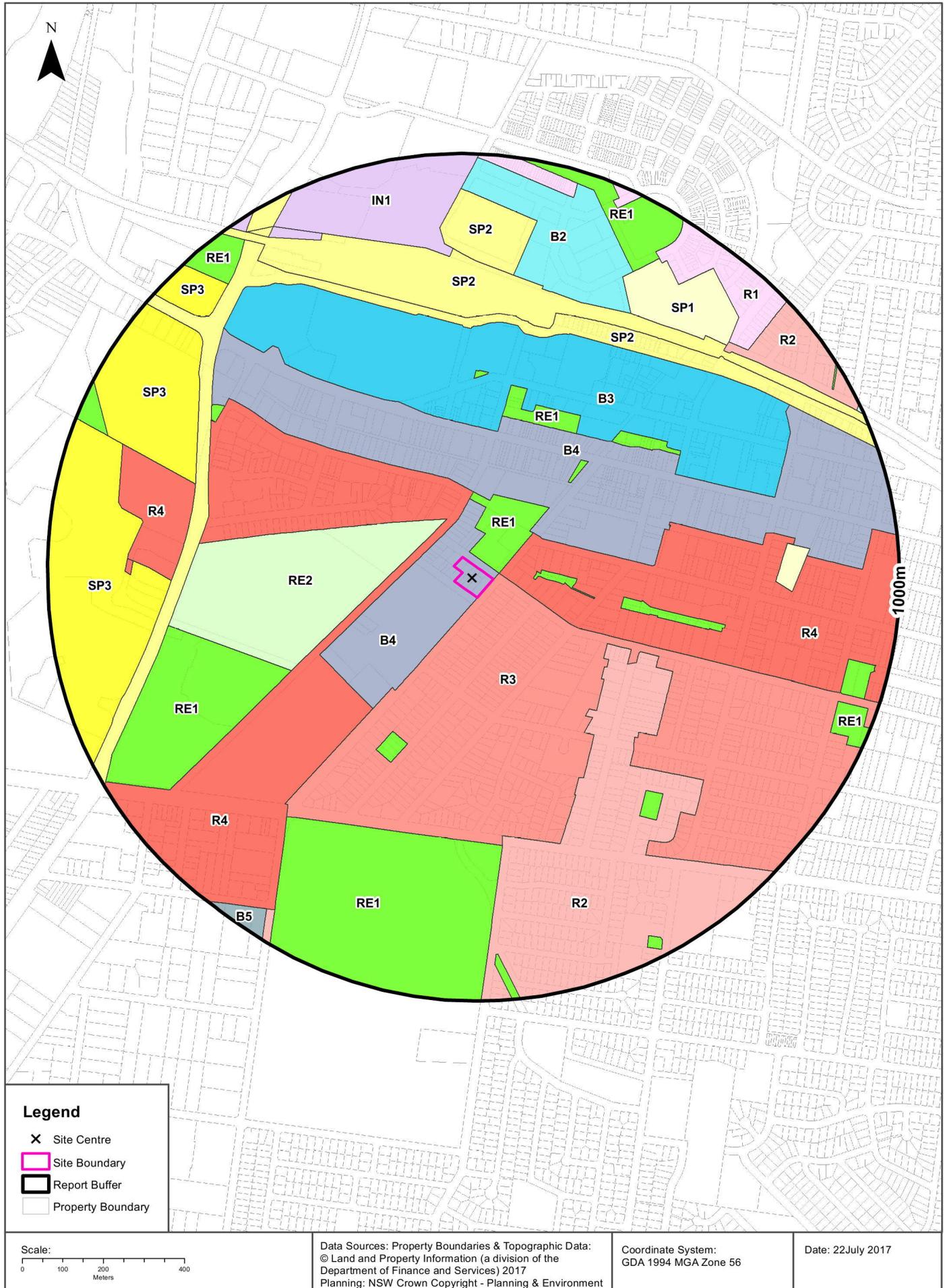
State Environmental Planning Policy Strategic Land Use Areas onsite or within the dataset buffer:

Strategic Land Use	SEPPNo	Effective Date	Amendment	Amendment Year	Distance	Direction
Future Residential Growth Areas	2007	28/01/2014	Coal Seam Gas	2014	660m	West

SEPP Strategic Land Use Data Source: NSW Department of Planning & Environment
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LEP Planning Zones

1-13 Reserve Street, Penrith, NSW 2750



Local Environmental Plan

1-13 Reserve Street, Penrith, NSW 2750

Land Zoning

What Local Environmental Plan Land Zones exist within the dataset buffer?

Zone	Description	Purpose	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
B4	Mixed Use		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	0m	Onsite
R3	Medium Density Residential		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	0m	South East
R4	High Density Residential		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	20m	East
RE1	Public Recreation		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	20m	North East
R4	High Density Residential		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	73m	South West
RE2	Private Recreation		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	94m	West
RE1	Public Recreation		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	98m	East
B4	Mixed Use		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	149m	North East
RE1	Public Recreation		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	302m	North East
R2	Low Density Residential		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	322m	South
RE1	Public Recreation		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	322m	East
B3	Commercial Core		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	323m	North
RE1	Public Recreation		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	363m	North
RE1	Public Recreation		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	390m	South West
RE1	Public Recreation		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	444m	North
RE1	Public Recreation		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	449m	North East
RE1	Public Recreation		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	458m	South West
SP2	Infrastructure	Classified Road	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	567m	South East
SP2	Infrastructure	Railway	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	594m	North
RE1	Public Recreation		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	599m	South
RE1	Public Recreation		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	632m	South East
R4	High Density Residential		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	659m	West
SP3	Tourist		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	668m	North West
RE1	Public Recreation		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	687m	North West
B2	Local Centre		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	693m	North
SP1	Special Activities	Cemetery	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	695m	East
SP3	Tourist		Penrith Local Environmental Plan 2010	21/06/2013	21/06/2013	14/10/2016	Amendment No 2	697m	West
SP2	Infrastructure	Car Park	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	710m	North
SP1	Special Activities	Defence	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	732m	North East
IN1	General Industrial		Penrith Local Environmental Plan 2010	22/09/2010	22/09/2010	14/10/2016		746m	North

Zone	Description	Purpose	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R4	High Density Residential		Penrith Local Environmental Plan 2010	14/10/2016	14/10/2016	14/10/2016	Amendment No 11	790m	West
R2	Low Density Residential		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	802m	North East
RE1	Public Recreation		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	822m	North
R1	General Residential		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	826m	North East
IN1	General Industrial		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	860m	North West
SP3	Tourist		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	865m	North West
RE1	Public Recreation		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	884m	South
RE1	Public Recreation		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	890m	North West
RE1	Public Recreation		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	896m	East
RE1	Public Recreation		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	900m	East
RE1	Public Recreation		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	911m	North West
SP2	Infrastructure	Classified Road	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	926m	North West
B5	Business Development		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	928m	South West
R1	General Residential		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	933m	North
RE1	Public Recreation		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	937m	South East
SP2	Infrastructure	Classified Road	Penrith Local Environmental Plan 2010	22/09/2010	22/09/2010	14/10/2016		943m	North
RE1	Public Recreation		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	958m	North East
IN1	General Industrial		Penrith Local Environmental Plan 2010	22/09/2010	22/09/2010	14/10/2016		967m	North
B1	Neighbourhood Centre		Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	987m	North East

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Local Environmental Plan

1-13 Reserve Street, Penrith, NSW 2750

Minimum Subdivision Lot Size

What are the onsite Local Environmental Plan Minimum Subdivision Lot Sizes?

Symbol	Minimum Lot Size	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Percentage of Site Area
No Data							

Maximum Height of Building

What are the onsite Local Environmental Plan Maximum Height of Buildings?

Symbol	Maximum Height of Building	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Percentage of Site Area
19	24.00 m	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	99

Floor Space Ratio

What are the onsite Local Environmental Plan Floor Space Ratios?

Symbol	Floor Space Ratio	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Percentage of Site Area
20	2.00	LEP	25/02/2015	25/02/2015	14/10/2016	Amendment No 4	99

Land Application

What are the onsite Local Environmental Plan Land Applications?

Application Type	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Percentage of Site Area
Included	Penrith Local Environmental Plan 2010	14/10/2016	14/10/2016	14/10/2016	Amendment No 11	100

Land Reservation Acquisition

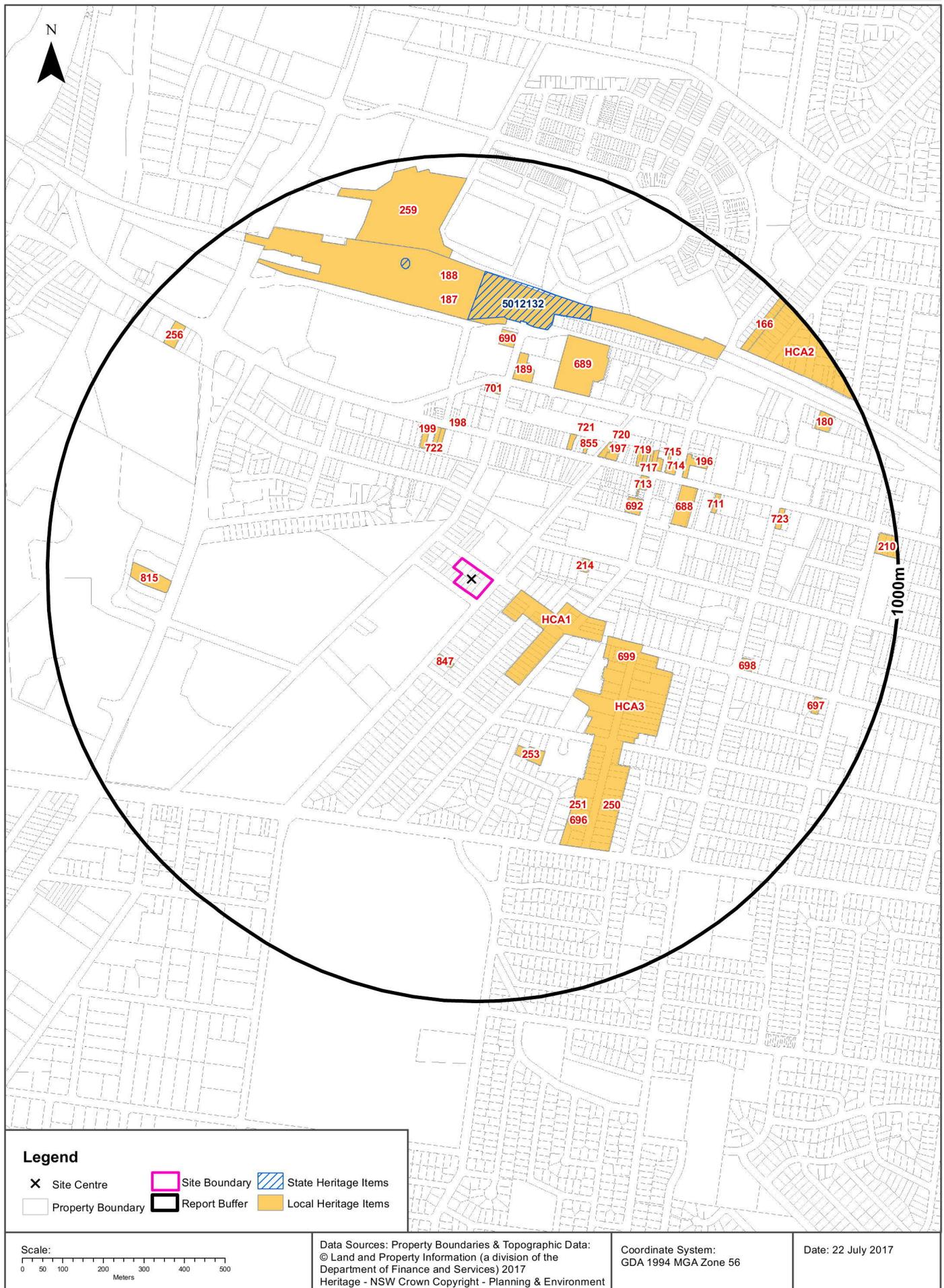
What are the onsite Local Environmental Plan Land Reservation Acquisitions?

Reservation	LEP	Published Date	Commenced Date	Currency Date	Amendment	Comments	Percentage of Site Area
No Data							

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Heritage Items

1-13 Reserve Street, Penrith, NSW 2750



Heritage

1-13 Reserve Street, Penrith, NSW 2750

State Heritage Items

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

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
5012132	Penrith Railway Station group	Great Western Railway, Penrith	Penrith	02/04/1999	1222	2401	593m	North

Heritage Data Source: NSW Crown Copyright - Planning & Environment

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Local Heritage Items

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

Map Id	Name	Classification	Significance	LEP or Act	Published Date	Commenced Date	Currency Date	Distance	Direction
HCA1	Hornseywood	Conservation Area - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	68m	South East
847	Cottage	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	164m	South
214	Victorian Villa	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	215m	East
198	High Street Shop	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	270m	North
722	High Street Shop	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	275m	North
199	High Street Shop	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	288m	North
HCA3	Warwick Street	Conservation Area - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	315m	South East
692	Institute of Arts (Former)	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	368m	North East
699	Victorian cottage	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	369m	South East
721	High Street Shop	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	370m	North East
253	Victorian house	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	377m	South
855	High Street Shop	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	386m	North East
197	High Street Shop - Former Fulton's Store	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	402m	North East
720	High Street shop	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	402m	North East
713	High Street Shop (Former Bank of NSW)	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	411m	North East
701	Former Prospect Electricity Building	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	418m	North

Map Id	Name	Classification	Significance	LEP or Act	Published Date	Commenced Date	Currency Date	Distance	Direction
719	High Street Shop	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	453m	North East
688	Memorials and lamp stand , St Nicholas of Myra Catholic Church	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	460m	East
718	High Street Shop	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	461m	North East
189	Penrith Council Chambers (former)	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	463m	North
717	High Street Shop	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	472m	North East
716	High Street Shop	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	477m	North East
689	Tafe Building	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	479m	North East
715	High Street Shop	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	484m	North East
714	High Street Shop	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	501m	North East
196	Arms of Australia Hotel	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	532m	North East
690	Red Cow Hotel	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	538m	North
251	The Cottage - dwelling and pine tree	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	547m	South East
711	Villa	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	564m	East
696	Minnamurra - house	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	578m	South East
187	Station Master's House (former)	Item - General	State	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	582m	North
188	Penrith Railway Station	Item - General	State	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	582m	North
250	Victorian house - dwelling and camphor laurel tree	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	588m	South East
698	Victorian cottage	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	645m	East
815	The Willows - House	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	696m	West
723	Cottage	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	707m	East
259	Museum of Fire (former Penrith Power Station)	Item - General	Local	Penrith Local Environmental Plan 2010	22/09/2010	22/09/2010	14/10/2016	746m	North
166	Thornton Hall	Item - General	State	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	839m	North East
697	Presbyterian manse (former)	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	844m	East
HCA2	Lemongrove	Conservation Area - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	847m	North East
180	Cottage	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	878m	North East

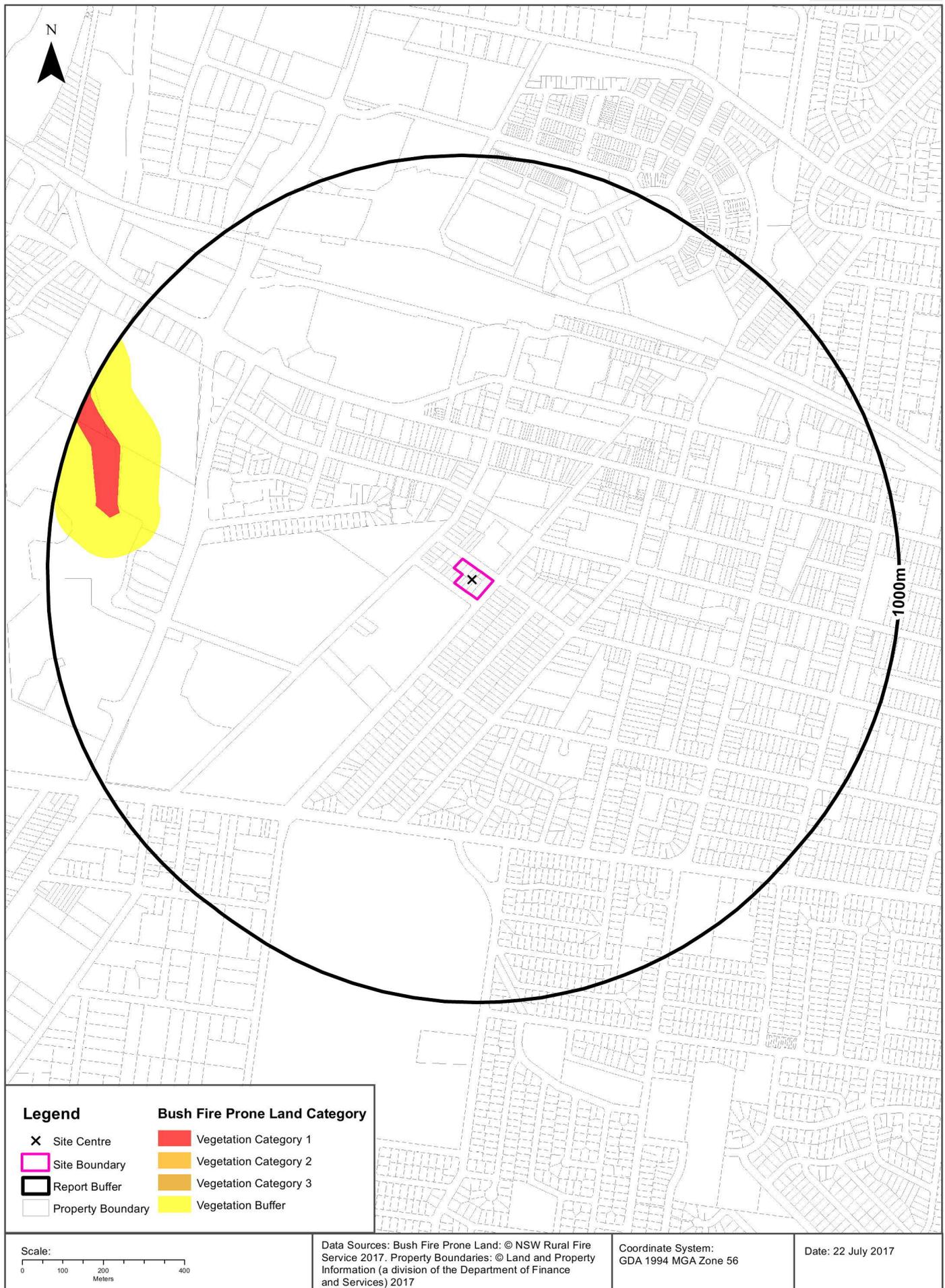
Map Id	Name	Classification	Significance	LEP or Act	Published Date	Commenced Date	Currency Date	Distance	Direction
256	Penrith Ambulance Station	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	878m	North West
210	Penrith Public School and palm trees	Item - General	Local	Penrith Local Environmental Plan 2010	25/02/2015	25/02/2015	14/10/2016	943m	East

Heritage Data Source: NSW Crown Copyright - Planning & Environment

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Natural Hazards - Bush Fire Prone Land

1-13 Reserve Street, Penrith, NSW 2750



Natural Hazards

1-13 Reserve Street, Penrith, NSW 2750

Bush Fire Prone Land

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

Bush Fire Prone Land Category	Distance	Direction
Vegetation Buffer	733m	West
Vegetation Category 1	833m	West

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

Ecological Constraints - Remnant Vegetation of the Cumberland Plain

1-13 Reserve Street, Penrith, NSW 2750



Ecological Constraints

1-13 Reserve Street, Penrith, NSW 2750

Remnant Vegetation of the Cumberland Plain

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

Description	Crown Cover	Distance	Direction
11 - Alluvial Woodland	Crown cover less than 10% (urban areas)	670m	East
10 - Shale Plains Woodland	Crown cover less than 10% (urban areas)	674m	East
10 - Shale Plains Woodland	Crown cover less than 10%	850m	South East
11 - Alluvial Woodland	Crown cover less than 10%	877m	South West

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

What RAMSAR Wetland areas exist within the dataset buffer?

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

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

Ecological Constraints

1-13 Reserve Street, Penrith, NSW 2750

ATLAS of NSW Wildlife

Endangered & Vulnerable Species on the ATLAS of NSW Wildlife database, within 10km of the site?

Class	Family	Scientific	Common	Exotic	NSW Status	Commonwealth Status
Amphibia	Hylidae	Litoria aurea	Green and Golden Bell Frog	No	Endangered, Protected	Vulnerable
Amphibia	Myobatrachidae	Heleioporus australiacus	Giant Burrowing Frog	No	Vulnerable, Protected	Vulnerable
Amphibia	Myobatrachidae	Pseudophryne australis	Red-crowned Toadlet	No	Vulnerable, Protected	
Aves	Acanthizidae	Chthonicola sagittata	Speckled Warbler	No	Vulnerable, Protected	
Aves	Accipitridae	Circus assimilis	Spotted Harrier	No	Vulnerable, Protected	
Aves	Accipitridae	Haliaeetus leucogaster	White-bellied Sea-Eagle	No	Vulnerable, Protected	CAMBA
Aves	Accipitridae	Hieraetus morphnoides	Little Eagle	No	Vulnerable, Protected	
Aves	Accipitridae	Lophoictinia isura	Square-tailed Kite	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Anatidae	Stictonetta naevosa	Freckled Duck	No	Vulnerable, Protected	
Aves	Ardeidae	Botaurus poiciloptilus	Australasian Bittern	No	Endangered, Protected	Endangered
Aves	Ardeidae	Ixobrychus flavicollis	Black Bittern	No	Vulnerable, Protected	
Aves	Artamidae	Artamus cyanopterus cyanopterus	Dusky Woodswallow	No	Vulnerable, Protected	
Aves	Burhinidae	Burhinus grallarius	Bush Stone-curlew	No	Endangered, Protected	
Aves	Cacatuidae	Callocephalon fimbriatum	Gang-gang Cockatoo	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Cacatuidae	Calyptorhynchus lathami	Glossy Black-Cockatoo	No	Vulnerable, Protected, Category 2 Sensitive Species	
Aves	Ciconiidae	Ephippiorhynchus asiaticus	Black-necked Stork	No	Endangered, Protected	
Aves	Estrildidae	Stagonopleura guttata	Diamond Firetail	No	Vulnerable, Protected	
Aves	Meliphagidae	Anthochaera phrygia	Regent Honeyeater	No	Critically Endangered Species, Protected	Critically Endangered
Aves	Meliphagidae	Grantiella picta	Painted Honeyeater	No	Vulnerable, Protected	Vulnerable
Aves	Meliphagidae	Melithreptus gularis gularis	Black-chinned Honeyeater (eastern subspecies)	No	Vulnerable, Protected	
Aves	Neosittidae	Daphoenositta chrysoptera	Varied Sittella	No	Vulnerable, Protected	
Aves	Petroicidae	Melanodryas cucullata cucullata	Hooded Robin (south-eastern form)	No	Vulnerable, Protected	
Aves	Petroicidae	Petroica boodang	Scarlet Robin	No	Vulnerable, Protected	
Aves	Petroicidae	Petroica phoenicea	Flame Robin	No	Vulnerable, Protected	
Aves	Psittacidae	Glossopsitta pusilla	Little Lorikeet	No	Vulnerable, Protected	
Aves	Psittacidae	Lathamus discolor	Swift Parrot	No	Endangered, Protected, Category 3 Sensitive Species	Critically Endangered
Aves	Psittacidae	Neophema pulchella	Turquoise Parrot	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Rostratulidae	Rostratula australis	Australian Painted Snipe	No	Endangered, Protected	Endangered
Aves	Scolopacidae	Limosa limosa	Black-tailed Godwit	No	Vulnerable, Protected	CAMBA, JAMBA, ROKAMBA

