



# **Douglas Partners**

***Geotechnics • Environment • Groundwater***

*Integrated Practical Solutions*

***REPORT***

***on***

***PHASE 1 CONTAMINATION ASSESSMENT***

***PROPOSED SHOPPING CENTRE EXTENSION  
GLENMORE PARK TOWN CENTRE  
TOWN TERRACE  
GLENMORE PARK***

***Prepared for***

***AMP CAPITAL INVESTORS LIMITED***

***Project 71169.01***

***June 2009***



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DW:jlb

Project 71169.01

17 June 2009

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**REPORT ON PHASE 1 CONTAMINATION ASSESSMENT**  
**PROPOSED SHOPPING CENTRE EXTENSION**  
**GLENMORE PARK TOWN CENTRE**  
**TOWN TERRACE, GLENMORE PARK**

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## **1. INTRODUCTION**

This report details the methodology and results of a Phase 1 Contamination Assessment undertaken by Douglas Partners Pty Ltd (DP), for the proposed shopping centre extension at Glenmore Park Town Centre, Town Terrace, Glenmore Park. The assessment was commissioned by AMP Capital Investors Limited.

The objectives of the current assessment were to:

- Assess the potential for contamination in the area of the proposed extensions based on known site history and site conditions; and
- Comment on requirements for further investigations, if applicable.

A concurrent geotechnical investigation was undertaken and results are reported separately (*Geotechnical Investigation, Glenmore Park Town Centre, Glenmore Parkway, Glenmore Park*, reference 71169, dated June 2009).



## 2. SCOPE OF WORKS

The scope of the contamination assessment was as follows:

- Undertake a review of site history information including historical title deeds, historical aerial photographs, WorkCover NSW records for licences to keep dangerous goods, Council Section 149 (2) and (5) certificates, NSW Department of Environment and Climate Change (DECC) registers for activities licensed under the *Protection of the Environment Operations* (POEO) Act and Notices under the *Contaminated Land Management Act* (CLM) Act;
- Undertake a review of site geology and hydrogeology including geological and acid sulphate soils risk maps, NSW Government groundwater bore register search and bore logs from concurrent geotechnical investigations;
- Conduct a site inspection by an experienced environmental engineer/scientist to identify potential areas/ issues of environmental concern; and
- Provision of a report detailing the methodology and findings of the assessment with comments on recommendations for further work.

## 3. SITE IDENTIFICATION AND DESCRIPTION

### 3.1 Site Identification and Proposed Development

The site is defined by the area of the proposed shopping centre extensions at Glenmore Park Town Centre, Town Terrace, Glenmore Park. The investigation boundary, as shown in Drawing 1, Appendix A, covers an irregular area of approximately 2.2 ha.

The site covers Lot 2 in Deposited Plan 8654459 and the northern part of Lot 9100 in Deposited Plan 1022720 in the Parish of Mulgoa in the County of Cumberland. Penrith City Council is the local government authority. A locality map is shown in Drawing 1, Appendix A.

The proposed development includes a major expansion of the existing shopping centre, including 1 to 2 storey superstructures over a two level basement car park and a separate 1-2 storey building. Conceptual plans (supplied by the client) are provided in Appendix A.

### 3.2 Site Description

A site walkover inspection was conducted on 16 June 2009.

The land within Lot 2 in Deposited Plan 865459, at the northern part of the site, was vacant of structures and is bounded by Glenmore Parkway to the north and west, and Luttrell Street to the east. Some of this portion of the site is lightly grassed and some trees were located on the western side of this Lot (Photo 1, Appendix B). Some asphalt pieces were observed at the ground surface at the north-west corner, indicating that asphalt could be in the filling or this part of the site may have formed part of a road that is no longer present (Photo 2, Appendix B). Some of the ground surface appeared to have been eroded by stormwater.

The majority of the southern portion of the site is an asphalt car park with strips of gardens for the shopping centre (Photo 3, Appendix B). Access to the carpark is via Town Terrace which is located at the south of the site. A paved landscaped area with elevated garden beds retained by low decorative walls is located at the south-eastern corner of the site (Photo 4, Appendix B).

The existing shopping centre is located to the south of the site. A Caltex service station is located on neighbouring land to the south-west, as shown in Drawing 1, Appendix A and Photo 5, Appendix B). A fast food restaurant (KFC) is located at the neighbouring land to the west of the car park. A community centre is located on the neighbouring land to the south of the car park. The general surrounding land-use, beyond the features described here, is for low density residential dwellings and recreational open space (including playing fields).

The site generally slopes down to the north-east.

No obvious signs of contamination were noted during the site walkover. The Caltex service station was noted to be located up-gradient of the site.

#### **4. SITE HISTORY**

A site historical information review was conducted, comprising a review of historical aerial photographs, WorkCover NSW records for licences to keep dangerous goods, Section 149 certificates, historical title deeds, and NSW DECC registers for activities licensed under the POEO Act and Notices under the CLM Act.

##### **4.1 Section 149 Certificates**

Section 149 (2) and (5) certificates were obtained for Lot 9100 DP1022720 and Lot 2 DP865459 (Appendix C). Each certificate states that the land:

- is not declared to be an investigation area or a remediation site under Part 3 of the *Contaminated Land Management Act 1997*;
- is not subject to an investigation order or a remediation order within the meaning of the *Contaminated Land Management Act 1997*;
- Is not subject of a voluntary investigation proposal (or voluntary remediation proposal) the subject of the Environmental Protection Authority's agreement under section 19 or 26 of the *Contaminated Land Management Act 1997*;
- Is not subject of a site audit within the meaning of Part 4 of the *Contaminated Land Management Act 1997*.

##### **4.2 WorkCover Dangerous Goods Search**

A search of the WorkCover NSW database on 3 June 2009 did not reveal any records for licences to keep dangerous goods at Lot 9100 DP 1022720 and Lot 2 DP 865459. Letters from WorkCover NSW are provided in Appendix C.

### 4.3 Regulatory Notices Search

A search of the NSW EPA website on 15 May 2008 indicated that:

- no licences or Notices have been issued for the site under the *Protection of the Environment Operations Act, 1997*; and
- no Notices or Orders to investigate or remediate the site are reported to have been issued for the site under the *Contaminated Land Management Act, 1997*.

### 4.4 Aerial Photographs

Selected historical aerial photographs were reviewed to establish identifiable changes to the physical features of the site. The aerial photographs are provided in Appendix D.

#### 1947 Aerial Photograph

The 1947 aerial photograph shows that the site and surrounding land was vacant land. For this reason, the exact location of the site cannot be determined. The site appears to have had some native vegetation and may have been used for animal grazing.

#### 1970 Aerial Photograph

The 1970 aerial photograph shows that the site and surrounding land remained vacant. However, the land appears to have been modified for farming/grazing purposes with identifiable property boundaries. There appears to be less vegetation at the site compared to that shown in the 1947 photograph. A road was present to the east of the site.

#### 1986 Aerial Photograph

The 1986 aerial photograph shows the site and surrounding land remained vacant and may have been used for animal grazing. The land appears to have had more dense vegetation than that shown in the 1970 photograph.



### **1994 Aerial Photograph**

The 1994 aerial photograph shows that the site continued to be vacant. Some walking tracks crossed the site which suggests that the site was used for public access or parkland.

The land surrounding the site had substantially changed since 1986 and had generally undergone low density residential development. Playing fields were located east of the site.

### **2006 Aerial Photograph**

The site, in early 2006, was vacant with some disturbed surfaces, particularly at the north of the site.

Further residential development had occurred to land surrounding site since 1994, as well as the construction of roadways to the north and east of the site. The land to the east was used for playing fields.

### **2006 Satellite Image**

The 2006 satellite image shows that the site had undergone significant development from when the 2006 aerial photograph was taken. Although it is difficult to determine from the low quality of the image, it appears that the site formed part of the shopping centre development to the south. The southern part of the site appears to be occupied by a car park and access roads. The northern part of the site was vacant land with a disturbed surface and minimal vegetation.

Further construction of nearby roadways had occurred since the 2006 aerial photograph was taken.

It is noted that a substantial amount of development had occurred between when the 2006 aerial photograph and the 2006 satellite image were taken. This suggests that one or both of these images may not have been taken in 2006 as the exact date of when the photograph and image were taken is not known.



## 2008 Aerial Photograph

The 2008 aerial photograph provides a near current image of the site and clearly shows the shopping centre to the south of the site and other commercial buildings to the west and the east of the site. The southern part of the site is occupied by a carpark and access roads to provide access for the shopping centre. The northern part of the site was vacant with minor vegetation.

Neighbouring commercial buildings are similar to those in the 2006 satellite image. Commercial buildings had been constructed at the adjacent land to the east, south and west of the site. A canopy structure (of a service station) is located at the eastern side of the shopping centre.

The general land use surrounding the site and the shopping centre is primarily for residential dwellings with playing fields located to the east of the site.

## 4.5 Historical Title Deeds

A historical title deeds search was conducted to determine possible previous uses of the site. The results of the search are provide in Appendix C and are summarised in Table 1. The likely use of the property has made use of information obtained from other sources in this study, particularly the aerial photographs.

**Table 1: Results of Historical Title Deeds Search**

Date	Owner	Possible land use
<b>As regards Lot 2 D.P. 865459</b>		
24.10.1906	Mary Robinson ( <i>Married Woman</i> )	Grazing / Farming or vacant
06.04.1937	Frances Herbert Robinson ( <i>Grazier</i> ) ( <i>We have not investigated the Transmission Application</i> )	Grazing / Farming
01.06.1955	Colin Richard Welch ( <i>Farmer &amp; Grazier</i> )	Grazing / Farming
31.05.1973	Arnos Pty Limited	Grazing / Farming or vacant
23.01.1997	Stokeston Projects Pty Limited	No land use or parkland
23.01.1997	The Shell Company of Australia Limited	No land use or parkland
25.06.1999	Glenmore Park Estate Limited (Now Lensworth Glenmore Park Limited)	No land use or parkland
14.12.2004	# AMP Capital Investors Limited	No land use or parkland

Date	Owner	Possible land use
<b>As regards the part of Lot 9100 D.P. 1022720 highlighted pink and yellow on the attached cadastre</b>		
25.01.1915	George Edward Jessup ( <i>Contractor</i> )	Grazing / Farming
02.11.1933	Thomas Stein ( <i>Farmer</i> )	Grazing / Farming
23.12.1959	Penrith Sales and Service Pty Limited	Grazing / Farming or vacant
27.06.1973	Emu Plains Industrial Estate Pty Limited	Grazing / Farming or vacant
04.06.1975	Housing Commission of New South Wales (Now New South Wales Land and Housing Corporation)	No land use
08.01.1998	Glenmore Park Estate Limited (Now Lensworth Glenmore Park Limited) (yellow and pink part of attached cadastre)	No land use or parkland
19.01.1999	Penrith City Council (yellow part of attached cadastre)	Council land (probably for change in road alignment)
08.05.2001	Lensworth Glenmore Park Limited (yellow part of attached cadastre)	No land use or parkland
08.07.2002	# AMP Henderson Global Investors Limited (# Now AMP Capital Investors Limited) (yellow and pink part of attached cadastre)	Shopping Centre (mainly car parking)

# Current registered proprietor

#### 4.6 Anecdotal Evidence

An interview with shopping centre management staff revealed that:

- There are no known contamination issues relating to the shopping centre;
- There are no known underground storage tanks within the proposed shopping centre extension area (although it was noted that there is a service station adjacent and up-gradient to the proposed extension area);
- Dry cleaning is not undertaken at the shopping centre.

### 5. GEOLOGY AND HYDROGEOLOGY

Reference to the 1:100 000 Penrith Geological Series Sheet indicates that the site is underlain by Ashfield Shale from the Wianamatta Group, which comprises black to dark-grey shale and laminite. This formation typically weathers to form clays or silty clays.

Reference to the Borehole Logs (Appendix E) from DP's concurrent geotechnical investigation revealed that filling at the site is underlain by silty clay, silty shaly clay and silty

sandy clay which are, in turn, underlain by siltstone, shale, sandstone and laminite. Test bore locations are shown in Drawing 1, Appendix A.

Filling at the vacant part of the site (at Test Bores 4, 5 and 6) was observed to range from depths of 1m (at the north-west of the site) to 2.3 m (at the north-east of the site). The filling at the north-east of the site was considered to be engineering filling comprising silty clay (with some gravel at Test Bore 6). The filling at north-west of the site was also silty clay with some gravel.

Filling observed within bores drilled at the car park (Test Bores 1, 2 and 3) was observed to range from depths of 0.5 m (at the western side of the car park) to 1.35 m (at the eastern side of the car park). Filling under the car park asphaltic concrete surface comprised sandy clay, sand gravelly sand, silty clay and silty clay with some gravel (which was considered to be engineered filling).

Filling observed at Test Bore 7, which was drilled within the paved area at the south-east of the site, was observed to contain gravelly sand filling underlain by silty clay filling with some gravel to a depth of 1.65 m.

No anthropogenic materials, such as building rubble, were noted in the Test Bore Logs. Similarly, odours or other signs of contamination were not noted in the logs.

The site is located in an area of no known risk of Acid Sulphate Soils.

The majority of rain that falls within the shopping centre car park and access roadways will enter stormwater drains. Some stormwater that falls in the vacant portion of the site may infiltrate soils, however, signs of soil erosion at this portion of the site suggests that stormwater may flow overland into drains in the adjacent road. Groundwater would be expected to flow in a north-easterly direction towards School House Creek or in an easterly direction towards the down-gradient playing fields.

A search of the NSW Government groundwater works database revealed three groundwater bores within 1 km of the site. Results of the groundwater bore search are provided in Appendix E. The closest bore (GW105500) is located approximately 300 m to the south-



west of the site and is intended to be used for domestic purposes according to the works summary (Appendix E). The works summary does not provide water quality information, apart from some salinity data. The summary, however, does note that the bore was drilled through 4 m of clay; then shale to a depth of 65 m; then sandstone and shale to a depth of 110 m; then sandstone to a depth of 144 m.

The second closest bore (GW108486) is located approximately 800 m to the north of the site. The works summary does not provide water quality information, apart from some salinity data. The summary, however, does note that the bore was drilled through 13 m of clay; then shale to a depth of 60 m; then sandstone to a depth of 121 m; then sandstone and shale to a depth of 134 m; then sandstone to a depth of 200 m.

The third closest bore (GW075083) is located approximately 1 km to the south-west of the site and is intended to be used as a monitoring bore. The works summary does not provide information on water quality information, but does note that the bore was drilled through 1 m of clay then shale to a depth of 5 m.

## 6. DISCUSSION

### 6.1 Site History

The site was probably used for animal grazing or farming up until the 1970s or 1980s (according to aerial photographs and historical title deeds). During the 1990s the site was probably used publicly accessible private land or parkland.

The aerial photographs show that the shopping centre was constructed *circa* 2006. Part of the development of the general area surrounding the shopping centre appeared to include the realignment of some old roadways and the construction of new roadways. This development probably resulted in excess soil, some of which may have been used as filling at the site. The disturbed surface at the north of the site in the 2006 aerial photograph may be indicative of the placement of filling in this area.

Part of the development of the general area surrounding the shopping centre included the construction of a service station to the west of the shopping centre in 2006.

Although the Shell Company of Australia Limited (a company involved in the sale of petrochemicals) were the registered owners of Lot 2 in Deposited in January 1997 to June 2004, the aerial photos show that Shell never developed the land during this period.

A search of the WorkCover NSW database did not reveal any records for licences to keep dangerous goods at the site. A search of regulatory notices and the Council Section 149 (2) and (5) certificates as well as an interview with site management staff did not reveal any particular issues relating to contamination at the site.

## **6.2 Potential for Contamination**

Based on site history and the site walkover inspection, potential sources of contamination at the site are considered to be:

- The use of pesticides for farming;
- Importation and placement of filling from potentially contaminated sources; and
- Migration of contaminants from the up-gradient service station.

Farming practices at the site were most likely associated with animal grazing, rather than intensive cropping such as market gardens (according to aerial photographs). This suggests that the use of pesticides at the site in a farming context is unlikely.

The geotechnical test bores did not reveal any anthropogenic materials or obvious signs of contamination in the filling soils and some of the filling was considered to be engineered filling. This suggests that the filling is unlikely to be contaminated. Asphalt pieces were noticed on the surface at the north-west corner of the site. It is unknown if the asphalt pieces are only at the ground surface or are also in the filling soils (possibly with other anthropogenic materials such as fibre cement) at this location.

The service station, although up-gradient of the site, has only been present since circa 2006 (according to aerial photographs). Given that the condition of the service station is relatively



new, the probability of any significant leakage of fuel from underground storage tanks and associate pipes onto the site over time is considered to be low.

Thus, the overall risk of contamination at the site is considered to be low.

## 7. CONCLUSIONS AND RECOMMENDATIONS

Based on a review of available site history and relevant information, the overall potential for contamination at the site is assessed to be low. This evaluation has not been confirmed by any intrusive sampling and laboratory analysis.

The presence of anthropogenic materials being evident on Lot 2 is also considered likely to be low risk as this fill may have been sourced from adjacent road works. However, in order to confirm this, it is recommended that some intrusive investigation be undertaken to ensure that contaminants are not present, particularly asbestos-containing materials in the form of asbestos-cement fragments (fibro).

Soil materials requiring off-site disposal as part of the proposed development will need to be classified and disposed in accordance with DECC NSW *Waste Classification Guidelines*, 2008. A waste classification could be undertaken in conjunction with the above recommended investigations.

## 8. LIMITATIONS OF THIS REPORT

The scope of the site assessment activities and consulting services undertaken by DP were limited to those detailed in the proposal dated 4 May 2009 and accepted by AMP Capital Investors Limited.

DP's assessment is necessarily based upon the result of a desktop study and site walkover inspection.

DP cannot provide unqualified warranties with regards to site contamination nor does DP assume any liability for site conditions not observed or accessible during the time of the inspection. In addition, site characteristics may change over time due to activities such as spillages of contaminating substances. These changes may occur subsequent to DP's inspection and assessment.

This report, its associated documentation and the information herein have been prepared for the use of AMP Capital Investors Ltd. Any reliance assumed by third parties on this report shall be at such parties' own risk.

**DOUGLAS PARTNERS PTY LTD**

Reviewed by



**David Walker**  
Environmental Engineer



**Lindsay Rockett**  
Senior Associate

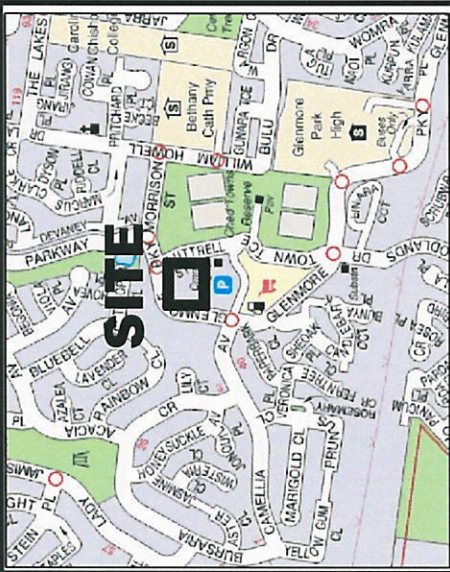
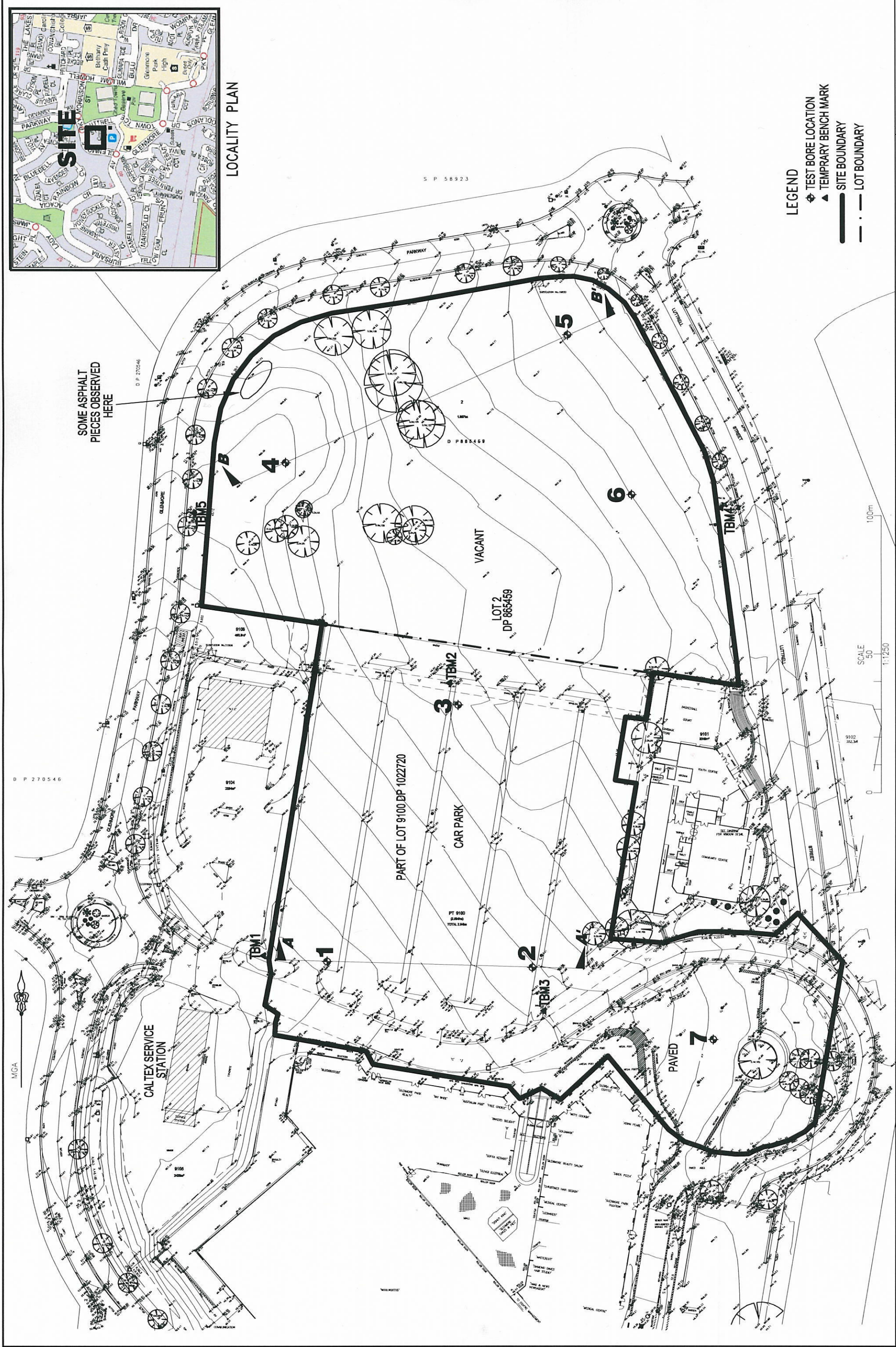
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## ***APPENDIX A***

