



**GEOENVIRONMENTAL
PRELIMINARY SITE INVESTIGATION
FOR A PROPOSED DEVELOPMENT AT**

**608-612 HIGH STREET, PENRITH (LOTS D AND C DP:
153855 AND LOT 2 DP: 525160)**

PENRITH CITY COUNCIL LOCAL GOVERNMENT AREA

Job number: 2276

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*Anderson Environmental Pty Ltd 87 164 830 728
Ph: 1300 302 507 Fax: (02) 8580 4731
Office: 35B, 1 Maitland Place Baulkham Hills 2153
Postal: PO BOX 690 Springwood 2777
www.andenviro.com.au*



Version 1

Version	Date drafted	Drafted by
1	08/05/2018	Bo Davidson
Version	Date reviewed	Reviewed by
1	05/06/2018	Jason Anderson
Approved by		Date
Jason Anderson (Director)		05/06/2018

Executive Summary

Introduction

Anderson Environmental was engaged to conduct a Preliminary Site Investigation (PSI) at number 608-612 High Street, Penrith (lots D and C DP: 153855 and lot 2 DP: 525160) in the Penrith City Council Local Government Area (LGA). Throughout this report this is referred to as the subject site.

At the time of inspection, the subject site was disused, and only utilised for vehicle parking space by local businesses. A single structure was present in the north-west corner, which formally contained an auto-electrical business; at the time of inspection this structure was unused and boarded up. Weeds and shrubs were present along internal fencelines and within small portions of unsealed land. The subject site contains no significant waterbodies, creeks or drainage lines. All stormwater is discharged from the subject site towards High street to the north.

This assessment has been developed based on the *Contaminated Land Management Act 1997* (CLM Act), *The National Environment Protection (Assessment of Site Contamination) Measure 2013* (the “NEPM”) and Australian Standards (including AS4482). The report has been prepared in accordance with the NSW Office of Environment and Heritage (OEH) Guidelines for Consultants Reporting on Contaminated Sites, 2011. State Environmental Planning Policy 55 – Remediation of Land (SEPP 55) has also been used as a guideline in this assessment along with the NSW EPA Guidelines for Consultants Reporting on Contaminated Sites, November 1997.

This report does not constitute a Site Audit Report as defined in the Guidelines for NSW Site Auditor Scheme (NSW Environment Protection Authority, 1998).

Methodology

Assessment of the subject site consisted of two phases, a desktop study and a site inspection.

The desktop study considered a variety of sources to reconstruct the subject site history and the likelihood of current or past land contaminating material storage, activities or events which could impact on the subject site. Resources typically utilised in a PSI comprise:

- Historical aerial photography to identify any visual evidence of land contamination materials or practices on the subject site or surrounds. These are sourced from publicly available resources such as the SIXMaps service and the Google Earth historical imagery function. Historical imagery from 1947 onwards can also be obtained for a fee from the NSW Land and Property Information (LPI) service;
- Council records. A formal General Information Public Access (GIPA) request is the most frequently used method to access Council records. This form requests documents such as previous Development Applications (DAs), register of business(es), formal complaints or any other document identifying or alluding to previous land use practices or events which could have land contamination potential;

- Section 149(2) planning certificate. This certificate provides the zoning of the property, its relevant state, regional and local planning controls and other property issues such as land contamination and road widening easements;
- Workcover Stored Chemical Information Database (SCID) and microfiche records search for the subject site;
- NSW Environmental Protection Authority (EPA) Contaminated Land Search Tool. This provides details and address(es) of all registered contaminated sites in NSW;
- NSW Department of Water (DW) borehole database; and
- NSW Land and Property Information (LPI) History of Title Transaction Search. This provides a record of land transactions for the subject site.

Not all of these sources are utilised in all PSI assessments, due to availability of some resources for a particular site or if sufficient information is obtained from a subset of these sources.

The site inspection was carried out on the 18/05/2018 by one Anderson Environmental staff member. This visit consisted of a walk-through inspection of the entire subject site documenting any items/indicators of potential land contamination concern (leaking chemical drums, fill piles of unknown origin, bare earth patches and stressed vegetation, oil slicks on hard surfaces or water etc.).

The site inspection also included attempted interviews with adjacent residents/staff.