Class	Family	Scientific	Common	Exotic	NSW Status	Commonwealth Status
Aves	Strigidae	Ninox connivens	Barking Owl	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Strigidae	Ninox strenua	Powerful Owl	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Tytonidae	Tyto novaehollandiae	Masked Owl	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Tytonidae	Tyto tenebricosa	Sooty Owl	No	Vulnerable, Protected, Category 3 Sensitive Species	
Gastropoda	Camaenidae	Meridolum corneovirens	Cumberland Plain Land Snail	No	Endangered	
Gastropoda	Camaenidae	Pommerhelix duralensis	Dural Woodland Snail	No	Endangered	Endangered
Insecta	Petaluridae	Petalura gigantea	Giant Dragonfly	No	Endangered	
Mammalia	Burramyidae	Cercartetus nanus	Eastern Pygmy-possum	No	Vulnerable, Protected	
Mammalia	Dasyuridae	Dasyurus maculatus	Spotted-tailed Quoll	No	Vulnerable, Protected	Endangered
Mammalia	Emballonuridae	Saccolaimus flaviventris	Yellow-bellied Sheath-tail-bat	No	Vulnerable, Protected	
Mammalia	Molossidae	Mormopterus norfolkensis	Eastern Freetail-bat	No	Vulnerable, Protected	
Mammalia	Petauridae	Petaurus australis	Yellow-bellied Glider	No	Vulnerable, Protected	
Mammalia	Petauridae	Petaurus norfolkensis	Squirrel Glider	No	Vulnerable, Protected	
Mammalia	Phascolarctidae	Phascolarctos cinereus	Koala	No	Vulnerable, Protected	Vulnerable
Mammalia	Pteropodidae	Pteropus poliocephalus	Grey-headed Flying-fox	No	Vulnerable, Protected	Vulnerable
Mammalia	Vespertilionidae	Chalinolobus dwyeri	Large-eared Pied Bat	No	Vulnerable, Protected	Vulnerable
Mammalia	Vespertilionidae	Falsistrellus tasmaniensis	Eastern False Pipistrelle	No	Vulnerable, Protected	
Mammalia	Vespertilionidae	Miniopterus australis	Little Bentwing-bat	No	Vulnerable, Protected	
Mammalia	Vespertilionidae	Miniopterus schreibersii oceanensis	Eastern Bentwing-bat	No	Vulnerable, Protected	
Mammalia	Vespertilionidae	Myotis macropus	Southern Myotis	No	Vulnerable, Protected	
Mammalia	Vespertilionidae	Scoteanax rueppellii	Greater Broad-nosed Bat	No	Vulnerable, Protected	
Reptilia	Elapidae	Hoplocephalus bungaroides	Broad-headed Snake	No	Endangered, Protected, Category 2 Sensitive Species	Vulnerable
Flora	Apocynaceae	Marsdenia viridiflora subsp. viridiflora	Marsdenia viridiflora R. Br. subsp. viridiflora population in the Bankstown, Blacktown, Camden, Campbelltown, Fairfield, Holroyd, Liverpool and Penrith local government areas	No	Endangered Population	
Flora	Casuarinaceae	Allocasuarina glaireicola		No	Endangered, Protected	Endangered
Flora	Dilleniaceae	Hibbertia puberula		No	Endangered, Protected	
Flora	Elaeocarpaceae	Tetratheca glandulosa		No	Vulnerable, Protected	
Flora	Ericaceae	Leucopogon fletcheri subsp. fletcheri		No	Endangered, Protected	
Flora	Fabaceae (Faboideae)	Dillwynia tenuifolia		No	Vulnerable, Protected	
Flora	Fabaceae (Faboideae)	Pultenaea parviflora		No	Endangered, Protected	Vulnerable
Flora	Fabaceae (Faboideae)	Pultenaea villifera	Pultenaea villifera Sieber ex DC. population in the Blue Mountains local government area	No	Endangered Population	
Flora	Fabaceae (Mimosoideae)	Acacia bynoeana	Bynoe's Wattle	No	Endangered, Protected	Vulnerable
Flora	Myrtaceae	Eucalyptus benthamii	Camden White Gum	No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	Melaleuca deanei	Deane's Paperbark	No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	Micromyrtus minutiflora		No	Endangered, Protected	Vulnerable

Class	Family	Scientific	Common	Exotic	NSW Status	Commonwealth Status
Flora	Myrtaceae	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	No	Endangered, Protected	Vulnerable
Flora	Orchidaceae	<i>Pterostylis chaetophora</i>		No	Vulnerable, Protected, Category 2 Sensitive Species	
Flora	Orchidaceae	<i>Pterostylis saxicola</i>	Sydney Plains Greenhood	No	Endangered, Protected, Category 2 Sensitive Species	Endangered
Flora	Proteaceae	<i>Grevillea juniperina</i> subsp. <i>juniperina</i>	Juniper-leaved Grevillea	No	Vulnerable, Protected	
Flora	Proteaceae	<i>Persoonia hirsuta</i>	Hairy Geebung	No	Endangered, Protected, Category 3 Sensitive Species	Endangered
Flora	Proteaceae	<i>Persoonia nutans</i>	Nodding Geebung	No	Endangered, Protected	Endangered
Flora	Thymelaeaceae	<i>Pimelea spicata</i>	Spiked Rice-flower	No	Endangered, Protected	Endangered

Data does not include records not defined as either endangered or vulnerable, and category 1 sensitive species are also excluded. NSW Office of Environment and Heritage's Atlas of NSW Wildlife, which holds data from a number of custodians. Data obtained 22/07/2017

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UBD 1970 - Central & Southern NSW

Business Activity	Organisation and Address	Page Number
BUILDERS &/OR BUILDING CONTRACTORS	Dunk, H., 232 Derby St. Penrith	Page 22-15
GROCERS-WHOLESALE	Mitchell, D. & Co., Woodruffe St. Penrith	Page 22-17
HOSPITALS & HEALTH CENTRES	Baby Health Centre, 27 Woodruff St. Penrith	Page 22-17
MOTOR BRAKE SERVICES	Penrith Brake Service Pty. Ltd., Woodruffe St. Penrith	Page 22-18
MOTOR ELECTRICIANS	Penrith Brake Service Pty. Ltd., Woodruffe St. Penrith	Page 22-18
MOTOR GARAGES & ENGINEERS	Penrith Brake Service Pty. Ltd., Woodruffe St. Penrith	Page 22-18
VETERINARY SURGEONS	Fraser, L. O., 50 Woodruffe St. Penrith	Page 22-19

UBD 1961 - Central & Southern NSW

Business Activity	Organisation and Address	Page Number
CLUBS & SPORTS BODIES	Penrith Bowling Club, Woodruff St., Penrith	Page 416
GRAVEL, SAND & SOIL SUPPLIES	Randell, L. G. and E. J., Derby St., Penrith	Page 417
HOSPITALS & HEALTH CENTRES	Baby Health Centre, 27 Woodruff St., Penrith	Page 417
INSURANCE COMPANIES-GENERAL	Queensland Insurance Co. Ltd., Woodruff St., Penrith	Page 417
LOCAL BODIES	Children's Playground, Woodruff St., Penrith	Page 417

UBD 1950 - Rural NSW

Business Activity	Organisation and Address	Page Number
BLACKSMITHS & FARRIERS	Thomas, R., Woodruff St. Penrith	Page 861
CARRIERS & CARTAGE CONTRACTORS	Milson Gordon, 6 Reserve St. Penrith	Page 863
CARRIERS & CARTAGE CONTRACTORS	Sunray Transport (Gordon Milson, Propr.) (Interstate), €	Page 863
GRAVEL, SAND & SHINGLE MERCHANTS	Milson, Gordon, 6 Reserve St. Penrith	Page 863

Cadastral Records Enquiry Report

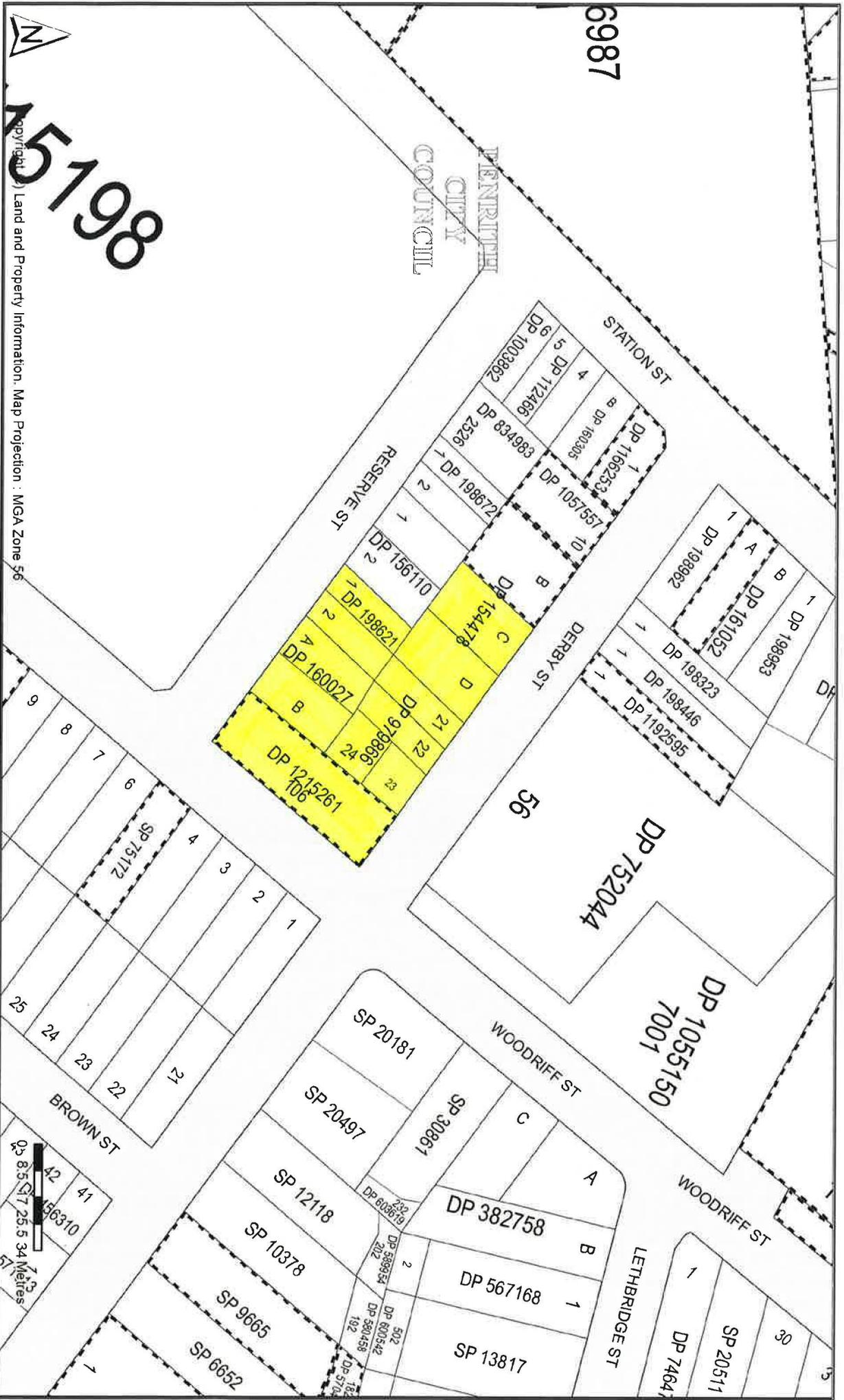
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LGA : PENRITH

Parish : MULGOA

Identified Parcel : Lot 21 DP 979866

County : CUMBERLAND



5198

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Cadastral Records Enquiry Report

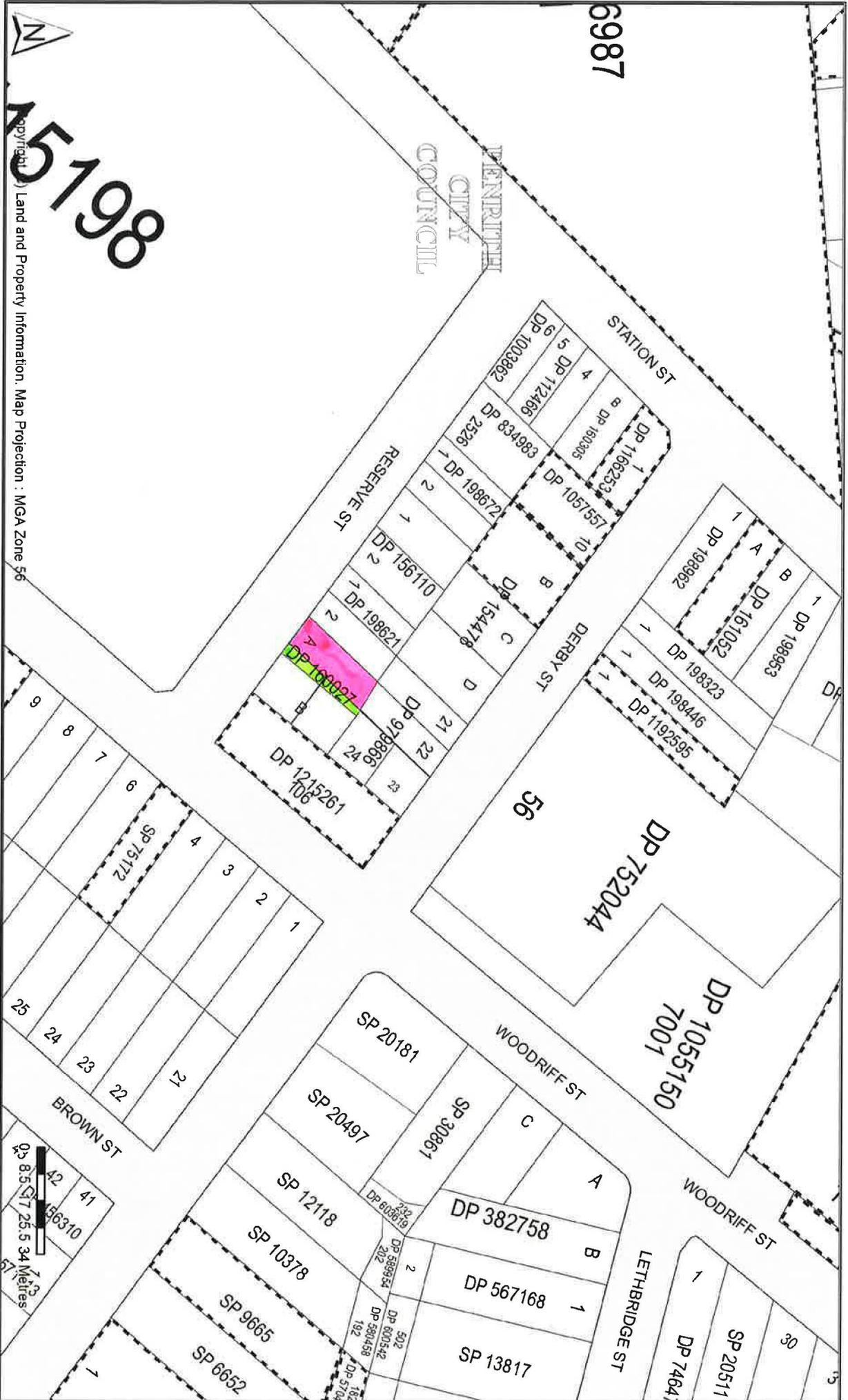
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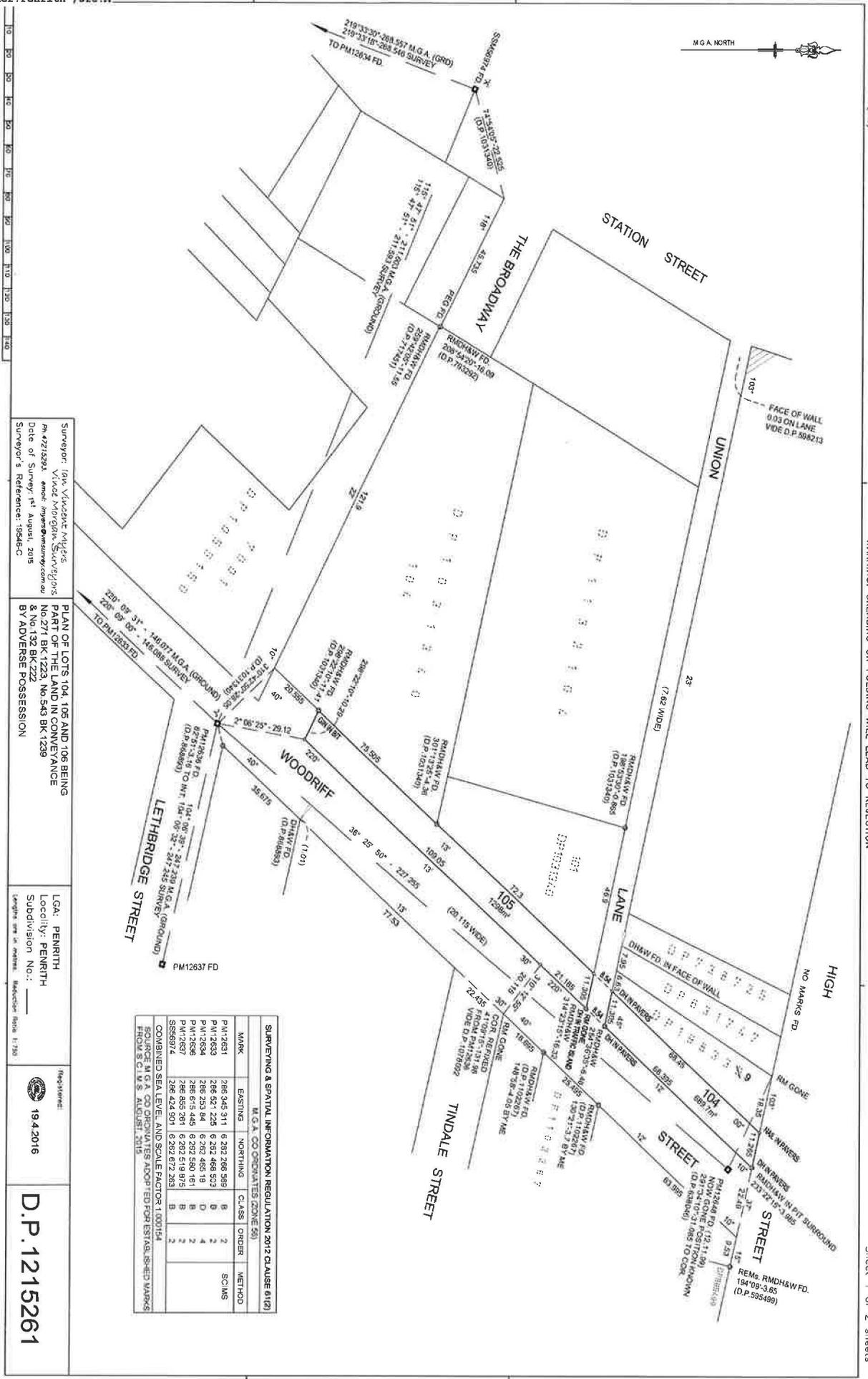
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Surveyor: Ian Vincenzo Myers
 Vinede Mordiva Surveyors
 No. 271 BK 1223, No. 543 BK 1239
 Date of Survey: 1st August, 2015
 Surveyor's Reference: 19546C

PLAN OF LOTS 104, 105 AND 106 BEING
 PART OF THE LAND IN CONVEYANCE
 & No 132 BK 222
 BY ADVERSE POSSESSION

LGA: PENRITH
 Locality: PENRITH
 Subdivision No.: _____

19.4.2016

D.P. 1215261

SURVEYING & SPATIAL INFORMATION REGULATION 2012 CLAUSE 6(12)			
M.G.A. CO-ORDINATES (ZONE 58)			
MARK	EASTING	NORTHING	CLASS
PM12631	286 345 311	6 292 766 598	B
PM12633	286 521 225	6 292 465 503	B
PM12634	286 525 84	6 292 465 18	D
PM12636	286 515 445	6 292 580 161	B
PM12637	286 525 281	6 292 519 875	B
SS56974	286 424 901	6 292 672 263	B

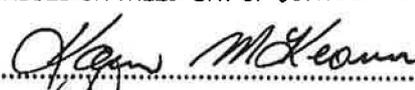
COMBINED SEA LEVEL AND SCALE FACTOR 1.000154
 SOURCE M.G.A. CO-ORDINATES ADOPED FOR ESTABLISHED MARKS
 FROM S.I.M.S. AUGUST 2015

PLAN FORM 6(2013) WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

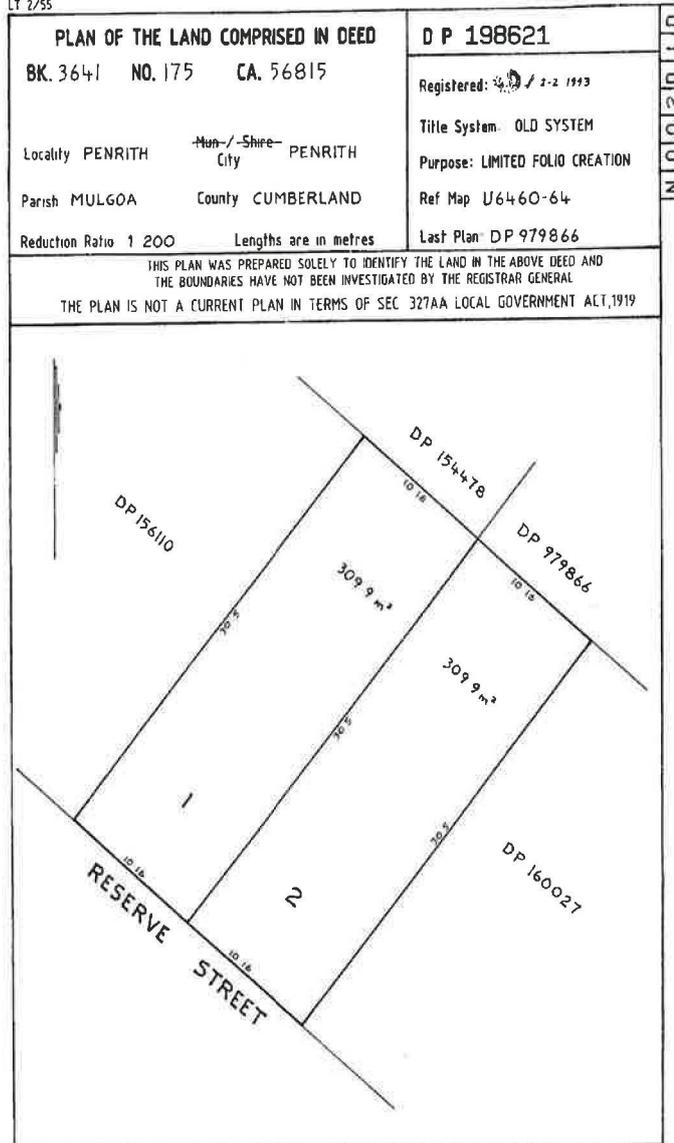
DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 2 sheets																																	
<p>Registered:  19.4.2016 Office Use Only</p> <p>Title System: OLD SYSTEM</p> <p>Purpose: PA83307</p>	<div style="text-align: right;">Use Only</div>  <p style="font-size: 24pt; font-weight: bold; text-align: center;">DP1215261 S</p>																																		
<p>PLAN OF LOTS 104, 105 AND 106 BEING PART OF THE LAND IN CONVEYANCE No.271 BK.1223, No.543 BK.1239 & No.132 BK.222 BY ADVERSE POSSESSION</p>	<p>L G A: PENRITH</p> <p>Locality: PENRITH</p> <p>Parish: MULGOA</p> <p>County: CUMBERLAND</p>																																		
<p>Crown Lands NSW/Western Lands Office Approval</p> <p>I,in approving this plan certify <i>Authorised Officer</i></p> <p>that all necessary approvals in regard to the allocation of the land shown hereon have been given.</p> <p>Signature</p> <p>Date:.....</p> <p>File No:</p> <p>Office:.....</p>	<p style="text-align: center;">Survey Certificate</p> <p>I, IAN VINCENT MYERS of VINCE MORGAN SURVEYORS PTY.LTD. Ph.47215293. email: imyers@vmsurvey.com.au a surveyor registered under the Surveying & Spatial Information Act, 2002 certify that:</p> <p>(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation, 2012, is accurate and the survey was completed on 1st August, 2015.</p> <p>(b) The part of the land shown in the plan being (being/excluding)</p> <p>was surveyed in accordance with the Surveying and Spatial Information Regulation, 2012, is accurate and the survey was completed on the part not surveyed was compiled in accordance with that Regulation.</p> <p>(c) The land shown in the plan was compiled in accordance with the Surveying and Spatial Information Regulation, 2012.</p> <p>Signature:  Dated: 1st August, 2015.</p> <p>Surveyor ID: 1682</p> <p>Datum Line: ('X'-'Y') SSM56974 TO PM12636</p> <p>Type: URBAN</p> <p>The terrain is level-undulating</p> <p><small>* Strike through if inapplicable.</small></p> <p><small>~ Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</small></p>																																		
<p style="text-align: center;">Subdivision Certificate</p> <p>I, *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the Environmental Planning and Assessment Act, 1979 have been satisfied in relation to the proposed subdivision, new road or reserve set out herein</p> <p>Signature:</p> <p>Accreditation Number.....</p> <p>Consent Authority</p> <p>Date of endorsement</p> <p>Subdivision Certificate Number.....</p> <p>File Number.....</p> <p><small>* strike through if inapplicable</small></p>	<p>Statements of intention to dedicate public roads, public reserves and drainage reserves.</p>																																		
<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	<p>Plans used:-</p> <table style="width: 100%; border: none;"> <tr><td>DP154478</td><td>DP1169851</td><td>DP79447</td></tr> <tr><td>DP160027</td><td>DP1084218</td><td>DP841472</td></tr> <tr><td>DP979866</td><td>DP1139433</td><td>DP793282</td></tr> <tr><td>DP1176987</td><td>DP834983</td><td>DP738725</td></tr> <tr><td>DP416253</td><td>DP1102267</td><td>DP717451</td></tr> <tr><td>DP715198</td><td>DP631747</td><td>DP736904</td></tr> <tr><td>DP1057557</td><td>DP595499</td><td>DP976320</td></tr> <tr><td>DP45670</td><td>DP1037634</td><td>DP1166253</td></tr> <tr><td>DP637537</td><td>DP1078092</td><td></td></tr> <tr><td>DP1048779</td><td>DP638046</td><td></td></tr> <tr><td>DP1061219</td><td>DP868893</td><td></td></tr> </table> <p>If space is insufficient continue on PLAN FORM 6A</p> <p>SURVEYOR'S REFERENCE: 19546-C</p>		DP154478	DP1169851	DP79447	DP160027	DP1084218	DP841472	DP979866	DP1139433	DP793282	DP1176987	DP834983	DP738725	DP416253	DP1102267	DP717451	DP715198	DP631747	DP736904	DP1057557	DP595499	DP976320	DP45670	DP1037634	DP1166253	DP637537	DP1078092		DP1048779	DP638046		DP1061219	DP868893	
DP154478	DP1169851	DP79447																																	
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DP1176987	DP834983	DP738725																																	
DP416253	DP1102267	DP717451																																	
DP715198	DP631747	DP736904																																	
DP1057557	DP595499	DP976320																																	
DP45670	DP1037634	DP1166253																																	
DP637537	DP1078092																																		
DP1048779	DP638046																																		
DP1061219	DP868893																																		