### ***Drawings***

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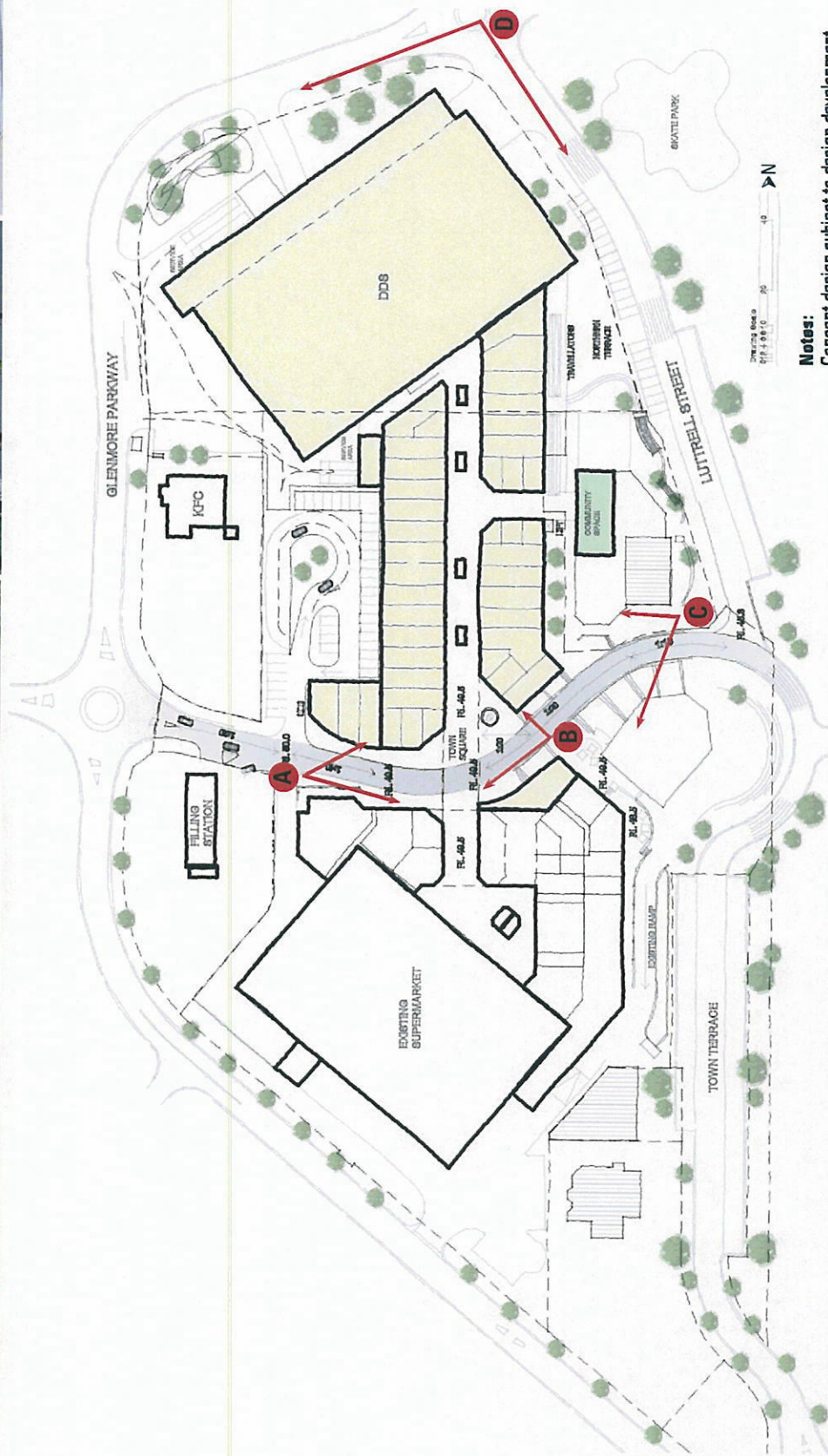




- LEGEND**
- ◆ TEST BORE LOCATION
  - ▲ TEMPORARY BENCH MARK
  - SITE BOUNDARY
  - - - LOT BOUNDARY

<b>CLIENT:</b> AMP Capital <b>DRAWN BY:</b> PSCH <b>APPROVED BY:</b>			<b>TITLE:</b> Location of Site Features & Geotechnical Boreholes Proposed Shopping Centre Extension, Glenmore Park Town Centre, Town Terrace, GLENMORE PARK			PROJECT No: 71169.01
SCALE: As shown OFFICE: Sydney			DRAWING No: 1			
DATE: 16.6.2009			REVISION: A			





**Notes:**  
Concept design subject to design development

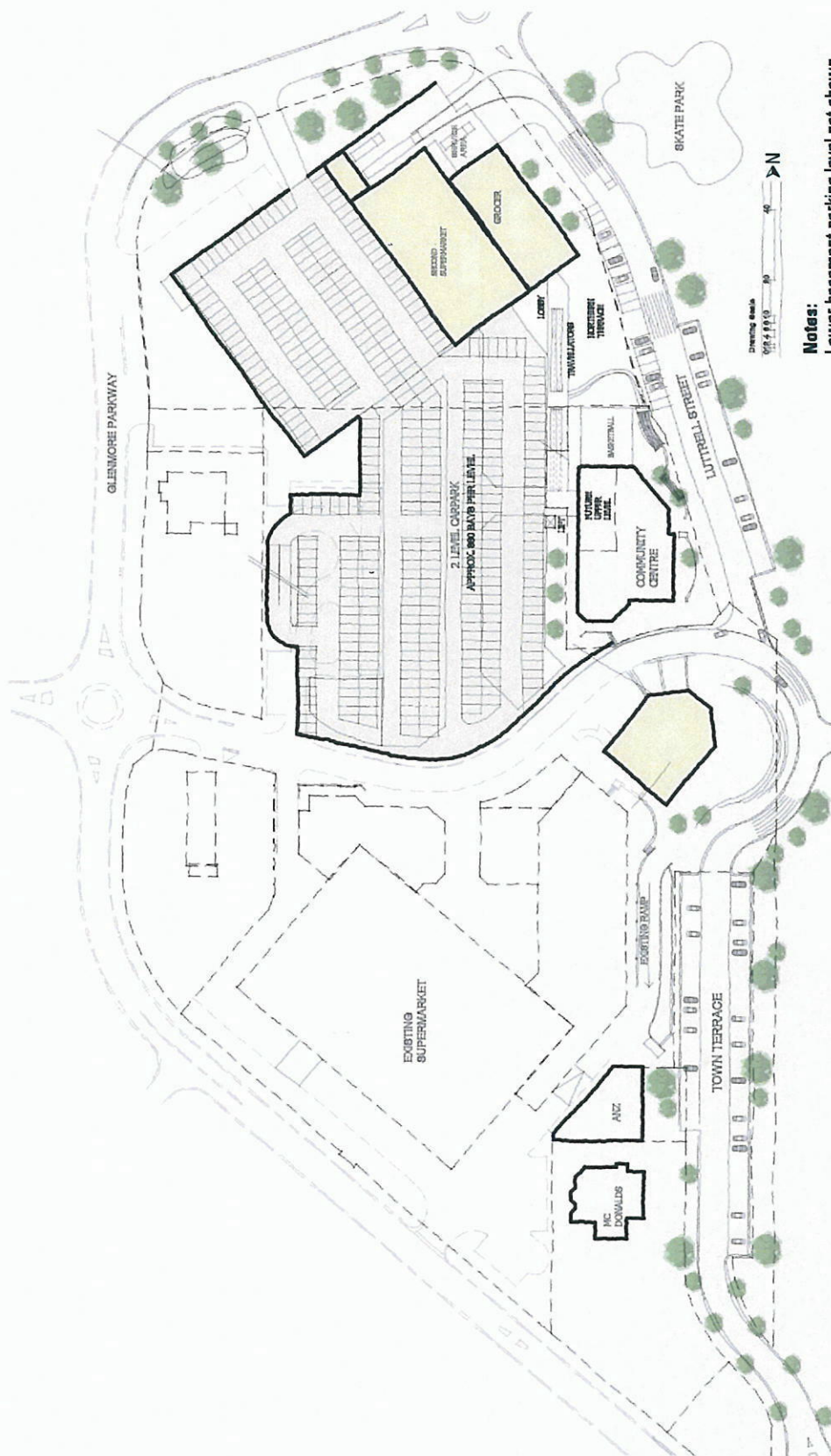
# GLENMORE PARK TOWN CENTRE

## OPTION WITH ROAD

### UPPERGROUND FLOOR PLAN

23/02/2009





**Notes:**  
Lower basement parking level not shown  
Concept design subject to design development

# GLENMORE PARK TOWN CENTRE

## OPTION WITH ROAD

### TOWN TERRACE FLOOR PLAN

23/02/2009

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## ***APPENDIX B***

### ***Site Photographs***

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**PHOTO 1: Vacant Land at North of Site**



**PHOTO 2: Asphalt Pieces at North West Corner of Site**

**Proposed Shopping Centre Extension  
Glenmore Park Town Centre  
Town Terrace, Glenmore Park**

**PROJECT**  
71169.01

**dp Douglas Partners**  
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**PHOTO 3: Car Park**



**PHOTO 4: Paved Landscaping at South East of Site**

**Proposed Shopping Centre Extension  
Glenmore Park Town Centre,  
Town Terrace, Glenmore Park**

**PROJECT**  
71169.01



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**PHOTO 5: Neighbouring Caltex Service Station**



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***APPENDIX C***  
***Section 149 (2) & (5) Certificates,***  
***Results of WorkCover NSW Database Search,***  
***Results of Title Deeds Search***

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## **PLANNING CERTIFICATE UNDER SECTION 149**

Environmental Planning and Assessment Act, 1979

Property No: 724041  
Your Reference: 71169.01 Post  
Contact No: 98040666

Issue Date: 21/05/2009  
Certificate No: 09/02681  
Receipt Date: 21/05/2009  
Receipt No: 2328775

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

PRECINCT 996

### **DESCRIPTION OF LAND**

County: CUMBERLAND

Parish: MULGOA

Location: 1-11 Town Terrace GLENMORE PARK NSW 2745

Land Description: Lot 2 DP 865459

### **- 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 SEPPs, REPS, LEPs AND DCPs**

***1(1)(a) The names of each local environmental plan and deemed environmental planning instrument applying to the land:***

Penrith Local Environmental Plan No.188, gazetted 13 January 1989, as amended, applies to the land.

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

Penrith Local Environmental Plan No. 258 – Consent for Dwelling Houses and Other Development, gazetted 29 June 2001, (also) applies to all land within the City of Penrith.

***1(1)(b) The names of each draft local environmental plan applying to the land that has been placed on exhibition under section 66(1) (b) of the Act:***

The land is not affected by a draft local environmental plan that has been placed on exhibition under Section 66(1)(b) of the Act.

***1(1)(c) The names of each development control plan applying to the land that has been made by the relevant planning authority under Division 6 of Part 3 of the Act (including any made by the***

## **PLANNING CERTIFICATE UNDER SECTION 149**

**Environmental Planning and Assessment Act, 1979**

*council under section 72, or the Director-General under section 51A, before the repeal of those sections):*

Penrith Development Control Plan 2006 applies to the land.

### ***1(2)(a) The names of each regional environmental plan applying 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, applies to the local government area of Penrith (except land to which Sydney Regional Environmental Plan No. 11 - Penrith Lakes Scheme applies).

### ***1(2)(b) The names of each draft regional environmental plan applying to the land that has been placed on exhibition under section 47(b) of the Act:***

No draft regional environmental plan that has been placed on exhibition under section 47(b) of the Act applies to the land.

### ***1(3)(a) The names of each State environmental planning policy applying to the land:***

The names of each State environmental planning policy applying to the land are:

State Environmental Planning Policy No. 1 - Development Standards.

State Environmental Planning Policy No. 4 - Development Without Consent and Miscellaneous Exempt and Complying Development. (Note: This policy may not apply to land reserved for certain public purposes. See clause 4 of the policy).

State Environmental Planning Policy No. 6 - Number of Storeys in a Building.

State Environmental Planning Policy No.10 - Retention of Low-Cost Rental Accommodation.

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. 22 - Shops and Commercial Premises.

State Environmental Planning Policy No. 30 - Intensive Agriculture.

State Environmental Planning Policy No. 32 - Urban Consolidation (Redevelopment of Urban Land). (Note: This policy does not apply to land identified as coastal protection, environmental protection, escarpment, floodway, natural hazard, non-urban, rural, rural residential, water catchment or wetland.)

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

State Environmental Planning Policy No. 50 - Canal Estate Development. (Note: This policy does not apply to the land to which Penrith Local Environmental Plan 1998 (Lakes Environs) and Sydney Regional Environmental Plan No. 11 - Penrith Lakes Scheme apply.)

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

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

State Environmental Planning Policy No.65 - Design Quality of Residential Flat 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 (Major Projects) 2005.

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

State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) 2007.

State Environmental Planning Policy (Infrastructure) 2007.

State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2008.

## **PLANNING CERTIFICATE UNDER SECTION 149**

Environmental Planning and Assessment Act, 1979

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

***1(3)(b) The names of each draft State environmental planning policy applying to the land that has been publicised as referred to in section 39(2) of the Act:***

Draft State Environmental Planning Policy (SEPP 66) - Integrated Landuse and Transport applies to the land.

Draft State Environmental Planning Policy (Application of Development Standards) 2004 applies to the land.

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

***2(a)-(d) For each local environmental plan, deemed environmental planning instrument and draft local environmental plan applying to the land that includes the land in any zone (however described): 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. If these sections apply to the land details are shown below and/or in annexures.***

Under the terms of Penrith Local Environmental Plan No. 188 the land is zoned as Zone No. 2 (Urban Zone).

Zone No. 2 (Urban Zone)

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

The objectives of this zone are-

- (a) to provide a flexible framework for the promotion of growth and development in the South Penrith Urban Release Area;
- (b) to enable the council to provide more detailed guidelines about preferred land use distribution and development issues in a development control plan; and
- (c) to ensure that development is carried out in a manner which achieves appropriate provision of or funding for major infrastructure works that are a necessary prerequisite for urban development generally in the area.

#### **2. Without development consent**

Dwelling-houses on allotments of land (being allotments of not less than 400 square metres) created by a subdivision for that purpose, where development consent in respect of that subdivision has been given under this plan.

#### **3. Only with development consent**

Any purpose other than a purpose included in Item 2 or 4.

#### **4. Prohibited**

Extractive industries; industries other than home industries or light industries; institutions; intensive livestock keeping; junk yards; mines.

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

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



## **PLANNING CERTIFICATE UNDER SECTION 149**

Environmental Planning and Assessment Act, 1979

***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:***

Provisions fixing the minimum area upon which a dwelling-house may be erected without consent at 400 square metres apply to the land.

Note: There are also certain performance requirements with regard to land dimensions affecting the construction of a dwelling-house on the land. In this regard Council has not considered the physical configuration or suitability of this particular land for the erection of a dwelling-house.

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

The land does not include or comprise critical habitat.

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

The land is not in a conservation area.

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

An item of environmental heritage is not situated on the land.

### **3 COMPLYING DEVELOPMENT**

Complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* may be carried out on this land.

(NOTE: Council has relied on Department of Planning Circular PS 09-005 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.)

### **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) Councils Policies**

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

#### **(b) Other Public Authority Policies**

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

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

### **7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION**

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

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

### **8 LAND RESERVED FOR ACQUISITION**

No environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument applying to the land, provides for acquisition of the land by a public authority, as referred to in section 27 of the Act.

### **9 CONTRIBUTIONS PLANS**

The Glenmore Park Stage 1 Development Contributions Plan 2008 applies to the land.

The Cultural Facilities Development Contributions Plan applies to the land.

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.

### **10 MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997**

(a) The land to which the certificate relates is not within land declared to be an investigation area or remediation site under Part 3 of the Contaminated Land Management Act 1997.

## **PLANNING CERTIFICATE UNDER SECTION 149**

Environmental Planning and Assessment Act, 1979

(b) The land to which the certificate relates is not subject to an **investigation order** or a **remediation order** within the meaning of the Contaminated Land Management Act 1997.

(c) The land to which the certificate relates is not the subject of a voluntary investigation proposal (or voluntary remediation proposal) the subject of the Environment Protection Authority's agreement under section 19 or 26 of the Contaminated Land Management Act 1997.

(d) The land to which the certificate relates is not the subject of a site audit statement within the meaning of Part 4 of the Contaminated Land Management Act 1997.

### **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:

- (a) there is a current site compatibility certificate (of which council is aware) issued under clause 25 of 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 (of which council is aware) issued under clause 19 of State Environmental Planning Policy (Infrastructure) 2007 in respect of proposed development on the land.)

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)

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

Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional) Regulation 1998.

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:

- From 1 July 2008 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](http://www.penrithcity.nsw.gov.au). Details of any easements may be obtained from a Title Search at Land and Property Information New South Wales.
- This certificate does not contain information relating to Complying Development Certificates.
- This certificate may not provide full details of development rights over the land.

\* 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.

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

**Alan Stoneham,**  
**General Manager.**

Per \_\_\_\_\_





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

## 1 Name of plan

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

## 2 Aims of plan

This plan aims to:

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

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

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

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

## 3 Land to which plan applies

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

## 4 Relationship to other environmental planning instruments

- (1) In the event of an inconsistency between this plan and any other local environmental planning instrument or deemed environmental planning instrument, this plan shall prevail to the extent of the inconsistency, subject to section 36 (4) of the Act.
- (2) This plan amends:
  - (a) *Penrith Planning Scheme Ordinance* in the manner set out in Schedule 1,
  - (b) *Penrith Local Environmental Plan 1997 (Penrith City Centre)* in the manner set out in Schedule 2, and
  - (c) *Penrith Local Environmental Plan 1998 (Urban Land)* in the manner set out in Schedule 3.
- (3) This plan does not affect the application of:
  - (a) *State Environmental Planning Policy No 3 – Castlereagh Liquid Waste Disposal Depot*,
  - (b) *State Environmental Planning Policy No 27 – Prison Sites*,
  - (c) *Sydney Regional Environmental Plan No 9 – Extractive Industry*,

- (d) *Sydney Regional Environmental Plan No. 11 – Penrith Lakes Scheme,*
  - (e) *Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River (No 2-1997),*
  - (f) *Sydney Regional Environmental Plan No 30 – St Marys, or*
  - (g) *Penrith Local Environmental Plan No 255 – Exempt and Complying Development,*
- to land to which this plan applies.

## 5 Definitions

- (1) In this plan:

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

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

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

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

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

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

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

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

## 6 Dwelling houses require development consent

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

## 7. Miscellaneous development that requires development consent

- (1) The following development must not be carried out without development consent:
- (a) erection of a building or structure ordinarily associated with a dwelling house, or
  - (b) development that results in a change of building use, or
  - (c) demolition of a building or structure, or
  - (d) structural, internal or external building work in association with business premises, a bed and breakfast establishment, office premises, commercial premises or take away food shops.
- (2) This clause applies if the development:
- (a) does not require development consent because of another environmental planning instrument, and
  - (b) is not prohibited by another environmental planning instrument, and
  - (c) is not identified in *Penrith Local Environmental Plan No 255 – Exempt and Complying Development* as exempt development, and
  - (d) does not involve Crown building work as defined in section 116G of the Act.

## **8 Subdivisions require development consent**

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

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

(Clause 4 (2) (a))

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

Omit the definition of *Country dwelling*.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Omit the clause.

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

Omit the clause.



## **Schedule 2      Amendment of Penrith Local Environmental Plan 1997 (Penrith City Centre)**

(Clause 4 (2) (b))

- [1]      **Clause 9 Zone objectives and development control table**  
Omit from item (b) (i) **Without development consent** for Zone No 2 (f) in the Development Control Table:
- dwelling-houses
- [2]      **Clause 9, table**  
Insert in alphabetical order in item (b) (ii) **Only with development consent** for Zone No 2 (f):
- buildings or other structures ordinarily associated with dwelling-houses
  - demolition of buildings or other structures
  - dwelling-houses
- [3]      **Clause 20 Development of land within Zone No 3 (a)**  
Insert "where the new use does not involve structural or internal alterations or external buildings works" after the words "or take away food shops".

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

(Clause 4 (2) (c))

- [1]      **Clause 9 Zone objectives and development control table**  
Omit wherever occurring from item (b) (i) **Without development consent** for Zones Nos 2 (a1), 2 (a), 2 (b), 2 (c), 2 (d) and 2 (e) in the Development Control Table:
- dwelling houses
- [2]      **Clause 9, table**  
Insert in alphabetical order in item (b) (ii) **Only with development consent** for Zones Nos 2 (a1), 2 (a), 2 (b), 2 (c), 2 (d) and 2 (e):
- buildings or other structures ordinarily associated with dwelling houses
  - changes of building use (as defined in the Act)
  - demolition of buildings or other structures
  - dwelling houses
  - internal structural work in bed and breakfast establishments
- [3]      **Clause 9, table**  
Insert in alphabetical order in item b (ii) **Only with development consent** for Zones Nos 2 (r) and 2 (r1);
- buildings or other structures ordinarily associated with dwelling houses
  - changes of building use (as defined in the Act)
  - demolition of buildings or other structures
  - structural or internal alterations to bed and breakfast establishments
- [4]      **Clause 9, table**  
Insert in alphabetical order in item (b) (ii) **Only with development consent** for Zone No 3 (f):
- changes of building use (as defined in the Act)
  - demolition of buildings or other structures
  - external building work associated with an existing land use carried out with consent
  - structural or internal alterations to a building or other structure erected with consent or building approval

## **PLANNING CERTIFICATE UNDER SECTION 149**

Environmental Planning and Assessment Act, 1979

Property No: 778348  
Your Reference: 71169.01 Post  
Contact No: 98090666

Issue Date: 21/05/2009  
Certificate No: 09/02680  
Receipt Date: 21/05/2009  
Receipt No: 2328775

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

PRECINCT 996

### **DESCRIPTION OF LAND**

County: CUMBERLAND

Parish: MULGOA

Location: Glenmore Parkway GLENMORE PARK NSW 2745

Land Description: Lot 9100 DP 1022720

### **- 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 SEPPs, REPS, LEPs AND DCPs**

***1(1)(a) The names of each local environmental plan and deemed environmental planning instrument applying to the land:***

Penrith Local Environmental Plan No.188, gazetted 13 January 1989, as amended, applies to the land.

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

Penrith Local Environmental Plan No. 258 – Consent for Dwelling Houses and Other Development, gazetted 29 June 2001, (also) applies to all land within the City of Penrith.

***1(1)(b) The names of each draft local environmental plan applying to the land that has been placed on exhibition under section 66(1) (b) of the Act:***

The land is not affected by a draft local environmental plan that has been placed on exhibition under Section 66(1)(b) of the Act.

***1(1)(c) The names of each development control plan applying to the land that has been made by the relevant planning authority under Division 6 of Part 3 of the Act (including any made by the***

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

*council under section 72, or the Director-General under section 51A, before the repeal of those sections):*

Penrith Development Control Plan 2006 applies to the land.

***1(2)(a) The names of each regional environmental plan applying 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, applies to the local government area of Penrith (except land to which Sydney Regional Environmental Plan No. 11 - Penrith Lakes Scheme applies).

***1(2)(b) The names of each draft regional environmental plan applying to the land that has been placed on exhibition under section 47(b) of the Act:***

No draft regional environmental plan that has been placed on exhibition under section 47(b) of the Act applies to the land.

***1(3)(a) The names of each State environmental planning policy applying to the land:***

The names of each State environmental planning policy applying to the land are:

State Environmental Planning Policy No. 1 - Development Standards.