Results

Analysis of aerial imagery and Council records indicated the subject site has been developed since at least 1943. A single dwelling is present on number 610 in 1943 imagery with minor fringing vegetation and apparent internal fencing. Adjacent lots show similar residential development. Gradual urban development of adjacent sites is apparent from the NSW LPI service imagery through to the 1990s. The current structure on the subject site is first visible in 1994. The final dwelling (in number 610) was demolished by 2011 and the subject site assumes its current condition by 2012.

The site inspection documented several items of significance on the subject site:

1. Evidence of imported fill and gravel in the east, elevating the ground level above the remainder of the subject site. Broken concrete visible;
2. Minor oil stains on sealed parking areas;
3. Former Hyundai dealership and service centre on the lot to the immediate west of the subject site (number 614-632 High Street (lot 10, DP: 1162271));
4. Disused Underground Storage Tank (UST) and pumps on the lot to the south-east (number 1 Worth Street (lot 1, DP: 815772));
5. National Roads and Motorists Association (NRMA) service centre on the lot to the immediate south (number 71 Union Road (lot 100, DP: 711464));
6. Disused USTs and pumps on a lot approximately 100m to the west of the subject site (number 87 Union Road (lot 100, DP: 1241802));
7. 7-Eleven service station on a lot approximately 75m to the east of the subject site (number 588-592 High Street (lot 3, DP: 541045)); and
8. A total of five groundwater monitoring wells associated with items 6 and 7.

Although direct evidence of soil contamination was not detected during surveys, the cumulative evidence from the above items suggests subsurface soil and groundwater contamination may be present. The primary Contaminants of Concern (COCs) identified were hydrocarbons due to the hydrocarbon storage infrastructure identified, as well as heavy metals and industrial contaminants from imported fill.

Interviews with residents/tenants of adjacent properties identified the abandoned UST on the nearby lot to the south-east (number 1 Worth Street). This UST had not been used for approximately 16 years and is considered likely to still contain hydrocarbon product. Interviews with staff at the NRMA service centre (number 71 Union Road) revealed that the lot had been used for automotive servicing for at least 10 years. To the knowledge of present staff, no USTs were present at this site, and no major uncontrolled spills had occurred during its operational history.

Conclusion and recommendations

Based on these results a Detailed Site Investigation (DSI) is required. This assessment would consist of the collection of soil samples from a total of seven locations on the subject site (based on the minimum sampling points recommended in **Table A** of the EPA sampling guidelines for an area of approximately 0.2ha).

The proposed chemical testing suite for these samples is as follows:

- Asbestos;
- Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX);
- Heavy metals (Arsenic, Cadmium, Chromium, Copper, Lead, Mercury, Nickel and Zinc);
- Polychlorinated Biphenyls (PCB);
- Polycyclic Aromatic Hydrocarbons (PAH); and
- Total Recoverable Hydrocarbons (TRH).

Samples are to be collected within the topsoil layer (10-30cm depth) and then at every 100cm to a depth of at least 400cm, or until bedrock or the watertable is encountered. Samples for asbestos testing need only to be collected from the topsoil layer, unless evidence of buried material is encountered at depth during drilling.

Water samples are also to be collected from the existing monitoring wells in number 71 Union Road. Water samples are also to be collected from sample boreholes drilled on the subject site, if encountered. These samples are to be tested for:

- BTEX;
- Heavy metals (Arsenic, Cadmium, Copper, Lead, Mercury and Zinc); and
- TRH.

If contamination is found in (or nearby to) these items additional testing will be required to determine the extent of contamination. A Remediation Action Plan (RAP) will then be required to cover the removal/treatment/disposal of the contaminated material. Finally, a Validation Report (VR) will then be required, to determine whether the contaminated material has been removed/sufficiently treated.

This report makes the following additional recommendations:

- Appropriate disposal of all waste/demolition materials etc. at a registered waste disposal centre regardless of their waste category. Waste categories can be found under the NSW Environmental Protection Authority guideline 'Waste Classification Guidelines Part 1: Classifying Waste'.

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1. Introduction

1.1 Background

Anderson Environmental was engaged to conduct a Preliminary Site Investigation (PSI) for a proposed development at number 608-612 High Street, Penrith (lots D and C DP: 153855 and lot 2 DP: 525160) in the Penrith City Council Local Government Area (LGA), hereafter referred to as the subject site. The subject site was assessed in relation to any potential limitations to the proposed development within a contaminated land context.