PLAN FORM 6A (2012)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 2 of 2 sheets
<p>Registered:  19.4.2016</p>	<p>Office Use Only</p> <p style="font-size: 2em; font-weight: bold;">DP1215261</p> <p style="text-align: right;">Public Use Only</p>	
<p>PLAN OF LOTS 104, 105 AND 106 BEING PART OF THE LAND IN CONVEYANCE No.271 BK.1223, No.543 BK.1239 & No.132 BK.222 BY ADVERSE POSSESSION</p>	<p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none"> o A schedule of lots and addresses - See 60(c) SSI Regulation 2012 o Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act, 1919. o Signatures and seals - See 1950 Conveyancing Act, 1919. o Any information which cannot fit in the appropriate panel of sheet 1 of the Administration sheets. 	
<p>Subdivision Certificate No.: _____</p> <p>Date of Endorsement: _____</p>		
<p>THE COMMON SEAL OF THE COUNCIL OF THE CITY OF PENRITH WAS HEREUNTO AFFIXED THIS 13TH DAY OF NOVEMBER IN PURSUANCE OF A RESOLUTION PASSED ON THE 26TH DAY OF OCTOBER 2015</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  MAYOR </div> <div style="text-align: center;">  GENERAL MANAGER </div> </div>		
<p>STREET ADDRESSES NOT AVAILABLE</p>		
<p>SURVEYOR'S REFERENCE: 19546-C</p>		

LT 2/55



<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10px;">10</td> <td style="width: 10px;">20</td> <td style="width: 10px;">30</td> <td style="width: 10px;">40</td> <td style="width: 10px;">50</td> <td style="width: 10px;">60</td> <td style="width: 10px;">70</td> <td style="width: 10px;">Table of mm</td> <td style="width: 10px;">110</td> <td style="width: 10px;">120</td> <td style="width: 10px;">130</td> <td style="width: 10px;">140</td> </tr> </table>	10	20	30	40	50	60	70	Table of mm	110	120	130	140	<p style="font-size: x-small;">This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day, 4th February 1993</p>
10	20	30	40	50	60	70	Table of mm	110	120	130	140		

Reg:R096640 /Doc:DP 0198621 P /Rev:05-May-1993 /Sta:OR.OK /Pg:ALL /Zft:28-Jul-2017 09:02 /Seq:1 of 1

Plan Form N-6 (for transfers, leases, etc.)

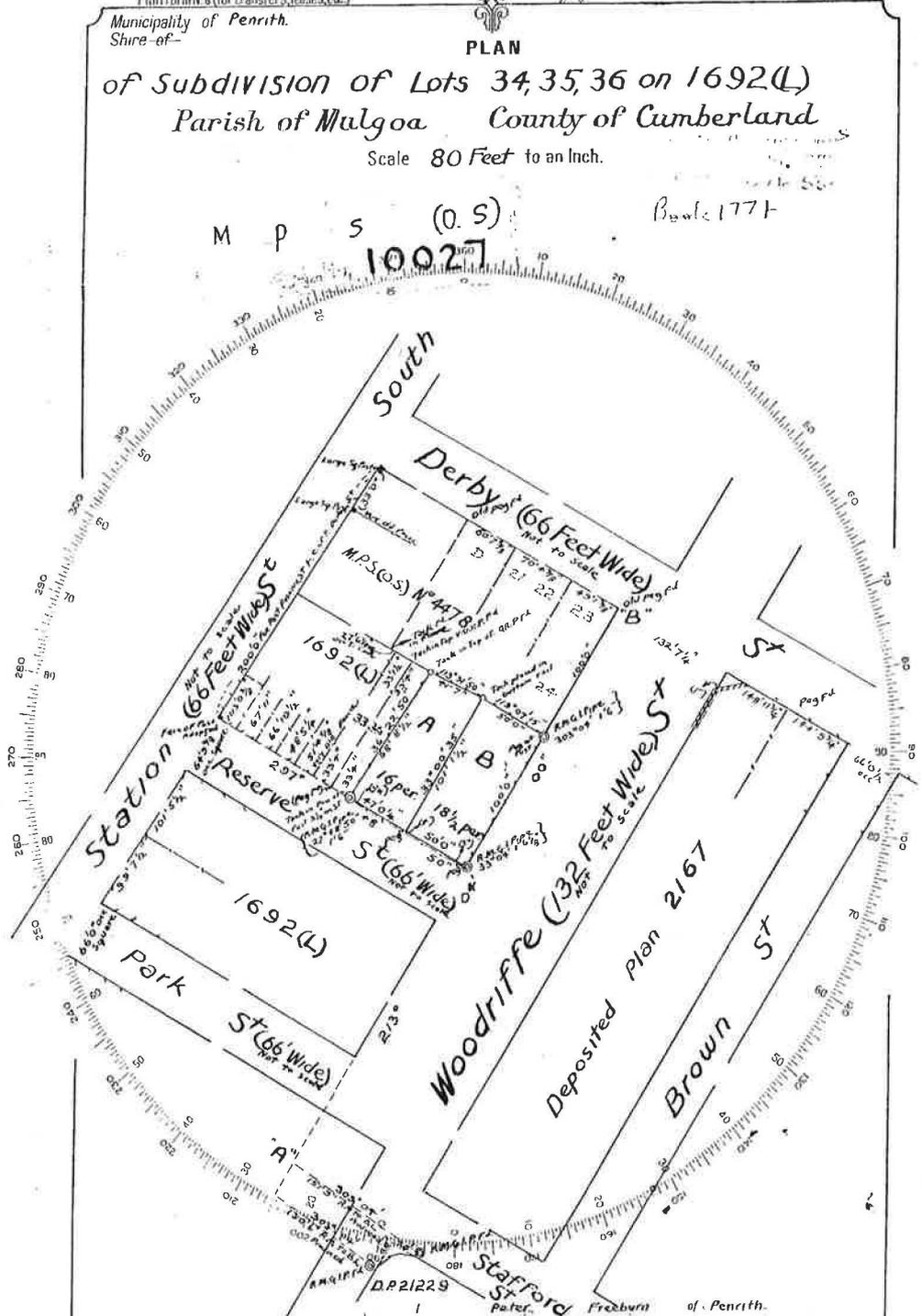
FF 160027

Municipality of Penrith.
Shire of—
PLAN
of Subdivision of Lots 34, 35, 36 on 1692(L)
Parish of Mulgoa County of Cumberland
Scale 80 Feet to an Inch.

M P S (O.S.)
10027
Block 177H

This margin to be left free from notation

Signatures of parties to be made in this margin.



Approved by Council and entered by Council Clerks Certificate

No. 42/52 of 30/10/52
[Signature]
Council Clerk

Subscribed and declared before me at this 28th day of October A.D. 1952
[Signature] Justice of Peace

I, a Surveyor registered under the Surveyors Act, 1929, do hereby solemnly and sincerely declare (a) that all boundaries and measurements shown on this plan are correct, (b) that all survey marks found and relevant physical objects on or adjacent to the boundaries are correctly represented, (c) that all physical objects indicated actually exist in the positions shown, (d) that the whole of the material facts in relation to the land are correctly represented, (e) that the survey represented in this plan has been made in accordance with the Survey Practice Regulations, 1933 (1) by me (2) under my supervision, the character and extent of which was as required by the Survey Practice Regulations, 1933, and was completed on 1.27th October 1952 and the reference marks have been placed as shown hereon.

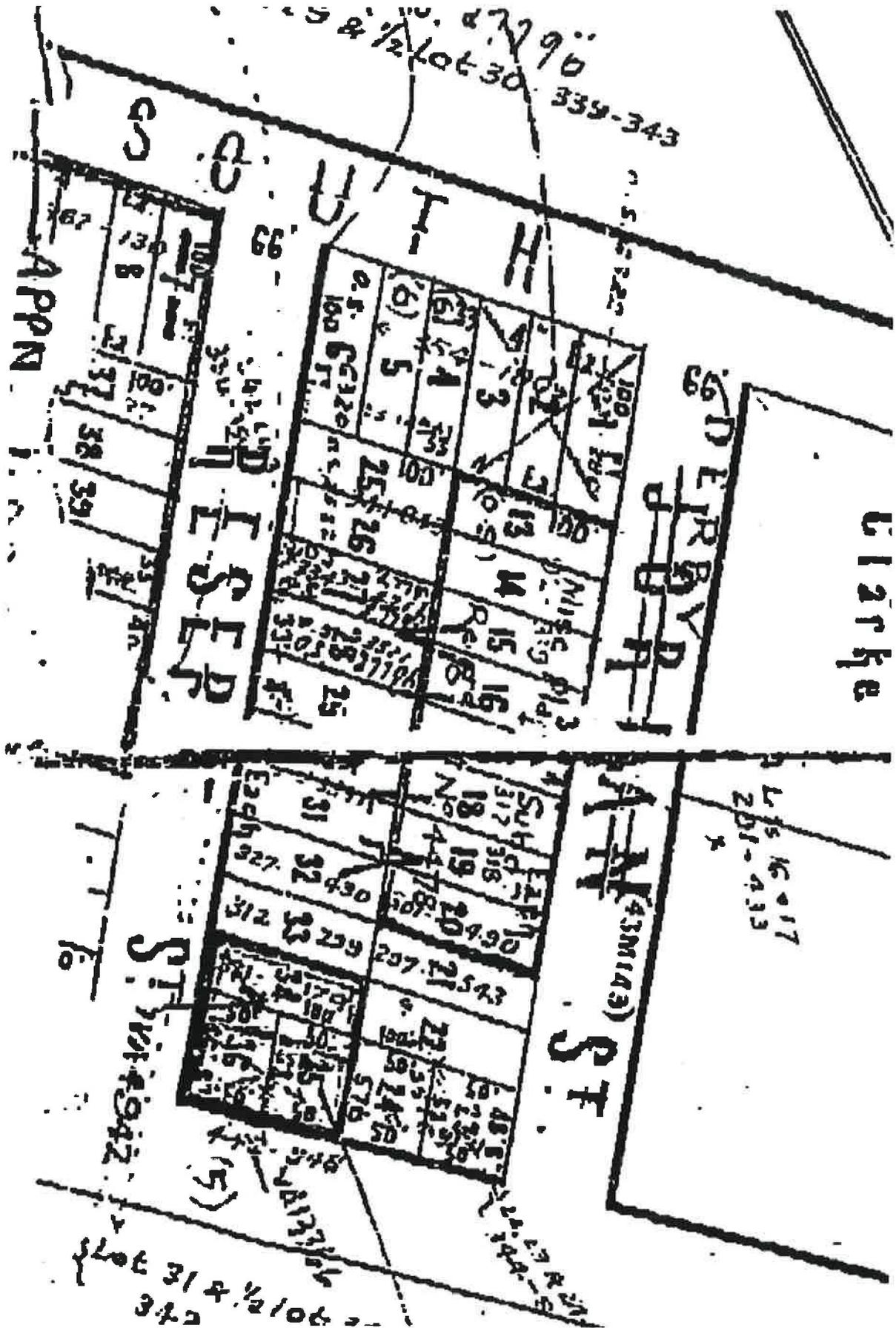
And I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Oaths Act, 1900
(Signature) *Peter Freeburn*
Surveyor registered under the Surveyors Act, 1929.

Azimuth taken from A'B

This is the plan marked " " referred to in
Dated

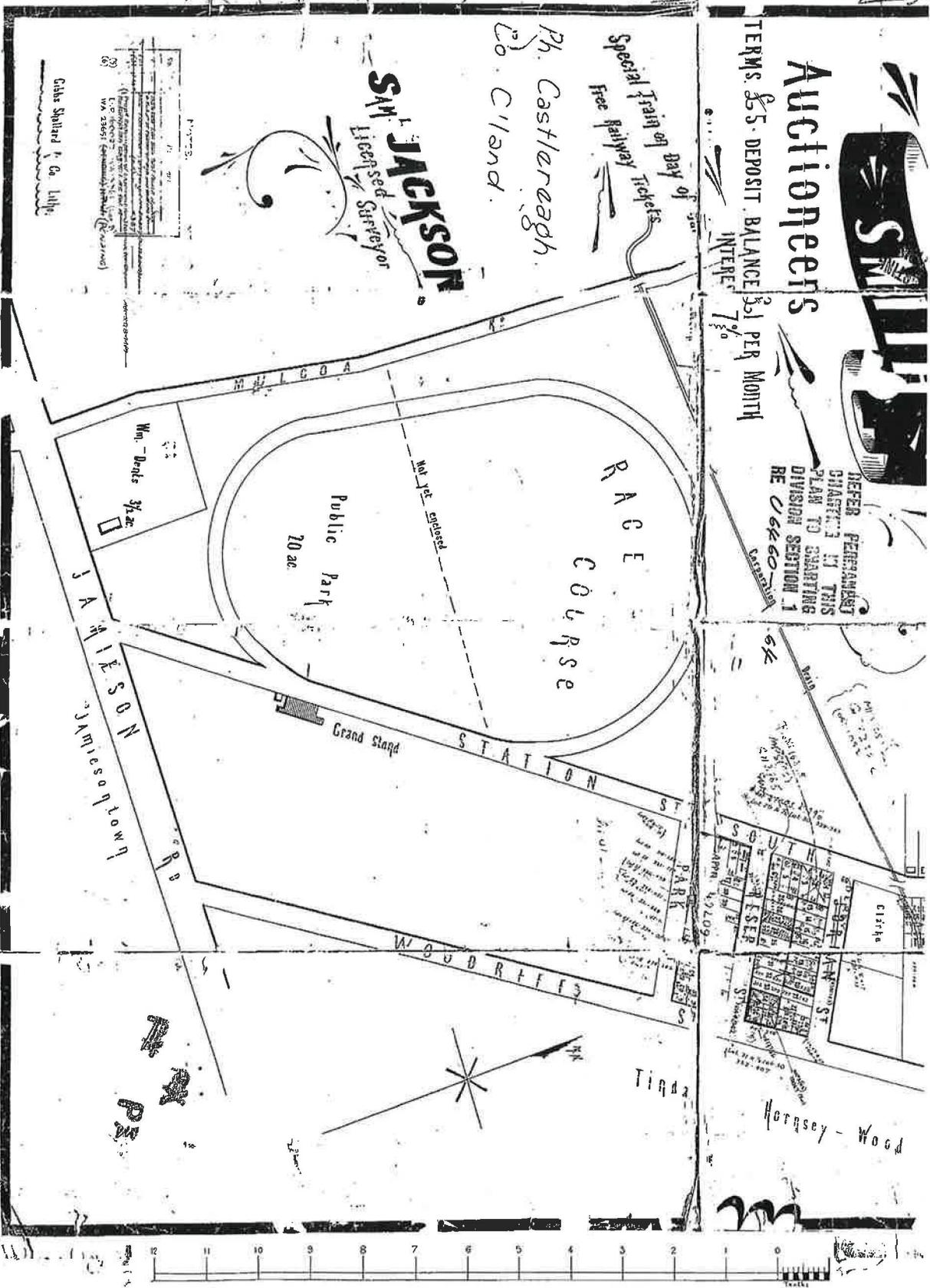
*Strike out either (1) or (2). Insert date of Survey.

Copy of this plan 2022.7(6)



1692 (L.)

FP 979866



SM JACKSON
 Licensed Surveyor
 Gibbs Spillard & Co. Litho

Ph. Castleragh
 Co. Cland.

Special Train of Day of
 Free Railway Tickets

Auctioneers
 TERMS: 5% DEPOSIT BALANCE 3% PER MONTH
 INTEREST 7%

REFER PERMANENT
 CHARTER IN THIS
 PLAN TO SHARING
 DIVISION SECTION 1
 RE C/6660

AMENDMENTS AND/OR ADDITIONS NOTED ON
 PLAN IN REGISTRAR GENERAL'S OFFICE

FRAME 2

I, Bruce Richard Davies, Under Secretary for Lands and
 Registrar General for New South Wales, certify that this
 negative is a photograph made as a permanent record of a
 document in my custody this day.

12th July, 1984

FP 979866

1692(L)

Prime Allotments & Villa Sites in
STATION

DENTON

Part of 1004 Daniel Moo with SA 1004-1004 of E.T. 2124 2771 2 at GREAT WESTERN RAILWAY

35 PM (For 90 PM) Grant 10

1692(15)

FOR SALE

1692(11)

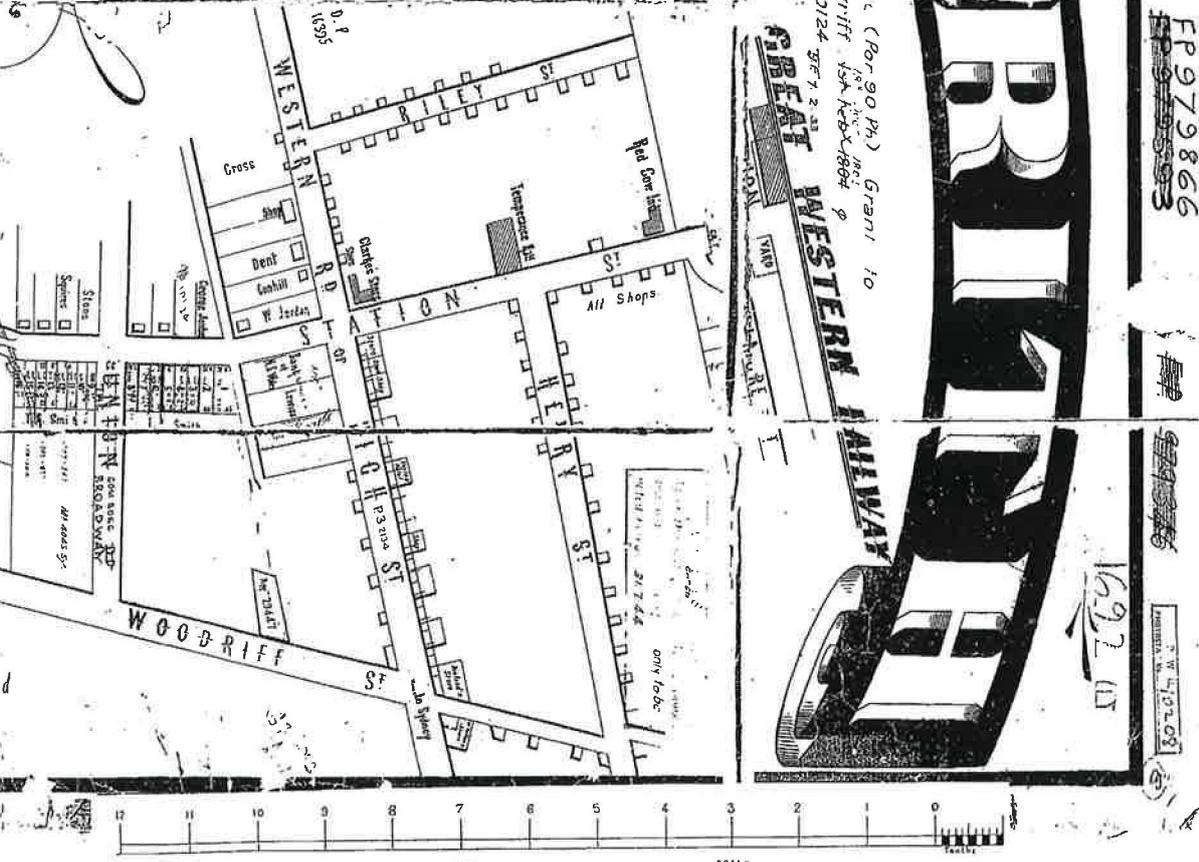
TR. SMITH AND TH

CHAPMAN

SATURDAY OCT BR 6TH

At 3 o'clock Without Reserve from 5.15

For Auction Sale ON THE GROUND



AMENDMENTS AND/OR ADDITIONS NOTED ON PLAN IN REGISTRAR GENERAL'S OFFICE

FRAME 1

I, Bruce Richard Davies, Under Secretary for Lands and Registrar General for New South Wales, certify that this negative as a photograph made as a permanent record of a document in my custody this day.

12th July, 1984

CONVERSION TABLE ADDED IN
 DEPARTMENT OF LANDS

DP 160027			
FEET	INCHES	METRES	
-	1	0.025	
-	3 1/4	0.083	
-	4	0.102	
-	5	0.127	
1	6	0.457	
15	6 1/8	0.460	
30	9	4.901	
33	-	9.144	
33	-	10.058	
33	1 1/2	10.097	
33	4	10.160	
41	7	12.675	
47	0 1/4	14.332	
48	5 1/4	14.764	
49	1 3/8	14.970	
50	-	15.240	
51	4 5/8	15.662	
60	7 3/8	18.475	
64	9 3/8	19.745	
66	-	20.117	
66	0 1/2	20.130	
66	10 1/2	20.384	
67	11	20.701	
70	4 3/8	21.447	
80	7 5/8	24.378	
98	8 1/2	30.086	
99	7 1/2	30.366	
100	-	30.480	
101	1 1/2	30.823	
101	5 1/2	30.925	
103	0 3/8	31.404	
130	6	39.776	
132	-	40.734	
132	7 1/4	40.418	
144	9 3/4	44.139	
148	11 3/4	45.409	
151	9	46.253	
200	-	60.960	
AC	RD	P	50 M
-	-	16	404.7
-	-	18 1/2	467.9

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

27/7/2017 9:22AM

FOLIO: 1/198621

First Title(s): OLD SYSTEM

Prior Title(s): CA56815

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
4/2/1993	CA56815	CONVERSION ACTION	FOLIO CREATED EDITION 1
14/9/2015	AJ811575	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/198621

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
2/8/2017	8:38 AM	1	4/2/1993

LAND

LOT 1 IN DEPOSITED PLAN 198621
AT PENRITH
LOCAL GOVERNMENT AREA PENRITH
PARISH OF MULGOA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP198621

FIRST SCHEDULE

THE COUNCIL OF THE CITY OF PENRITH (CA56815)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Penrith

PRINTED ON 2/8/2017

* 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. InfoTrack 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 AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

27/7/2017 9:22AM

FOLIO: 2/198621

First Title(s): OLD SYSTEM

Prior Title(s): CA56815

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
4/2/1993	CA56815	CONVERSION ACTION	FOLIO CREATED EDITION 1
14/9/2015	AJ811575	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/198621

SEARCH DATE	TIME	EDITION NO	DATE
2/8/2017	8:38 AM	1	4/2/1993

LAND

LOT 2 IN DEPOSITED PLAN 198621
AT PENRITH
LOCAL GOVERNMENT AREA PENRITH
PARISH OF MULGOA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP198621

FIRST SCHEDULE

THE COUNCIL OF THE CITY OF PENRITH (CA56815)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Penrith

PRINTED ON 2/8/2017

* 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. InfoTrack 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, as amended.



Vol. **11305** Fol. **137**

Edition issued 5-5-1970



IVA No.4942

(Page 1) Vol. **11305** Fol. **137**

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.

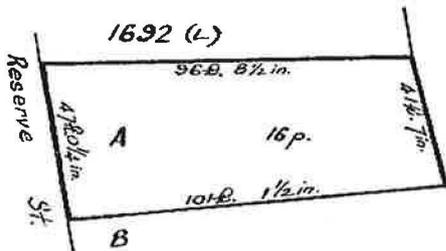
Witness *Barnes*

CANCELLED
Janatson
Registrar General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



S

I/A 4942 J.C.
27.