State Environmental Planning Policy No. 4 - Development Without Consent and Miscellaneous Exempt and Complying Development. (Note: This policy may not apply to land reserved for certain public purposes. See clause 4 of the policy).

State Environmental Planning Policy No. 6 - Number of Storeys in a Building.

State Environmental Planning Policy No.10 - Retention of Low-Cost Rental Accommodation.

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. 22 - Shops and Commercial Premises.

State Environmental Planning Policy No. 30 - Intensive Agriculture.

State Environmental Planning Policy No. 32 - Urban Consolidation (Redevelopment of Urban Land). (Note: This policy does not apply to land identified as coastal protection, environmental protection, escarpment, floodway, natural hazard, non-urban, rural, rural residential, water catchment or wetland.)

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

State Environmental Planning Policy No. 50 - Canal Estate Development. (Note: This policy does not apply to the land to which Penrith Local Environmental Plan 1998 (Lakes Environs) and Sydney Regional Environmental Plan No. 11 - Penrith Lakes Scheme apply.)

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

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

State Environmental Planning Policy No.65 - Design Quality of Residential Flat 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 (Major Projects) 2005.

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

State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) 2007.

State Environmental Planning Policy (Infrastructure) 2007.

State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2008.



## **PLANNING CERTIFICATE UNDER SECTION 149**

Environmental Planning and Assessment Act, 1979

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

***1(3)(b) The names of each draft State environmental planning policy applying to the land that has been publicised as referred to in section 39(2) of the Act:***

Draft State Environmental Planning Policy (SEPP 66) - Integrated Landuse and Transport applies to the land.

Draft State Environmental Planning Policy (Application of Development Standards) 2004 applies to the land.

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

***2(a)-(d) For each local environmental plan, deemed environmental planning instrument and draft local environmental plan applying to the land that includes the land in any zone (however described): 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. If these sections apply to the land details are shown below and/or in annexures.***

Under the terms of Penrith Local Environmental Plan No. 188 the land is zoned as Zone No. 2 (Urban Zone).

Zone No. 2 (Urban Zone)

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

The objectives of this zone are-

- (a) to provide a flexible framework for the promotion of growth and development in the South Penrith Urban Release Area;
- (b) to enable the council to provide more detailed guidelines about preferred land use distribution and development issues in a development control plan; and
- (c) to ensure that development is carried out in a manner which achieves appropriate provision of or funding for major infrastructure works that are a necessary prerequisite for urban development generally in the area.

#### **2. Without development consent**

Dwelling-houses on allotments of land (being allotments of not less than 400 square metres) created by a subdivision for that purpose, where development consent in respect of that subdivision has been given under this plan.

#### **3. Only with development consent**

Any purpose other than a purpose included in Item 2 or 4.

#### **4. Prohibited**

Extractive industries; industries other than home industries or light industries; institutions; intensive livestock keeping; junk yards; mines.

Information as to residential aspects of land subject to LEP 188.

As a result of L.E.P. No. 188 and the various state and regional plans and policies this land and adjoining land permits, subject to the instruments, a diversity in housing types and lot sizes in appropriate circumstances, and land uses other than residential.

It is important to note that dual occupancy, duplexes, villa homes, townhouses, aged persons housing and other forms of residential housing may be permitted to be established in any urban area of the Glenmore Park Release Area, with Council's consent. Covenants and 88B instruments may be superseded by these policies.

## **PLANNING CERTIFICATE UNDER SECTION 149**

Environmental Planning and Assessment Act, 1979

Small lot subdivisions are permissible down to 232sq metres where the dwelling is designed in conjunction with the lot layout. Intending purchasers may contact Council in relation to ascertaining the nature of approved development on adjacent land. Please note that legal advice should be taken as to developments which are permissible under the zone and various plans and policies. This information is provided for guidance only.

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

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

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

Provisions fixing the minimum area upon which a dwelling-house may be erected without consent at 400 square metres apply to the land.

Note: There are also certain performance requirements with regard to land dimensions affecting the construction of a dwelling-house on the land. In this regard Council has not considered the physical configuration or suitability of this particular land for the erection of a dwelling-house.

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

The land does not include or comprise critical habitat.

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

The land is not in a conservation area.

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

An item of environmental heritage is not situated on the land.

### **3 COMPLYING DEVELOPMENT**

Complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* may be carried out on this land.

(NOTE: Council has relied on Department of Planning Circular PS 09-005 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.)

### **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**

## **PLANNING CERTIFICATE UNDER SECTION 149**

Environmental Planning and Assessment Act, 1979

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.

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

#### **(a) Councils Policies**

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

#### **(b) Other Public Authority Policies**

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

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

### **7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION**

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

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

### **8 LAND RESERVED FOR ACQUISITION**

No environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument applying to the land, provides for acquisition of the land by a public authority, as referred to in section 27 of the Act.

### **9 CONTRIBUTIONS PLANS**

The Glenmore Park Stage 1 Development Contributions Plan 2008 applies to the land.

## **PLANNING CERTIFICATE UNDER SECTION 149**

Environmental Planning and Assessment Act, 1979

The Cultural Facilities Development Contributions Plan applies to the land.  
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.

### **10      *MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997***

(a) The land to which the certificate relates is not within land declared to be an investigation area or remediation site under Part 3 of the Contaminated Land Management Act 1997.

(b) The land to which the certificate relates is not subject to an investigation order or a remediation order within the meaning of the Contaminated Land Management Act 1997.

(c) The land to which the certificate relates is not the subject of a voluntary investigation proposal (or voluntary remediation proposal) the subject of the Environment Protection Authority's agreement under section 19 or 26 of the Contaminated Land Management Act 1997.

(d) The land to which the certificate relates is not the subject of a site audit statement within the meaning of Part 4 of the Contaminated Land Management Act 1997.

### **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:

- (a) there is a current site compatibility certificate (of which council is aware) issued under clause 25 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land; and/or



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

- (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 (of which council is aware) issued under clause 19 of State Environmental Planning Policy (Infrastructure) 2007 in respect of proposed development on the land.)

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.

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:


- From 1 July 2008 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](http://www.penrithcity.nsw.gov.au). Details of any easements may be obtained from a Title Search at Land and Property Information New South Wales.
- This certificate does not contain information relating to Complying Development Certificates.
- This certificate may not provide full details of development rights over the land.

\* 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.

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

\* The land is subject to minimum building setback requirements. Penrith Development Control Plan 2006 should be consulted to determine exact requirements for the subject land.

**Alan Stoneham,**  
**General Manager.**

Per 

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

## 1 Name of plan

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

## 2 Aims of plan

This plan aims to:

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

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

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

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

## 3 Land to which plan applies

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

## 4 Relationship to other environmental planning instruments

- (1) In the event of an inconsistency between this plan and any other local environmental planning instrument or deemed environmental planning instrument, this plan shall prevail to the extent of the inconsistency, subject to section 36 (4) of the Act.
- (2) This plan amends:
  - (a) *Penrith Planning Scheme Ordinance* in the manner set out in Schedule 1,
  - (b) *Penrith Local Environmental Plan 1997 (Penrith City Centre)* in the manner set out in Schedule 2, and
  - (c) *Penrith Local Environmental Plan 1998 (Urban Land)* in the manner set out in Schedule 3.
- (3) This plan does not affect the application of:
  - (a) *State Environmental Planning Policy No 3 – Castlereagh Liquid Waste Disposal Depot*,
  - (b) *State Environmental Planning Policy No 27 – Prison Sites*,
  - (c) *Sydney Regional Environmental Plan No 9 – Extractive Industry*,

- (d) *Sydney Regional Environmental Plan No. 11 – Penrith Lakes Scheme,*
  - (e) *Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River (No 2-1997),*
  - (f) *Sydney Regional Environmental Plan No 30 – St Marys, or*
  - (g) *Penrith Local Environmental Plan No 255 – Exempt and Complying Development,*
- to land to which this plan applies.

## 5 Definitions

- (1) In this plan:

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

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

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

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

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

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

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

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

## 6 Dwelling houses require development consent

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

## 7. Miscellaneous development that requires development consent

- (1) The following development must not be carried out without development consent:
- (a) erection of a building or structure ordinarily associated with a dwelling house, or
  - (b) development that results in a change of building use, or
  - (c) demolition of a building or structure, or
  - (d) structural, internal or external building work in association with business premises, a bed and breakfast establishment, office premises, commercial premises or take away food shops.
- (2) This clause applies if the development:
- (a) does not require development consent because of another environmental planning instrument, and
  - (b) is not prohibited by another environmental planning instrument, and
  - (c) is not identified in *Penrith Local Environmental Plan No 255 – Exempt and Complying Development* as exempt development, and
  - (d) does not involve Crown building work as defined in section 116G of the Act.

## **8 Subdivisions require development consent**

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

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

(Clause 4 (2) (a))

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

Omit the definition of *Country dwelling*.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Omit the clause.

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

Omit the clause.



## **Schedule 2      Amendment of Penrith Local Environmental Plan 1997 (Penrith City Centre)**

(Clause 4 (2) (b))

- [1]      **Clause 9 Zone objectives and development control table**  
Omit from item (b) (i) **Without development consent** for Zone No 2 (f) in the Development Control Table:
- dwelling-houses
- [2]      **Clause 9, table**  
Insert in alphabetical order in item (b) (ii) **Only with development consent** for Zone No 2 (f):
- buildings or other structures ordinarily associated with dwelling-houses
  - demolition of buildings or other structures
  - dwelling-houses
- [3]      **Clause 20 Development of land within Zone No 3 (a)**  
Insert "where the new use does not involve structural or internal alterations or external buildings works" after the words "or take away food shops".

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

(Clause 4 (2) (c))

- [1]      **Clause 9 Zone objectives and development control table**  
Omit wherever occurring from item (b) (i) **Without development consent** for Zones Nos 2 (a1), 2 (a), 2 (b), 2 (c), 2 (d) and 2 (e) in the Development Control Table:
- dwelling houses
- [2]      **Clause 9, table**  
Insert in alphabetical order in item (b) (ii) **Only with development consent** for Zones Nos 2 (a1), 2 (a), 2 (b), 2 (c), 2 (d) and 2 (e):
- buildings or other structures ordinarily associated with dwelling houses
  - changes of building use (as defined in the Act)
  - demolition of buildings or other structures
  - dwelling houses
  - internal structural work in bed and breakfast establishments
- [3]      **Clause 9, table**  
Insert in alphabetical order in item b (ii) **Only with development consent** for Zones Nos 2 (r) and 2 (r1);
- buildings or other structures ordinarily associated with dwelling houses
  - changes of building use (as defined in the Act)
  - demolition of buildings or other structures
  - structural or internal alterations to bed and breakfast establishments
- [4]      **Clause 9, table**  
Insert in alphabetical order in item (b) (ii) **Only with development consent** for Zone No 3 (f):
- changes of building use (as defined in the Act)
  - demolition of buildings or other structures
  - external building work associated with an existing land use carried out with consent
  - structural or internal alterations to a building or other structure erected with consent or building approval



Our Ref: D09/071366  
Your Ref: David Walker

12 June 2009

Attention: David Walker  
Douglas Partners  
PO Box 472  
West Ryde NSW 1685

Dear David

**RE SITE: Lot 9100 DP 1022720 Glenmore Park NSW**

I refer to your site search request received by WorkCover NSW on 3rd June 2009, requesting information on licences to keep dangerous goods for the above site.

A search of the Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover NSW has not located any records pertaining to the above-mentioned premises.

If you have any further queries please contact the Dangerous Goods Licensing Team on (02) 4321 5500.

Yours sincerely

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

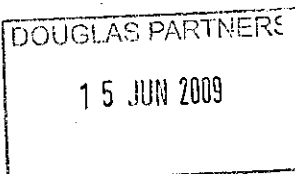
Sue Waugh

**A/C Senior Licensing Officer  
Dangerous Goods Team**

WorkCover. **Watching out for you.**

WorkCover NSW ABN 77 682 742 966 92-100 Donnison Street Gosford NSW 2250 Locked Bag 2906 Lisarow NSW 2252  
Telephone 02 4321 5000 Facsimile 02 4325 4145 WorkCover Assistance Service **13 10 50**  
DX 731 Sydney Website [www.workcover.nsw.gov.au](http://www.workcover.nsw.gov.au)

Our Ref: D09/071368  
Your Ref: David Walker



12 June 2009

Attention: David Walker  
Douglas Partners  
PO Box 472  
West Ryde NSW 1685

Dear David

**RE SITE: Lot 2 DP 865459 Glenmore Park NSW**

I refer to your site search request received by WorkCover NSW on 3rd June 2009, requesting information on licences to keep dangerous goods for the above site.

A search of the Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover NSW has not located any records pertaining to the above-mentioned premises.

If you have any further queries please contact the Dangerous Goods Licensing Team on (02) 4321 5500.

Yours sincerely



Sue Waugh

**A/C Senior Licensing Officer  
Dangerous Goods Team**

WorkCover. **Watching out for you.**

WorkCover NSW ABN 77 682 742 966 92-100 Donnison Street Gosford NSW 2250 Locked Bag 2906 Lisarow NSW 2252  
Telephone 02 4321 5000 Facsimile 02 4325 4145 WorkCover Assistance Service **13 10 50**  
DX 731 Sydney Website [www.workcover.nsw.gov.au](http://www.workcover.nsw.gov.au)



ACN: 093 398 611  
ABN: 61 093 412 474

*Peter S. Hopley Pty Limited*  
*Legal Searchers*

1 Boronia Avenue  
Mount Annan, NSW, 2567  
Mobile: 0412 199 304  
Fax 9233 4590 (Attn Box 29)

SUMMARY AS TO OWNERS.

Property: - Luttrell Street, Glenmore Park

Description: Lot 2 D.P. 865459 also the part of Lot 9100  
D.P. 1022720 highlighted pink and yellow on the attached cadastre

As regards Lot 2 D.P. 865459

24.10.1906	Mary Robinson ( <i>Married Woman</i> )	Vol 1730 Fol 115
06.04.1937	Frances Herbert Robinson ( <i>Grazier</i> ) ( <i>We have not investigated the Transmission Application</i> )	Vol 1730 Fol 115
01.06.1955	Colin Richard Welch ( <i>Farmer &amp; Grazier</i> )	Vol 7024 Fol 119
31.05.1973	Arnos Pty Limited	2/865459
23.01.1997	Stokeston Projects Pty Limited	2/865459
23.01.1997	The Shell Company of Australia Limited	2/865459
25.06.1999	Glenmore Park Estate Limited (Now Lensworth Glenmore Park Limited)	2/865459
14.12.2004	# AMP Capital Investors Limited	2/865459

# Current Registered Proprietor



ACN: 093 398 611  
ABN: 61 093 412 474

*Peter S. Hopley Pty Limited*  
*Legal Searchers*

1 Boronia Avenue  
Mount Annan, NSW, 2567  
Mobile: 0412 199 304  
Fax 9233 4590 (Attn Box 29)

As regards the part of Lot 9100 D.P. 1022720 highlighted  
pink and yellow on the attached cadastre

25.01.1915	George Edward Jessup ( <i>Contractor</i> )	Vol 2548 Fol 171
02.11.1933	Thomas Stein ( <i>Farmer</i> )	Vol 7539 Fol 192
23.12.1959	Penrith Sales and Service Pty Limited	Vol 9744 Fol 178
27.06.1973	Emu Plains Industrial Estate Pty Limited	Vol 9744 Fol 178
04.06.1975	Housing Commission of New South Wales (Now New South Wales Land and Housing Corporation)	84/828796
08.01.1998	Glenmore Park Estate Limited (Now Lensworth Glenmore Park Limited)	843/875315 ( <i>yellow part</i> ) 9100/1022720 ( <i>pink part</i> )
19.01.1999	Penrith City Council	843/875315 ( <i>yellow part</i> )
08.05.2001	Lensworth Glenmore Park Limited	9100/1022720 ( <i>yellow part</i> )
08.07.2002	# AMP Henderson Global Investors Limited (# Now AMP Capital Investors Limited)	9100/1022720 ( <i>whole</i> )

# Current Registered Proprietor

Printed : Tuesday, 19 May 2009 11:01:19 AM by planroom3

## Cadastral Records Viewer Print















### Current Feature

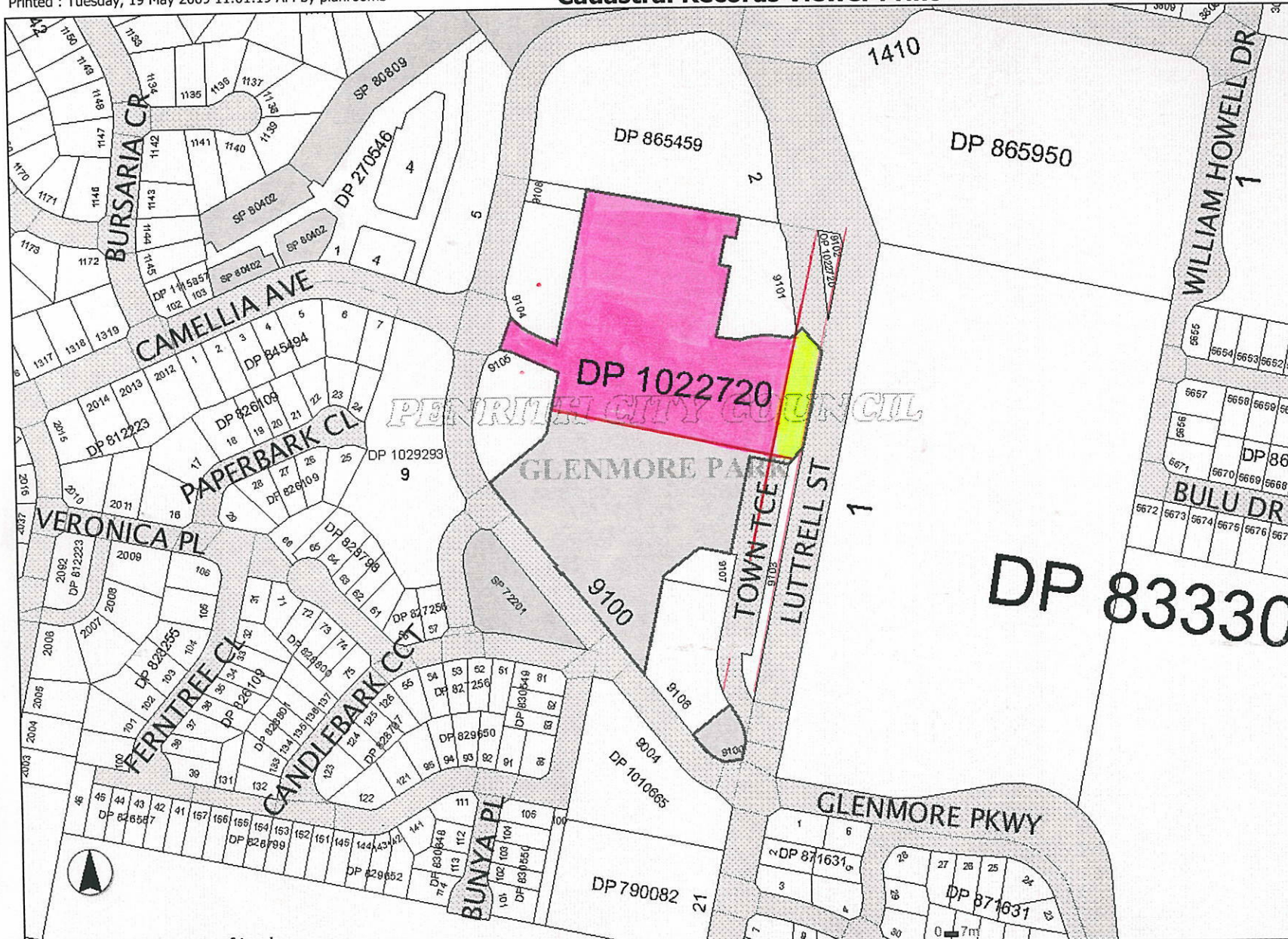
**Lot 9100 DP1022720**  
Locality: GLENMORE PARK  
LGA: PENRITH  
Parish: MULGOA  
County: CUMBERLAND

19/05/2009

### LEGEND

Legend  
Parcels [Selected  
Features]

-  **Current Feature**  
 **Other Selected Features**  
 **Localities**  
 **LGAs**  
 **Rail Corridor**  
 **Waterway Corridor**  
 **Waterways**  
 **Unidentified Parcels**  
**Parcels**  
 **Standard Lot**  
 **Standard Part Lot**  
 **Strata**  
 **Stratum**  
 **Road Corridor**  
 **Roads**



Copyright (C) Department of Lands.

**Copyright (C) Department of Lands.**  
This information is provided as a searching aid only. While every endeavour is made to ensure the current cadastral pattern is accurately reflected, the Registrar General cannot guarantee the information provided.

Department of Lands

<http://crnet/crv/printPreview.htm>

PLAN FORM 2

SIGNATURE AND SEALS ONLY.

*[Signature]*

SIGNED BY *Michael West* AS DELEGATE OF THE NEW SOUTH WALES LAND AND HOUSING CORPORATION WHO HEREBY DECLARES THAT HE HAS NO DELEGATION OF THE PRESENCE OF:

Crown Lands Office Approval

PLAN APPROVED  
Lead Designer  
Paper No.  
Final Date

Council Clerk's Certificate

I hereby certify that:  
(a) the requirements of the Local Government Act, 1993 (other than the requirements for the registration of plans), and  
(b) the requirements of Section 346 of the Local Government Act, 1993 (other than the requirements for the registration of plans), have been complied with by the applicant in relation to the proposed subdivision.  
Subdivision No. 23/20-8-18  
Date 23.2.2013  
(Signature)  
Council File No. 23/20-8-18

This certificate is to be released when the application is only a preliminary application and is not a final application. It is not to be used as evidence of the validity of the application or the accuracy of the information provided. It is a condition of the application that the applicant will indemnify the Council against any claim for damages or compensation in respect of the application.