This assessment has been developed based on The *Contaminated Land Management Act 1997* (CLM Act), The National Environment Protection (Assessment of Site Contamination) Measure 2013 (the “NEPM”) and Australian Standards (including AS4482). The report has been prepared in accordance with the NSW Office of Environment and Heritage (OEH) Guidelines for Consultants Reporting on Contaminated Sites, 2011. SEPP 55 has also been used as a guideline in this assessment along with the NSW EPA Guidelines for Consultants Reporting on Contaminated Sites, November 1997.

This report does not constitute a Site Audit Report as defined in the Guidelines for NSW Site Auditor Scheme (NSW Environmental Protection Authority, 1998).

1.2 Aim and Scope of a PSI

The aim of the investigation is to identify any potential modes of land contamination; on or off site for the purpose assessing the need for a Detailed Site Investigation (DSI).

This assessment comprises two parts, a desktop study and a physical site inspection. The desktop study considers a variety of available secondary resources including government databases and historical aerial imagery. A site inspection is conducted to identify potential (past and present) land contaminating issues, materials or processes present on the subject site. It consists of a walkthrough inspection of the entire subject site.

Based on these data a determination is then made as to whether the subject site contains (or contained) potential land contamination items, materials or practices and, based on these results whether a DSI is required.

1.3 Subject site - identification, description, history, immediate and surrounding land uses

The subject site is shown in **Figure 1.1** below. The proposed development plan is provided in **Appendix 7**.

Note: All figures in this report are to be considered indicative. Distances specified are to be assessed on the ground by qualified surveyors prior to the conduction of any works.



Figure 1.1: Map of the subject site showing local context

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The subject site is a series of three narrow lots, approximately 0.2ha in total size. It is mostly covered by sealed surfaces except for number 612 which was sealed with gravel. At the time of inspection, the subject site was only used for vehicle parking space by local businesses. A single structure was present in the north-west corner, which formally contained an auto-electrical business, but at the time of inspection this structure was unused and boarded up. Weeds and shrubs were present along internal fencelines and within small portions of unsealed land.

The subject site contains no significant waterbodies, creeks or drainage lines. All stormwater is discharged from the subject site towards High Street to the north or Union Lane to the south.

Table 1.1 below details a reconstructed history for the site, from the NSW Land and Property Information (LPI) service, aerial photo analysis and council records. Some of these records are the report writer's interpretation of the available sources and should be considered as an indicative guide only.

Table 1.1: Reconstructed site history

Time period	Notes	Source
1943	Dwelling present on number 610. Remainder of lot appears to be cleared but undeveloped. Similar residential dwellings on adjacent lots	SIXMaps 1943 imagery tool
1965	Development Application (DA) indicates that a welding shop was present at the rear of number 612 in 1965. DA for a service station in number 612. Determination of DA not provided. Development did not proceed	DA 1283/65
1970	Structures present on all three lots. Sheds and covered areas present in the rear of numbers 608 and 610. Increased urbanisation of adjacent lots, area still primarily residential	LPI historical aerial imagery
1975	Subject site appears largely unchanged from previous image. Dwelling on the lot to the immediate east removed and replaced by a larger structure. Adjacent lots otherwise appear unchanged from previous time	LPI historical aerial imagery
1979	Development consent for the operation of an auto-electrical installation and repair business in number 612. DA indicates that the existing structure in this lot was already in use as an auto-electrical retail business (start date of this business was not provided). Development consent refused for the erection of an auto-electrical parts warehouse	DA 127/79 DA 153/79
1985	Subject site appears largely unchanged from previous time. Appearance of large structures on lots to the immediate south, formally occupied by residential dwellings	LPI historical aerial imagery
1994	Only dwelling in number 610 remains. Appearance of current	LPI historical

Time period	Notes	Source
	structure and sealed surfaces in number 612. Redevelopment of lands to the north for the current shopping complex and Council chambers complete. Adjacent lots otherwise largely unchanged from the previous time period	aerial imagery
2002-2018	Dwelling in number 610 and structure on the lot to the east removed by 2011. Subject site largely unchanged from 2012 until present. Removal of structures on lots to the west in 2007. This area remains undeveloped from 2007 until present. Redevelopment of lands to the east complete by 2012. Service station to the east (over Worth Street appears to have been present since 2002; however, major renovations occur in 2014 which appear to re-purpose the structure for the existing 7-Eleven franchise. Gradual appearance of modern multi-story residential structures throughout this time period	Google Earth historical imagery tool

The surrounding lands are used for residential, mixed commercial and industrial purposes and the lot the west consists of vacant land. The subject site and surrounds are zoned B4 (Mixed Use) under the Penrith City Council Local Environment Plan (LEP) 2010.