Scale: 40 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot A in Miscellaneous Plan of Subdivision (O.S.) Registered No.10027 (filed as F.P.160027) at Penrith in the City of Penrith Parish of Mulgoa and County of Cumberland being part of Portion 90 granted to Daniel Woodriff on 18-12-1805.

FIRST SCHEDULE

DAPHNE STELLA LAWSON of Edcombe, Widow.

SECOND SCHEDULE

- 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
- 2. CAUTION No.L821869 pursuant to Section 28J Real Property Act, 1900.
- ~~3. Caveat No.L821870 by the Registrar General. Withdrawn on 29/6/96~~

Janatson
Registrar General

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

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

WARNING THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT		ENTERED	
NATURE	INSTRUMENT NUMBER	DATE	ENTERED	Signature of Registrar-General	
Transfer	M 297496	21.5.1971	6.7.1971	<i>Jenkins</i>	

Bestman David Leach of Penrith, Hire Car Proprietor

CANCELLED
SEE AUTO FOLIO

17 V.C.N. Bligh, Government Printer

M 297496
7

SECOND SCHEDULE (continued)

INSTRUMENT		PARTICULARS		ENTERED		CANCELLATION	
NATURE	INSTRUMENT NUMBER	DATE		ENTERED	Signature of Registrar-General		
Charge	M 297497 P246610 P	22.2.1971	In The Society George Street Banknote Co-operative Society No. 20 Section Limited	6.7.1971 16.5.1975	<i>Jenkins</i>		

M
X

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

27/7/2017 9:22AM

FOLIO: A/160027

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 11305 FOL 137

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
29/8/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
10/11/1995	0668548	WITHDRAWAL OF CAVEAT	
10/11/1995	0668549	DISCHARGE OF MORTGAGE	
10/11/1995	0668550	TRANSFER	EDITION 1

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: A/160027

<u>SEARCH DATE</u>	<u>TIME</u>	<u>EDITION NO</u>	<u>DATE</u>
2/8/2017	8:38 AM	1	10/11/1995

LAND

LOT A IN DEPOSITED PLAN 160027
AT PENRITH
LOCAL GOVERNMENT AREA PENRITH
PARISH OF MULGOA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP160027

FIRST SCHEDULE

THE COUNCIL OF THE CITY OF PENRITH

(T 0668550)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Penrith

PRINTED ON 2/8/2017

* 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. InfoTrack 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.



CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



12325241

NEW SOUTH WALES

Vol. **12325** Fol. **241**

CANCELLED

Edition issued 24-1-1974



SEE AUTO FOLIO

IVA No. 13366

12325 Vol. 241

(Page 1) Vol. 12325

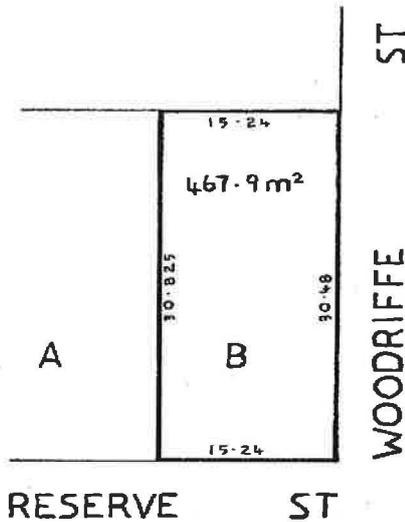
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



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

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

IVA 13366

S GRY

REDUCTION RATIO 1:500

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot B in Deposited Plan 160027 in the City of Penrith Parish of Milgoa and County of Cumberland being part of Portion 90 granted to Daniel Woodriff on 18-12-1805.

FIRST SCHEDULE

~~THOMAS VINCENT MULCAIR of Penrith, Gentleman and ANNIE CATHERINE MULCAIR his wife, as Joint Tenants.~~

SECOND SCHEDULE

- Reservations and conditions, if any, contained in the Crown Grant above referred to.
- CAUTION No. NG40946 pursuant to Section 28J Real Property Act, 1900. W633865

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Mortgage Pty. Limited by Transfer W633864 Registered 2-12-1986

NATURE		INSTRUMENT NUMBER		DATE		ENTERED		Signature of Registrar General	
CANCELLED									
SEE AUTO FOLD									

Vol. 12325 Fol. 241

W633864

5

Ref: R089768 / Doc: CT 12325-241 CT / Rev: 21-Dec-2010 / Sfs: OK.SC / Pgs: ALL / Prt: 27-Jul-2017 09:23 / Seq: 2 of 2

SECOND SCHEDULE (continued)

NATURE		INSTRUMENT NUMBER		DATE		PARTICULARS		ENTERED		Signature of Registrar General		CANCELLATION	
													

MY

(Page 2 of 2 pages.)

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

27/7/2017 9:22AM

FOLIO: B/160027

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

Prior Title(s): VOL 12325 FOL 241

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
7/9/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
8/9/1995	0522243	DISCHARGE OF MORTGAGE	
8/9/1995	0522244	TRANSFER	EDITION 1

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: B/160027

SEARCH DATE	TIME	EDITION NO	DATE
2/8/2017	8:38 AM	1	8/9/1995

LAND

LOT B IN DEPOSITED PLAN 160027
LOCAL GOVERNMENT AREA PENRITH
PARISH OF MULGOA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP160027

FIRST SCHEDULE

THE COUNCIL OF THE CITY OF PENRITH

(T 0522244)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Penrith

PRINTED ON 2/8/2017

* 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. InfoTrack 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 AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

27/7/2017 9:22AM

FOLIO: 106/1215261

First Title(s): OLD SYSTEM

Prior Title(s): BK 222 NO 132

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
19/4/2016	DP1215261	DEPOSITED PLAN	FOLIO CREATED
19/4/2016	PA83307	PRIMARY APPLICATION	EDITION 1

*** END OF SEARCH ***

Penrith

PRINTED ON 27/7/2017

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 106/1215261

<u>SEARCH DATE</u>	<u>TIME</u>	<u>EDITION NO</u>	<u>DATE</u>
2/8/2017	8:38 AM	1	19/4/2016

LAND

LOT 106 IN DEPOSITED PLAN 1215261
AT PENRITH
LOCAL GOVERNMENT AREA PENRITH
PARISH OF MULGOA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1215261

FIRST SCHEDULE

PENRITH CITY COUNCIL

(PA83307)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Penrith

PRINTED ON 2/8/2017

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C **STATE OF TITLE**
PROPERTY ACT, 1900



15468098

NEW SOUTH WALES

First Title Old System

Prior Title CA 14125

Vol. 15468 Fol. 98

EDITION
ISSUED 20 11 1986



I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

[Signature]

Registrar General.



CANCELLED

SEE AUTO FOLIO

LAND REFERRED TO

Lots 21 and 22 in DP979866 at Penrith in the City of Penrith Parish of Mulgoa County of Cumberland.

Title Diagram: DP979866

FIRST SCHEDULE

GAYED PTY. LIMITED.

SECOND SCHEDULE

1. Reservations and conditions in the Crown Grant.
2. QUALIFIED TITLE. Caution pursuant to s.28J Real Property Act, 1900.
3. LIMITED TITLE. Limitation pursuant to s.28T(4) Real Property Act, 1900. The boundaries of the land comprised herein have not been investigated by the Registrar General.
4. ~~Book 3678 No. 454 Mortgage~~ Bernice Muriel Thomas. Y200321

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

(Page 1) Vol. 15468 Fol. 98

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

MEMORANDUM L.O. 55

FIRST SCHEDULE (continued)
REGISTERED PROPRIETOR

Registrar General

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)
PARTICULARS

Registrar General CANCELLATION

MM
Y200322 Mortgage to National Australia Bank Limited Registered 28-2-1989



NOTATIONS AND UNREGISTERED DEALINGS

Handwritten:
Y200322
22
1/12/2007

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

27/7/2017 9:22AM

FOLIO: AUTO CONSOL 15468-98

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
12/3/1992		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 15468-98	
		PARCELS IN CONSOL ARE: 21-22/979866.	
24/6/1992	E554132	DISCHARGE OF MORTGAGE	
24/6/1992	E554134	MORTGAGE	EDITION 1
13/4/1994	U173532	TRANSFER OF MORTGAGE	EDITION 2
23/6/1995	O329847	DISCHARGE OF MORTGAGE	
23/6/1995	O329848	TRANSFER	EDITION 3
16/8/1995	O462235	REQUEST	EDITION 4

*** END OF SEARCH ***

Penrith

PRINTED ON 27/7/2017

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: AUTO CONSOL 15468-98

SEARCH DATE	TIME	EDITION NO	DATE
2/8/2017	8:38 AM	4	16/8/1995

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
AT PENRITH
LOCAL GOVERNMENT AREA PENRITH
PARISH OF CASTLEREAGH COUNTY OF CUMBERLAND
TITLE DIAGRAM DP979866

FIRST SCHEDULE

THE COUNCIL OF THE CITY OF PENRITH

(T O329848)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOTS 21-22 IN DP979866.

*** END OF SEARCH ***

Penrith

PRINTED ON 2/8/2017

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STATE OF TITLE
PROPERTY ACT, 1900



15268242

NEW SOUTH WALES

First Title Old System

Prior Title CA 1095

Vol. 15268 Fol. 242

EDITION 19 10 1984
ISSUED



I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

CANCELLED

[Signature]
Registrar General.



SEE AUTO FOLIO

LAND REFERRED TO

Lots 23 and 24 in Deposited Plan 979866 at Penrith in the City of Penrith Parish of Mulgoa County of Cumberland.

FIRST SCHEDULE

IVAN BARROW and GARY RONALD MICHAEL ROSSETTO as Tenants in Common in Equal Shares.

SECOND SCHEDULE

1. Reservations and conditions in the Crown Grant.
2. QUALIFIED TITLE. Caution pursuant to Section 28J of the Real Property Act, 1900.
3. LIMITED TITLE. Limitation pursuant to Section 28T(4) of the Real Property Act, 1900.
The boundaries of the land comprised herein have not been investigated by the Registrar General.
4. Book 3601 No.781 Mortgage to Westpac Banking Corporation.

15268 Fol. 242

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON (Page) Vol.

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

40828-4038

FIRST SCHEDULE (continued)
REGISTERED PROPRIETOR

Registrar General

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)
PARTICULARS

Registrar General

CANCELLATION

MV H24904 / Mortgage to Westpac Savings Bank Limited. Registered 7-11-1985.
MX X423257 / Mortgage to Westpac Banking Corporation. Registered 22-3-1988.



NOTATIONS AND UNREGISTERED DEALINGS

X H24904 /
X X423257 /

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED
Reg:R089822 / Doc:CT 15268-242 CT / Rev:16-Dec-2010 / Sfs:OK-SC / Pgs:ATL / Pft:27-Jul-2017 09:27 / Seq:2 of 2

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

27/7/2017 9:22AM

FOLIO: AUTO CONSOL 15268-242

Recorded	Number	Type of Instrument	C.T. Issue
24/2/1992		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 15268-242	
		PARCELS IN CONSOL ARE: 23-24/979866.	
20/3/1992	E322804	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 1
8/9/1995	0522245	DISCHARGE OF MORTGAGE	
8/9/1995	0522246	DISCHARGE OF MORTGAGE	
8/9/1995	0522247	DISCHARGE OF MORTGAGE	
8/9/1995	0522248	TRANSFER	EDITION 2
14/9/2015	AJ811575	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: AUTO CONSOL 15268-242

SEARCH DATE	TIME	EDITION NO	DATE
2/8/2017	8:38 AM	2	8/9/1995

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
AT PENRITH
LOCAL GOVERNMENT AREA PENRITH
PARISH OF CASTLEREAGH COUNTY OF CUMBERLAND
PARISH OF MULGOA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP979866

FIRST SCHEDULE

THE COUNCIL OF THE CITY OF PENRITH

(T 0522248)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOTS 23-24 IN DP979866.

*** END OF SEARCH ***

Penrith

PRINTED ON 2/8/2017

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CERTIFICATE OF TITLE

PROPERTY ACT, 1900



15488232

NEW SOUTH WALES

First Title Old System

Prior Title CA 18822

Vol. 15488 Fol. 232

EDITION ISSUED

15 4 1987



I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

[Signature]

Registrar General.



SRC AUTO FOLIO

LAND REFERRED TO

Lot D in DP154478 at Penrith in the City of Penrith Parish of Mulgoa County of Cumberland.

Title Diagram: DP154478

FIRST SCHEDULE

GAYED PTY. LIMITED.

SECOND SCHEDULE

- 1. Reservations and conditions in the Crown Grant.
- 2. QUALIFIED TITLE. Caution pursuant to s.28J Real Property Act, 1900.
- 3. LIMITED TITLE. Limitation pursuant to s.28T(4) Real Property Act, 1900. The boundaries of the land comprised herein have not been investigated by the Registrar General.
- 4. Book 3696 No.998 Mortgage to Penrith Bowling and Recreation Club.

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

(Page 1) Vol. 15488 Fol. 232

GV
GR

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

LO. 55

FIRST SCHEDULE (continued)
REGISTERED PROPRIETOR

Registrar General

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

CANCELLED

SEE AUTO FOLIO

NOTATIONS AND UNREGISTERED DEALINGS

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

Reg:R089778 /Doc:CT 15488-232 CT /Rev:20-Dec-2010 /Sfs:OK.SC /Fgs:ALL /Prf:27-Jul-2017 09:23 /Seq:2 of 2
Ref:Penrith /Src:M

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

27/7/2017 9:22AM

FOLIO: D/154478

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

Prior Title(s): VOL 15488 FOL 232

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
3/10/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
16/1/1992	E193832	DISCHARGE OF MORTGAGE	
16/1/1992	E193833	MORTGAGE	EDITION 1
24/6/1992	E554131	DISCHARGE OF MORTGAGE	
24/6/1992	E554134	MORTGAGE	EDITION 2
13/4/1994	U173532	TRANSFER OF MORTGAGE	EDITION 3
23/6/1995	O329849	DISCHARGE OF MORTGAGE	
23/6/1995	O329850	TRANSFER	EDITION 4
16/8/1995	O462235	REQUEST	EDITION 5

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: D/154478

<u>SEARCH DATE</u>	<u>TIME</u>	<u>EDITION NO</u>	<u>DATE</u>
2/8/2017	8:38 AM	5	16/8/1995

LAND

LOT D IN DEPOSITED PLAN 154478
AT PENRITH
LOCAL GOVERNMENT AREA PENRITH
PARISH OF MULGOA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP154478

FIRST SCHEDULE

THE COUNCIL OF THE CITY OF PENRITH

(T 0329850)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Penrith

PRINTED ON 2/8/2017

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CERTIFICATE OF TITLE
PROPERTY ACT, 1900



15481038

NEW SOUTH WALES

First Title Old System
Prior Title CA 17495



Vol. 15481 Fol. 38

EDITION ISSUED

25 2 1987

I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

CANCELLED
Registrar General.
SEE AUTO FOLIO



15481 Fol. 38

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

S

LAND REFERRED TO

Lot C in DP154478 at Penrith in the City of Penrith Parish of Mulgoa County of Cumberland.
Title Diagram: DP154478

FIRST SCHEDULE

THE COUNCIL OF THE CITY OF PENRITH.

GRY

SECOND SCHEDULE

- 1. Reservations and conditions in the Crown Grant.
- GG 2. QUALIFIED TITLE. Caution pursuant to s.28J Real Property Act, 1900. 25.2.1987
- QL 3. LIMITED TITLE. Limitation pursuant to s.28T(4) Real Property Act, 1900. The boundaries of the land comprised herein have not been investigated by the Registrar General. 25.2.1987

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

LO 55

FIRST SCHEDULE (continued)
REGISTERED PROPRIETOR

Registrar General

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS

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

Reg:R089789 / Doc:CT 15481-038 CT / Rev:23-Dec-2010 / Sfs:OK.SC / Pgs:ALL / Prt:27-Jul-2017 09:24 / Seq:2 of 2

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

27/7/2017 9:22AM

FOLIO: C/154478

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

Prior Title(s): VOL 15481 FOL 38

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
3/10/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
14/9/2015	AJ811575	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: C/154478

SEARCH DATE	TIME	EDITION NO	DATE
2/8/2017	8:38 AM	-	-

VOL 15481 FOL 38 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT C IN DEPOSITED PLAN 154478
AT PENRITH
LOCAL GOVERNMENT AREA PENRITH
PARISH OF MULGOA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP154478

FIRST SCHEDULE

THE COUNCIL OF THE CITY OF PENRITH

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Penrith

PRINTED ON 2/8/2017

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ABN: 42 166 543 255
Ph: 02 9099 7400
Fax: 02 9232 7141

Level 14, 135 King Street, Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

As regards Lots 23 & 24 D.P. 979866

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
15.07.1930 (1930 to 1935)	Victor Charles Freeburn (Hotel Keeper)	Book 1608 No. 689
08.10.1935 (1935 to 1945)	Cyril James Reddan (Railway Employee)	Book 1731 No. 444
23.08.1945 (1945 to 1946)	Reginald James Ludbrook (Municipal Works Employee)	Book 1969 No. 344
14.03.1946 (1946 to 1980)	Edward John Corr (Carrier)	Book 1983 No. 579
17.10.1980 (1980 to 1984)	Allan Leonard Piper (Civil Engineer) Ann Piper (Married Woman)	Book 3436 No. 623
10.08.1984 (1984 to 1995)	Ivan Barrow (Real Estate Agent) Gary Ronald Michael Rossetto (Real Estate Agent)	Book 3601 No. 780 Now Auto Consol 15268-242
08.09.1995 (1995 to Date)	# The Council of the City of Penrith	Auto Consol 15268-242

Denotes Current Registered Proprietor

Easements & Leases: -NIL

As regards Lot D D.P. 154478

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
15.08.1918 (1918 to 1926)	David Hendren (Retired Railway Employee)	Book 1135 No. 520
25.06.1926 (1926 to 1936)	Edith Nellie Kerry (Married Woman)	Book 1432 No. 272
25.11.1936 (1936 to 1937)	Robert Reginald Fife (Freeholder)	Book 1766 No. 574
03.02.1937 (1937 to 1938)	Minnie Evelyn East (Married Woman) Now Minnie Eveline East (Married Woman)	Book 1771 No. 607
15.12.1938 (1938 to 1951)	Minnie Eveline East (Married Woman) Henry Alfred George East (Butcher) & his deceased estate	Book 1834 No. 537
05.11.1951 (1951 to 1954)	Minnie Eveline East (Widow)	Book 2195 No. 662
17.09.1954 (1954 to 1986)	Oscar Ward Fletcher (Company Director) Ernest Frederick Hinch (Manager) George Fletcher Joss (Manager) (Trustees of the Penrith Bowling and Recreation Club?)	Book 2306 No. 214
17.09.1954 (1954 to 1986)	Penrith Bowling and Recreation Club	Book 2306 No. 214
19.12.1986 (1986 to 1995)	Gayed Pty. Limited	Book 3696 No. 997 Now D/154478
23.06.1995 (1995 to Date)	# The Council of the City of Penrith	D/154478

Denotes Current Registered Proprietor

Easements & Leases: -NIL

Appendix C

Descriptive Notes and
Borehole Logs



Sampling

Sampling is carried out during drilling or test pitting to allow engineering examination (and laboratory testing where required) of the soil or rock.

Disturbed samples taken during drilling provide information on colour, type, inclusions and, depending upon the degree of disturbance, some information on strength and structure.

Undisturbed samples are taken by pushing a thin-walled sample tube into the soil and withdrawing it to obtain a sample of the soil in a relatively undisturbed state. Such samples yield information on structure and strength, and are necessary for laboratory determination of shear strength and compressibility. Undisturbed sampling is generally effective only in cohesive soils.

Test Pits

Test pits are usually excavated with a backhoe or an excavator, allowing close examination of the in-situ soil if it is safe to enter into the pit. The depth of excavation is limited to about 3 m for a backhoe and up to 6 m for a large excavator. A potential disadvantage of this investigation method is the larger area of disturbance to the site.

Large Diameter Augers

Boreholes can be drilled using a rotating plate or short spiral auger, generally 300 mm or larger in diameter commonly mounted on a standard piling rig. The cuttings are returned to the surface at intervals (generally not more than 0.5 m) and are disturbed but usually unchanged in moisture content. Identification of soil strata is generally much more reliable than with continuous spiral flight augers, and is usually supplemented by occasional undisturbed tube samples.

Continuous Spiral Flight Augers

The borehole is advanced using 90-115 mm diameter continuous spiral flight augers which are withdrawn at intervals to allow sampling or in-situ testing. This is a relatively economical means of drilling in clays and sands above the water table. Samples are returned to the surface, or may be collected after withdrawal of the auger flights, but they are disturbed and may be mixed with soils from the sides of the hole. Information from the drilling (as distinct from specific sampling by SPTs or undisturbed samples) is of relatively low

reliability, due to the remoulding, possible mixing or softening of samples by groundwater.

Non-core Rotary Drilling

The borehole is advanced using a rotary bit, with water or drilling mud being pumped down the drill rods and returned up the annulus, carrying the drill cuttings. Only major changes in stratification can be determined from the cuttings, together with some information from the rate of penetration. Where drilling mud is used this can mask the cuttings and reliable identification is only possible from separate sampling such as SPTs.

Continuous Core Drilling

A continuous core sample can be obtained using a diamond tipped core barrel, usually with a 50 mm internal diameter. Provided full core recovery is achieved (which is not always possible in weak rocks and granular soils), this technique provides a very reliable method of investigation.

Standard Penetration Tests

Standard penetration tests (SPT) are used as a means of estimating the density or strength of soils and also of obtaining a relatively undisturbed sample. The test procedure is described in Australian Standard 1289, Methods of Testing Soils for Engineering Purposes - Test 6.3.1.

The test is carried out in a borehole by driving a 50 mm diameter split sample tube under the impact of a 63 kg hammer with a free fall of 760 mm. It is normal for the tube to be driven in three successive 150 mm increments and the 'N' value is taken as the number of blows for the last 300 mm. In dense sands, very hard clays or weak rock, the full 450 mm penetration may not be practicable and the test is discontinued.

The test results are reported in the following form.

- In the case where full penetration is obtained with successive blow counts for each 150 mm of, say, 4, 6 and 7 as:
4,6,7
N=13
- In the case where the test is discontinued before the full penetration depth, say after 15 blows for the first 150 mm and 30 blows for the next 40 mm as:
15, 30/40 mm

Sampling Methods

The results of the SPT tests can be related empirically to the engineering properties of the soils.

Dynamic Cone Penetrometer Tests / Perth Sand Penetrometer Tests

Dynamic penetrometer tests (DCP or PSP) are carried out by driving a steel rod into the ground using a standard weight of hammer falling a specified distance. As the rod penetrates the soil the number of blows required to penetrate each successive 150 mm depth are recorded. Normally there is a depth limitation of 1.2 m, but this may be extended in certain conditions by the use of extension rods. Two types of penetrometer are commonly used.

- Perth sand penetrometer - a 16 mm diameter flat ended rod is driven using a 9 kg hammer dropping 600 mm (AS 1289, Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.
- Cone penetrometer - a 16 mm diameter rod with a 20 mm diameter cone end is driven using a 9 kg hammer dropping 510 mm (AS 1289, Test 6.3.2). This test was developed initially for pavement subgrade investigations, and correlations of the test results with California Bearing Ratio have been published by various road authorities.



Description and Classification Methods

The methods of description and classification of soils and rocks used in this report are based on Australian Standard AS 1726-1993, Geotechnical Site Investigations Code. In general, the descriptions include strength or density, colour, structure, soil or rock type and inclusions.