Plan Drawing only to appear in this space

SCHEDULE OF P.M.D.H.L.W'S

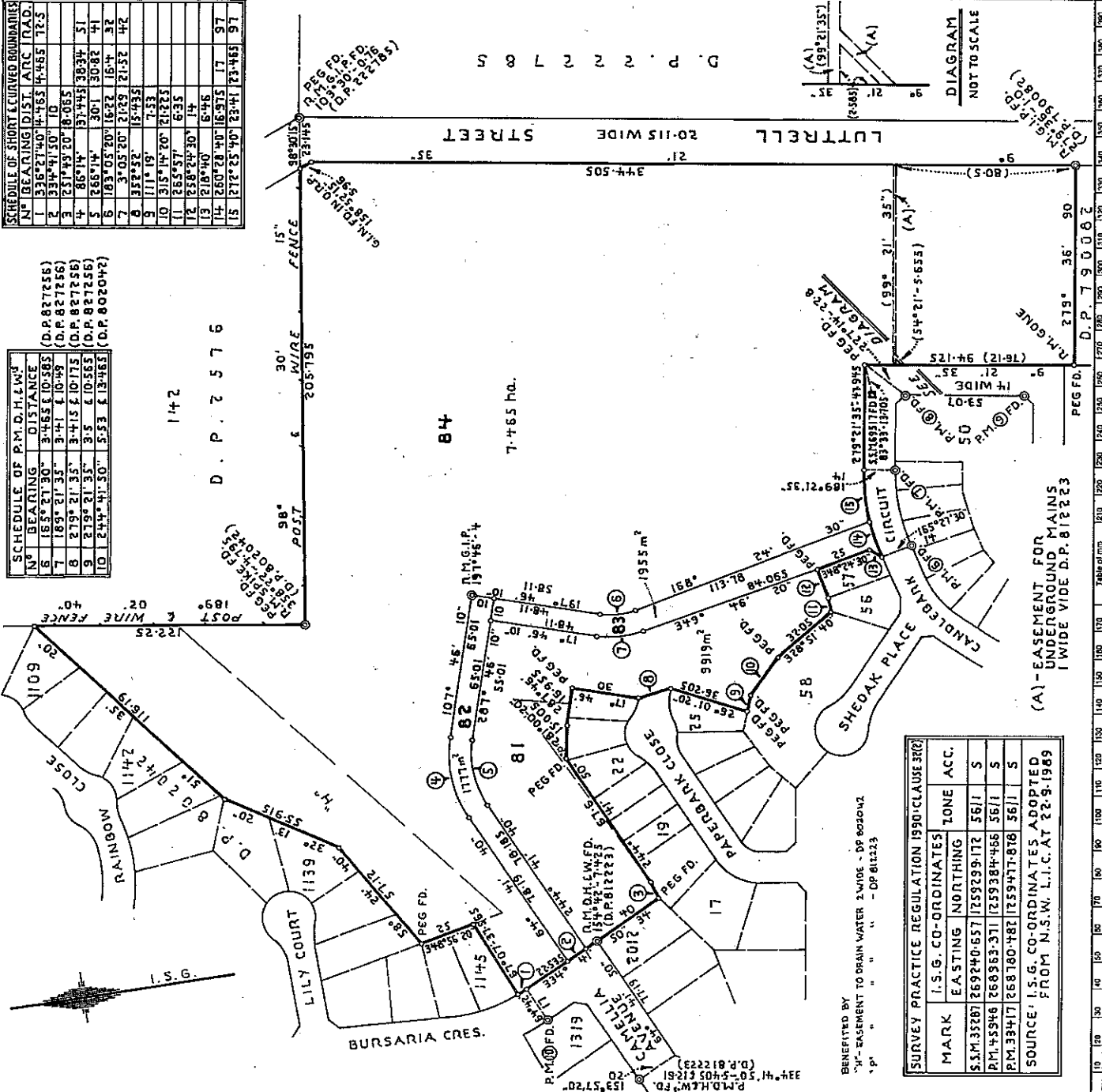
N°	BEARING	DISTANCE
1	133° 27' 40"	4.465
2	189° 21' 35"	3.411
3	219° 21' 35"	3.411
4	219° 21' 35"	3.411
5	219° 21' 35"	3.411
6	219° 21' 35"	3.411
7	219° 21' 35"	3.411
8	219° 21' 35"	3.411
9	219° 21' 35"	3.411
10	219° 21' 35"	3.411

SCHEDULE OF SHORT & CURVED BOUNDARIES

N°	BEARING	DIST.	ARC	RAD.
1	133° 27' 40"	4.465	4.465	172.5
2	189° 21' 35"	3.411	3.411	10
3	219° 21' 35"	3.411	3.411	10
4	219° 21' 35"	3.411	3.411	10
5	219° 21' 35"	3.411	3.411	10
6	219° 21' 35"	3.411	3.411	10
7	219° 21' 35"	3.411	3.411	10
8	219° 21' 35"	3.411	3.411	10
9	219° 21' 35"	3.411	3.411	10
10	219° 21' 35"	3.411	3.411	10

142

D.P. 2576



SURVEY PRACTICE REGULATION 1990/CLAUSE 3(2)

MARK	I.S.G. CO-ORDINATES	ZONE	ACC.
S.M.35281	269240.857	1259299.172	56/1 S
P.M.55946	268963.311	1259384.466	56/1 S
P.M.33417	268180.482	1259471.878	56/1 S

SOURCE: I.S.G. CO-ORDINATES ADOPTED FROM N.S.W. L.I.C. AT 22-9-1969

BENEFITED BY  
"H" - EASEMENT TO DRAIN WATER 2.4005 - DP 802042  
"P" - " " " " - DP 812223

DP 828796

Register: *3.3.1921*

C.A. No. S457E OF 23-2-93

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: PENRITH SMT 22

Last Plan: DP 826109

PLAN OF SUBDIVISION OF LOT 8-D.P. 826109

Lengths are in metres. Reduction Ratio 1:1250

Penrith  
City  
Locality: GLENMORE PARK  
Parish: MULGOA  
County: CUMBERLAND

This is sheet 1 of my plan in (where applicable).

PHILLIP WILLIAM GARDNER  
406 PACIFIC HWY LINDFIELD  
a surveyor registered under the Surveyors Act, 1993, as a Professional Surveyor, has prepared this plan in accordance with the provisions of the Surveyors Act, 1993, and the provisions of the Land and Environment Court Act, 1990, and the provisions of the Land and Environment Court Rules, 1991, and the provisions of the Land and Environment Court Regulations, 1992.

6th NOVEMBER 1992

Signature: *[Signature]*  
Dated this 6th day of November 1992.

Plans used in preparation of survey/completion:  
D.P. 826109  
D.P. 827256  
D.P. 812223

PANEL FOR USE ONLY for the purpose of definition to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

IT IS INTENDED TO DEDICATE LOTS 826183 AS TEMPORARY ROAD.

Surveyors Reference: 132/20-8-18 E.N. 22/186-CLAUSE 33(3)(c)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION



PLAN FORM 2

SIGNATURE AND SEALS ONLY.

SIGNED FOR AND ON BEHALF OF  
GLENMORE PARK ESTATE LIMITED BY ITS  
ATTORNEY IN FACT, JONATHAN STONE,  
DATED 20/10/2009, REGISTERED BOOK 489  
NOTED PURSUANT TO WHICH THIS  
DOCUMENT HAS BEEN EXECUTED IN THE  
PRESENCE OF 1-  
WITNESS  
ARMINOR FRANKS  
DIRECTOR  
SECRETARY



THE COMMON SEAL OF INTEGRAL ENERGY  
AUSTRALIA WAS HEREUNTO AFFIXED IN  
THE PRESENCE OF 1-  
DIRECTOR  
SECRETARY

PLAN APPROVED: \_\_\_\_\_  
Lead Officer: \_\_\_\_\_  
Field Book: \_\_\_\_\_  
Pages: \_\_\_\_\_

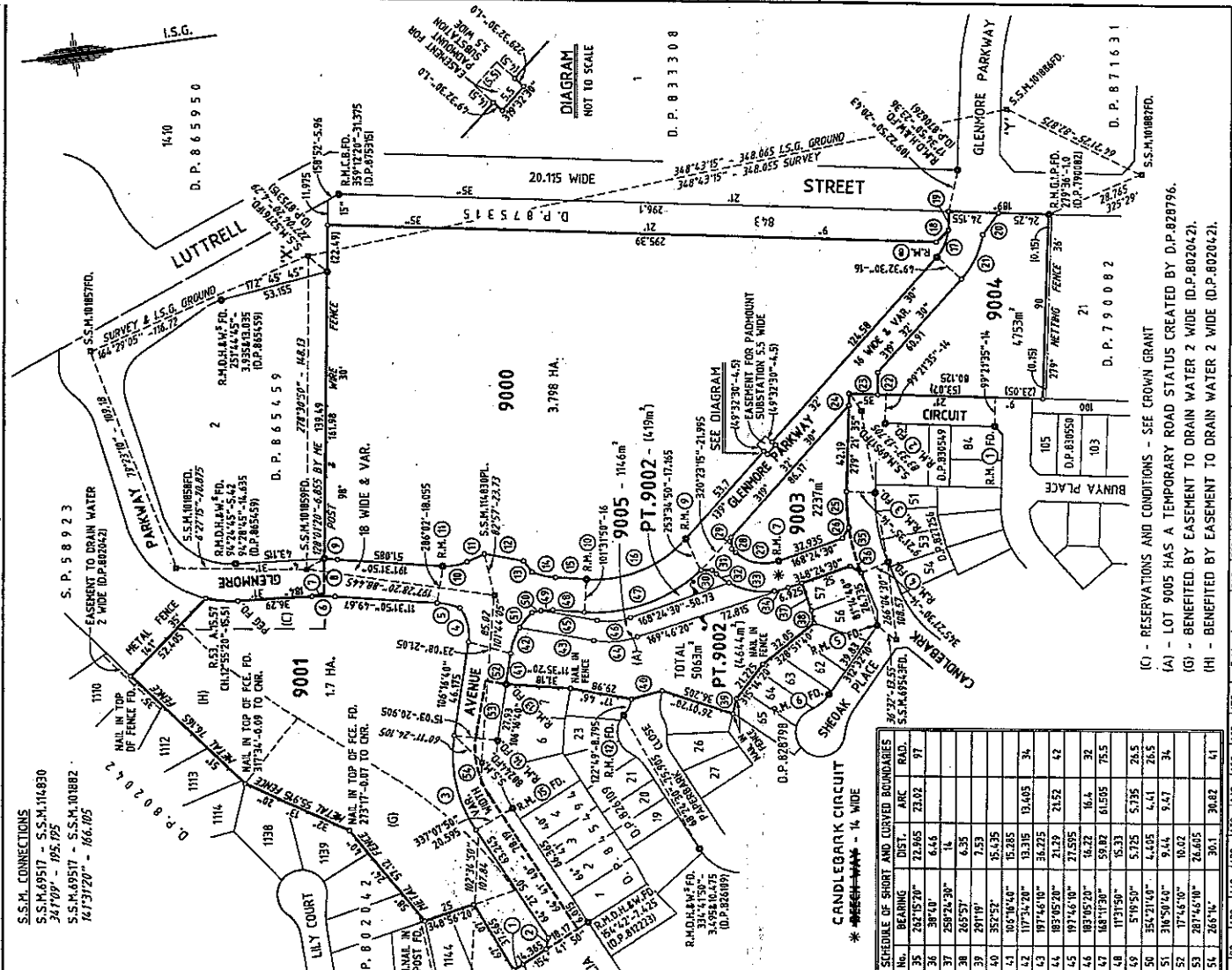
Subdivision Certificate  
I certify that the provisions of a 1992 of the Environmental Planning  
and Assessment Act 1979 have been satisfied in relation to the  
proposed \_\_\_\_\_  
New Road  
(herein "subdivision" or "new road")  
Authorised Public Authority: \_\_\_\_\_  
Current Authority: \_\_\_\_\_  
Date of endorsement: \_\_\_\_\_  
Subdivision Certificate No: \_\_\_\_\_  
File No: \_\_\_\_\_

SCHEDULE OF BEARING DISTANCE

No.	BEARING	DISTANCE	TO
1	270°13'55"	3.540.565	D.P.872561
2	270°13'55"	3.458.015	D.P.872561
3	180°13'55"	3.414.015	D.P.872561
4	345°27'30"	3.458.015	D.P.872561
5	59°00'30"	3.458.015	D.P.872561
6	42°32'	3.458.015	D.P.872561
7	78°24'30"	3.458.015	D.P.872561
8	49°32'30"	3.458.015	D.P.872561
9	73°34'30"	3.458.015	D.P.872561
10	101°31'50"	3.458.015	D.P.872561
11	104°02'	3.458.015	D.P.872561
12	49°17'30"	3.458.015	D.P.872561
13	185°56'40"	3.458.015	D.P.872561
14	156°56'40"	3.458.015	D.P.872561
15	156°56'40"	3.458.015	D.P.872561

SCHEDULE OF SHORT AND CURVED BOUNDARIES

No.	BEARING	DIST.	ARC	RAD.
1	335°27'40"	4.405	4.405	72.5
2	197°15'50"	5.64	5.64	66
3	85°19'50"	4.725	4.725	66
4	84°13'50"	12.2	12.2	23.1
5	207°33'50"	11.245	11.245	23.1
6	81°32'30"	11.245	11.245	92
7	104°31'	5.57	5.57	92
8	98°30'55"	18.005	18.005	24.5
9	197°37'30"	6.655	6.655	24.5
10	177°25'40"	11.94	11.94	12.06
11	167°19'20"	9.105	9.105	24.5
12	158°19'20"	19.35	19.35	24.5
13	241°19'	6.805	6.805	11.605
14	200°30'30"	11.56	11.56	34.5
15	171°31'50"	13.105	13.105	34.5
16	167°32'30"	21.035	21.035	34.5
17	129°44'50"	16.31	16.31	26.5
18	143°43'	8.395	8.395	26.5
19	98°05'	9	9	7.53
20	139°13'	12.91	12.91	15.35
21	303°10'20"	23.95	23.95	15.35
22	99°13'55"	13.02	13.02	15.35
23	171°13'55"	11.45	11.45	15.35
24	270°13'55"	3.540.565	3.540.565	15.35
25	271°12'30"	11.435	11.435	15.35
26	309°00'30"	6.005	6.005	15.35
27	185°56'40"	3.458.015	3.458.015	15.35
28	49°32'30"	3.458.015	3.458.015	15.35
29	73°34'30"	3.458.015	3.458.015	15.35
30	101°31'50"	3.458.015	3.458.015	15.35
31	104°02'	3.458.015	3.458.015	15.35
32	49°17'30"	3.458.015	3.458.015	15.35
33	185°56'40"	3.458.015	3.458.015	15.35
34	156°56'40"	3.458.015	3.458.015	15.35



DP1010665

Registered: 10/9/10 2009/10

C.A: SEE CERTIFICATE

Title Systems: TORRENS

Purpose: SUBDIVISION

Ref. Map: PENRITH SH 22

Last Plan: DP 845494, DP 875315

PLAN OF SUBDIVISION OF  
LOTS 82483 - DP 828796,  
LOT 8 - DP 845494 &  
LOT 842 - DP 875315

Lengths are in metres. Reduction Ratio 1:1500

L.G.A. PENRITH

Location: GLENMORE PARK

Parish: MULGOA

County: CUMBERLAND

This is sheet 1 of my plan sheets.  
(delete if inapplicable)

Surveyors (Practising) Registration 1886  
PHILIP WILLIAM GARDNER  
PROUST & GARDNER  
of 405 PACIFIC HIGHWAY - LINDFIELD  
NSW 1505  
I, the surveyor, certify that the plan is a true and correct copy of the original plan as filed in the office of the Registrar-General of Land.  
The survey was completed on 25/10/09.  
The survey relates to LOTS 82483 - 842.

Plans used in preparation of survey/compilation:  
D.P.845494 D.P.828796  
D.P.828796 D.P.828796  
D.P.828796 D.P.875315  
D.P.802042

PANEL FOR USE ONLY for statements of intention to dedicate public roads, to create public reserves, to create public easements, or to create public use of land or positive easements.

IT IS INTENDED TO DEDICATE  
GLENMORE PARKWAY AND THE EXTENSIONS  
OF GLENMORE PARKWAY & CAMELLIA AVENUE TO THE PUBLIC  
AS ROADS.

PURSUANT TO SECTION 80B  
OF THE ENVIRONMENTAL PLANNING ACT 1919  
IT IS INTENDED  
TO CREATE:-  
1) EASEMENT FOR PADMOUNT  
SUBSTATION 5.5 WIDE.  
2) RESTRICTION ON THE USE OF  
LAND.  
TO RELEASE:-  
1) EASEMENT FOR UNDERGROUND  
PADMOUNT (D.P.875315)  
(LOT 842 - D.P.875315)  
CREATED BY D.P.82223

IT IS INTENDED TO DEDICATE  
THE EXTENSION OF  
CANDLEBARK CIRCUIT  
TO THE PUBLIC AS ROAD.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION



B29  
Req: B507623  
/Doc: CT 14207-127  
/Prt: 20-May-2009

NEW SOUTH WALES

# CIFICATE OF TITLE

REAL PROPERTY ACT, 1900

Vol. 14207 Fol. 127

Appln No 3261

Prior Title Vol. 7024 Fol. 119



EDITION ISSUED

29 8 1980

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

**CANCELLED**

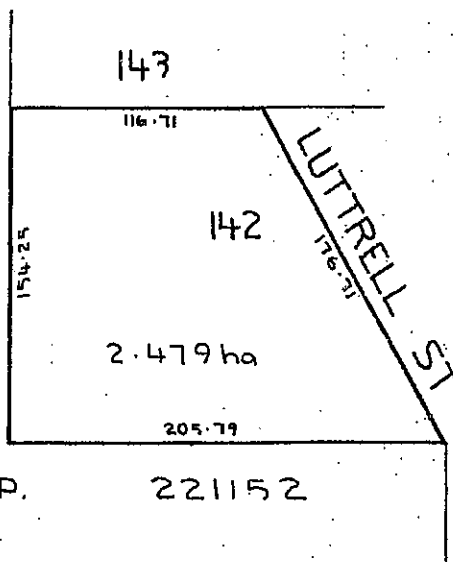
Registrar General



## PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

SEE AUTO FOLIO



D. P. 221152

R945758 R.A.

REDUCTION RATIO 1:2500

### ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 142 in Deposited Plan 2576 in the City of Penrith Parish of Mulgoa County of Cumberland being part of Portion 40 granted to Sir John Jamison on 18-1-1817.

### FIRST SCHEDULE

ARNOS PTY. LIMITED.

### SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown grant above referred to.

**REGISTERED PROPRIETOR**

[illegible]

SECRET

~~SEE AUTO FÜLID~~

## SECOND SCHEDULE (continued)

[illegible]

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

# LegalStream Australia Pty Ltd

ABN: 80 002 801 498

Level 15, 115 Pitt Street, SYDNEY NSW 2000, AUSTRALIA \* DX654, SYDNEY  
Tel: (02) 9231 0122 Fax: (02) 9233 6411 www.legalstream.com.au

An Approved  
LPI NSW  
Information

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

SEARCH DATE

20/5/2009 8:47PM

FOLIO: 142/2576

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 14207 FOL 127

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
1/12/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
11/3/1993	I178487	CANCELLATION OF WRIT	
11/3/1993	I178488	MORTGAGE	EDITION 1
1/7/1994	U404418	DISCHARGE OF MORTGAGE	EDITION 2
3/2/1995	U990787	CAVEAT	
14/9/1995	O535313	CAVEAT	
25/10/1996	2563903	DEPARTMENTAL DEALING	
8/1/1997	DP865459	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

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

walker

PRINTED ON 20/5/2009

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by the Registrar General in accordance with Section 96B(2) of the Real Property Act, 1900.

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WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER

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

SEARCH DATE

20/5/2009 8:47PM

FOLIO: 2/865459

First Title(s): OLD SYSTEM

Prior Title(s): 142/2576

Recorded	Number	Type of Instrument	C.T. Issue
8/1/1997	DP865459	DEPOSITED PLAN	FOLIO CREATED EDITION 1
9/1/1997		AMENDMENT: CT DELIVEREE	
10/1/1997	2754189	WITHDRAWAL OF CAVEAT	
23/1/1997	2784870	WITHDRAWAL OF CAVEAT	
23/1/1997	2784871	TRANSFER	
23/1/1997	2784872	TRANSFER	EDITION 2
25/6/1999	5930713	TRANSFER	EDITION 3
1/5/2001	7565935	CHANGE OF NAME	
1/5/2001	7565917	REQUEST	EDITION 4
14/12/2004	AB159436	TRANSFER	EDITION 5

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

walker

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97-01T

Licence No.  
646W/0130/95**TRANSFER**

Real Property Act 1900



2784872 K

Office of State

00.22\$

20/12/86 12102 40 5289 441032

N.S.W. STAMP DUTY

**TRANSFERRED**more than 20 References to Title,  
late, specify the share transferred.

2/865459

**B10**/Req: R894734  
/Doc: DL 2784872  
/Prt: 20-May-2009

BY

L.T.O. Box

Name, Address or DX and Telephone

REFERENCE (max 15 characters):

Stokeston Projects Pty Limited ACN 069 908 005

**(C) TRANSFEROR**

- (D) acknowledges receipt of the consideration of **\$2,725,000.00**  
and as regards the land specified above transfers to the Transferee an estate in fee simple
- (E) subject to the following **ENCUMBRANCES**

**(F) TRANSFEE**
**T**  
**TS**  
 (s713 LGA)  
**TW**  
 (Sheriff)
The Shell Company of Australia Limited  
ACN 004 610 459**(G)****TENANCY:****(H) We certify this dealing correct for the purposes of the Real Property Act 1900.**

Signed in my presence by the Transferor who is personally known to me.  
**THE COMMON SEAL OF STOKESTON PROJECTS PTY LIMITED**  
 was hereunto affixed by authority of its board  
 Signature of Witness

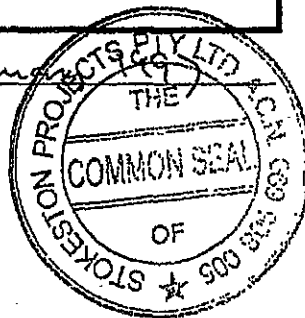
of directors in the presence of:

Name of Witness (BLOCK LETTERS)

Address of Witness Secretary

DATE

20 January 2009



Director

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Transferee's SOLICITORS

NB: if applicable, indicate that the signatory is the transferee's solicitor  
and show the solicitor's full name.

CHECKED BY (office use only)

Form: 97-01T  
Licence: 026CN/0526/96

# TRANSFER

① New South Wales  
Real Property Act 1900

5930713V



Instructions for filling out  
this form are available  
from the Land Titles Office

Office of State Revenue use only

00-24 30/9/88/8ST02 40 3E46 6690+0  
N.S.W. STAMP DUTY

(A) **LAND TRANSFERRED**

Show no more than 20 titles.  
If appropriate, specify the  
share or part transferred.

Folio Identifier 2/865459

(B) **LODGED BY**

LTO Box 8985.	Name, Address or DX and Telephone Corns Chambers Westgarth 1 Farrer Place, Sydney 2000 DX 133 Sydney Tel: 9210 6500 Fax: 9210 6611 REFERENCE (15 character maximum): CLC/WCL/3353279/S/844094/01 WLAN. 3353279
------------------	---

(C) **TRANSFEROR** The Shell Company of Australia Limited (ACN 004 610 459)

(D) acknowledges receipt of the consideration of \$1,800,000.00  
and as regards the land specified above transfers to the transferee an estate in fee simple.

(E) Encumbrances (if applicable) 1. 2. 3.

(F) **TRANSFEE**

T TS (s713 LGA) TW (Sheriff)	Glenmore Park Estate Limited (ACN 007 533 888)  TENANCY:-
---	---

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE

Signed in my presence by the transferor who is personally known to me. THE COMMON SEAL of THE SHELL COMPANY OF AUSTRALIA LIMITED was hereto affixed in accordance with its Articles of Association and in the presence of

DOCUMENT NO  
80/99

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Authorized Signatory

Director

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Transferee's solicitor  
CHRISTINE COVINGTON

NB: if signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name in block letters.

# LegalStream Australia Pty Ltd

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LPI NSW  
Information

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

FOLIO: 2/865459

SEARCH DATE	TIME	EDITION NO	DATE
20/5/2009	8:46 PM	5	14/12/2004

### LAND

LOT 2 IN DEPOSITED PLAN 865459  
AT REGENTVILLE  
LOCAL GOVERNMENT AREA PENRITH  
PARISH OF MULGOA COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP865459

### FIRST SCHEDULE

AMP CAPITAL INVESTORS LIMITED

(T AB159436)

### SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 7565917 RESTRICTION(S) ON THE USE OF LAND

### NOTATIONS

UNREGISTERED DEALINGS: NIL

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

walker

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WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER



Appln. No. 5021  
For Grant particulars see Deposited  
Plan.  
Prior Title Vol. 8482 Fol. 230



1st Edition issued 3-7-1964..