1.4 Soils

The Richmond soil group comprises the soils on the subject site as described from the NSW Office of Environment and Heritage (OEH) eSPADE soil mapping tool (NSW Office of Environment and Heritage, 2016), see **Table 1.2**.

This mapping appears accurate for the subject site based on observations made during the site investigation.

Table 1.2: Soil mapping

Ri = Richmond (75km ²)	
Landscape	Quaternary terraces of the Nepean and Georges Rivers. Mainly flat (slopes <1%). Splays and levees provide local relief (<3 m). Tree cover, now almost completely cleared, was formerly a low open woodland (dry sclerophyll)
Soils	Poorly structured orange to red clay loams, clays and sands. Texture may increase with depth. Ironstone nodules may be present. Plastic clays (U46.12) in drainage lines. Deep acid non-calciic brown soils (Gn3.14, Gn4.34), red earths (Gn2.11) and red podzolic soils (Dr2.41), occur on terrace surfaces with earthy sands (Uc5.21, Uc1.23) on terrace edges
Limitations	Localised flood hazard, localised seasonal waterlogging, localised water erosion hazard on terrace edges

1.5 Geology

Geologically, underlying deposit of Qpc form the site based on the Sydney 1:100 000 map sheet series (NSW Department of Mineral Resources (now NSW Resources and Energy), 1983).

Qpc is described as ‘gravel, sand, silt, clay’.

1.6 Hydrology

The subject site contains no significant surface hydrological features such as ponds, dams, creeks or drainage lines. Surface runoff is directed towards stormwater services on High Street to the north and Union Lane to the south. The local area has a gentle overall westerly aspect.

Several hydrological features are present within the vicinity of the subject site. Major surface hydrological features are:

- Nepean River – located approximately 900m to the west; and
- Three large waterbodies (within the Aqua Golf Centre and the Cables Wake Park) – located between 700 and 1 800m to the south-west.

A search of the NSW Office of Water (OOW) database revealed eight groundwater boreholes within 1km of the subject site. These were primarily used for recreational and industrial uses but three were bored as monitoring wells. GW026231 and GW101178 have cancelled groundwater licences; the remainder appear to be active according to the databases.

Table 1.3 below summarises the key attributes of these bores with full work summaries and mapping shown in **Appendix 5**.

Table 1.3: Local borehole data

Bore	Date	Authorised/ intended purpose	UTM Coordinates (UTM Zone 56H)	Water bearing zone (m)	Standing water level (m)	Salinity (mg/L)
GW026231	01/01/1966	Public/municipal, recreation, irrigation	285724.0 E 6262162.0 N	6.00-8.40	6.00	-
GW029710	01/04/1969	Domestic, general use	286046.0 E 6262724.0 N	6.00-7.00	6.00	-
GW101178	15/01/1998	Test bore, industrial, recreation	285844.0 E 6262566.0 N	6.00-10.50	8.00	180.00
GW103048	01/01/1990	Recreation, industrial	286110.0 E 6262406.0 N	-	-	-
GW108484	06/09/2006	Recreation, industrial	285738.0 E 6262409.0 N	-	-	-
GW111987	24/03/2010	Monitoring bore	286130.0 E 6262887.0 N	7.50-9.00	-	-
GW111988	24/03/2010	Monitoring bore	286134.0 E 6262904.0 N	7.50-9.00	-	-
GW111989	24/03/2010	Monitoring bore	286157.0 E 6262897.0 N	7.50-9.00	-	-

2. Methodology

2.1 Background Research

Prior to the conduction of the site assessment a variety of sources were consulted to establish site history, identify the potential for and likelihood of land contaminating events, materials or practices and potential contaminants of concern. Sources consulted during a PSI can include:

- Historical aerial photography to identify any visual evidence of land contamination materials or practices on the subject site or surrounds. These are sourced from publicly available resources such as the SIXMaps service and the Google Earth historical imagery function. Historical imagery from 1947 onwards can also be obtained for a fee from the NSW Land and Property Information (LPI) service;
- Council records. A formal General Information Public Access (GIPA) request is the most frequently used method to access Council records. This form requests documents such as previous Development Applications (DAs), register of business(es), formal complaints or any other document identifying or alluding to previous land use practices or events which could have land contamination potential;
- Section 149(2) planning certificate. This certificate provides the zoning of the property, its relevant state, regional and local planning controls and other property issues such as land contamination and road widening easements;
- Workcover Stored Chemical Information Database (SCID) and microfiche records search for the subject site;
- NSW Environmental Protection Authority (EPA) Contaminated Land Search Tool. This provides details and address(es) of all registered contaminated sites in NSW;
- NSW Department of Water (DW) borehole database; and
- NSW Land and Property Information (LPI) History of Title Transaction Search. This provides a record of land transactions for the subject site.