Soil Types

Soil types are described according to the predominant particle size, qualified by the grading of other particles present:

Type	Particle size (mm)
Boulder	>200
Cobble	63 - 200
Gravel	2.36 - 63
Sand	0.075 - 2.36
Silt	0.002 - 0.075
Clay	<0.002

The sand and gravel sizes can be further subdivided as follows:

Type	Particle size (mm)
Coarse gravel	20 - 63
Medium gravel	6 - 20
Fine gravel	2.36 - 6
Coarse sand	0.6 - 2.36
Medium sand	0.2 - 0.6
Fine sand	0.075 - 0.2

The proportions of secondary constituents of soils are described as:

Term	Proportion	Example
And	Specify	Clay (60%) and Sand (40%)
Adjective	20 - 35%	Sandy Clay
Slightly	12 - 20%	Slightly Sandy Clay
With some	5 - 12%	Clay with some sand
With a trace of	0 - 5%	Clay with a trace of sand

Definitions of grading terms used are:

- Well graded - a good representation of all particle sizes
- Poorly graded - an excess or deficiency of particular sizes within the specified range
- Uniformly graded - an excess of a particular particle size
- Gap graded - a deficiency of a particular particle size with the range

Cohesive Soils

Cohesive soils, such as clays, are classified on the basis of undrained shear strength. The strength may be measured by laboratory testing, or estimated by field tests or engineering examination. The strength terms are defined as follows:

Description	Abbreviation	Undrained shear strength (kPa)
Very soft	vs	<12
Soft	s	12 - 25
Firm	f	25 - 50
Stiff	st	50 - 100
Very stiff	vst	100 - 200
Hard	h	>200

Cohesionless Soils

Cohesionless soils, such as clean sands, are classified on the basis of relative density, generally from the results of standard penetration tests (SPT), cone penetration tests (CPT) or dynamic penetrometers (PSP). The relative density terms are given below:

Relative Density	Abbreviation	SPT N value	CPT qc value (MPa)
Very loose	vl	<4	<2
Loose	l	4 - 10	2 - 5
Medium dense	md	10 - 30	5 - 15
Dense	d	30 - 50	15 - 25
Very dense	vd	>50	>25

Soil Descriptions

Soil Origin

It is often difficult to accurately determine the origin of a soil. Soils can generally be classified as:

- Residual soil - derived from in-situ weathering of the underlying rock;
- Transported soils - formed somewhere else and transported by nature to the site; or
- Filling - moved by man.

Transported soils may be further subdivided into:

- Alluvium - river deposits
- Lacustrine - lake deposits
- Aeolian - wind deposits
- Littoral - beach deposits
- Estuarine - tidal river deposits
- Talus - scree or coarse colluvium
- Slopewash or Colluvium - transported downslope by gravity assisted by water. Often includes angular rock fragments and boulders.



Rock Strength

Rock strength is defined by the Point Load Strength Index ($Is_{(50)}$) and refers to the strength of the rock substance and not the strength of the overall rock mass, which may be considerably weaker due to defects. The test procedure is described by Australian Standard 4133.4.1 - 2007. The terms used to describe rock strength are as follows:

Term	Abbreviation	Point Load Index $Is_{(50)}$ MPa	Approximate Unconfined Compressive Strength MPa*
Extremely low	EL	<0.03	<0.6
Very low	VL	0.03 - 0.1	0.6 - 2
Low	L	0.1 - 0.3	2 - 6
Medium	M	0.3 - 1.0	6 - 20
High	H	1 - 3	20 - 60
Very high	VH	3 - 10	60 - 200
Extremely high	EH	>10	>200

* Assumes a ratio of 20:1 for UCS to $Is_{(50)}$. It should be noted that the UCS to $Is_{(50)}$ ratio varies significantly for different rock types and specific ratios should be determined for each site.

Degree of Weathering

The degree of weathering of rock is classified as follows:

Term	Abbreviation	Description
Extremely weathered	EW	Rock substance has soil properties, i.e. it can be remoulded and classified as a soil but the texture of the original rock is still evident.
Highly weathered	HW	Limonite staining or bleaching affects whole of rock substance and other signs of decomposition are evident. Porosity and strength may be altered as a result of iron leaching or deposition. Colour and strength of original fresh rock is not recognisable
Moderately weathered	MW	Staining and discolouration of rock substance has taken place
Slightly weathered	SW	Rock substance is slightly discoloured but shows little or no change of strength from fresh rock
Fresh stained	Fs	Rock substance unaffected by weathering but staining visible along defects
Fresh	Fr	No signs of decomposition or staining

Degree of Fracturing

The following classification applies to the spacing of natural fractures in diamond drill cores. It includes bedding plane partings, joints and other defects, but excludes drilling breaks.

Term	Description
Fragmented	Fragments of <20 mm
Highly Fractured	Core lengths of 20-40 mm with some fragments
Fractured	Core lengths of 40-200 mm with some shorter and longer sections
Slightly Fractured	Core lengths of 200-1000 mm with some shorter and longer sections
Unbroken	Core lengths mostly > 1000 mm

Rock Descriptions

Rock Quality Designation

The quality of the cored rock can be measured using the Rock Quality Designation (RQD) index, defined as:

$$\text{RQD \%} = \frac{\text{cumulative length of 'sound' core sections } \geq 100 \text{ mm long}}{\text{total drilled length of section being assessed}}$$

where 'sound' rock is assessed to be rock of low strength or better. The RQD applies only to natural fractures. If the core is broken by drilling or handling (i.e. drilling breaks) then the broken pieces are fitted back together and are not included in the calculation of RQD.

Stratification Spacing

For sedimentary rocks the following terms may be used to describe the spacing of bedding partings:

Term	Separation of Stratification Planes
Thinly laminated	< 6 mm
Laminated	6 mm to 20 mm
Very thinly bedded	20 mm to 60 mm
Thinly bedded	60 mm to 0.2 m
Medium bedded	0.2 m to 0.6 m
Thickly bedded	0.6 m to 2 m
Very thickly bedded	> 2 m

Symbols & Abbreviations

Douglas Partners



Introduction

These notes summarise abbreviations commonly used on borehole logs and test pit reports.

Drilling or Excavation Methods

C	Core drilling
R	Rotary drilling
SFA	Spiral flight augers
NMLC	Diamond core - 52 mm dia
NQ	Diamond core - 47 mm dia
HQ	Diamond core - 63 mm dia
PQ	Diamond core - 81 mm dia

Water

▷	Water seep
▽	Water level

Sampling and Testing

A	Auger sample
B	Bulk sample
D	Disturbed sample
E	Environmental sample
U ₅₀	Undisturbed tube sample (50mm)
W	Water sample
pp	Pocket penetrometer (kPa)
PID	Photo ionisation detector
PL	Point load strength Is(50) MPa
S	Standard Penetration Test
V	Shear vane (kPa)

Description of Defects in Rock

The abbreviated descriptions of the defects should be in the following order: Depth, Type, Orientation, Coating, Shape, Roughness and Other. Drilling and handling breaks are not usually included on the logs.

Defect Type

B	Bedding plane
Cs	Clay seam
Cv	Cleavage
Cz	Crushed zone
Ds	Decomposed seam
F	Fault
J	Joint
Lam	Lamination
Pt	Parting
Sz	Sheared Zone
V	Vein

Orientation

The inclination of defects is always measured from the perpendicular to the core axis.

h	horizontal
v	vertical
sh	sub-horizontal
sv	sub-vertical

Coating or Infilling Term

cln	clean
co	coating
he	healed
inf	infilled
stn	stained
ti	tight
vn	veneer

Coating Descriptor

ca	calcite
cbs	carbonaceous
cl	clay
fe	iron oxide
mn	manganese
slt	silty

Shape

cu	curved
ir	irregular
pl	planar
st	stepped
un	undulating

Roughness

po	polished
ro	rough
sl	slickensided
sm	smooth
vr	very rough

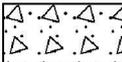
Other

fg	fragmented
bnd	band
qtz	quartz

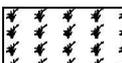
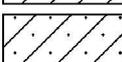
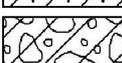
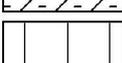
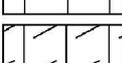
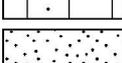
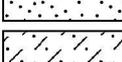
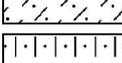
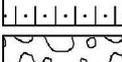
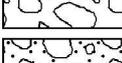
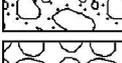
Symbols & Abbreviations

Graphic Symbols for Soil and Rock

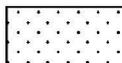
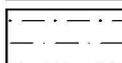
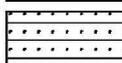
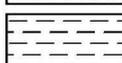
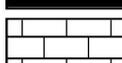
General

	Asphalt
	Road base
	Concrete
	Filling

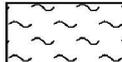
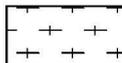
Soils

	Topsoil
	Peat
	Clay
	Silty clay
	Sandy clay
	Gravelly clay
	Shaly clay
	Silt
	Clayey silt
	Sandy silt
	Sand
	Clayey sand
	Silty sand
	Gravel
	Sandy gravel
	Cobbles, boulders
	Talus

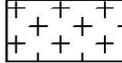
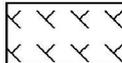
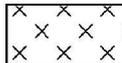
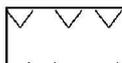
Sedimentary Rocks

	Boulder conglomerate
	Conglomerate
	Conglomeratic sandstone
	Sandstone
	Siltstone
	Laminite
	Mudstone, claystone, shale
	Coal
	Limestone

Metamorphic Rocks

	Slate, phyllite, schist
	Gneiss
	Quartzite

Igneous Rocks

	Granite
	Dolerite, basalt, andesite
	Dacite, epidote
	Tuff, breccia
	Porphyry

BOREHOLE LOG

CLIENT: Penrith City Council
PROJECT: Detailed Site Investigation
LOCATION: 1-3 Reserve Street, Penrith

SURFACE LEVEL: --
EASTING: 286460
NORTHING: 6262447
DIP/AZIMUTH: 90°/--

BORE No: BHA
PROJECT No: 85817.01
DATE: 10/8/2017
SHEET 1 OF 1

RL	Depth (m)	Description of Strata	Graphic Log	Sampling & In Situ Testing				Water	Well Construction Details	
				Type	Depth	Sample	Results & Comments			
	0.1	FILLING - grey gravelly sand filling with some silt	[Cross-hatch pattern]	A	0.0					
	0.1	FILLING - light brown silty sand filling with some gravel	[Cross-hatch pattern]	A	0.1					
	0.2		[Cross-hatch pattern]	A	0.2					
	0.3	SILTY CLAY - stiff, brown silty clay, slightly moist	[Vertical line pattern]	A	0.3					
	0.4		[Vertical line pattern]	A	0.4					
	0.8	Bore discontinued at 0.8m - refusal on very stiff, brown silty clay, slightly moist								
	1									

RIG: Hand tools **DRILLER:** JS **LOGGED:** JS **CASING:** Uncased
TYPE OF BORING: Hand auger
WATER OBSERVATIONS: No free groundwater observed
REMARKS:

SAMPLING & IN SITU TESTING LEGEND			
A	Auger sample	G	Gas sample
B	Bulk sample	P	Piston sample
BLK	Block sample	U	Tube sample (x mm dia.)
C	Core drilling	W	Water sample
D	Disturbed sample	>	Water seep
E	Environmental sample	≡	Water level
		PID	Photo ionisation detector (ppm)
		PL(A)	Point load axial test Is(50) (MPa)
		PL(D)	Point load diametral test Is(50) (MPa)
		pp	Pocket penetrometer (kPa)
		S	Standard penetration test
		V	Shear vane (kPa)



BOREHOLE LOG

CLIENT: Penrith City Council
PROJECT: Detailed Site Investigation
LOCATION: 1-3 Reserve Street, Penrith

SURFACE LEVEL: --
EASTING: 286419
NORTHING: 6262470
DIP/AZIMUTH: 90°/--

BORE No: BHC
PROJECT No: 85817.01
DATE: 10/8/2017
SHEET 1 OF 1

RL	Depth (m)	Description of Strata	Graphic Log	Sampling & In Situ Testing				Water	Well Construction Details	
				Type	Depth	Sample	Results & Comments			
	0.1	FILLING - dark brown sandy silt filling with some rootlets and organics	[Cross-hatch pattern]	A	0.0					
		SILTY CLAY - stiff, light brown silty clay	[Diagonal hatch pattern]	A	0.1					
				A	0.5					
				A	0.6					
	0.9	Bore discontinued at 0.9m - refusal on very stiff, light brown silty clay								
	1									

RIG: Hand tools **DRILLER:** JS **LOGGED:** JS **CASING:** Uncased
TYPE OF BORING: Hand auger
WATER OBSERVATIONS: No free groundwater observed
REMARKS:

SAMPLING & IN SITU TESTING LEGEND			
A	Auger sample	G	Gas sample
B	Bulk sample	P	Piston sample
BLK	Block sample	U	Tube sample (x mm dia.)
C	Core drilling	W	Water sample
D	Disturbed sample	≻	Water seep
E	Environmental sample	≻	Water level
		PID	Photo ionisation detector (ppm)
		PL(A)	Point load axial test Is(50) (MPa)
		PL(D)	Point load diametral test Is(50) (MPa)
		pp	Pocket penetrometer (kPa)
		S	Standard penetration test
		V	Shear vane (kPa)



BOREHOLE LOG

CLIENT: Penrith City Council
PROJECT: Detailed Site Investigation
LOCATION: 1-3 Reserve Street, Penrith

SURFACE LEVEL: --
EASTING: 286431
NORTHING: 6262492
DIP/AZIMUTH: 90°/--

BORE No: BHD
PROJECT No: 85817.01
DATE: 10/8/2017
SHEET 1 OF 1

Bore No.	Depth (m)	Description of Strata	Graphic Log	Sampling & In Situ Testing				Water	Well Construction Details	
				Type	Depth	Sample	Results & Comments			
	0.2	FILLING - light yellow and light brown sand filling	[Cross-hatch pattern]	A	0.0 0.1					
	1	Bore discontinued at 0.2m - refusal on concrete slab								

RIG: Hand tools **DRILLER:** JS **LOGGED:** JS **CASING:** Uncased
TYPE OF BORING: Hand auger
WATER OBSERVATIONS: No free groundwater observed
REMARKS:

SAMPLING & IN SITU TESTING LEGEND			
A	Auger sample	G	Gas sample
B	Bulk sample	P	Piston sample
BLK	Block sample	U	Tube sample (x mm dia.)
C	Core drilling	W	Water sample
D	Disturbed sample	W	Water seep
E	Environmental sample	W	Water level
		PID	Photo ionisation detector (ppm)
		PL(A)	Point load axial test Is(50) (MPa)
		PL(D)	Point load diametral test Is(50) (MPa)
		pp	Pocket penetrometer (kPa)
		S	Standard penetration test
		V	Shear vane (kPa)



BOREHOLE LOG

CLIENT: Penrith City Council
PROJECT: Detailed Site Investigation
LOCATION: 1-3 Reserve Street, Penrith

SURFACE LEVEL: --
EASTING: 286440
NORTHING: 6262481
DIP/AZIMUTH: 90°/--

BORE No: BHE
PROJECT No: 85817.01
DATE: 10/8/2017
SHEET 1 OF 1

RL	Depth (m)	Description of Strata	Graphic Log	Sampling & In Situ Testing				Water	Well Construction Details	
				Type	Depth	Sample	Results & Comments			
0.2	0.0	FILLING - dark brown, silty sand filling with some rootlets and organics		A						
	0.1									
	0.2	FILLING - brown silty clay filling		A						
	0.5									
	0.6									
0.7	CLAY - stiff, grey clay	A								
0.8										
0.9										
1	1.0	Bore discontinued at 1.0m - refusal on very stiff clay								

RIG: Hand tools **DRILLER:** JS **LOGGED:** JS **CASING:** Uncased
TYPE OF BORING: Hand auger
WATER OBSERVATIONS: No free groundwater observed
REMARKS:

SAMPLING & IN SITU TESTING LEGEND			
A	Auger sample	G	Gas sample
B	Bulk sample	P	Piston sample
BLK	Block sample	U	Tube sample (x mm dia.)
C	Core drilling	W	Water sample
D	Disturbed sample	≻	Water seep
E	Environmental sample	≻	Water level
		PID	Photo ionisation detector (ppm)
		PL(A)	Point load axial test Is(50) (MPa)
		PL(D)	Point load diametral test Is(50) (MPa)
		pp	Pocket penetrometer (kPa)
		S	Standard penetration test
		V	Shear vane (kPa)



BOREHOLE LOG

CLIENT: Penrith City Council
PROJECT: Detailed Site Investigation
LOCATION: 1-3 Reserve Street, Penrith

SURFACE LEVEL: --
EASTING: 286431
NORTHING: 6262470
DIP/AZIMUTH: 90°/--

BORE No: BHF
PROJECT No: 85817.01
DATE: 10/8/2017
SHEET 1 OF 1

RL	Depth (m)	Description of Strata	Graphic Log	Sampling & In Situ Testing				Water	Well Construction Details	
				Type	Depth	Sample	Results & Comments			
	0.0	FILLING - dark brown silty sand filling with some rootlets and organics		A						
	0.1									
	0.2	CLAY - firm, grey-light brown clay		A						
	0.3									
	0.7	CLAY - very stiff, light brown clay		A						
	0.8									
	0.9									
1	1.0	Bore discontinued at 1.0m - refusal on very stiff clay								

RIG: Hand tools **DRILLER:** JS **LOGGED:** JS **CASING:** Uncased
TYPE OF BORING: Hand auger
WATER OBSERVATIONS: No free groundwater observed
REMARKS:

SAMPLING & IN SITU TESTING LEGEND			
A	Auger sample	G	Gas sample
B	Bulk sample	P	Piston sample
BLK	Block sample	U	Tube sample (x mm dia.)
C	Core drilling	W	Water sample
D	Disturbed sample	≧	Water seep
E	Environmental sample	≧	Water level
		PID	Photo ionisation detector (ppm)
		PL(A)	Point load axial test Is(50) (MPa)
		PL(D)	Point load diametral test Is(50) (MPa)
		pp	Pocket penetrometer (kPa)
		S	Standard penetration test
		V	Shear vane (kPa)



Appendix D

Table D1 and
Laboratory Reports

Table D1: Summary of Laboratory Results

				Metals							TRH										BTEX								
				Arsenic	Cadmium	Chromium (III+VI)	Copper	Lead	Mercury	Nickel	Zinc	C10-C16	C16-C34	C34-C40	F2	C6 - C9	C10 - C14	C15 - C28	C29-C36	C10 - C40 (Sum of total)	C6-C10 less BTEX (F1)	C6-C10	Benzene	Ethylbenzene	Toluene	Xylene (m & p)	Xylene (o)	Xylene Total	
				mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	
EQL				4	0.4	1	1	1	0.1	1	1	50	100	100	50	25	50	100	100	50	25	25	0.2	1	0.5	2	1	1	
CRC Care (2011) Direct Contact HSL-A											3300	4500	6300								4400	100	4500	14,000			12,000		
CRC Care (2011) Direct Contact Intrusive Maintenance Worker											62000	85000	120000								82000	1100	85000	120000			130000		
NEPC (2013) EILs Residential				100		320	190	1100		170	400																		
NEPC (2013) Table 1A(1) HILA				100	20	100	6000	300	40	400	7400																		
NEPC (2013) Table 1A(3) Soil HSL A for Vapour Intrusion, Sand																													
	0-1m													110						45		0.5	55	160			40		
NEPC (2013) Table 1B(6) ESLs for Residential, Coarse Soil																					180		50	70	85			105	
	0-2m											300	2800	120						180		50	70	85			105		
NEPC (2013) Table 1B(7) Management Limits, Residential, Coarse Soil											1000	2500	10000									700							
Field_ID	Sample_Depth_Range	Sampled_Date-Time	Matrix_Type	Arsenic	Cadmium	Chromium (III+VI)	Copper	Lead	Mercury	Nickel	Zinc	C10-C16	C16-C34	C34-C40	F2	C6 - C9	C10 - C14	C15 - C28	C29-C36	C10 - C40 (Sum of total)	C6-C10 less BTEX (F1)	C6-C10	Benzene	Ethylbenzene	Toluene	Xylene (m & p)	Xylene (o)	Xylene Total	
BH1	0.3-0.5	1/02/2017	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
BH2	0.1-0.3	30/01/2017	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
BH3	0.3-0.5	1/02/2017	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
BH4	0.8-1.0	1/02/2017	Natural	5	<0.4	11	17	14	<0.1	4	19	<50	<100	<100	<50	<25	<50	<100	<100	<50	<25	<25	<0.2	<1	<0.5	<2	<1	<3	
BH4	0.1-0.3	1/02/2017	Fill	4	<0.4	25	38	20	<0.1	19	25	<50	<160	<230	<50	<25	<50	<100	<200	<400	<25	<25	<0.2	<1	<0.5	<2	<1	<3	
BH7	0.8-1.0	30/01/2017	Natural	<4	<0.4	9	16	11	<0.1	3	14	<50	<100	<100	<50	<25	<50	<100	<100	<50	<25	<25	<0.2	<1	<0.5	<2	<1	<3	
BH5	0.1-0.2	30/01/2017	Fill	-	-	-	-	-	-	-	-	<50	<100	<100	<50	<25	<50	<100	<100	<50	<25	<25	-	-	-	-	-	<3	
BH5	0.1-0.3	30/01/2017	Fill	<4	<0.4	21	29	18	<0.1	12	73	<50	300	200	<50	<25	<50	150	230	500	<25	<25	<0.2	<1	<0.5	<2	<1	<3	
BH6	0.1-0.3	30/01/2017	Fill	20	<0.4	13	48	120	0.7	11	150	<50	<100	<100	<50	<25	<50	<100	<100	<50	<25	<25	<0.2	<1	<0.5	<2	<1	<3	
BH7	0.3-0.5	30/01/2017	Fill	8	<0.4	14	110	77	0.2	14	140	<50	<100	<100	<50	<25	<50	<100	<100	<50	<25	<25	<0.2	<1	<0.5	<2	<1	<3	
BH8	0.1-0.3	30/01/2017	Fill	<4	<0.4	18	38	15	<0.1	17	43	<50	170	300	<50	<25	<50	<100	230	470	<25	<25	<0.2	<1	<0.5	<2	<1	<3	
BH8	0.3-0.5	30/01/2017	Fill																										
BH9	0.1-0.3	30/01/2017	Fill	<4	<0.4	12	40	120	<0.1	17	85	<50	240	400	<50	<25	<50	<100	300	640	<25	<25	<0.2	<1	<0.5	<2	<1	<3	
BH10	0.2-0.5	30/01/2017	Natural	5	<0.4	14	21	36	<0.1	10	66	<50	<100	<100	<50	<25	<50	<100	<100	<50	<25	<25	<0.2	<1	<0.5	<2	<1	<3	
BH11	0.1-0.3	30/01/2017	Fill	<4	<0.4	16	40	24	<0.1	14	47	<50	390	490	<50	<25	<50	110	420	880	<25	<25	<0.2	<1	<0.5	<2	<1	<3	
BH11	0.5-0.7	30/01/2017	Natural																										
BH11	0.8-1.0	30/01/2017	Natural	<4	<0.4	8	15	8	<0.1	4	13	<50	<100	<100	<50	<25	<50	<100	<100	<50	<25	<25	<0.2	<1	<0.5	<2	<1	<3	
BH A	0-0.1	10/08/2017	SOIL - Filling	<4	<0.4	25	17	10	<0.1	18	31	<50	<100	<100	<50	590	83	<100	<100	<50	420	790	<0.2	45	0.7	240	78	320	
BH B	0.2-0.3	10/08/2017	SOIL - Filling	5	<0.4	42	25	18	<0.1	25	26	<50	270	370	<50	<25	<50	<100	280	630	<25	<25	<0.2	<1	<0.5	<2	<1	<3	
BH C	0.5-0.6	10/08/2017	SOIL - Natural	<4	<0.4	12	17	18	<0.1	6	25	<50	<100	<100	<50	<25	<50	<100	<100	<50	<25	<25	<0.2	<1	<0.5	<2	<1	<3	
BH D	0-0.1	10/08/2017	SOIL - Filling	<4	<0.4	2	220	8	<0.1	5	44	<50	<100	<100	<50	<25	<50	<100	<100	<50	<25	<25	<0.2	<1	<0.5	5	2	7	
BH E	0-0.1	10/08/2017	SOIL - Filling	<4	<0.4	12	17	16	<0.1	6	60	<50	<100	<100	<50	<25	<50	<100	<100	<50	<25	<25	<0.2	<1	<0.5	<2	<1	<3	
BH E	0.8-0.9	10/08/2017	SOIL - Natural	5	<0.4	12	19	15	<0.1	5	27	<50	<100	<100	<50	<25	<50	<100	<100	<50	<25	<25	<0.2	<1	<0.5	<2	<1	<3	
BH F	0-0.1	10/08/2017	SOIL - Filling	<4	<0.4	11	17	37	0.4	7	110	<50	<100	<100	<50	<25	<50	<100	<100	<50	<25	<25	<0.2	1	<0.5	5	<1	5	
BH F	0.2-0.3	10/08/2017	SOIL - Natural	6	<0.4	14	18	32	<0.1	10	64	<50	<100	<100	<50	<25	<50	<100	<100	<50	<25	<25	<0.2	<1	<0.5	<2	<1	<3	
QA	Field Replicate of BHB/0.2-0.3	10/08/2017	SOIL - Filling	5	<0.4	23	20	32	<0.1	15	68	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Table D1: Summary of Laboratory Results