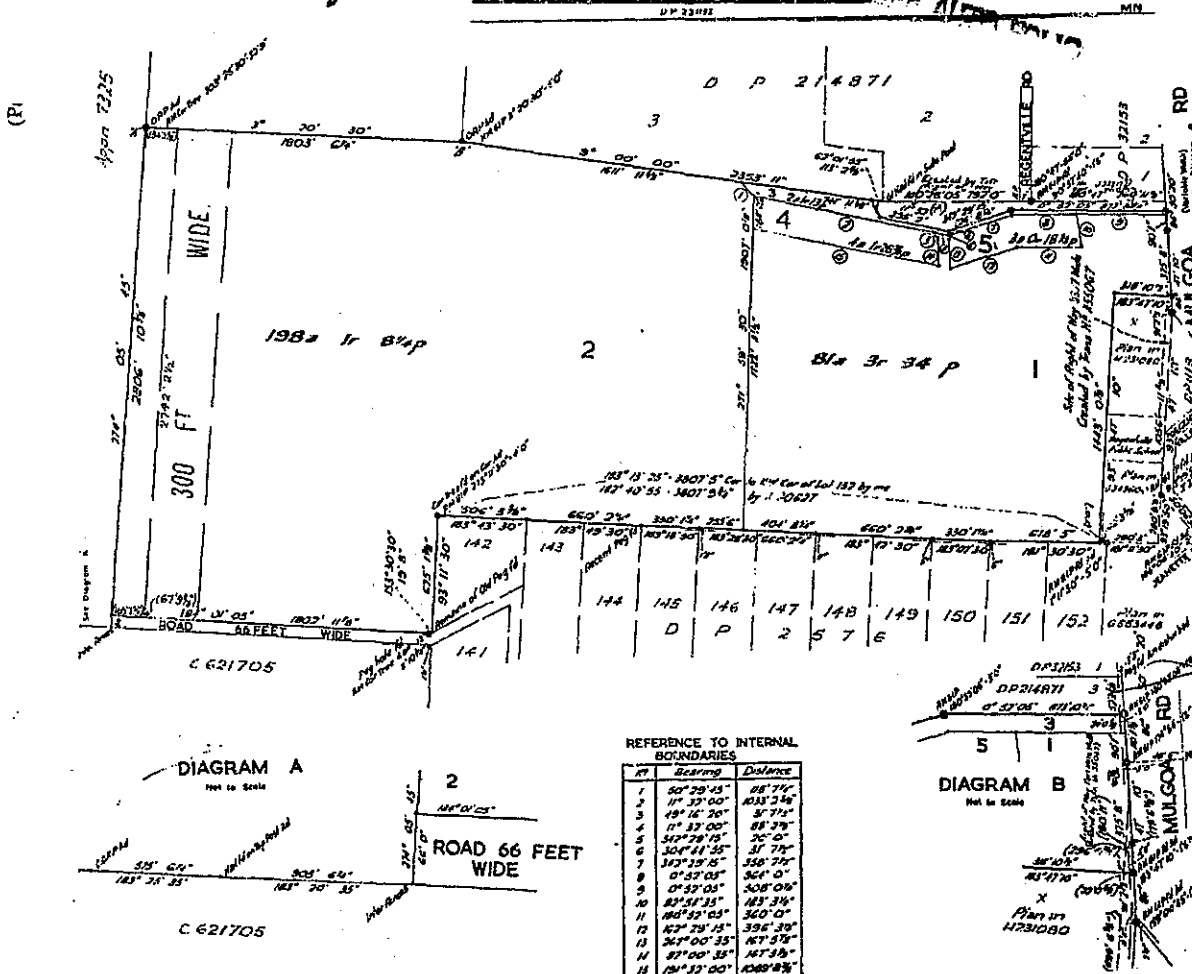
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness

**CANCELLED**  
Registrar General.



## PLAN SHOWING LOCATION OF LANDSET



## ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 2 in Deposited Plan 221152 at Regentville in the City of Penrith Parish of Mulgoa and County of Cumberland.

## FIRST SCHEDULE (Continued overleaf)

~~PENRITH SALES AND SERVICE PTY. LIMITED.~~

*Jan Watson*  
Registrar General.

## SECOND SCHEDULE (Continued overleaf)

- Reservations and conditions, if any, contained in the Crown Grant(s) above referred to.
- Right of Way created by Transfer No. J323172 appurtenant to the land above described affecting the piece of land shown as Right of Way Variable Width designated A in plan hereon.
- Mortgage No. J323173 to Thomas Stein of Regentville Farmer. Entered 23-10-1963. Discharged J 885886

*Jan Watson*  
Registrar General.

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

1585-214  
C.T. 8/8/88  
154729

## PARTICULARS

[illegible]

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



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

SEARCH DATE

20/5/2009 9:02PM

FOLIO: 84/828796

First Title(s): OLD SYSTEM

Prior Title(s): 8/826109

Recorded	Number	Type of Instrument	C.T. Issue
4/3/1993	DP828796	DEPOSITED PLAN	FOLIO CREATED EDITION 1
8/1/1998	3710675	REQUEST	
8/1/1998	3710676	TRANSFER	EDITION 2
5/3/1998	DP875315	DEPOSITED PLAN	FOLIO CANCELLED

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

walker

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WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER

Ref:WALK /Src:B

Form: 97-01T

Licence: 026CN/0526/96

208

**TRANSFER**

**3710676 C**

New South Wales

Real Property Act 1900



Instructions for filling out  
this form are available  
from the Land Titles Office

Office of State Revenue use only

SEE ANNEXURE A To Deed (Excl I + O)

28 JAN 1998

**(A) LAND TRANSFERRED**

Show no more than 20 titles.

If appropriate, specify the  
share of part transferred.

LAND TITLES OFFICE

SEE ANNEXURE A

00\*24

231297 0107 04 40210869/04  
N.S.W. STAMP DUTY

**(B) LODGED BY**

LTO Box

Name, Address or DX and Telephone

8985

CORRE CHAMBERS WESTGARTH

REFERENCE (15 character maximum): S/515784/01 CPM EFGA 0500 006

**(C) TRANSFEROR NEW SOUTH WALES LAND AND HOUSING CORPORATION**

**(D)** acknowledges receipt of the consideration of \$1.00

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

**(E)** Encumbrances (if applicable) 1. NIL

2.

3.

**(F) TRANSFEREE**

T  
TS  
(s713  
LGA)  
TW  
(Sheriff)

GLENMORE PARK ESTATE LIMITED ACN 007 533 888

**(G)**

TENANCY:

**(H)** We certify this dealing correct for the purposes of the Real Property Act 1900. DATE .....

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

Signature of Witness

JACQUELINE LIVINGSTONE

Name of Witness (BLOCK LETTERS)

23-31 MOORE STREET, LIVERPOOL  
NSW 2170

Address of Witness

SIGNED by me COLLEEN DORN DREIS as Delegate of the New South  
Wales Land and Housing Corporation and I hereby certify that I have  
no notice of the revocation of such delegation.

Colleen Dorn Dreis

Signature of Transferor

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

Signature of Witness

FOR EXECUTION SEE ANNEXURE A

Name of Witness (BLOCK LETTERS)

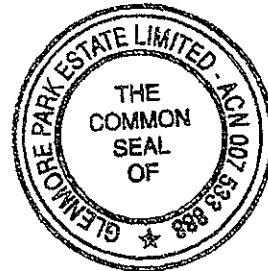
Signature of Transferee

Address of Witness

NB: if signed on the transferee's behalf by a solicitor or licensed  
conveyancer, show the signatory's full name in block letters.

THIS AND THE FOLLOWING PAGE IS THE ANNEXURE A TO THE TRANSFER  
BETWEEN NEW SOUTH WALES LAND AND HOUSING CORPORATION AND  
GLENMORE PARK ESTATE LIMITED DATED:

THE COMMON SEAL of  
GLENMORE PARK ESTATE LIMITED  
was affixed in the presence of:



*B. David Elliott*

)  
)  
)  
Director

BRUCE DAVID ELLIOTT

Name of Director (print)

*John Francis O'Grady*

Secretary/Director

JOHN FRANCIS O'GRADY

Name of Secretary/Director (print)

EXECUTION BY NEW SOUTH WALES LAND AND HOUSING CORPORATION

SCHEDULE ONE

lot	Section	Deposited	Title Reference
4918		826298	4918/826298
182,182A,182B,183,183A,184	D	1687	Auto Consol 4600-152
2		839433	2/839433
10		832179	10/832179
16		850237	16/850237
17		847488	17/847488
82		828796	82/828796
84		828796	84/828796*
83		828796	83/828796
8		845494	8/845494
8031		870626	8031/870626
1000		872795	1000/872795
5698		838775	5698/838775
5500		828717	5500/828717
700		859470	700/859470
7600		872798	7600/872798
2		564002	Vol 12225 Fol 154 Nov 2/564002
3		564002	Vol 12225 Fol 155 Nov 3/564002
7517		873462	7517/873462
7003		844976	7003/844976
7237		869837	7237/869837

*William D. Davis*

\* Reg'd 8/1

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Information

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

### SEARCH DATE

20/5/2009 9:02PM

FOLIO: 843/875315

First Title(s): OLD SYSTEM

Prior Title(s): 84/828796

Recorded	Number	Type of Instrument	C.T. Issue
10/3/1998	DP875315	DEPOSITED PLAN	FOLIO CREATED EDITION 1
19/1/1999	5534497	TRANSFER	EDITION 2
11/4/2001	7533046	REQUEST	
11/4/2001	7541128	DEPARTMENTAL DEALING	
17/4/2001	DP1022720	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

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

walker

PRINTED ON 20/5/2009

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Ref:AL /Src:B 97-01T  
Licence: AUS/0634/96**TRANSFER****5534497H**

New South Wales

Real Property Act 1900

Instructions for filling out  
this form are available  
from the Land Titles Office

OFFICE OF STATE REVENUE	
Office of State Revenue use only	STAMP NO. 212
CLIENT No. 88881	SIGNATURE <i>Handwritten</i>
STAMP DUTY <b>EXEMPT</b>	DATE 14/1/99
TRANSACTION No. 5	
ASSESSMENT DETAILS: SEC 277	



- (A) LAND TRANSFERRED  
If appropriate, specify the  
share or part transferred.

**Certificate of Title Folio Identifier**  
**843/875315**

- (B) LODGED BY

LTO Box <b>35D</b>	Name, Address or DX and Telephone MORRIS, HAYES & EDGAR LAW STATIONERS 74 CASTLEREAGH ST., SYDNEY DX 420 9232 2411 Reference (15 character maximum)	IBG85IS Penrith.
-----------------------	--	---------------------

- (C) TRANSFEROR

**Glenmore Park Estate Limited ACN 007 533 888**

- (D) acknowledges receipt of the consideration of **\$119,250** One hundred & nineteen thousand two hundred and fifty dollars  
and as regards the land specified above transfers to the transferee an estate in fee simple.

- (E) Encumbrances (if applicable): 1. .... 2. .... 3. ....

- (F) TRANSFEREE

T TS (s/13 LGA)	<b>Penrith City Council</b> <b>Civic Centre, 601 High Street Penrith</b>
TW (Sheriff)	<b>TENANCY</b>

- (H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE .....

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

*Kim Bailey*  
Signature of Witness  
**KIM BAILEY**

Name of Witness (BLOCK LETTERS)

*4 Gregory Dr, Glenmore Park*  
Address of Witness  
**22.12.98**

Signed for and on behalf of Glenmore Park Estate Limited by its  
attorney Alan Bates pursuant to power of attorney dated 20.01.98  
registered book 4189 no 753 pursuant to which this document has  
been executed in the presence of:

*Alan Bates*  
Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

*Stephen Britten*  
**Stephen Britten**  
**Solicitor for Transferee**

If signed on the transferee's behalf by a solicitor or licensed  
conveyancer, show the signatory's full name in block letters.

# LegalStream Australia Pty Ltd

ABN: 80 002 801 498

Level 15, 115 Pitt Street, SYDNEY NSW 2000, AUSTRALIA \* DX654, SYDNEY  
Tel: (02) 9231 0122 Fax: (02) 9233 6411 www.legalstream.com.au

An Approved  
LPI NSW  
Information

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

### SEARCH DATE

20/5/2009 9:02PM

FOLIO: 9000/1010665

First Title(s): OLD SYSTEM  
Prior Title(s): 842/875315

Recorded	Number	Type of Instrument	C.T. Issue
9/10/2000	DP1010665	DEPOSITED PLAN	FOLIO CREATED EDITION 1
11/4/2001	7539819	CHANGE OF NAME	
11/4/2001	7541128	DEPARTMENTAL DEALING	
17/4/2001	DP1022720	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

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

walker

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Information

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

SEARCH DATE

20/5/2009 9:02PM

FOLIO: 842/875315

First Title(s): OLD SYSTEM

Prior Title(s): 84/828796

1/865459

Recorded	Number	Type of Instrument	C.T. Issue
10/3/1998	DP875315	DEPOSITED PLAN	FOLIO CREATED EDITION 1
18/12/1998	5476831	DISCHARGE OF MORTGAGE	
<del>18/12/1998</del>	<del>5476832</del>	<del>TRANSFER</del>	EDITION 2
9/10/2000	DP1010665	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

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

walker

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Ref:YAK /Src:B 97-01T

Licence: AUS/0634/96

# TRANSFER

5476832R

New South Wales  
Real Property Act 1900



Instructions for filling out  
this form are available  
from the Land Titles Office

Office of State Revenue use only

(A) **LAND TRANSFERRED**

If appropriate, specify the  
share or part transferred.

Part Folio Identifier 842/875315 being that part formerly  
comprised in Folio Identifier 1/865459

(B) **LODGED BY**

LTO Box

Name, Address or DX and Telephone

4911A

Lincoln Smith & Co.

Reference (15 character maximum):

(C) **TRANSFEROR**

STOKESTON PROJECTS PTY LIMITED (ACN 069-908-005)

(D) acknowledges receipt of the consideration of ... \$1.00

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

(E) Encumbrances (if applicable):

1. 2. 3.

(F) **TRANSFeree**

T  
TS  
(s713 LGA)  
TW  
(Sheriff)

GLENMORE PARK ESTATE LIMITED (ACN 007-533-888)

(G)

TENANCY:

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 1st July 1988

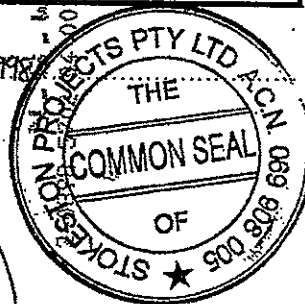
Signed in my presence by the transferor who is personally known to me.  
The Common Seal of STOKESTON PROJECTS PTY LIMITED  
was hereunto affixed by authority of a resolution  
of the Board of Directors in the presence of:

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness. Secretary

Signature of Transferor Director



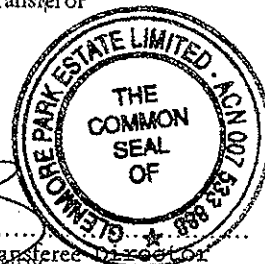
Signed in my presence by the transferee who is personally known to me.  
The Common Seal of GLENMORE PARK ESTATE LIMITED  
was hereunto affixed in the presence of:

Signature of Witness

Name of Witness (BLOCK LETTERS) Secretary  
BRUCE DAVID ELLIOTT  
DIRECTOR

Address of Witness

Signature of Transferee Director  
JOHN FRANCIS O'GRADY



If signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name in block letters.



National Australia Bank Limited  
A.C.N. 004044937

FILM WITH 5476832.

NAB House  
Business Banking Centre  
17/255 George Street  
SYDNEY NSW 2000  
Ph: 02 9237-1754  
Fx: 02 9237-1703

16 December 1998

The Registrar General  
Land Titles Office  
Queens Square  
SYDNEY NSW 2000

Dear Sir/Madam

**PROPERTY CONTAINED WITHIN LOT 842 IN DP 875315**

The National Australia Bank Limited (the "Bank") consents to the original Certificate of Title in respect of Lot 842 in DP 875315 being collected from the Land Titles Office by a representative or person acting on behalf of Glenmore Park Estate Limited.

Any queries in relation to this matter should be directed to the writer on the abovementioned number.

Yours sincerely

A handwritten signature in black ink, appearing to read "Craig Robinson", written over a horizontal line.

**CRAIG ROBINSON  
BUSINESS BANKING MANAGER**

2082



# LegalStream Australia Pty Ltd

ABN: 80 002 801 498

Level 15, 115 Pitt Street, SYDNEY NSW 2000, AUSTRALIA \* DX654, SYDNEY  
Tel: (02) 9231 0122 Fax: (02) 9233 6411 www.legalstream.com.au

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LPI NSW  
Information

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

SEARCH DATE

20/5/2009 8:53PM

FOLIO: 9100/1022720

First Title(s): OLD SYSTEM

Prior Title(s): 843/875315

9000/1010665

Recorded	Number	Type of Instrument	C.T. Issue
17/4/2001	DP1022720	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED
8/5/2001	7533047	TRANSFER	EDITION 1
13/9/2001	7683618	LEASE	
13/9/2001	7683619	LEASE	
13/9/2001	7683620	LEASE	
13/9/2001	7683621	LEASE	
13/9/2001	7683622	LEASE	
13/9/2001	7683623	LEASE	
13/9/2001	7683624	LEASE	
13/9/2001	7683625	LEASE	
13/9/2001	7683626	LEASE	
13/9/2001	7683627	LEASE	
13/9/2001	7683628	LEASE	
13/9/2001	7683629	LEASE	
13/9/2001	7683630	LEASE	
13/9/2001	7683631	LEASE	
13/9/2001	7683632	LEASE	
13/9/2001	7683633	LEASE	
13/9/2001	7683634	LEASE	
13/9/2001	7683635	LEASE	
13/9/2001	7683636	LEASE	
13/9/2001	7915259	LEASE	EDITION 2
18/9/2001	7951557	CAVEAT	
12/3/2002	8425292	TRANSFER OF LEASE	
10/4/2002	8497642	LEASE	EDITION 3
8/7/2002	8749029	TRANSFER	EDITION 4
30/10/2002	9085228	LEASE	EDITION 5
21/1/2003	9306092	TRANSFER OF LEASE	
21/1/2003	9306093	TRANSFER OF LEASE	
21/1/2003	9306094	TRANSFER OF LEASE	

END OF PAGE 1 - CONTINUED OVER

wal

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

SEARCH DATE

20/5/2009 8:53PM

FOLIO: 9100/1022720

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
24/9/2003	AA3360	TRANSFER OF LEASE	
4/2/2004	AA384670	TRANSFER OF LEASE	
15/3/2004	AA495290	CHANGE OF NAME	EDITION 6
11/5/2004	AA629390	LEASE	EDITION 7
14/5/2004	AA640408	DEPARTMENTAL DEALING	EDITION 8
5/7/2004	AA777325	TRANSFER OF LEASE	
13/7/2004	AA795925	VARIATION OF LEASE	EDITION 9
23/8/2004	AA898047	DEPARTMENTAL DEALING	
26/8/2004	AA909389	MORTGAGE OF LEASE	
26/8/2004	AA909390	MORTGAGE OF LEASE	
5/11/2004	AB66935	TRANSFER OF LEASE	
9/6/2005	AB542086	DETERMINATION OF LEASE	
9/6/2005	AB542087	LEASE	EDITION 10
22/9/2005	AB789248	LEASE	EDITION 11
4/10/2005	AB811374	DETERMINATION OF LEASE	
4/10/2005	AB811375	LEASE	EDITION 12
23/1/2006	AC64706	LEASE	EDITION 13
21/3/2006	AC189977	LEASE	EDITION 14
27/4/2006	AC261919	DETERMINATION OF LEASE	
27/4/2006	AC261920	LEASE	EDITION 15
20/9/2006	AC611642	LEASE	
20/9/2006	AC611643	LEASE	
20/9/2006	AC611644	LEASE	EDITION 16
31/10/2006	AC707663	LEASE	
31/10/2006	AC707664	LEASE	
31/10/2006	AC707665	LEASE	EDITION 17

END OF PAGE 2 - CONTINUED OVER

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Information

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

SEARCH DATE

20/5/2009 8:53PM

FOLIO: 9100/1022720

PAGE 3

Recorded	Number	Type of Instrument	C.T. Issue
21/2/2007	AC894571	LEASE	
21/2/2007	AC894572	LEASE	
21/2/2007	AC894573	LEASE	
21/2/2007	AC894574	LEASE	
21/2/2007	AC894575	LEASE	EDITION 18
9/3/2007	AC984088	LEASE	
9/3/2007	AC984089	LEASE	EDITION 19
31/5/2007	AD155761	TRANSFER OF LEASE	
28/6/2007	AD230563	TRANSFER OF LEASE	
12/9/2007	AD406482	LEASE	
12/9/2007	AD406483	LEASE	EDITION 20
12/11/2007	AD552589	VARIATION OF LEASE	EDITION 21
25/2/2008	AD783563	TRANSFER OF LEASE	
10/4/2008	AD632384	REJECTED - LEASE	
10/4/2008	AD632387	REJECTED - LEASE	
19/2/2009	AE512347	TRANSFER OF LEASE	

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

wal

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F:WALK /Src:B

FORM 01T

Licence: 00-09-003

Licensee: Corrs Chambers Westgarth

**TRANSFER**  
New South Wales  
Real Property Act 1900

1533047W

**STAMP DUTY**

Office of State Revenue use only

NEW SOUTH WALES DUTY

09-04-2001

0000583490-001

TRANSFER- TRANSFER

DUTIABLE AMOUNT \$ \*\*\*\*\*208,500.00

DUTY \$ \*\*\*\*\*5,787.50

**(A) TORRENS TITLE**

If appropriate, specify the part or share transferred

PART LOT 9100 IN DP1022720 BEING PART FORMERLY COMPRISED IN FOLIO IDENTIFIER 843/875315

**(B) LODGED BY**

LTO Box

Name, Address or DX and Telephone

CORRS CHAMBERS WESTGARTH

DX 133 SYDNEY

898S

Reference (optional): S/1201846/1 3419555 CLC

CODE

T

TW

(sheriff)

**(C) TRANSFEROR**

THE COUNCIL OF THE CITY OF PENRITH

Civic Centre, 601 High Street, Penrith NSW

**(D)**

The transferor acknowledges receipt of the consideration of \$44,473.60 by way of debit against contributions payable by the transferee under Section 94 of the Environmental Planning and Assessment Act

**(E)**

transfers to the transferee an estate in fee simple.

**(F)**

Encumbrances (if applicable) 1. 2. 3.

**(G) TRANSFEE**

LENSWORTH GLENMORE PARK LIMITED (ACN 007 533 888)

385 Bourke Street, Melbourne VIC

**(H)**

TENANCY:

S

**(I)** We certify this dealing correct for the purposes of the Real Property Act 1900.

DATE:

5 / 4 / 2001.