Not all of these sources are utilised in all PSIs, due to availability of particular resources for a site or if sufficient information is obtained from a subset of these sources.

Site history can support the determination of contamination if evidence is found that the land was once occupied or in close proximity to practices that can result in contamination. Such land use activities are; agricultural practices, crops and livestock care; industrial practices, petrol stations and abattoirs, illegal dumping and onsite material storage.

2.2 Site Assessment

The assessment of the subject site was carried out between 10:30 and 12:00 on 18/05/2018 by Bo Davidson (M. of Environment 2013).

Bo Davidson has completed the American Society for Testing and Materials (ASTM) E1527 Environmental Site Assessment for Commercial Real Estate course and the Contaminated Site Assessment, Remediation and Management (CSARM) module C/D; Assessment of Contaminants of Concern course run by the University of Technology Sydney (UTS).

The subject site was assessed on foot to determine any obvious signs of potential contamination based on landscape features, disturbance, and infrastructure. Evidence was then collected using

photos or samples extracted, to determine whether further assessment in the form of a DSI would be required.

2.3 Risk Assessment

Risks were assessed according to the following criteria (**Table 2.1**).

Table 2.1: Risk assessment criteria

Negligible	The presence of the identified source does not give rise to the potential to cause significant harm
Low	Possible harm could arise to a designated receptor from an identified source though this is likely to be mild
Moderate	Possible harm could arise to a specific receptor, but it is unlikely that such harm would be significant
High	A designated receptor is likely to experience potentially significant harm from an identified source without remedial action
Very high	There is a high probability that severe harm could arise to a designated receptor from an identified source without appropriate remedial action

3. Results

3.1 Site assessment field observations

Evidence of potential significant past or present land contamination materials, events or practices were observed during the site assessment. The subject site consists of a largely cleared and sealed unused area, containing a single structure, internal fencing and minor vegetation. Notable items from a contaminated land perspective identified on the subject site are listed below, with their potential land contamination risk as per **Table 2.1** above:

1. Evidence of imported fill and gravel in the east, elevating the ground level above the remainder of the subject site. Broken concrete visible (**low**);
2. Minor oil stains on sealed parking areas (**negligible**);
3. Former Hyundai dealership and service centre on the lot to the immediate west of the subject site (number 614-632 High Street (lot 10, DP: 1162271)) (**low**);
4. Disused Underground Storage Tank (UST) and pumps on the lot to the south-east (number 1 Worth Street (lot 1, DP: 815772)) (**moderate**);
5. National Roads and Motorists Association (NRMA) service centre on the lot to the immediate south (number 71 Union Road (lot 100, DP: 711464)) (**low**);
6. Disused USTs and pumps on a lot approximately 100m to the west of the subject site (number 87 Union Road (lot 100, DP: 1241802)) (**moderate**);
7. 7-Eleven service station on a lot approximately 75m to the east of the subject site (number 588-592 High Street (lot 3, DP: 541045)) (**moderate**); and
8. A total of five groundwater monitoring wells associated with items 6 and 7 (**low**).

Although direct evidence of soil contamination was not detected during surveys, the cumulative evidence from the above items suggests subsurface soil and groundwater contamination may be present. The primary Contaminants of Concern (COCs) identified were hydrocarbons due to the hydrocarbon storage infrastructure identified, as well as heavy metals and industrial contaminants from imported fill. See **Section 4** for details of likely COCs.

Figure 3.1 below shows the location of several of the above items. Representative photographs are found in **Appendix 3**.