				PAH/Phenols														Polychlorinated Biphenyls											
				Acenaphthene	Acenaphthylene	Anthracene	Benz(a)anthracene	Benzo(e)pyrene	BaP TEQ	Benzo(g,h,i)perylene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-c,d)pyrene	Naphthalene	Phenanthrene	Phenolics Total	Pyrene	Arochlor 1016	Arochlor 1221	Arochlor 1232	Arochlor 1242	Arochlor 1248	Arochlor 1254	Arochlor 1260	PCBs (Sum of total)		
				mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg		
EQL				0.1	0.1	0.1	0.1	0.05	0.05	0.1	0.1	0.1	0.1	0.1	0.1	0.1	5	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1		
CRC Care (2011) Direct Contact HSL-A																													
CRC Care (2011) Direct Contact Intrusive Maintenance Worker																													
NEPC (2013) EILs Residential																													
NEPC (2013) Table 1A(1) HIL A									3								3000											1	
NEPC (2013) Table 1A(3) Soil HSL A for Vapour Intrusion, Sand																													
0-1m																													
NEPC (2013) Table 1B(6) ESLs for Residential, Coarse Soil																													
0-2m								0.7																					
NEPC (2013) Table 1B(7) Management Limits, Residential, Coarse Soil																													
Field_ID	Sample_Depth_Range	Sampled_Date-Time	Matrix_Type	Acenaphthene	Acenaphthylene	Anthracene	Benz(a)anthracene	Benzo(e)pyrene	BaP TEQ	Benzo(g,h,i)perylene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-c,d)pyrene	Naphthalene	Phenanthrene	Phenolics Total	Pyrene	Arochlor 1016	Arochlor 1221	Arochlor 1232	Arochlor 1242	Arochlor 1248	Arochlor 1254	Arochlor 1260	PCBs (Sum of total)		
BH1	0.3-0.5	1/02/2017	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
BH2	0.1-0.3	30/01/2017	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
BH3	0.3-0.5	1/02/2017	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
BH4	0.8-1.0	1/02/2017	Natural	<0.1	<0.1	<0.1	0.2	<0.05	<0.5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	
BH4	0.1-0.3	1/02/2017	Fill	<0.1	<0.1	<0.1	0.2	0.3	<0.5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	
BH7	0.8-1.0	30/01/2017	Natural	<0.1	<0.1	<0.1	0.2	<0.05	<0.5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	
BH5	0.1-0.2	30/01/2017	Fill	<0.1	<0.1	<0.1	0.2	-	<0.5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	-	<0.1	-	-	-	-	-	-	-	-	-	
BH5	0.1-0.3	30/01/2017	Fill	<0.1	<0.1	<0.1	0.2	5.8	8.4	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	
BH6	0.1-0.3	30/01/2017	Fill	<0.1	<0.1	<0.1	0.2	0.07	<0.5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	
BH7	0.3-0.5	30/01/2017	Fill	<0.1	<0.1	<0.1	0.2	0.1	<0.5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	
BH8	0.1-0.3	30/01/2017	Fill	<0.1	<0.1	<0.1	0.2	0.3	<0.5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	
BH8	0.3-0.5	30/01/2017	Fill																										
BH9	0.1-0.3	30/01/2017	Fill	<0.1	<0.1	<0.1	0.2	0.1	<0.5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	
BH10	0.2-0.5	30/01/2017	Natural	<0.1	<0.1	<0.1	0.2	0.2	<0.5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	
BH11	0.1-0.3	30/01/2017	Fill	<0.1	<0.1	<0.1	0.2	0.54	0.8	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	
BH11	0.5-0.7	30/01/2017	Natural																										
BH11	0.8-1.0	30/01/2017	Natural	<0.1	<0.1	<0.1	0.2	<0.05	<0.5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	
BH A	0-0.1	10/08/2017	SOIL - Filling	<0.1	<0.1	<0.1	0.2	0.2	<0.5	0.2	0.2	<0.1	0.4	<0.1	0.1	<0.1	0.2	<5	0.4	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	
BH B	0.2-0.3	10/08/2017	SOIL - Filling	<0.1	0.2	<0.1	<0.1	0.1	<0.5	0.3	<0.1	<0.1	<0.1	<0.1	0.1	<0.1	0.2	<5	0.2	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	
BH C	0.5-0.6	10/08/2017	SOIL - Natural	<0.1	<0.1	<0.1	<0.1	<0.05	<0.5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	
BH D	0-0.1	10/08/2017	SOIL - Filling	<0.1	<0.1	<0.1	<0.1	<0.05	<0.5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	
BH E	0-0.1	10/08/2017	SOIL - Filling	<0.1	<0.1	<0.1	<0.1	<0.05	<0.5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	
BH E	0.8-0.9	10/08/2017	SOIL - Natural	<0.1	<0.1	<0.1	<0.1	<0.05	<0.5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	
BH F	0-0.1	10/08/2017	SOIL - Filling	<0.1	<0.1	<0.1	<0.1	<0.05	<0.5	<0.1	<0.1	<0.1	0.1	<0.1	<0.1	<0.1	<0.1	<5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	
BH F	0.2-0.3	10/08/2017	SOIL - Natural	<0.1	<0.1	<0.1	0.1	0.1	<0.5	0.1	0.1	<0.1	0.2	<0.1	<0.1	<0.1	<0.1	<5	0.3	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	
QA	Field Replicate of BHB/0.2-0.3	10/08/2017	SOIL - Filling	<0.1	<0.1	<0.1	<0.1	0.1	<0.5	0.2	0.1	<0.1	0.2	<0.1	0.1	<0.1	0.1	-	0.2	-	-	-	-	-	-	-	-	-	

Table D1: Summary of Laboratory Results

				Organochlorine Pesticides														Organophosphorous Pesticides											Asbestos									
				4,4-DDE	α-BHC	Aldrin	β-BHC	Chlordane (cis)	Chlordane (trans)	δ-BHC	DDD	DDT	DDT+DDE+DDD	Dieldrin	Endosulfan I	Endosulfan II	Endosulfan sulphate	Endrin	Endrin aldehyde	γ-BHC (Lindane)	Heptachlor	Heptachlor epoxide	Methoxychlor	Azinophos methyl	Bromophos-ethyl	Chlorpyrifos	Chlorpyrifos-methyl	Diazinon	Dichlorvos	Dimethoate	Ethion	Fenitrothion	Malathion	Ronnel	Asbestos ID in Soils			
				mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	g/kg			
EQL				0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1			
CRC Care (2011) Direct Contact HSL-A																																						
CRC Care (2011) Direct Contact Intrusive Maintenance Worker																																						
NEPC (2013) EILs Residential												180																										
NEPC (2013) Table 1A(1) HILA								50				240					10			6		300																
NEPC (2013) Table 1A(3) Soil HSL A for Vapour Intrusion, Sand																																						
0-1m																																						
NEPC (2013) Table 1B(6) ESLs for Residential, Coarse Soil																																						
0-2m																																						
NEPC (2013) Table 1B(7) Management Limits, Residential, Coarse Soil																																						
Field_ID	Sample_Depth_Range	Sampled_Date-Time	Matrix_Type																																			
BH1	0.3-0.5	1/02/2017	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	NAD (<0.1 g/kg)		
BH2	0.1-0.3	30/01/2017	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	NAD (<0.1 g/kg)	
BH3	0.3-0.5	1/02/2017	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	NAD (<0.1 g/kg)	
BH4	0.8-1.0	1/02/2017	Natural	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	NAD (<0.1 g/kg)	
BH4	0.1-0.3	1/02/2017	Fill	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	NAD (<0.1 g/kg)	
BH7	0.8-1.0	30/01/2017	Natural	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	NAD (<0.1 g/kg)	
BH5	0.1-0.2	30/01/2017	Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
BH5	0.1-0.3	30/01/2017	Fill	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	NAD (<0.1 g/kg)	
BH6	0.1-0.3	30/01/2017	Fill	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	NAD (<0.1 g/kg)	
BH7	0.3-0.5	30/01/2017	Fill	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	NAD (<0.1 g/kg)	
BH8	0.1-0.3	30/01/2017	Fill	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	NAD (<0.1 g/kg)	
BH8	0.3-0.5	30/01/2017	Fill																																		NAD (<0.1 g/kg)	
BH9	0.1-0.3	30/01/2017	Fill	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	NAD (<0.1 g/kg)	
BH10	0.2-0.5	30/01/2017	Natural	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	NAD (<0.1 g/kg)	
BH11	0.1-0.3	30/01/2017	Fill	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	NAD (<0.1 g/kg)	
BH11	0.5-0.7	30/01/2017	Natural																																		NAD (<0.1 g/kg)	
BH11	0.8-1.0	30/01/2017	Natural	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	NAD (<0.1 g/kg)	
BH A	0-0.1	10/08/2017	SOIL - Filling	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	NAD (<0.1 g/kg)	
BH B	0.2-0.3	10/08/2017	SOIL - Filling	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	NAD (<0.1 g/kg)	
BH C	0.5-0.6	10/08/2017	SOIL - Natural	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	NAD (<0.1 g/kg)	
BH D	0-0.1	10/08/2017	SOIL - Filling	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	NAD (<0.1 g/kg)	
BH E	0-0.1	10/08/2017	SOIL - Filling	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	NAD (<0.1 g/kg)	
BH E	0.8-0.9	10/08/2017	SOIL - Natural	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	NAD (<0.1 g/kg)	
BH F	0-0.1	10/08/2017	SOIL - Filling	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	NAD (<0.1 g/kg)	
BH F	0.2-0.3	10/08/2017	SOIL - Natural	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	NAD (<0.1 g/kg)	
QA	Field Replicate of BHB/0.2-0.3	10/08/2017	SOIL - Filling	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	



CERTIFICATE OF ANALYSIS 173161

Client Details

Client	Douglas Partners Pty Ltd
Attention	Jack Snowden, Jessica Paulsen
Address	96 Hermitage Rd, West Ryde, NSW, 2114

Sample Details

Your Reference	85817.01, Reserve Street DSI, Penrith
Number of Samples	9 Soils
Date samples received	10/08/2017
Date completed instructions received	10/08/2017

Analysis Details

Please refer to the following pages for results, methodology summary and quality control data.

Samples were analysed as received from the client. Results relate specifically to the samples as received.

Results are reported on a dry weight basis for solids and on an as received basis for other matrices.

Report Details

Date results requested by	17/08/2017
Date of Issue	17/08/2017

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Report Comments

Asbestos: Excessive sample volume was provided for asbestos analysis. A portion of the supplied sample was sub-sampled according to Envirolab procedures. We cannot guarantee that this sub-sample is indicative of the entire sample. Envirolab recommends supplying 40-50g (50mL) of sample in its own container as per AS4964-2004.

Note: Samples 173161-1 to 8 were sub-sampled from bags provided by the client.

Asbestos Approved By

Analysed by Asbestos Approved Identifier: Lucy Zhu

Authorised by Asbestos Approved Signatory: Lulu Scott

Results Approved By

Jeremy Faircloth, Organics Supervisor

Long Pham, Team Leader, Metals

Lulu Scott, Asbestos Supervisor

Nick Sarlamis, Inorganics Supervisor

Steven Luong, Chemist

Authorised By

David Springer, General Manager

vTRH(C6-C10)/BTEXN in Soil						
Our Reference		173161-1	173161-2	173161-3	173161-4	173161-5
Your Reference	UNITS	BH A	BH B	BH C	BH D	BH E
Depth		0-0.1	0.2-0.3	0.5-0.6	0-0.1	0-0.1
Date Sampled		10/08/2017	10/08/2017	10/08/2017	10/08/2017	10/08/2017
Type of sample		Soil	Soil	Soil	Soil	Soil
Date extracted	-	11/08/2017	11/08/2017	11/08/2017	11/08/2017	11/08/2017
Date analysed	-	14/08/2017	14/08/2017	14/08/2017	14/08/2017	14/08/2017
TRH C ₆ - C ₉	mg/kg	590	<25	<25	<25	<25
TRH C ₆ - C ₁₀	mg/kg	790	<25	<25	<25	<25
vTPH C ₆ - C ₁₀ less BTEX (F1)	mg/kg	420	<25	<25	<25	<25
Benzene	mg/kg	<0.2	<0.2	<0.2	<0.2	<0.2
Toluene	mg/kg	0.7	<0.5	<0.5	<0.5	<0.5
Ethylbenzene	mg/kg	45	<1	<1	<1	<1
m+p-xylene	mg/kg	240	<2	<2	5	<2
o-Xylene	mg/kg	78	<1	<1	2	<1
Total +ve Xylenes	mg/kg	320	<1	<1	7	<1
naphthalene	mg/kg	<1	<1	<1	<1	<1
Surrogate aaa-Trifluorotoluene	%	106	103	92	103	91

vTRH(C6-C10)/BTEXN in Soil				
Our Reference		173161-6	173161-7	173161-8
Your Reference	UNITS	BH E	BH F	BH F
Depth		0.8-0.9	0-0.1	0.2-0.3
Date Sampled		10/08/2017	10/08/2017	10/08/2017
Type of sample		Soil	Soil	Soil
Date extracted	-	11/08/2017	11/08/2017	11/08/2017
Date analysed	-	14/08/2017	14/08/2017	14/08/2017
TRH C ₆ - C ₉	mg/kg	<25	<25	<25
TRH C ₆ - C ₁₀	mg/kg	<25	<25	<25
vTPH C ₆ - C ₁₀ less BTEX (F1)	mg/kg	<25	<25	<25
Benzene	mg/kg	<0.2	<0.2	<0.2
Toluene	mg/kg	<0.5	<0.5	<0.5
Ethylbenzene	mg/kg	<1	1	<1
m+p-xylene	mg/kg	<2	5	<2
o-Xylene	mg/kg	<1	<1	<1
Total +ve Xylenes	mg/kg	<1	5	<1
naphthalene	mg/kg	<1	<1	<1
Surrogate aaa-Trifluorotoluene	%	97	98	98

svTRH (C10-C40) in Soil						
Our Reference		173161-1	173161-2	173161-3	173161-4	173161-5
Your Reference	UNITS	BH A	BH B	BH C	BH D	BH E
Depth		0-0.1	0.2-0.3	0.5-0.6	0-0.1	0-0.1
Date Sampled		10/08/2017	10/08/2017	10/08/2017	10/08/2017	10/08/2017
Type of sample		Soil	Soil	Soil	Soil	Soil
Date extracted	-	11/08/2017	11/08/2017	11/08/2017	11/08/2017	11/08/2017
Date analysed	-	14/08/2017	14/08/2017	15/08/2017	15/08/2017	15/08/2017
TRH C ₁₀ - C ₁₄	mg/kg	83	<50	<50	<50	<50
TRH C ₁₅ - C ₂₈	mg/kg	<100	<100	<100	<100	<100
TRH C ₂₉ - C ₃₆	mg/kg	<100	280	<100	<100	<100
TRH >C ₁₀ -C ₁₆	mg/kg	<50	<50	<50	<50	<50
TRH >C ₁₀ - C ₁₆ less Naphthalene (F2)	mg/kg	<50	<50	<50	<50	<50
TRH >C ₁₆ -C ₃₄	mg/kg	<100	270	<100	<100	<100
TRH >C ₃₄ -C ₄₀	mg/kg	<100	370	<100	<100	<100
Total +ve TRH (>C10-C40)	mg/kg	<50	630	<50	<50	<50
Surrogate o-Terphenyl	%	88	89	84	86	90

svTRH (C10-C40) in Soil				
Our Reference		173161-6	173161-7	173161-8
Your Reference	UNITS	BH E	BH F	BH F
Depth		0.8-0.9	0-0.1	0.2-0.3
Date Sampled		10/08/2017	10/08/2017	10/08/2017
Type of sample		Soil	Soil	Soil
Date extracted	-	11/08/2017	11/08/2017	11/08/2017
Date analysed	-	15/08/2017	15/08/2017	15/08/2017
TRH C ₁₀ - C ₁₄	mg/kg	<50	<50	<50
TRH C ₁₅ - C ₂₈	mg/kg	<100	<100	<100
TRH C ₂₉ - C ₃₆	mg/kg	<100	<100	<100
TRH >C ₁₀ -C ₁₆	mg/kg	<50	<50	<50
TRH >C ₁₀ - C ₁₆ less Naphthalene (F2)	mg/kg	<50	<50	<50
TRH >C ₁₆ -C ₃₄	mg/kg	<100	<100	<100
TRH >C ₃₄ -C ₄₀	mg/kg	<100	<100	<100
Total +ve TRH (>C10-C40)	mg/kg	<50	<50	<50
Surrogate o-Terphenyl	%	85	83	86

PAHs in Soil						
Our Reference		173161-1	173161-2	173161-3	173161-4	173161-5
Your Reference	UNITS	BH A	BH B	BH C	BH D	BH E
Depth		0-0.1	0.2-0.3	0.5-0.6	0-0.1	0-0.1
Date Sampled		10/08/2017	10/08/2017	10/08/2017	10/08/2017	10/08/2017
Type of sample		Soil	Soil	Soil	Soil	Soil
Date extracted	-	11/08/2017	11/08/2017	11/08/2017	11/08/2017	11/08/2017
Date analysed	-	14/08/2017	14/08/2017	14/08/2017	14/08/2017	14/08/2017
Naphthalene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Acenaphthylene	mg/kg	<0.1	0.2	<0.1	<0.1	<0.1
Acenaphthene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Fluorene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Phenanthrene	mg/kg	0.2	0.2	<0.1	<0.1	<0.1
Anthracene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Fluoranthene	mg/kg	0.4	<0.1	<0.1	<0.1	<0.1
Pyrene	mg/kg	0.4	0.2	<0.1	<0.1	<0.1
Benzo(a)anthracene	mg/kg	0.2	<0.1	<0.1	<0.1	<0.1
Chrysene	mg/kg	0.2	<0.1	<0.1	<0.1	<0.1
Benzo(b,j+k)fluoranthene	mg/kg	0.4	<0.2	<0.2	<0.2	<0.2
Benzo(a)pyrene	mg/kg	0.2	0.1	<0.05	<0.05	<0.05
Indeno(1,2,3-c,d)pyrene	mg/kg	0.1	0.1	<0.1	<0.1	<0.1
Dibenzo(a,h)anthracene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Benzo(g,h,i)perylene	mg/kg	0.2	0.3	<0.1	<0.1	<0.1
Benzo(a)pyrene TEQ calc (zero)	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(a)pyrene TEQ calc(half)	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(a)pyrene TEQ calc(PQL)	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Total +ve PAH's	mg/kg	2.5	1.1	<0.05	<0.05	<0.05
Surrogate p-Terphenyl-d14	%	86	84	82	84	84

PAHs in Soil					
Our Reference		173161-6	173161-7	173161-8	173161-9
Your Reference	UNITS	BH E	BH F	BH F	QA
Depth		0.8-0.9	0-0.1	0.2-0.3	-
Date Sampled		10/08/2017	10/08/2017	10/08/2017	10/08/2017
Type of sample		Soil	Soil	Soil	Soil
Date extracted	-	11/08/2017	11/08/2017	11/08/2017	11/08/2017
Date analysed	-	14/08/2017	14/08/2017	14/08/2017	14/08/2017
Naphthalene	mg/kg	<0.1	<0.1	<0.1	<0.1
Acenaphthylene	mg/kg	<0.1	<0.1	<0.1	<0.1
Acenaphthene	mg/kg	<0.1	<0.1	<0.1	<0.1
Fluorene	mg/kg	<0.1	<0.1	<0.1	<0.1
Phenanthrene	mg/kg	<0.1	<0.1	<0.1	0.1
Anthracene	mg/kg	<0.1	<0.1	<0.1	<0.1
Fluoranthene	mg/kg	<0.1	0.1	0.2	0.2
Pyrene	mg/kg	<0.1	<0.1	0.3	0.2
Benzo(a)anthracene	mg/kg	<0.1	<0.1	0.1	<0.1
Chrysene	mg/kg	<0.1	<0.1	0.1	0.1
Benzo(b,j+k)fluoranthene	mg/kg	<0.2	<0.2	0.2	0.2
Benzo(a)pyrene	mg/kg	<0.05	<0.05	0.1	0.1
Indeno(1,2,3-c,d)pyrene	mg/kg	<0.1	<0.1	<0.1	0.1
Dibenzo(a,h)anthracene	mg/kg	<0.1	<0.1	<0.1	<0.1
Benzo(g,h,i)perylene	mg/kg	<0.1	<0.1	0.1	0.2
Benzo(a)pyrene TEQ calc (zero)	mg/kg	<0.5	<0.5	<0.5	<0.5
Benzo(a)pyrene TEQ calc(half)	mg/kg	<0.5	<0.5	<0.5	<0.5
Benzo(a)pyrene TEQ calc(PQL)	mg/kg	<0.5	<0.5	<0.5	<0.5
Total +ve PAH's	mg/kg	<0.05	0.1	1.2	1.3
Surrogate <i>p</i> -Terphenyl-d14	%	86	82	85	87

Organochlorine Pesticides in soil						
Our Reference		173161-1	173161-2	173161-3	173161-4	173161-5
Your Reference	UNITS	BH A	BH B	BH C	BH D	BH E
Depth		0-0.1	0.2-0.3	0.5-0.6	0-0.1	0-0.1
Date Sampled		10/08/2017	10/08/2017	10/08/2017	10/08/2017	10/08/2017
Type of sample		Soil	Soil	Soil	Soil	Soil
Date extracted	-	11/08/2017	11/08/2017	11/08/2017	11/08/2017	11/08/2017
Date analysed	-	11/08/2017	11/08/2017	11/08/2017	11/08/2017	11/08/2017
HCB	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
alpha-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
gamma-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
beta-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
delta-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Aldrin	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor Epoxide	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
gamma-Chlordane	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
alpha-chlordane	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Endosulfan I	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
pp-DDE	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Dieldrin	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Endrin	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
pp-DDD	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Endosulfan II	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
pp-DDT	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Endrin Aldehyde	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Endosulfan Sulphate	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Methoxychlor	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Total +ve DDT+DDD+DDE	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Surrogate TCMX	%	97	98	92	99	95

Organochlorine Pesticides in soil				
Our Reference		173161-6	173161-7	173161-8
Your Reference	UNITS	BH E	BH F	BH F
Depth		0.8-0.9	0-0.1	0.2-0.3
Date Sampled		10/08/2017	10/08/2017	10/08/2017
Type of sample		Soil	Soil	Soil
Date extracted	-	11/08/2017	11/08/2017	11/08/2017
Date analysed	-	11/08/2017	11/08/2017	11/08/2017
HCB	mg/kg	<0.1	<0.1	<0.1
alpha-BHC	mg/kg	<0.1	<0.1	<0.1
gamma-BHC	mg/kg	<0.1	<0.1	<0.1
beta-BHC	mg/kg	<0.1	<0.1	<0.1
Heptachlor	mg/kg	<0.1	<0.1	<0.1
delta-BHC	mg/kg	<0.1	<0.1	<0.1
Aldrin	mg/kg	<0.1	<0.1	<0.1
Heptachlor Epoxide	mg/kg	<0.1	<0.1	<0.1
gamma-Chlordane	mg/kg	<0.1	<0.1	<0.1
alpha-chlordane	mg/kg	<0.1	<0.1	<0.1
Endosulfan I	mg/kg	<0.1	<0.1	<0.1
pp-DDE	mg/kg	<0.1	<0.1	<0.1
Dieldrin	mg/kg	<0.1	<0.1	<0.1
Endrin	mg/kg	<0.1	<0.1	<0.1
pp-DDD	mg/kg	<0.1	<0.1	<0.1
Endosulfan II	mg/kg	<0.1	<0.1	<0.1
pp-DDT	mg/kg	<0.1	<0.1	<0.1
Endrin Aldehyde	mg/kg	<0.1	<0.1	<0.1
Endosulfan Sulphate	mg/kg	<0.1	<0.1	<0.1
Methoxychlor	mg/kg	<0.1	<0.1	<0.1
Total +ve DDT+DDD+DDE	mg/kg	<0.1	<0.1	<0.1
Surrogate TCMX	%	87	96	92

Organophosphorus Pesticides						
Our Reference		173161-1	173161-2	173161-3	173161-4	173161-5
Your Reference	UNITS	BH A	BH B	BH C	BH D	BH E
Depth		0-0.1	0.2-0.3	0.5-0.6	0-0.1	0-0.1
Date Sampled		10/08/2017	10/08/2017	10/08/2017	10/08/2017	10/08/2017
Type of sample		Soil	Soil	Soil	Soil	Soil
Date extracted	-	11/08/2017	11/08/2017	11/08/2017	11/08/2017	11/08/2017
Date analysed	-	11/08/2017	11/08/2017	11/08/2017	11/08/2017	11/08/2017
Azinphos-methyl (Guthion)	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Bromophos-ethyl	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Chlorpyrifos	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Chlorpyrifos-methyl	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Diazinon	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Dichlorvos	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Dimethoate	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Ethion	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Fenitrothion	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Malathion	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Parathion	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Ronnel	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Surrogate TCMX	%	97	98	92	99	95