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

Signature of witness:

Signature of transferor:

Name of witness:

SEE ANNEXURE FOR EXECUTION BY TRANSFEROR

Address of witness:

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

Signature of witness:

Signature of transferee:

Name of witness:

Address of witness:

If signed on the transferee's behalf by a solicitor or licensed conveyancer, insert the signatory's full name and capacity below:

CHRISTINE WYNETTE COVINGTON

Transferee's Solicitor

All handwriting must be in block capitals.

Page 1 of 2  
number additional pages sequentially

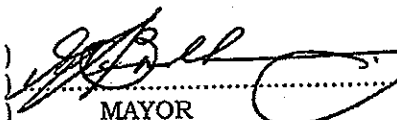
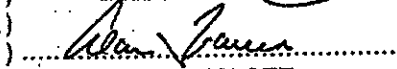
CT-898S

THIS IS THE ANNEXURE TO THE TRANSFER BETWEEN THE COUNCIL  
OF THE CITY OF PENRITH (TRANSFEROR) AND LENSORTH  
GLENMORE PARK LIMITED (TRANFEREE) COMPRISING THE  
EXECUTION ON BEHALF OF THE TRANSFEROR

---

Certified correct for the purposes of the Real Estate Property Act 1900.

The COMMON SEAL of THE COUNCIL OF THE  
CITY OF PENRITH was hereunto affixed this 2nd  
day of April 2001, in pursuance to a resolution  
of Council dated 18th day of December 2000

)   
MAYOR  
)   
GENERAL MANAGER  
)

97-01T

LTO Licence No.  
238N0081/95



**TRANSFER**  
Real Property Act, 1900



**8749029U**

Office of St

NEW SOUTH WALES DUTY

19-06-2001

0000651331-001

SECTION 18(2)

DUTY

\$ \*\*\*\*\*2.00

**(A) LAND TRANSFERRED**

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

Folio Identifiers 9100/1022720 & 9107/1022720

X

**(B) LODGED BY**

L.T.O. Box

Name, Address or DX and Telephone

238N

Blake Dawson Waldron  
Level 41, 225 George Street  
SYDNEY NSW 2000

REFERENCE (max. 15 characters):

RXK: 1282.4409

**(C) TRANSFEROR**

LENSWORTH GLENMORE PARK LIMITED ACN 007 533 888

**(D) acknowledges receipt of the consideration of**

\$22,179,111.00

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

**(E) subject to the following ENCUMBRANCES**

1.

2.

3.

**(F) TRANSFEE**

**T**

AMP HENDERSON GLOBAL INVESTORS LIMITED  
ABN 59 001 777 591

**(G)**

TENANCY:

X OFF: X

**(H) We certify this dealing correct for the purposes of the Real Property Act, 1900.**

DATED 23 MAY 2001

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

Signature of Witness

MELINDA HARRIS

Name of Witness (BLOCK LETTERS)

c/o 1 FARRELL PLACE, SYDNEY

Address of Witness

Signed for Lensworth Glenmore  
Park Limited under power  
of attorney No 4302 Book 544  
in the presence of:

Signature of Transferor

David Mark Johnston

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Transferee's Solicitor

L. J. KOLTAI

CHECKED BY (office use only)

CR

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE

111616445

X 795/557



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LPI NSW  
Information

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

FOLIO: 9100/1022720

SEARCH DATE	TIME	EDITION NO	DATE
20/5/2009	8:51 PM	21	12/11/2007

### LAND

LOT 9100 IN DEPOSITED PLAN 1022720  
AT GLENMORE PARK  
LOCAL GOVERNMENT AREA PENRITH  
PARISH OF MULGOA COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP1022720

### FIRST SCHEDULE

AMP CAPITAL INVESTORS LIMITED (CN AA495290)

### SECOND SCHEDULE (34 NOTIFICATIONS)

- 1 DP1010665 EASEMENT FOR PADMOUNT SUBSTATION 5.5 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 2 DP1010665 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 DP1022720 EASEMENT TO DRAIN WATER 2.5 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 DP1022720 EASEMENT TO DRAIN WATER 2.5 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 5 DP1022720 EASEMENT TO DRAIN WATER VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 DP1022720 RIGHT OF CARRIAGEWAY VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 7 DP1022720 EASEMENT FOR PADMOUNT SUBSTATION 2.75 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 8 DP1022720 EASEMENT FOR UNDERGROUND CABLES 1 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 9 7683623 LEASE TO MGM PACIFIC PTY LTD OF SHOP 7C, GLENMORE PARK TOWN CENTRE, CNR GLENMORE PARKWAY & LUTTRELL STS, GLENMORE PARK. EXPIRES: 25/12/2010.
- \* AE512347 TRANSFER OF LEASE 7683623 LESSEE NOW SHEONA ENTERPRISES PTY LTD
- 10 7683625 LEASE TO BAKERS DELIGHT HOLDINGS LIMITED OF SHOP 4, GLENMORE PARK TOWN CENTRE, CNR GLENMORE PARKWAY & LUTTRELL STS, GLENMORE PARK. EXPIRES: 9/12/2005.
- AA795925 VARIATION OF LEASE 7683625 EXPIRY DATE 9/12/2010
- 11 7683634 LEASE TO JIREH INTERNATIONAL PTY LIMITED EXPIRES: 25/3/2011. OF SHOP 14, GLENMORE PARK TOWN CENTRE, CNR

END OF PAGE 1 - CONTINUED OVER

walker

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

FOLIO: 9100/1022720

PAGE 2

### SECOND SCHEDULE (34 NOTIFICATIONS) (CONTINUED)

- 12 7683636 GLENMORE PARKWAY & LUTTRELL STS, GLENMORE PARK  
LEASE TO WOOLWORTHS LIMITED OF SUPERMARKET, GLENMORE  
PARKWAY & LUTTRELL STS, GLENMORE PARK. EXPIRES:  
9/12/2020. OPTION OF RENEWAL: 10 YRS.
- 13 9085228 LEASE TO FRANCIS PING-SUN KWOK OF SHOP 15 GLENMORE  
PARK TOWN CENTRE, CNR GLENMORE PARKWAY & LUTTRELL ST,  
GLENMORE PARK. EXPIRES: 24/8/2007. OPTION OF RENEWAL: 5  
YEARS.
- AA384670 TRANSFER OF LEASE 9085228 LESSEE NOW LAM YIU TANG  
& YUK CHING TANG
- AD552589 VARIATION OF LEASE 9085228 EXPIARY DATE NOW  
24/08/2012
- 14 AB542087 LEASE TO DAVID PAUL HUNT & JUSTIN ROSS DAVIS OF SHOP  
9, GLENMORE PARK TOWN CENTRE, TOWN TERRACE, GLENMORE  
PARK. EXPIRES: 31/3/2010.
- 15 AB789248 LEASE TO TOM SOU & PHANNO SA OF KIOSK 1A, GLENMORE  
PARK TOWN CENTRE, TOWN TERRACE, GLENMORE PARK..  
EXPIRES: 30/4/2010.
- 16 AB811375 LEASE TO ALMAZAN HOLDINGS PTY LIMITED OF SHOP 7A,  
GLENMORE PARK TOWN CENTRE, TOWN TERRACE, GLENMORE PARK.  
EXPIRES: 30/6/2010.
- 17 AC64706 LEASE TO JLA INTERNATIONAL PTY LTD OF SHOP 13A,  
GLENMORE PARK TOWN CENTRE, CNR GLENMORE PARKWAY &  
LUTTRELL STS, GLENMORE PARK. EXPIRES: 13/7/2006.
- 18 AC189977 LEASE TO DEAN HODGE & DENISE HODGE OF SHOP 16  
GLENMORE PARK TOWN CENTRE, TOWN TERRACE, GLENMORE PARK.  
EXPIRES: 9/12/2010.
- 19 AC261920 LEASE TO MADILLS WELDING SERVICES PTY LIMITED OF SHOP  
12, GLENMORE PARK TOWN CENTRE, TOWN TERRACE, GLENMORE  
PARK. EXPIRES: 31/7/2010.
- 20 AC611642 LEASE TO XIAO YAN YANG & ZHEN YU CAO OF SHOP 5,  
GLENMORE PARK TOWN CENTRE, 1 TOWN TERRACE, GLENMORE  
PARK. EXPIRES: 30/4/2011.
- 21 AC611643 LEASE TO GUYLA HOLDINGS PTY LTD OF SHOP 7B, GLENMORE  
PARK TOWN CENTRE, 1 TOWN TERRACE, GLENMORE PARK.  
EXPIRES: 9/12/2010.
- 22 AC611644 LEASE TO DAVID ANASTASOV OF SHOP 8B, GLENMORE PARK  
TOWN CENTRE, 1 TOWN TERRACE, GLENMORE PARK. EXPIRES:  
28/2/2011.
- 23 AC707663 LEASE TO BINH HOA LUU OF SHOP 1 GLENMORE PARK TOWN  
CENTRE, 1 TOWN TERRACE, GLENMORE PARK. EXPIRES:  
8/5/2011. OPTION OF RENEWAL: 5 YEARS.
- 24 AC707664 LEASE TO ANTHONY WARBRICK & CHRISTINE WARBRICK OF  
SHOP 11 GLENMORE PARK TOWN CENTRE, 1 TOWN TERRACE,  
GLENMORE PARK. EXPIRES: 9/12/2010.
- 25 AC707665 LEASE TO MABIL PTY LIMITED OF SHOP 17B GLENMORE PARK

END OF PAGE 2 - CONTINUED OVER

walker

PRINTED ON 20/5/2009

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Information

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

FOLIO: 9100/1022720

PAGE 3

### SECOND SCHEDULE (34 NOTIFICATIONS) (CONTINUED)

- TOWN CENTRE, 1 TOWN TERRACE, GLENMORE PARK. EXPIRES: 26/6/2011. OPTION OF RENEWAL: 5 YEARS.
- 26 AC894571 LEASE TO ST GEORGE BANK LIMITED OF ATM1, GLENMORE PARK TOWN CENTRE, 1 TOWN TERRACE, GLENMORE PARK. EXPIRES: 9/12/2010.
- 27 AC894572 LEASE TO WESTPAC BANKING CORPORATION OF ATM2, GLENMORE PARK TOWN CENTRE, 1 TOWN TERRACE, GLENMORE PARK. EXPIRES: 9/12/2010.
- 28 AC894573 LEASE TO TUA SAY CHUA & TI YONG CHUA OF SHOP 6, GLENMORE PARK TOWN CENTRE, 1 TOWN TERRACE, GLENMORE PARK. EXPIRES: 9/12/2010. OPTION OF RENEWAL: 5 YEARS.
- 29 AC894574 LEASE TO DONUTCINO PTY LIMITED OF SHOP K2, GLENMORE PARK TOWN CENTRE, 1 TOWN TERRACE, GLENMORE PARK. EXPIRES: 9/12/2011.
- 30 AC894575 LEASE TO GAZI ENTERPRISES PTY LIMITED OF SHOP 13B, GLENMORE PARK TOWN CENTRE, 1 TOWN TERRACE, GLENMORE PARK. EXPIRES: 20/5/2011.
- AD155761 TRANSFER OF LEASE AC894575 LESSEE NOW G & G TRADING PTY LIMITED
- 31 AC984088 LEASE TO EAVERSON PTY LTD OF SHOP 8A, GLENMORE PARK TOWN CENTRE, 1 TOWN TERRACE, GLENMORE PARK. EXPIRES: 31/1/2011.
- AD230563 TRANSFER OF LEASE AC984088 LESSEE NOW MAGDI BOUTROS & SANAA BOUTROS
- 32 AC984089 LEASE TO SANDRA'S TAX SERVICE PTY LTD OF SHOP 17A, GLENMORE PARK TOWN CENTRE, 1 TOWN TERRACE, GLENMORE PARK. EXPIRES: 27/1/2011.
- 33 AD406482 LEASE TO B & S DENT PUSHER PTY LTD OF SHOP 3, GLENMORE PARK TOWN CENTRE, 1 TOWN TERRACE, GLENMORE PARK.. EXPIRES: 30/9/2011.
- \* AD783563 TRANSFER OF LEASE AD406482 LESSEE NOW AHMET ERDEM
- 34 AD406483 LEASE TO RAY SZUPRYTOWSKI & BARBARA SZUPRYTOWSKI OF SHOP 12, GLENMORE PARK TOWN CENTRE, 1 TOWN TERRACE, GLENMORE PARK.. EXPIRES: 9/8/2011.

### NOTATIONS

UNREGISTERED DEALINGS: NIL

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

walker

PRINTED ON 20/5/2009

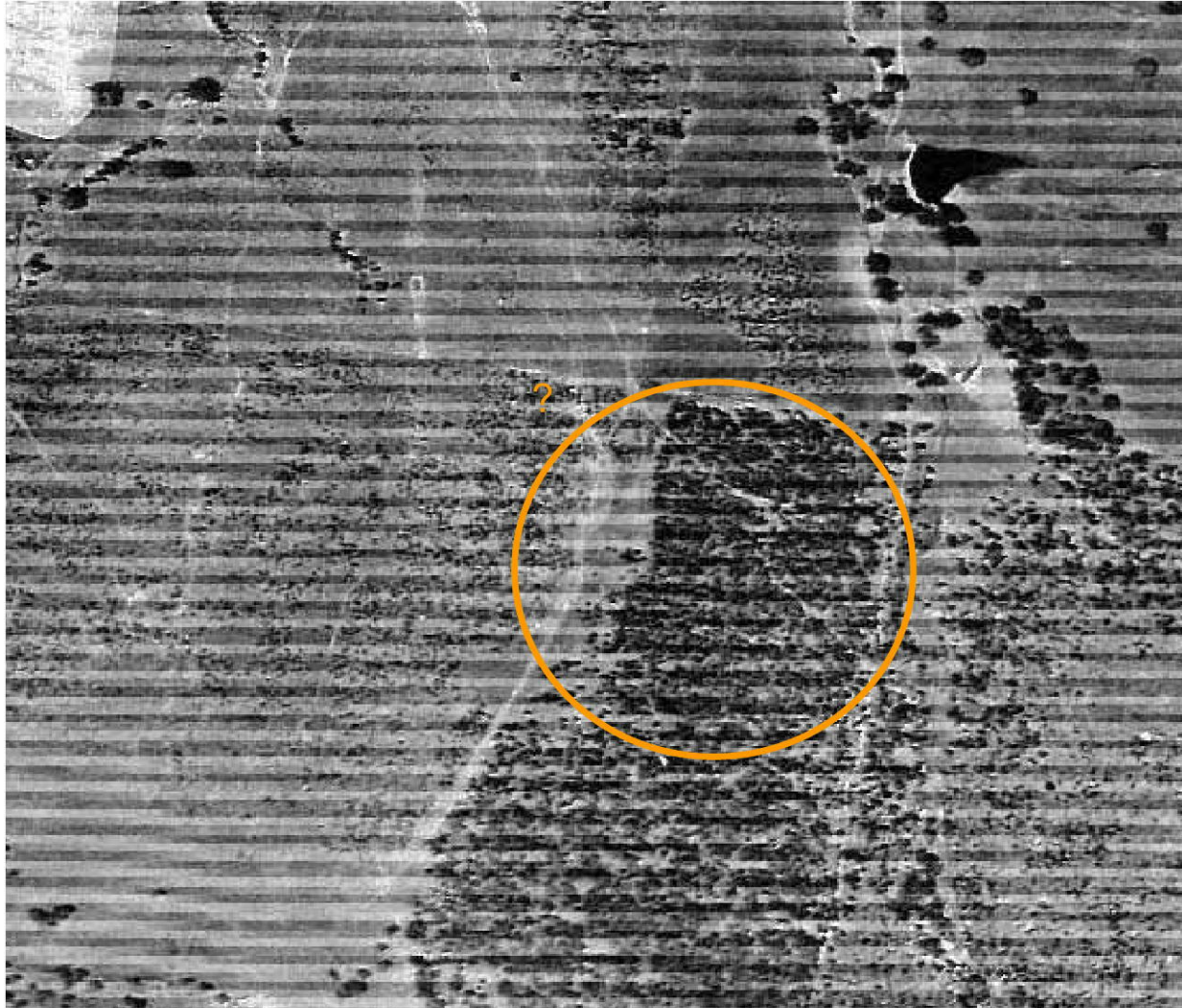
LEGALSTREAM AUSTRALIA hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act, 1900.  
\*ANY ENTRIES PRECEDED BY AN ASTERIX DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE  
WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER

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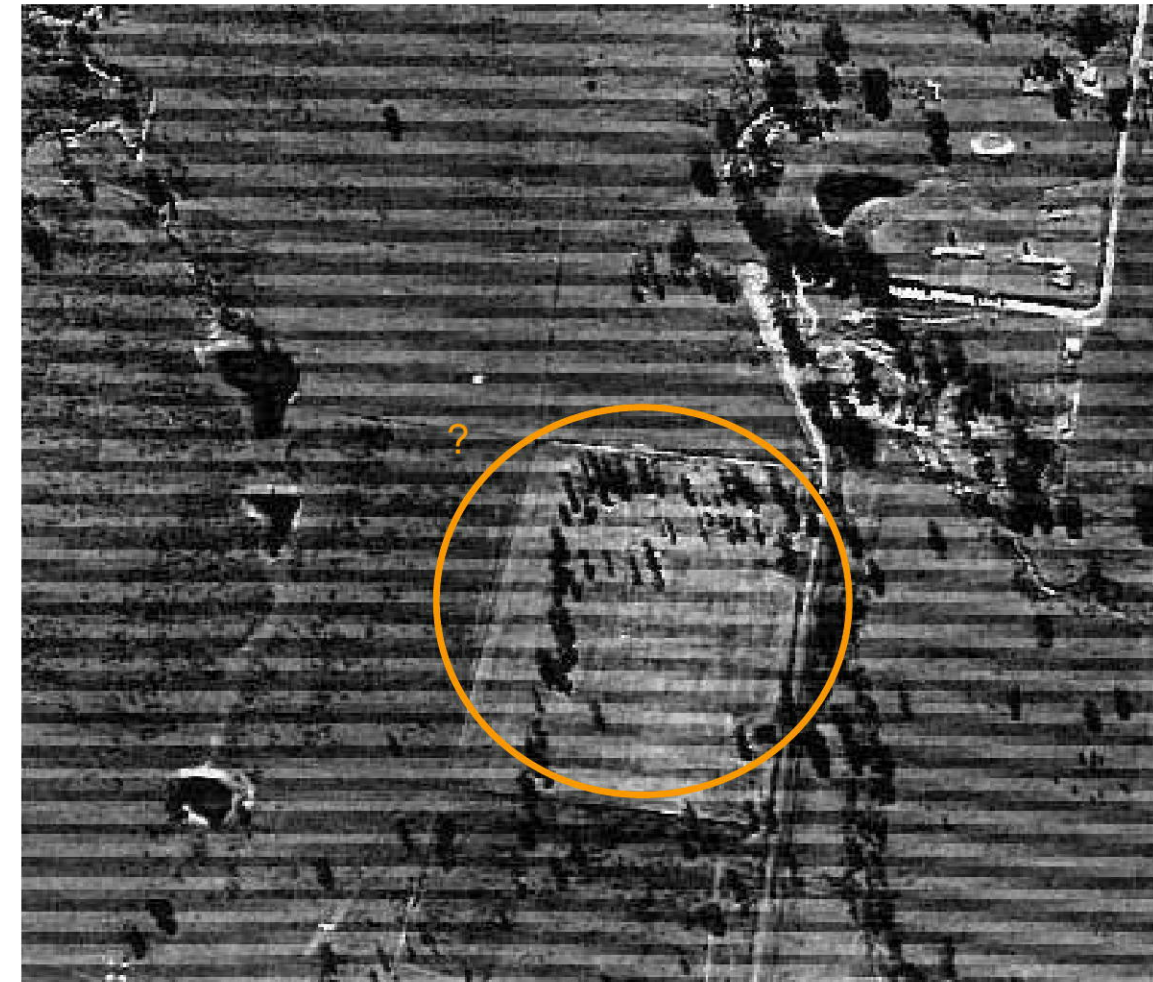
***APPENDIX D***  
***Aerial Photographs***

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**1947 Aerial Photograph**  
 — Approximate Site Location



**1970 Aerial Photograph**  
 — Approximate Site Location

**Phase 1 Contamination Assessment**  
**Proposed Shopping Centre Extension**  
**Glenmore Park Town Centre, Town Terrace, Glenmore Park**

**Project**  
**71169.01**

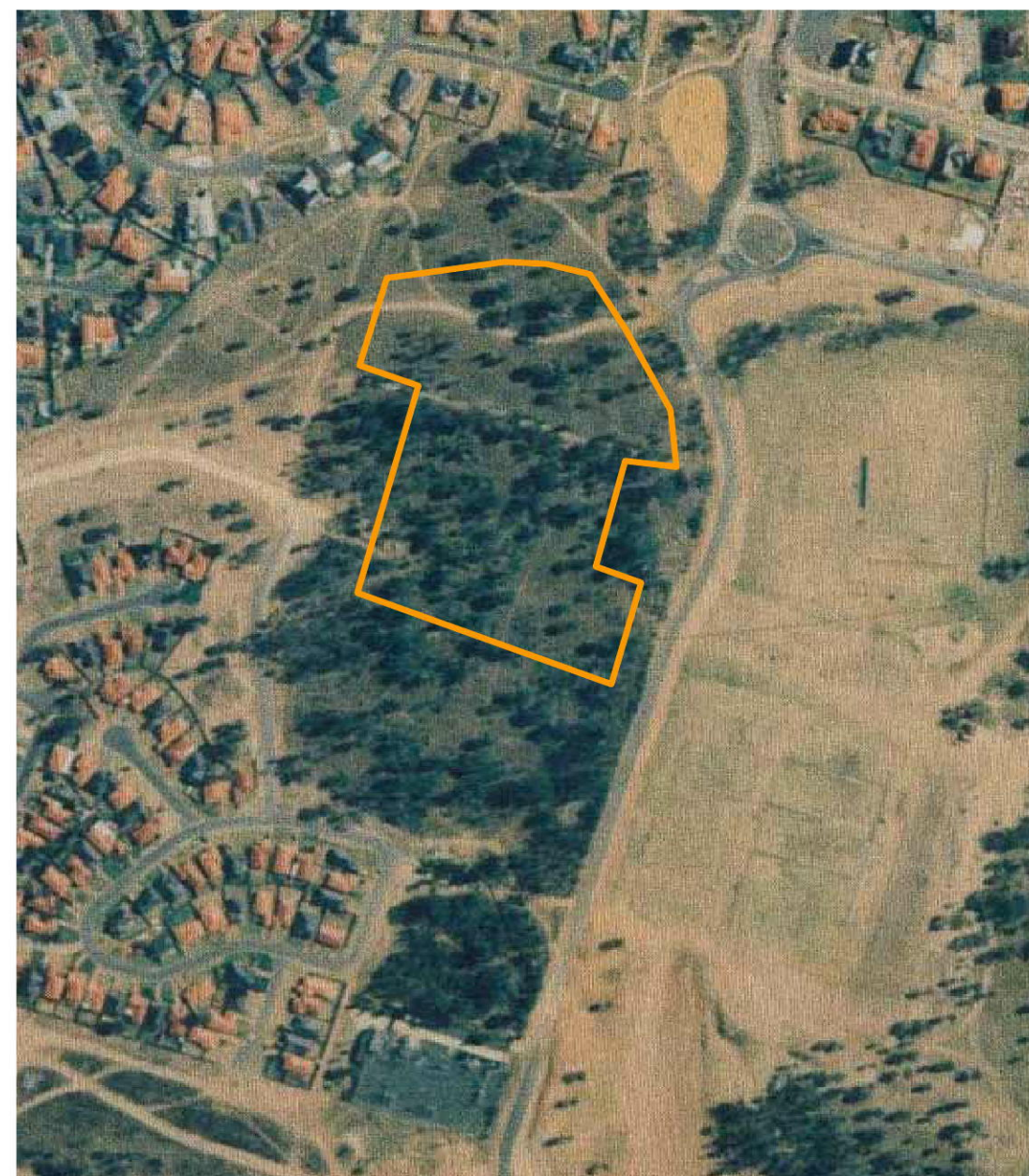
**June**  
**2009**

**Plate**  
**1**





**1986 Aerial Photograph**  
 — Approximate Site Location



**1994 Aerial Photograph**  
 — Approximate Site Boundary

**Phase 1 Contamination Assessment**  
**Proposed Shopping Centre Extension**  
**Glenmore Park Town Centre, Town Terrace, Glenmore Park**