Organophosphorus Pesticides				
Our Reference		173161-6	173161-7	173161-8
Your Reference	UNITS	BH E	BH F	BH F
Depth		0.8-0.9	0-0.1	0.2-0.3
Date Sampled		10/08/2017	10/08/2017	10/08/2017
Type of sample		Soil	Soil	Soil
Date extracted	-	11/08/2017	11/08/2017	11/08/2017
Date analysed	-	11/08/2017	11/08/2017	11/08/2017
Azinphos-methyl (Guthion)	mg/kg	<0.1	<0.1	<0.1
Bromophos-ethyl	mg/kg	<0.1	<0.1	<0.1
Chlorpyrifos	mg/kg	<0.1	<0.1	<0.1
Chlorpyrifos-methyl	mg/kg	<0.1	<0.1	<0.1
Diazinon	mg/kg	<0.1	<0.1	<0.1
Dichlorvos	mg/kg	<0.1	<0.1	<0.1
Dimethoate	mg/kg	<0.1	<0.1	<0.1
Ethion	mg/kg	<0.1	<0.1	<0.1
Fenitrothion	mg/kg	<0.1	<0.1	<0.1
Malathion	mg/kg	<0.1	<0.1	<0.1
Parathion	mg/kg	<0.1	<0.1	<0.1
Ronnel	mg/kg	<0.1	<0.1	<0.1
Surrogate TCMX	%	87	96	92

PCBs in Soil						
Our Reference		173161-1	173161-2	173161-3	173161-4	173161-5
Your Reference	UNITS	BH A	BH B	BH C	BH D	BH E
Depth		0-0.1	0.2-0.3	0.5-0.6	0-0.1	0-0.1
Date Sampled		10/08/2017	10/08/2017	10/08/2017	10/08/2017	10/08/2017
Type of sample		Soil	Soil	Soil	Soil	Soil
Date extracted	-	11/08/2017	11/08/2017	11/08/2017	11/08/2017	11/08/2017
Date analysed	-	11/08/2017	11/08/2017	11/08/2017	11/08/2017	11/08/2017
Aroclor 1016	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Aroclor 1221	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Aroclor 1232	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Aroclor 1242	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Aroclor 1248	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Aroclor 1254	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Aroclor 1260	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Total +ve PCBs (1016-1260)	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Surrogate TCLMX	%	97	98	92	99	95

PCBs in Soil				
Our Reference		173161-6	173161-7	173161-8
Your Reference	UNITS	BH E	BH F	BH F
Depth		0.8-0.9	0-0.1	0.2-0.3
Date Sampled		10/08/2017	10/08/2017	10/08/2017
Type of sample		Soil	Soil	Soil
Date extracted	-	11/08/2017	11/08/2017	11/08/2017
Date analysed	-	11/08/2017	11/08/2017	11/08/2017
Aroclor 1016	mg/kg	<0.1	<0.1	<0.1
Aroclor 1221	mg/kg	<0.1	<0.1	<0.1
Aroclor 1232	mg/kg	<0.1	<0.1	<0.1
Aroclor 1242	mg/kg	<0.1	<0.1	<0.1
Aroclor 1248	mg/kg	<0.1	<0.1	<0.1
Aroclor 1254	mg/kg	<0.1	<0.1	<0.1
Aroclor 1260	mg/kg	<0.1	<0.1	<0.1
Total +ve PCBs (1016-1260)	mg/kg	<0.1	<0.1	<0.1
Surrogate TCLMX	%	87	96	92

Acid Extractable metals in soil						
Our Reference		173161-1	173161-2	173161-3	173161-4	173161-5
Your Reference	UNITS	BH A	BH B	BH C	BH D	BH E
Depth		0-0.1	0.2-0.3	0.5-0.6	0-0.1	0-0.1
Date Sampled		10/08/2017	10/08/2017	10/08/2017	10/08/2017	10/08/2017
Type of sample		Soil	Soil	Soil	Soil	Soil
Date prepared	-	11/08/2017	11/08/2017	11/08/2017	11/08/2017	11/08/2017
Date analysed	-	11/08/2017	11/08/2017	11/08/2017	11/08/2017	11/08/2017
Arsenic	mg/kg	<4	5	<4	<4	<4
Cadmium	mg/kg	<0.4	<0.4	<0.4	<0.4	<0.4
Chromium	mg/kg	25	42	12	2	12
Copper	mg/kg	17	25	17	220	17
Lead	mg/kg	10	18	18	8	16
Mercury	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Nickel	mg/kg	18	25	6	5	6
Zinc	mg/kg	31	26	25	44	60

Acid Extractable metals in soil					
Our Reference		173161-6	173161-7	173161-8	173161-9
Your Reference	UNITS	BH E	BH F	BH F	QA
Depth		0.8-0.9	0-0.1	0.2-0.3	-
Date Sampled		10/08/2017	10/08/2017	10/08/2017	10/08/2017
Type of sample		Soil	Soil	Soil	Soil
Date prepared	-	11/08/2017	11/08/2017	11/08/2017	11/08/2017
Date analysed	-	11/08/2017	11/08/2017	11/08/2017	11/08/2017
Arsenic	mg/kg	5	<4	6	5
Cadmium	mg/kg	<0.4	<0.4	<0.4	<0.4
Chromium	mg/kg	12	11	14	23
Copper	mg/kg	19	17	18	20
Lead	mg/kg	15	37	32	32
Mercury	mg/kg	<0.1	0.4	<0.1	<0.1
Nickel	mg/kg	5	7	10	15
Zinc	mg/kg	27	110	64	68

Misc Soil - Inorg						
Our Reference		173161-1	173161-2	173161-3	173161-4	173161-5
Your Reference	UNITS	BH A	BH B	BH C	BH D	BH E
Depth		0-0.1	0.2-0.3	0.5-0.6	0-0.1	0-0.1
Date Sampled		10/08/2017	10/08/2017	10/08/2017	10/08/2017	10/08/2017
Type of sample		Soil	Soil	Soil	Soil	Soil
Date prepared	-	11/08/2017	11/08/2017	11/08/2017	11/08/2017	11/08/2017
Date analysed	-	11/08/2017	11/08/2017	11/08/2017	11/08/2017	11/08/2017
Total Phenolics (as Phenol)	mg/kg	<5	<5	<5	<5	<5

Misc Soil - Inorg				
Our Reference		173161-6	173161-7	173161-8
Your Reference	UNITS	BH E	BH F	BH F
Depth		0.8-0.9	0-0.1	0.2-0.3
Date Sampled		10/08/2017	10/08/2017	10/08/2017
Type of sample		Soil	Soil	Soil
Date prepared	-	11/08/2017	11/08/2017	11/08/2017
Date analysed	-	11/08/2017	11/08/2017	11/08/2017
Total Phenolics (as Phenol)	mg/kg	<5	<5	<5

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Moisture						
Our Reference		173161-1	173161-2	173161-3	173161-4	173161-5
Your Reference	UNITS	BH A	BH B	BH C	BH D	BH E
Depth		0-0.1	0.2-0.3	0.5-0.6	0-0.1	0-0.1
Date Sampled		10/08/2017	10/08/2017	10/08/2017	10/08/2017	10/08/2017
Type of sample		Soil	Soil	Soil	Soil	Soil
Date prepared	-	11/08/2017	11/08/2017	11/08/2017	11/08/2017	11/08/2017
Date analysed	-	14/08/2017	14/08/2017	14/08/2017	14/08/2017	14/08/2017
Moisture	%	4.1	4.4	19	6.8	19

Moisture					
Our Reference		173161-6	173161-7	173161-8	173161-9
Your Reference	UNITS	BH E	BH F	BH F	QA
Depth		0.8-0.9	0-0.1	0.2-0.3	-
Date Sampled		10/08/2017	10/08/2017	10/08/2017	10/08/2017
Type of sample		Soil	Soil	Soil	Soil
Date prepared	-	11/08/2017	11/08/2017	11/08/2017	11/08/2017
Date analysed	-	14/08/2017	14/08/2017	14/08/2017	14/08/2017
Moisture	%	21	15	18	7.3

Asbestos ID - soils						
Our Reference		173161-1	173161-2	173161-3	173161-4	173161-5
Your Reference	UNITS	BH A	BH B	BH C	BH D	BH E
Depth		0-0.1	0.2-0.3	0.5-0.6	0-0.1	0-0.1
Date Sampled		10/08/2017	10/08/2017	10/08/2017	10/08/2017	10/08/2017
Type of sample		Soil	Soil	Soil	Soil	Soil
Date analysed	-	16/08/2017	16/08/2017	16/08/2017	16/08/2017	16/08/2017
Sample mass tested	g	Approx. 50g	Approx. 30g	Approx. 25g	Approx. 30g	Approx. 35g
Sample Description	-	Brown coarse-grained soil & rocks				
Asbestos ID in soil	-	No asbestos detected at reporting limit of 0.1g/kg	No asbestos detected at reporting limit of 0.1g/kg	No asbestos detected at reporting limit of 0.1g/kg	No asbestos detected at reporting limit of 0.1g/kg	No asbestos detected at reporting limit of 0.1g/kg
		Organic fibres detected				
Trace Analysis	-	No asbestos detected				

Asbestos ID - soils				
Our Reference		173161-6	173161-7	173161-8
Your Reference	UNITS	BH E	BH F	BH F
Depth		0.8-0.9	0-0.1	0.2-0.3
Date Sampled		10/08/2017	10/08/2017	10/08/2017
Type of sample		Soil	Soil	Soil
Date analysed	-	16/08/2017	16/08/2017	16/08/2017
Sample mass tested	g	Approx. 20g	Approx. 20g	Approx. 20g
Sample Description	-	Brown coarse-grained soil & rocks	Brown coarse-grained soil & rocks	Brown coarse-grained soil & rocks
Asbestos ID in soil	-	No asbestos detected at reporting limit of 0.1g/kg	No asbestos detected at reporting limit of 0.1g/kg	No asbestos detected at reporting limit of 0.1g/kg
		Organic fibres detected	Organic fibres detected	Organic fibres detected
Trace Analysis	-	No asbestos detected	No asbestos detected	No asbestos detected

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Method ID	Methodology Summary
ASB-001	Asbestos ID - Qualitative identification of asbestos in bulk samples using Polarised Light Microscopy and Dispersion Staining Techniques including Synthetic Mineral Fibre and Organic Fibre as per Australian Standard 4964-2004.
Inorg-008	Moisture content determined by heating at 105+/-5 °C for a minimum of 12 hours.
Inorg-031	Total Phenolics by segmented flow analyser (in line distillation with colourimetric finish). Solids are extracted in a caustic media prior to analysis.
Metals-020	Determination of various metals by ICP-AES.
Metals-021	Determination of Mercury by Cold Vapour AAS.
Org-003	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-FID. F2 = (>C10-C16)-Naphthalene as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater (HSLs Tables 1A (3, 4)). Note Naphthalene is determined from the VOC analysis.
Org-003	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-FID. F2 = (>C10-C16)-Naphthalene as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater (HSLs Tables 1A (3, 4)). Note Naphthalene is determined from the VOC analysis. Note, the Total +ve TRH PQL is reflective of the lowest individual PQL and is therefore "Total +ve TRH" is simply a sum of the positive individual TRH fractions (>C10-C40).
Org-005	Soil samples are extracted with dichloromethane/acetone and waters with dichloromethane and analysed by GC with dual ECD's.
Org-005	Soil samples are extracted with dichloromethane/acetone and waters with dichloromethane and analysed by GC with dual ECD's. Note, the Total +ve reported DDD+DDE+DDT PQL is reflective of the lowest individual PQL and is therefore simply a sum of the positive individually report DDD+DDE+DDT.
Org-006	Soil samples are extracted with dichloromethane/acetone and waters with dichloromethane and analysed by GC-ECD.
Org-006	Soil samples are extracted with dichloromethane/acetone and waters with dichloromethane and analysed by GC-ECD. Note, the Total +ve PCBs PQL is reflective of the lowest individual PQL and is therefore "Total +ve PCBs" is simply a sum of the positive individual PCBs.
Org-008	Soil samples are extracted with dichloromethane/acetone and waters with dichloromethane and analysed by GC with dual ECD's.
Org-012	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-MS. Benzo(a)pyrene TEQ as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater - 2013. For soil results:- 1. 'EQ PQL' values are assuming all contributing PAHs reported as <PQL are actually at the PQL. This is the most conservative approach and can give false positive TEQs given that PAHs that contribute to the TEQ calculation may not be present. 2. 'EQ zero' values are assuming all contributing PAHs reported as <PQL are zero. This is the least conservative approach and is more susceptible to false negative TEQs when PAHs that contribute to the TEQ calculation are present but below PQL. 3. 'EQ half PQL' values are assuming all contributing PAHs reported as <PQL are half the stipulated PQL. Hence a mid-point between the most and least conservative approaches above. Note, the Total +ve PAHs PQL is reflective of the lowest individual PQL and is therefore "Total +ve PAHs" is simply a sum of the positive individual PAHs.
Org-014	Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS.
Org-016	Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS. Water samples are analysed directly by purge and trap GC-MS. F1 = (C6-C10)-BTEX as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater.
Org-016	Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS. Water samples are analysed directly by purge and trap GC-MS. F1 = (C6-C10)-BTEX as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater. Note, the Total +ve Xylene PQL is reflective of the lowest individual PQL and is therefore "Total +ve Xylenes" is simply a sum of the positive individual Xylenes.

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QUALITY CONTROL: vTRH(C6-C10)/BTEXN in Soil					Duplicate			Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-3	[NT]
Date extracted	-			11/08/2017	[NT]	[NT]	[NT]	[NT]	11/08/2017	[NT]
Date analysed	-			14/08/2017	[NT]	[NT]	[NT]	[NT]	14/08/2017	[NT]
TRH C ₆ - C ₉	mg/kg	25	Org-016	<25	[NT]	[NT]	[NT]	[NT]	110	[NT]
TRH C ₆ - C ₁₀	mg/kg	25	Org-016	<25	[NT]	[NT]	[NT]	[NT]	110	[NT]
Benzene	mg/kg	0.2	Org-016	<0.2	[NT]	[NT]	[NT]	[NT]	106	[NT]
Toluene	mg/kg	0.5	Org-016	<0.5	[NT]	[NT]	[NT]	[NT]	105	[NT]
Ethylbenzene	mg/kg	1	Org-016	<1	[NT]	[NT]	[NT]	[NT]	111	[NT]
m+p-xylene	mg/kg	2	Org-016	<2	[NT]	[NT]	[NT]	[NT]	115	[NT]
o-Xylene	mg/kg	1	Org-016	<1	[NT]	[NT]	[NT]	[NT]	116	[NT]
naphthalene	mg/kg	1	Org-014	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Surrogate aaa-Trifluorotoluene	%		Org-016	110	[NT]	[NT]	[NT]	[NT]	105	[NT]

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QUALITY CONTROL: svTRH (C10-C40) in Soil					Duplicate			Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-3	[NT]
Date extracted	-			11/08/2017	[NT]	[NT]	[NT]	[NT]	11/08/2017	[NT]
Date analysed	-			14/08/2017	[NT]	[NT]	[NT]	[NT]	14/08/2017	[NT]
TRH C ₁₀ - C ₁₄	mg/kg	50	Org-003	<50	[NT]	[NT]	[NT]	[NT]	109	[NT]
TRH C ₁₅ - C ₂₈	mg/kg	100	Org-003	<100	[NT]	[NT]	[NT]	[NT]	107	[NT]
TRH C ₂₉ - C ₃₆	mg/kg	100	Org-003	<100	[NT]	[NT]	[NT]	[NT]	106	[NT]
TRH >C ₁₀ -C ₁₆	mg/kg	50	Org-003	<50	[NT]	[NT]	[NT]	[NT]	109	[NT]
TRH >C ₁₆ -C ₃₄	mg/kg	100	Org-003	<100	[NT]	[NT]	[NT]	[NT]	107	[NT]
TRH >C ₃₄ -C ₄₀	mg/kg	100	Org-003	<100	[NT]	[NT]	[NT]	[NT]	106	[NT]
Surrogate o-Terphenyl	%		Org-003	92	[NT]	[NT]	[NT]	[NT]	98	[NT]

Client Reference: 85817.01, Reserve Street DSI, Penrith

QUALITY CONTROL: PAHs in Soil					Duplicate			Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-3	[NT]
Date extracted	-			11/08/2017	[NT]	[NT]	[NT]	[NT]	11/08/2017	[NT]
Date analysed	-			14/08/2017	[NT]	[NT]	[NT]	[NT]	14/08/2017	[NT]
Naphthalene	mg/kg	0.1	Org-012	<0.1	[NT]	[NT]	[NT]	[NT]	84	[NT]
Acenaphthylene	mg/kg	0.1	Org-012	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Acenaphthene	mg/kg	0.1	Org-012	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Fluorene	mg/kg	0.1	Org-012	<0.1	[NT]	[NT]	[NT]	[NT]	104	[NT]
Phenanthrene	mg/kg	0.1	Org-012	<0.1	[NT]	[NT]	[NT]	[NT]	94	[NT]
Anthracene	mg/kg	0.1	Org-012	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Fluoranthene	mg/kg	0.1	Org-012	<0.1	[NT]	[NT]	[NT]	[NT]	93	[NT]
Pyrene	mg/kg	0.1	Org-012	<0.1	[NT]	[NT]	[NT]	[NT]	97	[NT]
Benzo(a)anthracene	mg/kg	0.1	Org-012	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Chrysene	mg/kg	0.1	Org-012	<0.1	[NT]	[NT]	[NT]	[NT]	99	[NT]
Benzo(b,j+k)fluoranthene	mg/kg	0.2	Org-012	<0.2	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Benzo(a)pyrene	mg/kg	0.05	Org-012	<0.05	[NT]	[NT]	[NT]	[NT]	86	[NT]
Indeno(1,2,3-c,d)pyrene	mg/kg	0.1	Org-012	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Dibenzo(a,h)anthracene	mg/kg	0.1	Org-012	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Benzo(g,h,i)perylene	mg/kg	0.1	Org-012	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Surrogate p-Terphenyl-d14	%		Org-012	91	[NT]	[NT]	[NT]	[NT]	76	[NT]

Client Reference: 85817.01, Reserve Street DSI, Penrith

QUALITY CONTROL: Organochlorine Pesticides in soil					Duplicate			Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-3	[NT]
Date extracted	-			11/08/2017	[NT]	[NT]	[NT]	[NT]	11/08/2017	[NT]
Date analysed	-			11/08/2017	[NT]	[NT]	[NT]	[NT]	11/08/2017	[NT]
HCB	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
alpha-BHC	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NT]	[NT]	76	[NT]
gamma-BHC	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
beta-BHC	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NT]	[NT]	82	[NT]
Heptachlor	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NT]	[NT]	81	[NT]
delta-BHC	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Aldrin	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NT]	[NT]	93	[NT]
Heptachlor Epoxide	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NT]	[NT]	78	[NT]
gamma-Chlordane	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
alpha-chlordane	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Endosulfan I	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
pp-DDE	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NT]	[NT]	82	[NT]
Dieldrin	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NT]	[NT]	85	[NT]
Endrin	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NT]	[NT]	79	[NT]
pp-DDD	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NT]	[NT]	83	[NT]
Endosulfan II	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
pp-DDT	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Endrin Aldehyde	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Endosulfan Sulphate	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NT]	[NT]	84	[NT]
Methoxychlor	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Surrogate TCMX	%		Org-005	116	[NT]	[NT]	[NT]	[NT]	93	[NT]

Client Reference: 85817.01, Reserve Street DSI, Penrith

QUALITY CONTROL: Organophosphorus Pesticides				Duplicate				Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-3	[NT]
Date extracted	-			11/08/2017	[NT]	[NT]	[NT]	[NT]	11/08/2017	[NT]
Date analysed	-			11/08/2017	[NT]	[NT]	[NT]	[NT]	11/08/2017	[NT]
Azinphos-methyl (Guthion)	mg/kg	0.1	Org-008	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Bromophos-ethyl	mg/kg	0.1	Org-008	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Chlorpyrifos	mg/kg	0.1	Org-008	<0.1	[NT]	[NT]	[NT]	[NT]	86	[NT]
Chlorpyrifos-methyl	mg/kg	0.1	Org-008	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Diazinon	mg/kg	0.1	Org-008	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Dichlorvos	mg/kg	0.1	Org-008	<0.1	[NT]	[NT]	[NT]	[NT]	84	[NT]
Dimethoate	mg/kg	0.1	Org-008	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Ethion	mg/kg	0.1	Org-008	<0.1	[NT]	[NT]	[NT]	[NT]	96	[NT]
Fenitrothion	mg/kg	0.1	Org-008	<0.1	[NT]	[NT]	[NT]	[NT]	106	[NT]
Malathion	mg/kg	0.1	Org-008	<0.1	[NT]	[NT]	[NT]	[NT]	111	[NT]
Parathion	mg/kg	0.1	Org-008	<0.1	[NT]	[NT]	[NT]	[NT]	112	[NT]
Ronnel	mg/kg	0.1	Org-008	<0.1	[NT]	[NT]	[NT]	[NT]	95	[NT]
Surrogate TCMX	%		Org-008	116	[NT]	[NT]	[NT]	[NT]	102	[NT]

Client Reference: 85817.01, Reserve Street DSI, Penrith

QUALITY CONTROL: PCBs in Soil					Duplicate			Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-3	[NT]
Date extracted	-			11/08/2017	[NT]	[NT]	[NT]	[NT]	11/08/2017	[NT]
Date analysed	-			11/08/2017	[NT]	[NT]	[NT]	[NT]	11/08/2017	[NT]
Aroclor 1016	mg/kg	0.1	Org-006	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Aroclor 1221	mg/kg	0.1	Org-006	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Aroclor 1232	mg/kg	0.1	Org-006	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Aroclor 1242	mg/kg	0.1	Org-006	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Aroclor 1248	mg/kg	0.1	Org-006	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Aroclor 1254	mg/kg	0.1	Org-006	<0.1	[NT]	[NT]	[NT]	[NT]	101	[NT]
Aroclor 1260	mg/kg	0.1	Org-006	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Surrogate TCLMX	%		Org-006	116	[NT]	[NT]	[NT]	[NT]	102	[NT]

Client Reference: 85817.01, Reserve Street DSI, Penrith

QUALITY CONTROL: Acid Extractable metals in soil				Duplicate				Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-3	[NT]
Date prepared	-			11/08/2017	[NT]	[NT]	[NT]	[NT]	11/08/2017	[NT]
Date analysed	-			11/08/2017	[NT]	[NT]	[NT]	[NT]	11/08/2017	[NT]
Arsenic	mg/kg	4	Metals-020	<4	[NT]	[NT]	[NT]	[NT]	102	[NT]
Cadmium	mg/kg	0.4	Metals-020	<0.4	[NT]	[NT]	[NT]	[NT]	97	[NT]
Chromium	mg/kg	1	Metals-020	<1	[NT]	[NT]	[NT]	[NT]	99	[NT]
Copper	mg/kg	1	Metals-020	<1	[NT]	[NT]	[NT]	[NT]	102	[NT]
Lead	mg/kg	1	Metals-020	<1	[NT]	[NT]	[NT]	[NT]	94	[NT]
Mercury	mg/kg	0.1	Metals-021	<0.1	[NT]	[NT]	[NT]	[NT]	113	[NT]
Nickel	mg/kg	1	Metals-020	<1	[NT]	[NT]	[NT]	[NT]	94	[NT]
Zinc	mg/kg	1	Metals-020	<1	[NT]	[NT]	[NT]	[NT]	96	[NT]

Client Reference: 85817.01, Reserve Street DSI, Penrith

QUALITY CONTROL: Misc Soil - Inorg				Duplicate				Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-3	173161-2
Date prepared	-			11/08/2017	1	11/08/2017	11/08/2017		11/08/2017	11/08/2017
Date analysed	-			11/08/2017	1	11/08/2017	11/08/2017		11/08/2017	11/08/2017
Total Phenolics (as Phenol)	mg/kg	5	Inorg-031	<5	1	<5	<5	0	105	101

Result Definitions

NT	Not tested
NA	Test not required
INS	Insufficient sample for this test
PQL	Practical Quantitation Limit
<	Less than
>	Greater than
RPD	Relative Percent Difference
LCS	Laboratory Control Sample
NS	Not specified
NEPM	National Environmental Protection Measure
NR	Not Reported

Quality Control Definitions

Blank	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
Duplicate	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
Matrix Spike	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
LCS (Laboratory Control Sample)	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
Surrogate Spike	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.
Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E.Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.	

Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.

Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.

Spikes for Physical and Aggregate Tests are not applicable.

For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: <5xPQL - any RPD is acceptable; >5xPQL - 0-50% RPD is acceptable.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals; 60-140% for organics (+/-50% surrogates) and 10-140% for labile SVOCs (including labile surrogates), ultra trace organics and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

Where sampling dates are not provided, Envirolab are not in a position to comment on the validity of the analysis where recommended technical holding times may have been breached.

Measurement Uncertainty estimates are available for most tests upon request.