**Project**  
**71169.01**

**June**  
**2009**

**Plate**  
**2**





**2006 Aerial Photograph**  
 — Approximate Site Boundary



**2006 Satellite Image**  
 — Approximate Site Boundary

**Phase 1 Contamination Assessment**  
**Proposed Shopping Centre Extension**  
**Glenmore Park Town Centre, Town Terrace, Glenmore Park**

**Project**  
**71169.01**

**June**  
**2009**

**Plate**  
**3**





**2008 Aerial Photograph**

— Approximate Site Boundary

**Phase 1 Contamination Assessment**  
**Proposed Shopping Centre Extension**  
**Glenmore Park Town Centre, Town Terrace, Glenmore Park**

**Project**  
**71169.01**

**June**  
**2009**

**Plate**  
**4**






















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***APPENDIX E***  
***Borehole Logs from Geotechnical Investigation***  
***and Results of Groundwater Bore Search***











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# GRAPHIC SYMBOLS FOR SOIL & ROCK




## SOIL

	BITUMINOUS CONCRETE
	CONCRETE
	TOPSOIL
	FILLING
	PEAT
	CLAY
	SILTY CLAY
	SANDY CLAY
	GRAVELLY CLAY
	SHALY CLAY
	SILT
	CLAYEY SILT
	SANDY SILT
	SAND
	CLAYEY SAND
	SILTY SAND
	GRAVEL
	SANDY GRAVEL
	CLAYEY GRAVEL
	COBBLES/BOULDERS
	TALUS





## SEDIMENTARY ROCK

	BOULDER CONGLOMERATE
	CONGLOMERATE
	CONGLOMERATIC SANDSTONE
	SANDSTONE FINE GRAINED
	SANDSTONE COARSE GRAINED
	SILTSTONE
	LAMINITE
	MUDSTONE, CLAYSTONE, SHALE
	COAL
	LIMESTONE

## METAMORPHIC ROCK

	SLATE, PHYLITTE, SCHIST
	GNEISS
	QUARTZITE

## IGNEOUS ROCK

	GRANITE
	DOLERITE, BASALT
	TUFF
	PORPHYRY

# BOREHOLE LOG

CLIENT: AMP Capital Investors Ltd  
PROJECT: Glenmore Park Town Centre  
LOCATION: Glenmore Parkway, Glenmore Park

SURFACE LEVEL: 49.0 AHD  
EASTING:  
NORTHING:  
DIP/AZIMUTH: 90°/-

BORE No: 1  
PROJECT No: 71169  
DATE: 13 May 09  
SHEET 1 OF 1

RL	Depth (m)	Description of Strata	Degree of Weathering				Graphic Log	Rock Strength					Water	Fracture Spacing (m)	Discontinuities	Sampling & In Situ Testing			
			EW	HW	MW	SW		FS	FR	Ex Low	Low	Very Low				Medium	High	Very High	Ex High
49	0.05	ASPHALTIC CONCRETE														A			
	0.25	FILLING - orange sandy clay filling, with some angular gravel, humid													Note: Unless otherwise stated, rock is fractured along rough planar bedding planes dipping 0°- 10° or joints	A			
	0.5	FILLING - orange brown gravelly fine to coarse grained sand filling, humid														A			
48	1.0	SILTY CLAY - very stiff, grey mottled red silty clay, damp														A			20/100mm refusal
	1.2	SILTSTONE - low strength, highly weathered, grey siltstone														S			
	1.88	SILTSTONE - medium and medium to high strength, moderately weathered, fractured to slightly fractured, light grey and brown siltstone with fine grained sandstone bands and laminations and some extremely low strength bands													1.2m: J85°- 90°, irregular 1.36m: B0°, 20mm clay 1.42m: B0°, 5mm clay 1.46-1.58m: B (x2) 0°, clay smear 1.58m: B0°, 10mm clay 1.62m: B0°, 5mm clay 1.75-1.88m: drilling breaks 1.88m: CORE LOSS: 120mm 2.04m: CORE LOSS: 100mm 2.1-2.5m: B (x3) 0°, clay veneer 2.68m: B0°, 10mm clay 3.05m: J35°, ironstained 3.22m: J45°- 50°, smooth, curved 3.4m: B0°, 20mm clay 3.48m: B0°, clay smear	C	77	37	PL(A) = 0.4MPa
47	2.04															C	100	84	PL(A) = 1.1MPa
46	3																		
	3.51	SILTSTONE - medium to high strength, fresh, slightly fractured, grey siltstone													2.1-2.5m: B (x3) 0°, clay veneer 2.68m: B0°, 10mm clay 3.05m: J35°, ironstained 3.22m: J45°- 50°, smooth, curved 3.4m: B0°, 20mm clay 3.48m: B0°, clay smear	C	100	91	PL(A) = 1MPa
45	4																		
	5.0	SANDSTONE - high strength, fresh, slightly fractured, light grey, fine grained sandstone with some siltstone laminations													4.5m: J45°, rough 4.72m: J45°- 50°, stepped, healed 4.93m: J30°				PL(A) = 1MPa
44	5																		
	6.0	SANDSTONE - high to very high strength, fresh, unbroken, light grey, fine grained sandstone with some siltstone bands													5.52-8.08m: B (x2) 0°, ironstained	C	100	100	PL(A) = 2.3MPa
43	6																		PL(A) = 6.4MPa
	8.8	LAMINITE - high strength, fresh, slightly fractured and unbroken, light grey to grey laminite. Approximately 50% fine grained sandstone laminations and bands														C	100	100	PL(A) = 2.5MPa
42	7																		PL(A) = 3MPa
41	8																		PL(A) = 1.7MPa
40	9																		PL(A) = 1.7MPa
39	10																		
38	10.0																		

Bore discontinued at 10.0m

RIG: DT 100

DRILLER: LC

LOGGED: SI

CASING: HQ to 1.0m

TYPE OF BORING: Solid flight auger to 1.0m; Rotary to 1.2m; NMLC-Coring to 10.0m

WATER OBSERVATIONS: No free groundwater observed whilst augering

REMARKS:

## SAMPLING & IN SITU TESTING LEGEND

A	Auger sample	pp	Pocket penetrometer (kPa)		
D	Disturbed sample	PID	Photo ionisation detector		
B	Bulk sample	S	Standard penetration test		
U	Tube sample (x mm dia.)	PL	Point load strength Is(50) MPa		
W	Water sample	V	Shear Vane (kPa)		
C	Core drilling	Δ	Water seep	∇	Water level

CHECKED
Initials:
Date:



**Douglas Partners**  
Geotechnics • Environment • Groundwater

# BOREHOLE LOG

CLIENT: AMP Capital Investors Ltd  
PROJECT: Glenmore Park Town Centre  
LOCATION: Glenmore Parkway, Glenmore Park

SURFACE LEVEL: 48.0 AHD  
EASTING:  
NORTHING:  
DIP/AZIMUTH: 90°/---

BORE No: 2  
PROJECT No: 71169  
DATE: 14 May 09  
SHEET 1 OF 1

RL	Depth (m)	Description of Strata	Degree of Weathering					Graphic Log	Rock Strength					Water	Fracture Spacing (m)			Discontinuities		Sampling & In Situ Testing						
			EW	HW	MW	SW	FS		FR	Ex Low	Very Low	Low	Medium		High	Very High	Ex High	0.01	0.05	0.10	0.50	1.00	B - Bedding S - Shear	J - Joint D - Drill Break	Type	Core Rec. %
48	0.05	ASPHALTIC CONCRETE																								
	0.15	FILLING - orange brown and grey, gravelly sand filling, humid																					A			
		FILLING - moderately compacted, orange brown and grey, silty clay filling with some gravel, humid (engineered filling)																					A			
47	1																						A			
	1.35	SILTY CLAY - very stiff, orange brown and grey, silty clay with some fine sand, damp																					S			3,5,7 N = 12 pp=500kPa
46	2																									
	2.0	SILTY CLAY - very stiff, mottled red brown and grey, silty clay with some ironstone gravel bands, damp																								
	2.7	SILTSTONE - very low strength, highly weathered, grey and brown siltstone with ironstone bands																					S			9,12,20 N = 32
45	3																									
	3.15	SHALE/SILTSTONE - very low and very low to low strength, highly to moderately weathered, highly fractured, dark grey shale/siltstone																								
	3.65	SANDSTONE - high to very high strength, slightly weathered, slightly fractured, light grey, fine grained sandstone																					C	100	28	PL(A) = 2.2MPa
44	4																									
	4.75	SANDSTONE - very high strength, slightly weathered, slightly fractured, light grey and brown, fine grained sandstone																								PL(A) = 3.7MPa
43	5																									
	5.35	SANDSTONE - high strength, fresh stained, slightly fractured, light grey, fine grained sandstone																					C	100	96	PL(A) = 7.8MPa PL(A) = 1.3MPa
42	6																									
																										PL(A) = 1.5MPa
41	7																									
	7.0	LAMINITE - high strength, fresh, slightly fractured, grey laminite																					C	100	82	PL(A) = 1.1MPa PL(A) = 2.6MPa
40	8	Bore discontinued at 8.0m																								
39	9																									

RIG: DT 100

DRILLER: LC

LOGGED: JB/SI

CASING: HQ to 2.5m

TYPE OF BORING: Solid flight auger to 2.5m; Rotary to 3.15m; NMLC-Coring to 8.0m

WATER OBSERVATIONS: No free groundwater observed whilst augering

REMARKS:

SAMPLING & IN SITU TESTING LEGEND			
A Auger sample	pp Pocket penetrometer (kPa)		
B Disturbed sample	PID Photo ionisation detector		
D Bulk sample	S Standard penetration test		
U Tube sample (x mm dia.)	PL Point load strength Is(50) MPa		
W Water sample	V Shear Vane (kPa)		
C Core drilling	Δ Water seep	≡ Water level	

CHECKED
Initials:
Date:



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Geotechnics • Environment • Groundwater



# BOREHOLE LOG

CLIENT: AMP Capital Investors Ltd  
PROJECT: Glenmore Park Town Centre  
LOCATION: Glenmore Parkway, Glenmore Park

SURFACE LEVEL: 46.8 AHD  
EASTING:  
NORTHING:  
DIP/AZIMUTH: 90°/---

BORE No: 3  
PROJECT No: 71169  
DATE: 12 May 09  
SHEET 1 OF 1

RL	Depth (m)	Description of Strata	Degree of Weathering				Graphic Log	Rock Strength					Water	Fracture Spacing (m)	Discontinuities		Sampling & In Situ Testing			Test Results & Comments
			EW	HW	SW	FS		Ex Low	Low	Medium	High	Ex High			B - Bedding S - Shear	J - Joint D - Drill Break	Type	Core Rec. %	RQD %	
	0.1	ASPHALTIC CONCRETE															A			5,7,11 N = 18 pp>400kPa
	0.2	FILLING - orange brown gravelly sand filling, humid															A			
	0.7	FILLING - orange brown and grey, silty clay filling, humid															A			
	1	SILTY CLAY - very stiff, grey mottled red, silty clay with some ironstone gravel, damp															S			
	1.7m	becoming grey with ironstone bands																		20/10mm refusal
	2.1	SHALE - very low strength, highly weathered, grey shale																		
	2.51	Bore discontinued at 2.51m - refusal on very low strength, grey shale															A S			
	3																			
	4																			
	5																			
	6																			
	7																			
	8																			
	9																			
	10																			
	11																			
	12																			
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	30																			
	31																			
	32																			
	33																			
	34																			
	35																			
	36																			
	37																			

RIG: DT 100 DRILLER: LC LOGGED: JB CASING: Uncased  
TYPE OF BORING: Solid flight auger (TC-bit) to 2.51m  
WATER OBSERVATIONS: No free groundwater observed whilst augering  
REMARKS:

SAMPLING & IN SITU TESTING LEGEND			
A	Auger sample	pp	Pocket penetrometer (kPa)
D	Disturbed sample	PID	Photo ionisation detector
B	Bulk sample	S	Standard penetration test
U	Tube sample (x mm dia.)	PL	Point load strength Is(50) MPa
W	Water sample	V	Shear Vane (kPa)
C	Core drilling	▷	Water seep
		≡	Water level

CHECKED
Initials:
Date:



**Douglas Partners**  
Geotechnics • Environment • Groundwater

# BOREHOLE LOG

CLIENT: AMP Capital Investors Ltd  
PROJECT: Glenmore Park Town Centre  
LOCATION: Glenmore Parkway, Glenmore Park

SURFACE LEVEL: 49.1 AHD  
EASTING:  
NORTHING:  
DIP/AZIMUTH: 90°/--

BORE No: 4  
PROJECT No: 71169  
DATE: 14 May 09  
SHEET 1 OF 1

RL	Depth (m)	Description of Strata	Degree of Weathering	Graphic Log	Rock Strength	Fracture Spacing (m)	Discontinuities		Sampling & In Situ Testing			
							B - Bedding S - Shear	J - Joint D - Drill Break	Type	Core Rec. %	RQD %	Test Results & Comments
49.1		FILLING - brown, silty clay filling with some gravel, dry							A			
48.1	1.0	SILTY CLAY - hard, brown and grey, silty clay with trace of ironstone gravel (possibly engineered filling)							A			7,17,14 N = 31 pp>400kPa
47.3	2.3	SILTY SHALY CLAY - very stiff to hard, grey locally mottled red, silty shaly clay with some fine sand and ironstone gravel bands							S			water added at 2.5m to clean out hole 11,21,30 N = 51 pp>400kPa
46.2	3.2	SANDSTONE - high strength, moderately to slightly weathered, fragmented to fractured, grey brown, fine grained sandstone										
45.0	4.0	SILTSTONE - very high strength, moderately to slightly weathered, slightly fractured, grey brown siltstone							C	94	72	PL(A) = 1.3MPa  PL(A) = 5MPa
44.5	4.55	SANDSTONE - high strength, moderately to slightly weathered then fresh stained, slightly fractured, grey brown, fine grained sandstone										
43.5	5.0											
42.3	6.3	LAMINITE - high strength, fresh stained, fractured to slightly fractured, grey laminite							C	100	89	PL(A) = 2.9MPa  PL(A) = 1.7MPa  PL(A) = 2.2MPa
41.0	7.0	SANDSTONE - high strength, fresh stained, slightly fractured, light grey, fine grained sandstone										PL(A) = 1.9MPa
40.5	7.51	LAMINITE - high strength, fresh stained, slightly fractured, light grey to grey siltstone										PL(A) = 2.4MPa
40.0	8.0	Bore discontinued at 8.0m										
39.0	9.0											

RIG: DT 100

DRILLER: LC

LOGGED: JB/SI

CASING: HQ to 2.5m

TYPE OF BORING: Solid flight auger to 2.5m; Rotary to 3.2m; NMLC-Coring to 8.0m

WATER OBSERVATIONS: No free groundwater observed whilst augering

REMARKS:

SAMPLING & IN SITU TESTING LEGEND			
A	Auger sample	pp	Pocket penetrometer (kPa)
D	Disturbed sample	PID	Photo ionisation detector
B	Bulk sample	S	Standard penetration test
U	Tube sample (x mm dia.)	PL	Point load strength ls(50) MPa
W	Water sample	V	Shear Vane (kPa)
C	Core drilling	W	Water seep
		WL	Water level

CHECKED
Initials:
Date:



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# BOREHOLE LOG

**CLIENT:** AMP Capital Investors Ltd  
**PROJECT:** Glenmore Park Town Centre  
**LOCATION:** Glenmore Parkway, Glenmore Park

**SURFACE LEVEL: 43.9 AHD**

EASTING:

**NORTHING:**

DIP/AZIMUTH: 90°/--

**BORE No: 5**

PROJECT No: 71169

DATE: 15 May 09

SHEET 1 OF 1

[illegible]

RIG: DT 100

DRILLER: LC

LOGGED: JB/SI

**CASING:** HQ to 2.5m

**TYPE OF BORING:** Solid flight auger to 2.5m; Rotary to 2.9m; NMLC-Coring to 5.5m

**WATER OBSERVATIONS:** No free groundwater observed whilst augering; 18/05/09 at 3.1m depth; 19/05/09 at 3.0m depth; 9/06/09 at 5.1m depth

REMARKS: Standpipe installed to 5.5m

SAMPLING & IN SITU TESTING LEGEND			
A	Auger sample	pp	Pocket penetrometer (kPa)
D	Disturbed sample	PID	Photo ionisation detector
B	Bulk sample	S	Standard penetration test
U	Tube sample (x mm dia.)	PL	Point load strength Is(50) MPa
W	Water sample	V	Shear Vane (kPa)
C	Core drilling	▷	Water seep
		⊕	Water level

CHECKED
Initials:
Date:



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# BOREHOLE LOG

CLIENT: AMP Capital Investors Ltd  
PROJECT: Glenmore Park Town Centre  
LOCATION: Glenmore Parkway, Glenmore Park

SURFACE LEVEL: 44.5 AHD  
EASTING:  
NORTHING:  
DIP/AZIMUTH: 90°/-

BORE No: 6  
PROJECT No: 71169  
DATE: 12 May 09  
SHEET 1 OF 1

RL	Depth (m)	Description of Strata	Degree of Weathering					Graphic Log	Rock Strength					Water	Fracture Spacing (m)					Discontinuities		Sampling & In Situ Testing				Test Results & Comments																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
			EW	HW	MW	SW	FS		FR	Ex Low	Very Low	Low	Medium		High	Very High	Ex High	0.01	0.05	0.10	0.50	1.00	B - Bedding S - Shear	J - Joint D - Drill Break	Type		Core Rec. %	RQD %																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
	44	FILLING - hard, brown, silty clay filling with some angular to sub-angular, fine to medium gravel, dry (engineered filling)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														

RIG: Scout

DRILLER: LC

LOGGED: JB

CASING: Uncased

TYPE OF BORING: Solid flight auger (TC-bit) to 4.0m

WATER OBSERVATIONS: No free groundwater observed whilst augering

REMARKS:

SAMPLING & IN SITU TESTING LEGEND			
A	Auger sample	pp	Pocket penetrometer (kPa)
D	Disturbed sample	PID	Photo ionisation detector
B	Bulk sample	S	Standard penetration test
U	Tube sample (x mm dia.)	PL	Point load strength Is(50) MPa
W	Water sample	V	Shear Vane (kPa)
C	Core drilling	D	Water seep
			Water level

CHECKED
Initials:
Date:



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# BOREHOLE LOG

CLIENT: AMP Capital Investors Ltd  
PROJECT: Glenmore Park Town Centre  
LOCATION: Glenmore Parkway, Glenmore Park

SURFACE LEVEL: 46.9 AHD  
EASTING:  
NORTHING:  
DIP/AZIMUTH: 90°/-

BORE No: 7  
PROJECT No: 71169  
DATE: 12 May 09  
SHEET 1 OF 1

RL	Depth (m)	Description of Strata	Degree of Weathering					Graphic Log	Rock Strength					Water	Fracture Spacing (m)	Discontinuities		Sampling & In Situ Testing			
			EW	HW	MW	SW	FS		FR	Ex Low	Very Low	Low	Medium			High	Very High	Ex High	B - Bedding S - Shear	J - Joint D - Drill Break	Type
	0.05	PAVERS																A			3,6,5 N = 11 pp=320kPa
	0.15	FILLING - orange brown, gravelly sand filling, humid																A			
46	1	FILLING - grey and brown, silty clay filling with some angular to sub-angular, fine to coarse gravel, humid																A			
																		S			
	1.65	SILTY CLAY - very stiff, grey and orange silty clay with some ironstone gravel (possible engineered filling)																			5,4,8 N = 12 pp=400kPa
45	2																				
44	3																	S			
43	3.3	SILTY SANDY CLAY - hard, orange and grey, silty sandy clay, (possibly highly weathered siltstone)																			4,7,5 N = 12 pp>400kPa
42	4																				
41	4.45	Bore discontinued at 4.45m																S			
40	5																				
39	6																				
38	7																				
37	8																				

RIG: Scout

DRILLER: LC

LOGGED: JB

CASING: Uncased

TYPE OF BORING: Solid flight auger (TC-bit) to 4.45m

WATER OBSERVATIONS: No free groundwater observed whilst augering

REMARKS:

SAMPLING & IN SITU TESTING LEGEND			
A	Auger sample	pp	Pocket penetrometer (kPa)
D	Disturbed sample	PID	Photo ionisation detector
B	Bulk sample	S	Standard penetration test
U	Tube sample (x mm dia.)	PL	Point load strength Is(50) MPa
W	Water sample	V	Shear Vane (kPa)
C	Core drilling	W	Water seep
		WL	Water level

CHECKED
Initials:
Date:



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## AN ENGINEERING CLASSIFICATION OF SEDIMENTARY ROCKS IN THE SYDNEY AREA

This classification system provides a standardized terminology for the engineering description of the sandstone and shales in the Sydney area, but the terms and definitions may be used elsewhere when applicable.

Under this system rocks are classified by Rock Type, Degree of Weathering, Strength, Stratification Spacing, and Degree of Fracturing. These terms do not cover the full range of engineering properties. Descriptions of rock may also need to refer to other properties (e.g. durability, abrasiveness, etc.) where these are relevant.

### ROCK TYPE DEFINITIONS

Rock Type	Definition
Conglomerate:	More than 50% of the rock consists of gravel sized (greater than 2mm) fragments
Sandstone:	More than 50% of the rock consists of sand sized (.06 to 2mm) fragments
Siltstone:	More than 50% of the rock consists of silt-sized (less than 0.06mm) granular particles and the rock is not laminated
Claystone:	More than 50% of the rock consists of clay or sericitic material and the rock is not laminated
Shale:	More than 50% of the rock consists of silt or clay sized particles and the rock is laminated

Rocks possessing characteristics of two groups are described by their predominant particle size with reference also to the minor constituents, e.g. clayey sandstone, sandy shale.