Project No: 85817.01 **Suburb:** Penrith **To:** ENVIROLAB
Project Name: Reserve Street DSI **Order Number**
Project Manager: JP **Sampler:** JS **Attn:**
Emails: jack.snowden@douglaspartners.com.au jessica.paulsen@douglaspartners.com.au **Phone:**
Date Required: Standard Esky **Email:**
Prior Storage: Yes No (If YES, then handle, transport and store in accordance with FPM HAZID)

Sample ID	Lab ID	Date Sampled	Sample Type	Container Type	Analytes			Notes/preservation	
					COMBO 8A	HEAVY METALS	PAH		
BH A 0-0.1	1	10/08/17	S	G/P	X				
BH B 0.2-0.3	2	10/08/17	S	G/P	X				
BH C 0.5-0.6	3	10/08/17	S	G/P	X				
BH D 0-0.1	4	10/08/17	S	G/P	X				
BH E 0-0.1	5	10/08/17	S	G/P	X				
BH E 0.8-0.9	6	10/08/17	S	G/P	X				
BH F 0-0.1	7	10/08/17	S	G/P	X				
BH F 0.2-0.3	8	10/08/17	S	G/P	X				
QA	9	10/08/17	S	G/P		X	X		
PQL (S) mg/kg									ANZECC PQLs req'd for all water analytes <input type="checkbox"/>

PQL = practical quantitation limit. If none given, default to Laboratory Method Detection Limit
Metals to Analyse: 8HM unless specified here: **Relinquished by:** **Transported to laboratory by:**
Total number of samples in container: **Address**
Send Results to: Douglas Partners Pty Ltd **Received by:** ELS **Date & Time:** 10/08 **Phone:** **Fax:**
Signed: JS **Received by:** JS **Date & Time:** 10/08 **10:00**


Envirolab Services
 12 Ashley St
 Chatswood NSW 2067
 Ph: (02) 9910 6200
Job No: 173161
Date Received: 10/8
Time Received: 15:00
Received by: K500
Temp: Cool/Ambient
Cooling: Ice/icepack
Security: intact/ broken/None



Envirolab Services Pty Ltd

ABN 37 112 535 645

12 Ashley St Chatswood NSW 2067

ph 02 9910 6200 fax 02 9910 6201

customerservice@envirolab.com.au

www.envirolab.com.au

SAMPLE RECEIPT ADVICE

Client Details

Client	Douglas Partners Pty Ltd
Attention	Jack Snowden, Jessica Paulsen

Sample Login Details

Your reference	85817.01, Reserve Street DSI, Penrith
Envirolab Reference	173161
Date Sample Received	10/08/2017
Date Instructions Received	10/08/2017
Date Results Expected to be Reported	17/08/2017

Sample Condition

Samples received in appropriate condition for analysis	YES
No. of Samples Provided	9 Soils
Turnaround Time Requested	Standard
Temperature on Receipt (°C)	13.5
Cooling Method	Ice Pack
Sampling Date Provided	YES

Comments

Nil

Please direct any queries to:

Aileen Hie	Jacinta Hurst
Phone: 02 9910 6200	Phone: 02 9910 6200
Fax: 02 9910 6201	Fax: 02 9910 6201
Email: ahie@envirolab.com.au	Email: jhurst@envirolab.com.au

Analysis Underway, details on the following page:



Sample ID	VTRH(C6-C10)/BTEXN in Soil	svTRH (C10-C40) in Soil	PAHs in Soil	Organochlorine Pesticides in soil	Organophosphorus Pesticides	PCBs in Soil	Acid Extractable metals in soil	Misc Soil - Inorg	Asbestos ID - soils
BH A-0-0.1	✓	✓	✓	✓	✓	✓	✓	✓	✓
BH B-0.2-0.3	✓	✓	✓	✓	✓	✓	✓	✓	✓
BH C-0.5-0.6	✓	✓	✓	✓	✓	✓	✓	✓	✓
BH D-0-0.1	✓	✓	✓	✓	✓	✓	✓	✓	✓
BH E-0-0.1	✓	✓	✓	✓	✓	✓	✓	✓	✓
BH E-0.8-0.9	✓	✓	✓	✓	✓	✓	✓	✓	✓
BH F-0-0.1	✓	✓	✓	✓	✓	✓	✓	✓	✓
BH F-0.2-0.3	✓	✓	✓	✓	✓	✓	✓	✓	✓
QA			✓				✓		

The '✓' indicates the testing you have requested. **THIS IS NOT A REPORT OF THE RESULTS.**

Additional Info

Sample storage - Waters are routinely disposed of approximately 1 month and soils approximately 2 months from receipt.

Requests for longer term sample storage must be received in writing.

Appendix E

QA/QC Report

DATA QUALITY ASSESSMENT

Q1. Data Quality Objectives

The Detailed Site Investigation (DSI) was prepared with reference to the seven step data quality objective (DQO) process which is provided in Appendix B, Schedule B2 of the National Environment Protection (Assessment of Site Contamination) Measure 1999 as amended 2013 (NEPC, 2013). The DQO process is outlined as follows:

(1) State the Problem

The site is proposed to be leased for commercial / industrial land use. The preliminary conceptual site model (CSM) identified a number of potential contaminant sources and potential complete source-pathway-receptor linkages (refer Report Section 8). The problem to be addressed is whether any complete contamination source-pathway-receptor linkages will exist on the site and whether remediation and / or management is required to break those linkages.

The objective of the DSI was to characterise the nature of contamination, if any, which could present a risk under a continued commercial / industrial land use. This has been done through addressing the source-pathway-receptor linkages identified in the CSM with respect to their potential impact on the suitability of the site, from a contamination perspective, for such a land use.

The site is within the Local Government Area (LGA) of Penrith City. The regulatory authority is Penrith City Council. The Douglas Partners (DP) project team included Jessica Paulsen (Project Manager), and Jack Snowden (Environmental Scientist).

The fieldwork for the DSI was constrained by budget (with reference to DP's proposal), and physical access to current building footprints and due to underground and overhead services.

(2) Identify the Decision/Goal of the Study

Based on the CSM it is considered that the contaminants of potential concern are metals, TRH, BTEX, PCB, OCP, OPP, phenols and asbestos and the potentially affected media are soil and groundwater. As such, the analysis focused primarily on these contaminants (refer Report Section 8).

The soil analytical data was compared to health and ecological investigation and screening levels for a commercial / industrial land use as discussed in Report Section 10. The suitability of the site for the continued commercial / industrial land use was assessed through the comparison of individual results and, where relevant, the 95% UCL of the mean concentrations.

Other decisions that were addressed by the DSI are as follows:

- What is the updated CSM when incorporating the additional data obtained through the DSI (Report Section 8.3);
- Is the field and laboratory data sufficient to address the objectives of the DSI (Report Section 9)?
- Are additional investigations required to address the DSI objectives, or to determine the need for remediation and/ or management to render the site suitable for the continued commercial / industrial land use (Report Section 14)?

- Are there any off-site migration issues that need to be considered further (Report Section 14)?
- Does contamination at the site trigger the Duty to Report requirements under the CLM Act 1997 (Report Section 14)?
- Is the data sufficient to enable the preparation of a Remediation Action Plan (RAP) and/or Environmental Management Plan (EMP) should the data suggest these are required?

(3) Identify Information Inputs

Inputs into the decisions were as follows:

- The preliminary CSM which identified potential contaminant sources, contaminant migration pathways and receptors to site contaminants;
- The results of previous investigations undertaken at the site as discussed in Report Section 3;
- Site and regional geology, topography and hydrogeology;
- Site observations during the fieldwork for the DSI;
- The lithology of the site as described in the field logs;
- Field and laboratory methods and QA/QC data to assess the suitability of the environmental data;
- Analytical results for the contaminants of potential concern (COPC) on fill and natural soil samples; and
- Assessment of the analytical data against the SAC discussed in Report Section 12.

(4) Define the Study Boundaries

The site has a street address of 1-13 Reserve Street, Penrith and comprises nine allotments:

- 3 Reserve Street - Lot B in DP160027;
- 5 Reserve Street – Lot A in DP160027;
- 7 Reserve Street – Lots 1 & 2 in DP198621;
- Derby Street – Lot 106 in DP1215261;
- 222 Derby Street – Lot 23 in DP979866;
- 226 Derby Street – Lot 22 in DP979866;
- 228 Derby Street – Lot D in DP154478; and
- 230 Derby Street – Lot C in DP154478.

The consolidated areas form the site which covers an area of approximately 0.46 ha as shown on Drawing 1, Appendix A.

The vertical boundary of the DSI is the vertical extent of the boreholes, being to a maximum of 9.55 m below ground level (bgl). Soil samples were recovered to a maximum depth of 4.3 m bgl. The potential for soil contaminants below this depth is considered to be low as there are no identified deep contaminant sources and there is a generally low risk of contaminant migration (refer to CSM, Report Section 8).

(5) Develop the Analytical Approach (or decision rule)

The decision rules used in addressing the objective of the DSI were as follows:

- The adopted SAC were the NSW Environment Protection Authority (EPA) endorsed criteria as discussed in Report Section 10. Where such criteria are not available, the laboratory reporting limits and / or other recognised national or international standards were used as screening criteria, as discussed in Report Section 10;
- Laboratory test results for systematic soil samples were assessed individually against the adopted SAC (or statistically, if considered appropriate, to determine the 95% upper confidence level (UCL) of the mean concentration for each analyte or analyte group (of like materials));
- Laboratory test results for targeted soil samples were assessed individually against the adopted SAC;
- Exceedance of the SAC or screening criteria triggered a review of the potential risks to human health and the environment, and where a potential unacceptable risk was identified, a recommendation has been made for additional targeted investigation, remediation and / or management (refer Report Section 14);
- The QA/QC results were evaluated with respect to the specific limits (their acceptable range, where applicable) as outlined in Sections Q3 and Q4; and
- The usability of the field and laboratory test results were evaluated against the Data Quality Indicators (DQIs) discussed in Section Q2.

(6) Specify the Performance or Acceptable Criteria

Decision errors for the respective COPC are:

- Deciding that the analyte concentration exceeds the SAC when it truly does not;
- Deciding that the analyte concentration is within the SAC when it truly is not;
- Deciding that the site requires remediation when it truly does not; and
- Deciding that the site is suitable for the proposed land use when it truly is not.

Decision errors were minimised by the following:

- Comparison of analytical concentrations with those reported in previous investigations for like media (where available);
- Systematic soil sample numbers comply with those recommended in the NSW EPA Sampling Design Guidelines (1995);
- The sampling regime targeted each stratum identified as being potentially impacted by the CSM to account for site variability;
- Sample collection and handling techniques were in accordance with standard industry practice, (refer Report Section 9);
- The analyte selection was based on the CSM. The potential for contaminants other than those analysed was considered to be low;

- Samples were prepared and analysed by NATA-accredited laboratories, with NATA endorsed testing procedures;
- The analytical data was assessed by DP for usability and reliability (refer Section Q5);
- The SAC were adopted from established and NSW EPA endorsed guidelines, which have risk probabilities already incorporated;
- Use of statistical analysis to characterise the significance of minor detected exceedances of the SAC. A significance level of 0.05 was adopted for data with statistical analysis of 95% UCL of average concentrations; and
- Use of risk-based decision making, including development of a CSM, when determining the need for remediation or management of contamination.

(7) Optimise the design for obtaining data

The sampling design and procedures that were implemented to optimise data collection for achieving the DQOs comprised the following:

- The investigation was undertaken by appropriately trained and experienced environmental scientists / engineers;
- The sampling method adopted enabled collection of representative samples;
- NATA accredited laboratories using NATA endorsed methods were used to perform laboratory analysis; and
- Samples not initially chosen for analysis were held under appropriate storage conditions pending results of initial analysis to allow laboratory analysis on additional samples if required to further characterise or delineate initial results.

Q2. Data Quality Indicators

The reliability of field procedures and analytical results were assessed against the following data quality indicators (DQIs):

- Completeness – a measure of the amount of usable data from a data collection activity;
- Comparability – the confidence (qualitative) that data may be considered to be equivalent for each sampling and analytical event;
- Representativeness – the confidence (qualitative) of data representativeness of media present on-site;
- Precision – a measure of variability or reproducibility of data; and
- Accuracy – a measure of closeness of the data to the ‘true’ value.

The DQIs were assessed as outlined in the following table.

DQI	Considerations with reference to NEPC (2013) Schedule B2	Comment
Completeness		
Field Considerations	Critical locations sampled	Samples were taken from target locations determined in the Proposal and CSM, and from systematic locations for site coverage.
	Samples collected (from grid and at depth)	Systematic soil sampling complied with the EPA sampling guidelines; potentially impacted media (soil) was sampled.
	Standard operating procedures (SOPs) appropriate and complied with	Field staff followed SOPs, and discussed further in Report Section 9
	Experienced sampler	DP environmental scientist, Jack Snowden, with more than two years' experience completed the fieldwork. The project manager, Jessica Paulsen, with more than 10 years' experience, instructed the site supervisor.
	Documentation correct	The DP site supervisor completed a safe work method statement (SWMS), chain of custody and borehole logs. The project manager reviewed the documentation.
Laboratory Considerations	Critical samples analysed according to the Proposal	The Proposal was followed in the selection of samples for analysis. Samples of media initially considered to be potentially impacted by COPC were analysed. Any variation to the Proposal was recorded in the report.
	Analytes analysed according to Proposal	The analytes were selected on the basis of the COPC as outlined in the Proposal. Any variation has been recorded in the report.
	Appropriate methods and PQLs/LOR	NATA approved methods were adopted by the selected analytical laboratories. Any non-NATA methods were recorded and the implications discussed in Report Section 9.7. Limits of reporting (LORs) and practical quantitation limits (PQLs) in accordance with the

DQI	Considerations with reference to NEPC (2013) Schedule B2	Comment
		method have been used by the contract laboratories.
	Sample documentation complete	Chain-of-custody (CoC) maintained and appended to the Certificates of Analysis(s). Certificates of Analysis complete and appended to the report.
	Sample holding times complied with	All samples were analysed within the holding times, as discussed in Section Q4.3. The implications of analysis outside the holding times are discussed in the same section.
Comparability		
Field Considerations	Same SOPs used on each occasion	Field staff followed the same SOPs for each day of sampling as defined in the Proposal.
	Climatic conditions	Field staff recorded the weather at the time of sampling and reported in Report Section 11.
	Same types of samples collected	Soil samples were collected using disposable equipment and were placed in laboratory supplied jars.
Laboratory Considerations	Sample analytical methods used	Laboratories used are accredited by NATA for the analyses undertaken. Laboratory analytical methods were the same for each sample, for the same analyte, in the same laboratory, and are as stated on the Certificates of Analysis. Analytical methods are generally the same or similar between NATA accredited laboratories.
	Sample PQLs / LORs	PQL or LOR set by the laboratories are generally below the adopted SAC. Any differences in PQLs between laboratories is negated by the PQLs being generally significantly lower than the SAC. Where this is not the case, and where there are implications on the results, these are discussed in Report Section 12.
	Same laboratory	EnviroLab Services Pty Ltd (ELS) was used for primary sample analysis. The reliability of the data provided by both laboratories is discussed in Section Q4.
	Same units	Laboratory results are expressed in consistent units for each media / analyte.
Representativeness		
Field Considerations	Appropriate media sampled according to Proposal	Appropriate media were sampled with reference to the Proposal. This included media considered to be potentially impacted by the COPC in soil.
	Media identified in Proposal sampled	Media identified as requiring investigation in the Proposal were sampled.
Laboratory Considerations	Samples analysed according to Proposal	Samples were analysed according to Proposal, and as stipulated in the COC.
Precision		
Field Considerations	SOPs appropriate and complied with	Field staff followed SOPs as defined in the Proposal. SOPs specific for contamination investigation purposes.
Laboratory Considerations	Analysis of laboratory duplicates	Refer to Section Q4.5. The majority of duplicate results were within the laboratory acceptance standards. The relevance of those outside the standards are discussed in the same section.

DQI	Considerations with reference to NEPC (2013) Schedule B2	Comment
	Field duplicates	The analysis included 10% intra-laboratory replicates prepared in the field. The majority of RPDs were within acceptable limits, as discussed in Section Q3.6. The relevance of those outside the limits are discussed in the same section.
Accuracy (bias)		
Field Considerations	SOPs appropriate and complied with	Field staff followed SOPs as defined in the Proposal. SOPs specific for contamination investigation purposes.
Laboratory Considerations	Analysis of reagent blanks	Refer to Section Q4.6. The reagent blank samples were generally within laboratory acceptance standards. The implications of those outside the standards are discussed in Section Q4.10.
	Analysis of matrix spikes	Refer to Section Q4.7. The matrix spike samples were generally within laboratory acceptance standards. The implications of those outside the standards are discussed in Section Q4.10.
	Analysis of surrogate spikes	Refer to Section Q4.8. The surrogate spike samples were generally within laboratory acceptance standards. The implications of those outside the standards are discussed in Section Q4.10.
	Analysis of laboratory control samples	Refer to Section Q4.9. The LCS were generally within laboratory acceptance standards. The implications of those outside the standards are discussed in Section Q4.10.

Q3. FIELD QUALITY ASSURANCE AND QUALITY CONTROL

The field QC procedures for sampling as prescribed in the DP Field Procedures Manual were followed at all times during the investigation.

Q3.1 Sampling Team and Weather Conditions

Field sampling was undertaken by DP Environmental Scientist, Jack Snowden on 10 August 2017. The environmental scientist was instructed by the Project Manager regarding the sampling methods to be adopted.

Climatic or weather conditions are not considered to have impeded or significantly impacted the investigation.

Q3.2 Sample Collection

Soil samples were collected from auger returns from hand auger equipment. Further details of the drilling and sampling methodology are presented in Report Section 9. The QA/QC samples collected during the course of soil sampling comprised one intra-laboratory replicate (10% of soil samples analysed), exceeding the target of 5%.

Q3.3 Logs and Field Sheets

Logs for each soil sampling location were recorded in the field. The individual samples were recorded on the field logs along with the sample identity, depth, replicate sample locations, and observations. Logs are presented in Appendix C.

Q3.4 Chain of Custody

Chain of custody information was recorded on the Chain-of-Custody (COC) sheets which accompanied samples to the analytical laboratory. Signed copies of COCs are presented in Appendix D, following the laboratory certificates of analysis.

The COC documented, inter alia, the analytical laboratory, dispatch courier, DP dispatcher, date, time, sample identifications, sample type and date and analysis to be performed on each sample.

Q3.5 Field Replicates

Replicate samples were collected in the field as a measure of accuracy, precision and repeatability of the results.

Field replicate samples for soil were collected from the same location and an identical depth to the primary sample. Equal portions of the subject material were placed into the primary and replicate

sampling jars and sealed. The sample was not homogenised so as to minimise the possible loss of volatiles. Replicate samples were labelled with a DP identification number, recorded on DP's field logs, so as to conceal their relationship to their primary sample from the analytical laboratory.

A measure of the consistency of results is derived by the calculation of relative percentage differences (RPDs) for replicate samples. A RPD of +/- 30% is generally considered acceptable for inorganic analytes by the industry, although in general a wider RPD range (50%) may be acceptable for organic analytes. RPDs above the generally acceptable limits (if applicable) are shown in bold on the table below.

Q3.5.1 Intra-Laboratory Analysis

An intra-laboratory replicate was analysed as an internal check of the reproducibility within the primary laboratory ELS and as a measure of consistency of sampling techniques. The comparative results of analysis between original and intra-laboratory replicate samples are summarised in Table Q1.

Note that, where both samples are below LOR/PQL the difference and RPD has been given as zero. Where one sample is reported below LOR/PQL, but a concentration is reported for the other, the LOR/PQL value has been used for calculation of the RPD for the less than LOR/PQL sample.

The calculated RPD values were within the acceptable range with the exception of results for chromium, copper, nickel and zinc. These exceedance are considered to be attributed to the heterogeneous nature of the filling material and are not considered to impact on the quality of the field or laboratory methods.

Overall, the intra-laboratory replicate comparisons indicate that the sampling techniques were generally consistent and repeatable.

Q4. LABORATORY QUALITY ASSURANCE AND QUALITY CONTROL

Q4.1 Chain of Custody

Chain-of-custody procedures are discussed in Section Q3.5.

Q4.2 Analytical Laboratories

Samples were submitted to Envirolab Services Pty Ltd (ELS) for analysis. ELS is NATA accredited for the analysis undertaken. ELS's accreditation number is 2901 and it is accredited for compliance with ISO/IEC 17025.

It is noted, however, that some of the test methods adopted are not NATA accredited. Where no NATA accredited method exists standard international analytical methods were adopted.

Q4.3 Holding Times

A review of the laboratory certificates of analysis and chain-of-custody documentation indicated that holding times were met.

Q4.4 Analytical Methods

The laboratory analytical methods are provided on the laboratory certificates of analysis in Appendix D, along with the PQL/LOR.

Q4.5 Laboratory Replicate Results

Laboratory replicates are additional portions of a sample which are analysed in the same manner as the other samples. Laboratory replicate samples were generally analysed at a rate of 1 for every 10 samples in a batch. The laboratory acceptance criteria for replicate samples for ELS is as follows:

Table Q2: Laboratory Replicate Acceptance Criteria

Laboratory	PQL / LOR Range	Acceptance Criteria
ELS	<5 x PQL	Any RPD
	>5 x PQL	0 – 50%

The laboratory QC for laboratory replicate results, were generally within the acceptance criteria for both laboratories. Any non-conformities with the acceptance criteria are discussed in Section Q4.10

Q4.6 Laboratory Blank (Reagent Blank) Results

The laboratory blank, sometimes referred to as the method blank or reagent blank is the sample prepared and analysed at the beginning of every analytical run, following calibration of the analytical

apparatus. This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, it can be determined by processing solvents and reagents in the same manner as for samples. Laboratory blanks are generally analysed at a frequency of 1 in 20, with a minimum of one per batch.

All results should be less than the method PQL or LOR. The report results for the method blanks were generally within the acceptance criteria for both laboratories. Any non-conformities with the acceptance criteria are discussed in Section Q4.10.

Q4.7 Matrix Spike

The matrix spike is a sample replicate prepared by adding a known amount of analyte prior to analysis, and then treated exactly the same as all other samples. The recovery result indicates the proportion of the known concentration of the analyte that is detected during analysis. The laboratory acceptance criteria for matrix spike recoveries for ELS is as follows:

Table Q3: Laboratory Matrix Spike Acceptance Criteria

Laboratory	Analyte(s)	Accepted Recoveries
ELS	Inorganics / metals	70 – 130%
	organics	60 – 140%
	SVOC and speciated phenols	10 – 140%

The laboratory QC for matrix spikes were generally within the acceptance criteria. Any non-conformities with the acceptance criteria are discussed in Section Q4.10.

Q4.8 Surrogate Spike

The surrogate spike sample is prepared by adding a known amount of surrogate, which behaves similarly to the analyte, prior to analysis of each sample. The recovery result indicates the proportion of the known concentration of the surrogate that is detected during analysis. The laboratory acceptance criteria for surrogate spike recoveries for ELS is as follows:

Table Q4: Laboratory Surrogate Spike Acceptance Criteria

Laboratory	Analyte(s)	Accepted Recoveries
ELS	Inorganics / metals	70 – 130%
	organics	60 – 140%
	SVOC and speciated phenols	10 – 140%

The laboratory QC for surrogate spikes were generally within the acceptance criteria. Any non-conformities with the acceptance criteria are discussed in Section Q4.10.

Q4.9 Reference / Laboratory Control Sample (LCS)

This sample comprises spiking either a standard reference material or a control matrix (such as a blank of sand or water) with a known concentration of specific analytes. The LCS is then analysed and results compared against each other to determine how the laboratory has performed with regard to sample preparation and analytical procedure. LCSs are generally analysed at a frequency of 1 in 20, with a minimum of one analysed per batch.

The laboratory acceptance criteria for LCS recoveries is as follows:

Table Q5: Laboratory LCS Acceptance Criteria

Laboratory	Analyte(s)	Accepted Recoveries
ELS	Inorganics / metals	70 – 130%
	organics	60 – 140%
	SVOC and speciated phenols	10 – 140%

The laboratory QC for LCSs were generally within the acceptance criteria for both laboratories. Any non-conformities with the acceptance criteria are discussed in Section Q4.10.

Q4.10 Laboratory Comments

The laboratory QC for replicates, reagent blanks, matrix spikes, surrogate spikes, and LCS were generally within the acceptance standards. The laboratory did not make any comments of note regarding QA/QC.

Q5. QA/QC DATA EVALUATION

An evaluation of field and laboratory QA/QC information against the stated DQOs has been undertaken. Overall, the SOPs were generally complied with in the field, and the laboratory quality control samples were generally within the laboratory acceptance criteria. The QC non-conformances, where they occurred, are not considered to have significantly impacted the quality of the results overall as they were generally minor in number compared to the overall QC data. On this basis, it is considered that an acceptable level of laboratory precision and consistency was achieved and that the laboratory data sets are reliable and useable for this assessment.