### DEGREE OF WEATHERING

Term	Symbol	Definition
Extremely Weathered	EW	Rock substance affected by weathering to the extent that the rock exhibits soil properties - i.e. it can be remoulded and can be classified according to the Unified Classification System, but the texture of the original rock is still evident.
Highly Weathered	HW	Rock substance affected by weathering to the extent that limonite staining or bleaching affects the whole of the rock substance and other signs of chemical or physical decomposition are evident. Porosity and strength may be increased or decreased compared to the fresh rock usually as a result of iron leaching or deposition. The colour and strength of the original fresh rock substance is no longer recognisable.
Moderately Weathered	MW	Rock substance affected by weathering to the extent that staining or discolouration of the rock substance usually by limonite has taken place. The colour and texture of the fresh rock is no longer recognisable.
Slightly Weathered	SW	Rock substance affected by weathering to the extent that partial staining or discolouration of the rock substance usually by limonite has taken place. The colour and texture of the fresh rock is recognisable.
Fresh	Fs	Rock substance unaffected by weathering, limonite staining along joints.
Fresh	Fr	Rock substance unaffected by weathering.

### STRATIFICATION SPACING

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

## ROCK STRENGTH

Rock strength is defined by the Point Load Strength Index (Is 50) and refers to the strength of the rock substance in the direction normal to the bedding. The test procedure is described by the International Society of Rock Mechanics (Reference).

Strength Term	Is(50) MPa	Field Guide	Approx. qu MPa*
Extremely Low:	0.03	Easily remoulded by hand to a material with soil properties	0.7
Very Low:	0.1	May be crumbled in the hand. Sandstone is "sugary" and friable.	2.4
Low:	0.3	A piece of core 150 mm long x 50 mm dia. may be broken by hand and easily scored with a knife. Sharp edges of core may be friable and break during handling.	7
Medium:	1	A piece of core 150 mm long x 50 mm dia. can be broken by hand with considerable difficulty. Readily scored with knife.	24
High:	3	A piece of core 150 mm long x 50 mm dia. cannot be broken by unaided hands, can be slightly scratched or scored with knife.	70
Very High:	10	A piece of core 150 mm long x 50 mm dia. may be broken readily with hand held hammer. Cannot be scratched with pen knife.	240
Extremely High:		A piece of core 150 mm long x 50 mm dia. is difficult to break with hand held hammer. Rings when struck with a hammer.	

\* The approximate unconfined compressive strength (qu) shown in the table is based on an assumed ratio to the point load index of 24:1. This ratio may vary widely.

## DEGREE OF FRACTURING

This classification applies to diamond drill cores and refers to the spacing of all types of natural fractures along which the core is discontinuous. These include bedding plane partings, joints and other rock defects, but exclude known artificial fractures such as drilling breaks

Term	Description
Fragmented:	The core is comprised primarily of fragments of length less than 20 mm, and mostly of width less than the core diameter.
Highly Fractured:	Core lengths are generally less than 20 mm - 40 mm with occasional fragments.
Fractured:	Core lengths are mainly 30 mm - 100 mm with occasional shorter and longer sections.
Slightly Fractured:	Core lengths are generally 300 mm - 1000 mm with occasional longer sections and occasional sections of 100 mm - 300 mm.
Unbroken:	The core does not contain any fracture.

## REFERENCE

International Society of Rock Mechanics, Commission on Standardisation of Laboratory and Field Tests, Suggested Methods for Determining the Uniaxial Compressive Strength of Rock Materials and the Point Load Strength Index, Committee on Laboratory Tests Document No. 1 Final Draft October 1972



## NOTES RELATING TO THIS REPORT

### Introduction

These notes have been provided to amplify the geotechnical report in regard to classification methods, specialist field procedures and certain matters relating to the Discussion and Comments section. Not all, of course, are necessarily relevant to all reports.

Geotechnical reports are based on information gained from limited subsurface test boring 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.

### Description and Classification Methods

The methods of description and classification of soils and rocks used in this report are based on Australian Standard 1726, Geotechnical Site Investigations Code. In general, descriptions cover the following properties - strength or density, colour, structure, soil or rock type and inclusions.

Soil types are described according to the predominating particle size, qualified by the grading of other particles present (eg. sandy clay) on the following bases:

Soil Classification	Particle Size
Clay	less than 0.002 mm
Silt	0.002 to 0.06 mm
Sand	0.06 to 2.00 mm
Gravel	2.00 to 60.00 mm

Cohesive soils are classified on the basis of strength either by laboratory testing or engineering examination. The strength terms are defined as follows.

Classification	Undrained Shear Strength kPa
Very soft	less than 12
Soft	12—25
Firm	25—50
Stiff	50—100
Very stiff	100—200
Hard	Greater than 200

Non-cohesive soils are classified on the basis of relative density, generally from the results of standard penetration tests (SPT) or Dutch cone penetrometer tests (CPT) as below:

Relative Density	SPT "N" Value (blows/300 mm)	CPT Cone Value ( $q_c$ — MPa)
Very loose	less than 5	less than 2
Loose	5—10	2—5
Medium dense	10—30	5—15
Dense	30—50	15—25
Very dense	greater than 50	greater than 25

Rock types are classified by their geological names. Where relevant, further information regarding rock classification is given on the following sheet.

### Sampling

Sampling is carried out during drilling 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 with 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.

Details of the type and method of sampling are given in the report.

### Drilling Methods.

The following is a brief summary of drilling methods currently adopted by the Company and some comments on their use and application.

**Test Pits** — these are excavated with a backhoe or a tracked excavator, allowing close examination of the in-situ soils if it is safe to descent into the pit. The depth of penetration is limited to about 3 m for a backhoe and up to 6 m for an excavator. A potential disadvantage is the disturbance caused by the excavation.

**Large Diameter Auger (eg. Pengo)** — the hole is advanced by a rotating plate or short spiral auger, generally 300 mm or larger in diameter. The cuttings are returned to the surface at intervals (generally of 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 sampling.

**Continuous Sample Drilling** — the hole is advanced by pushing a 100 mm diameter socket into the ground and withdrawing it at intervals to extrude the sample. This is the most reliable method of drilling in soils, since moisture content is unchanged and soil structure, strength, etc. is only marginally affected.

**Continuous Spiral Flight Augers** — the hole 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 in sands above the water

table. Samples are returned to the surface, or may be collected after withdrawal of the auger flights, but they are very disturbed and may be contaminated. Information from the drilling (as distinct from specific sampling by SPTs or undisturbed samples) is of relatively lower reliability, due to remoulding, contamination or softening of samples by ground water.

**Non-core Rotary Drilling** — the hole is advanced by a rotary bit, with water 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 'feel' and rate of penetration.

**Rotary Mud Drilling** — similar to rotary drilling, but using drilling mud as a circulating fluid. The mud tends to mask the cuttings and reliable identification is again only possible from separate intact sampling (eg. from SPT).

**Continuous Core Drilling** — a continuous core sample is obtained using a diamond-tipped core barrel, usually 50 mm internal diameter. Provided full core recovery is achieved (which is not always possible in very weak rocks and granular soils), this technique provides a very reliable (but relatively expensive) method of investigation.

## Standard Penetration Tests

Standard penetration tests (abbreviated as SPT) are used mainly in non-cohesive soils, but occasionally also in cohesive soils as a means of determining density or strength 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 short of full penetration, say after 15 blows for the first 150 mm and 30 blows for the next 40 mm  
   as       15, 30/40 mm.

The results of the tests can be related empirically to the engineering properties of the soil.

Occasionally, the test method is used to obtain samples in 50 mm diameter thin walled sample tubes in clays. In such circumstances, the test results are shown on the borelogs in brackets.

## Cone Penetrometer Testing and Interpretation

Cone penetrometer testing (sometimes referred to as Dutch cone — abbreviated as CPT) described in this report has been carried out using an electrical friction cone penetrometer. The test is described in Australian Standard 1289, Test 6.4.1.

In the tests, a 35 mm diameter rod with a cone-tipped end is pushed continuously into the soil, the reaction being provided by a specially designed truck or rig which is fitted with an hydraulic ram system. Measurements are made of the end bearing resistance on the cone and the friction resistance on a separate 130 mm long sleeve, immediately behind the cone. Transducers in the tip of the assembly are connected by electrical wires passing through the centre of the push rods to an amplifier and recorder unit mounted on the control truck.

As penetration occurs (at a rate of approximately 20 mm per second) the information is plotted on a computer screen and at the end of the test is stored on the computer for later plotting of the results.

The information provided on the plotted results comprises: —

- Cone resistance — the actual end bearing force divided by the cross sectional area of the cone — expressed in MPa.
- Sleeve friction — the frictional force on the sleeve divided by the surface area — expressed in kPa.
- Friction ratio — the ratio of sleeve friction to cone resistance, expressed in percent.

There are two scales available for measurement of cone resistance. The lower scale (0—5 MPa) is used in very soft soils where increased sensitivity is required and is shown in the graphs as a dotted line. The main scale (0—50 MPa) is less sensitive and is shown as a full line.

The ratios of the sleeve friction to cone resistance will vary with the type of soil encountered, with higher relative friction in clays than in sands. Friction ratios of 1%—2% are commonly encountered in sands and very soft clays rising to 4%—10% in stiff clays.

In sands, the relationship between cone resistance and SPT value is commonly in the range:—

$$q_c \text{ (MPa)} = (0.4 \text{ to } 0.6) N \text{ (blows per 300 mm)}$$

In clays, the relationship between undrained shear strength and cone resistance is commonly in the range:—

$$q_c = (12 \text{ to } 18) c_u$$

Interpretation of CPT values can also be made to allow estimation of modulus or compressibility values to allow calculation of foundation settlements.

Inferred stratification as shown on the attached reports is assessed from the cone and friction traces and from experience and information from nearby boreholes, etc. This information is presented for general guidance, but must be regarded as being to some extent interpretive. The test method provides a continuous profile of engineering properties, and where precise information on soil classification is required, direct drilling and sampling may be preferable.

## Hand Penetrometers

Hand penetrometer tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 150 mm increments of penetration. 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 relatively similar tests are used.

- Perth sand penetrometer — a 16 mm diameter flat-ended rod is driven with a 9 kg hammer, dropping 600 mm (AS 1289, Test 6.3.3). This test was developed for testing the density of sands (originating in Perth) and is mainly used in granular soils and filling.
- Cone penetrometer (sometimes known as the Scala Penetrometer) — a 16 mm rod with a 20 mm diameter cone end is driven with a 9 kg hammer dropping 510 mm (AS 1289, Test 6.3.2). The test was developed initially for pavement subgrade investigations, and published correlations of the test results with California bearing ratio have been published by various Road Authorities.

## Laboratory Testing

Laboratory testing is carried out in accordance with Australian Standard 1289 "Methods of Testing Soil for Engineering Purposes". Details of the test procedure used are given on the individual report forms.

## Bore Logs

The bore logs presented herein 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. 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 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, the frequency of sampling and the possibility of other than 'straight line' variations between the boreholes.

## Ground Water

Where ground water levels are measured in boreholes, there are several potential problems;

- In low permeability soils, ground water although present, may enter the hole slowly or perhaps not at all during the time it 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.

- The use of water or mud as a drilling fluid will mask any ground water inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water observations 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.

## Engineering Reports

Engineering reports are prepared by qualified personnel and are based on the information obtained and on current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal (eg. a three storey building), the information and interpretation may not be relevant if the design proposal is changed (eg. to a twenty storey building). If this happens, the Company 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 condition, discussion of geotechnical aspects and recommendations or suggestions for design and construction. However, the Company cannot always anticipate or assume responsibility for:

- unexpected variations in ground conditions — the potential for this will depend partly on bore spacing and sampling frequency
- changes in policy or interpretation of policy by statutory authorities
- the actions of contractors responding to commercial pressures.

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

## 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, the Company requests that it immediately be notified. Most problems are much more readily resolved when conditions are exposed than at some later stage, well after the event.

## Reproduction of Information for Contractual Purposes

Attention is drawn to the document "Guidelines for the Provision of Geotechnical Information in Tender Documents", published by the Institution of Engineers, Australia. Where information obtained from this investigation 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. The Company 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**

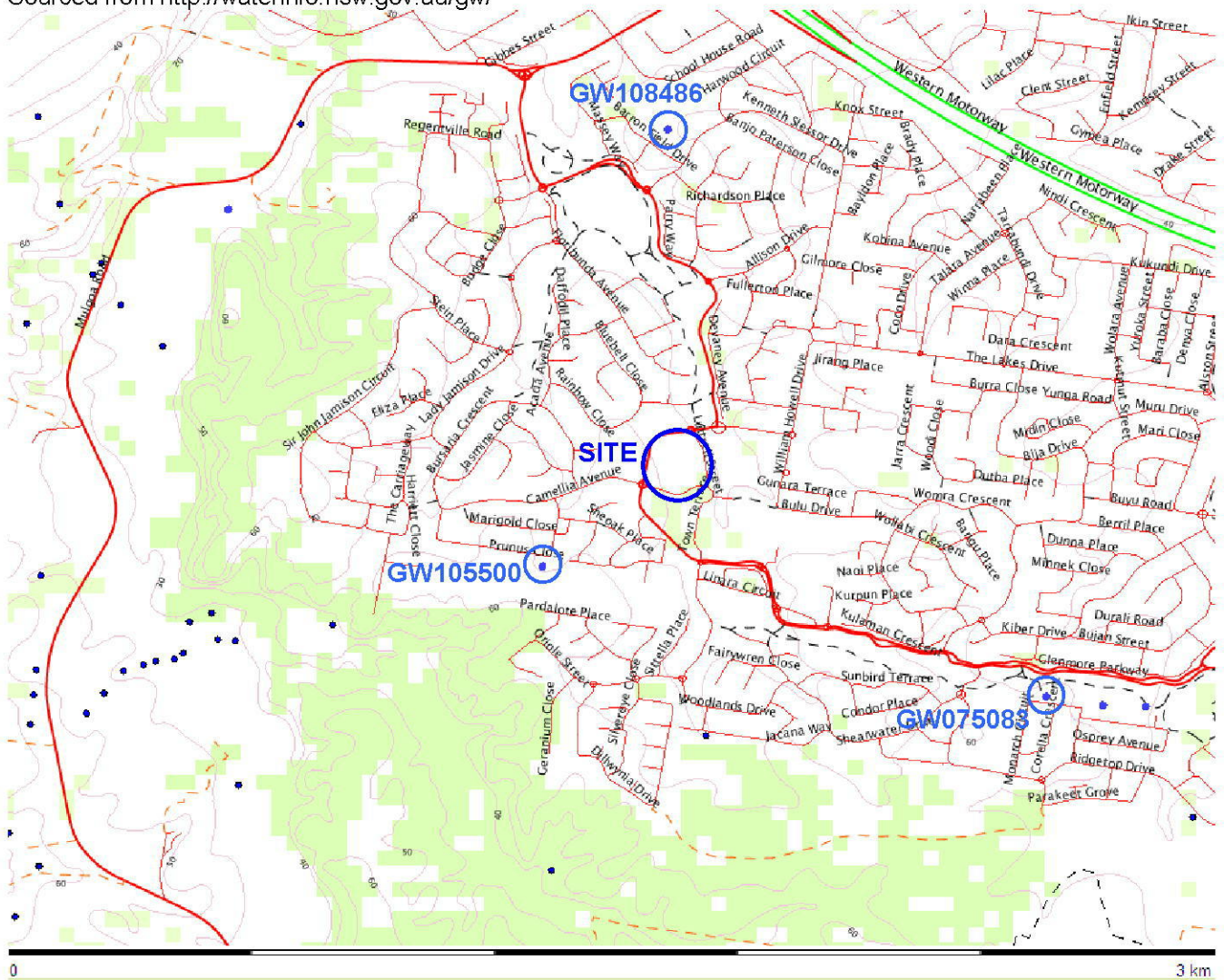
The Company will always be pleased to provide engineering inspection services for geotechnical aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.

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## Results of Groundwater Bore Search (13 May 2009)

Sourced from <http://waterinfo.nsw.gov.au/gw/>



# Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)  
Document Generated on Wednesday, May 13, 2009

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A Licensed Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

## Work Requested -- GW105500

### Works Details [\(top\)](#)

**GROUNDWATER NUMBER** GW105500  
**LIC-NUM** 10BL162542  
**AUTHORISED-PURPOSES** DOMESTIC  
**INTENDED-PURPOSES** DOMESTIC  
**WORK-TYPE** Bore  
**WORK-STATUS**  
**CONSTRUCTION-METHOD** Rotary  
**OWNER-TYPE**  
**COMMENCE-DATE**  
**COMPLETION-DATE** 2003-12-12  
**FINAL-DEPTH (metres)** 144.00  
**DRILLED-DEPTH (metres)** 144.00  
**CONTRACTOR-NAME**  
**DRILLER-NAME**  
**PROPERTY** PUTRA  
**GWMA** -  
**GW-ZONE** -  
**STANDING-WATER-LEVEL**  
**SALINITY** 1020.00  
**YIELD** 1.10

### Site Details [\(top\)](#)

**REGION** 10 - SYDNEY SOUTH COAST  
**RIVER-BASIN** 212 - HAWKESBURY RIVER  
**AREA-DISTRICT**  
**CMA-MAP** 9030-3N  
**GRID-ZONE** 56/1  
**SCALE** 1:25,000  
**ELEVATION**  
**ELEVATION-SOURCE** (Unknown)  
**NORTHING** 6258580.00  
**EASTING** 283773.00  
**LATITUDE** 33 47' 27"  
**LONGITUDE** 150 39' 52"  
**GS-MAP**

AMG-ZONE 56  
COORD-SOURCE  
REMARK

**Form-A (top)**

COUNTY CUMBERLAND  
PARISH MULGOA  
PORTION-LOT-DP 2071 812223

**Licensed (top)**

COUNTY CUMBERLAND  
PARISH MULGOA  
PORTION-LOT-DP 2071 812223

**Construction (top)**

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;  
ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	72.00	170			Down Hole Hammer
1		Hole	Hole	72.00	144.00	140			Down Hole Hammer
1	1	Casing	Steel	0.20	1.00	168	158		Driven into Hole
1	1	Casing	P.V.C.	0.20	72.00	140			Riveted and Glued; Driven into Hole

**Water Bearing Zones (top)**

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S- W- L	D-D-L	YIELD	TEST- HOLE- DEPTH (metres)	DURATION	SALINITY
90.00	91.00	1.00			92.00	0.20	92.00	0.50	1400.00
108.00	109.00	1.00			110.00	0.45	110.00	0.50	1040.00
120.00	121.00	1.00			122.00	0.75	122.00	0.50	1120.00
137.00	138.00	1.00			144.00	1.10	144.00	1.50	1020.00

**Drillers Log (top)**

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
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0.00	4.00	4.00	CLAY
4.00	65.00	61.00	SHALE
65.00	110.00	45.00	SANDSTONE/SHALE
110.00	144.00	34.00	SANDSTONE

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# Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)  
Document Generated on Wednesday, May 13, 2009

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

## Work Requested -- GW108486

### Works Details [\(top\)](#)

**GROUNDWATER NUMBER** GW108486  
**LIC-NUM** 10BL600509  
**AUTHORISED-PURPOSES** TEST BORE  
**INTENDED-PURPOSES**  
**WORK-TYPE** Bore  
**WORK-STATUS** Test Hole  
**CONSTRUCTION-METHOD** Down Hole Hammer  
**OWNER-TYPE** Private  
**COMMENCE-DATE**  
**COMPLETION-DATE** 2008-01-09  
**FINAL-DEPTH (metres)** 200.00  
**DRILLED-DEPTH (metres)** 200.00  
**CONTRACTOR-NAME**  
**DRILLER-NAME**  
**PROPERTY** REGENTVILLE PUBLIC SCHOOL  
**GWMA** -  
**GW-ZONE** -  
**STANDING-WATER-LEVEL** 50.00  
**SALINITY** 600.00  
**YIELD** 1.50

### Site Details [\(top\)](#)

**REGION** 10 - SYDNEY SOUTH COAST  
**RIVER-BASIN**  
**AREA-DISTRICT**  
**CMA-MAP**  
**GRID-ZONE**  
**SCALE**  
**ELEVATION**  
**ELEVATION-SOURCE**  
**NORTHING** 6260045.00  
**EASTING** 284090.00  
**LATITUDE** 33 46' 40"  
**LONGITUDE** 150 40' 6"  
**GS-MAP**

AMG-ZONE 56  
 COORD-SOURCE  
 REMARK

**Form-A (top)**

COUNTY CUMBERLAND  
 PARISH MULGOA  
 PORTION-LOT-DP 3735//818711

**Licensed (top)**

COUNTY CUMBERLAND  
 PARISH MULGOA  
 PORTION-LOT-DP 3735 818711

**Construction (top)**

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;  
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	102.00	200			Down Hole Hammer
1		Hole	Hole	102.00	200.00	140			Down Hole Hammer
1	1	Casing	Steel	-0.50	102.00	140	130.4		Welded; Driven into Hole; Cemented at Shoe

**Water Bearing Zones (top)**

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S-W- L	D- D- L	YIELD	TEST- HOLE- DEPTH (metres)	DURATION	SALINITY
76.00	77.00	1.00				0.20		1.00	
85.00	86.00	1.00				0.55		1.00	
135.00	136.00	1.00				0.35		1.00	
163.00	164.00	1.00				0.40		1.00	
190.00	191.00	1.00		50.00		1.50		1.00	

**Drillers Log (top)**

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	13.00	13.00	CLAY		
13.00	60.00	47.00	SHALE		



60.00	121.00	61.00	SANDSTONE
121.00	134.00	13.00	SANDSTONE/SHALE
134.00	200.00	66.00	SANDSTONE

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# Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)  
Document Generated on Wednesday, May 13, 2009

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## Work Requested -- GW075083

### Works Details [\(top\)](#)

GROUNDWATER NUMBER GW075083  
LIC-NUM  
AUTHORISED-PURPOSES  
INTENDED-PURPOSES MONITORING BORE  
WORK-TYPE Bore  
WORK-STATUS Equipped - bore used for obs  
CONSTRUCTION-METHOD Rotary  
OWNER-TYPE DWE (Dept of Water & Energy)  
COMMENCE-DATE  
COMPLETION-DATE 2003-03-24  
FINAL-DEPTH (metres) 4.50  
DRILLED-DEPTH (metres) 5.00  
CONTRACTOR-NAME  
DRILLER-NAME  
PROPERTY  
GWMA  
GW-ZONE  
STANDING-WATER-LEVEL  
SALINITY  
YIELD

### Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST  
RIVER-BASIN 212 - HAWKESBURY RIVER  
AREA-DISTRICT  
CMA-MAP 9030-3N  
GRID-ZONE 56/1  
SCALE 1:25,000  
ELEVATION  
ELEVATION-SOURCE (Unknown)  
NORTHING 6258178.00  
EASTING 285192.00  
LATITUDE 33 47' 41"  
LONGITUDE 150 40' 47"  
GS-MAP

AMG-ZONE 56  
 COORD-SOURCE Map Interpretation  
 REMARK

### Form-A [\(top\)](#)

COUNTY CUMBERLAND  
 PARISH MULGOA  
 PORTION-LOT-DP LT8397 DP1008395

### Licensed [\(top\)](#)

no details

### Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;  
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	5.00	114			Auger
1	1	Casing	PVC Class 18	0.00	1.50	60	50		C: 0-.1m; Screwed; Seated on Bottom; Cap
1	1	Opening	Screen	1.50	4.50	60			PVC Class 18; A: .5mm; Screwed
1		Annulus	Crushed Aggregate	0.00	4.50				Graded; GS: 1-2mm

### Water Bearing Zones [\(top\)](#)

no details

### Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	1.00	1.00	CLAY, BROWN		
1.00	3.50	2.50	SHALE, BROWN		
3.50	5.00	1.50	SHALE, GREY		

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