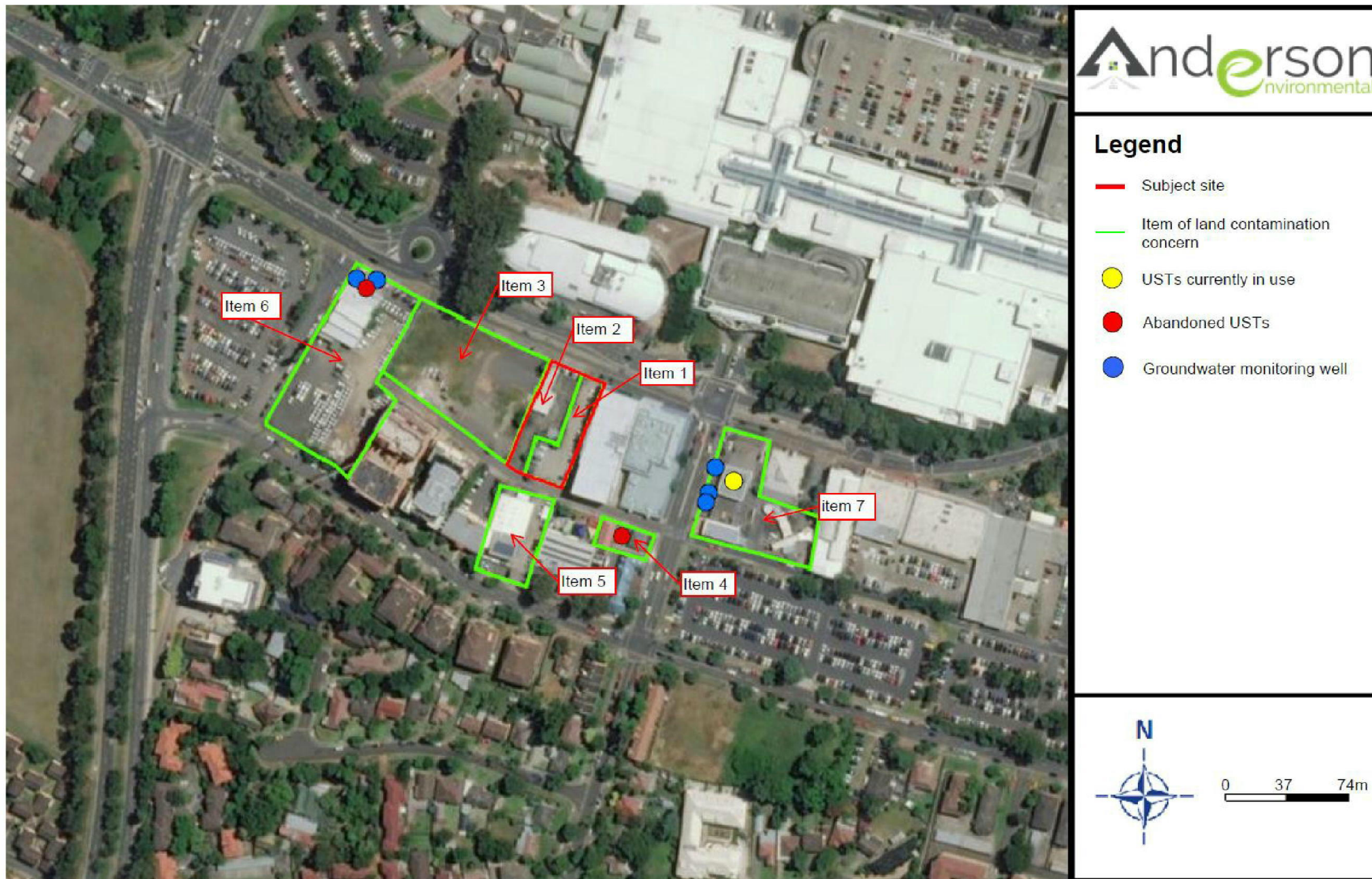


Figure 3.1: Location of potential sources of land contamination on the subject site

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Table 3.1 below details the site assessment in the context of typical sources of land contamination concern.

Table 3.1: Signs of potential contamination check list for the subject site

Land Contamination Signs	Presence of contamination and location	Description and condition
Signs of stressed vegetation	Not observed, little vegetation present	Present weedy vegetation appeared to be in good overall health, without apparent stress attributable to potential subsurface contamination
Property conditions or previous activities undertaken which could potentially cause contamination	Currently used for vehicle parking. Formally contained a residence and auto-electrical business	Business unused and boarded up. Majority of the subject site sealed or covered with fill and gravel
The presence of surface or subsurface storage tanks, drums and other containers	None documented on the subject site. Several abandoned USTs documented on nearby lots. USTs also present on the 7-Eleven service station grounds to the east	Status of abandoned USTs unknown. Assumed to still contain hydrocarbon product
Onsite waste water systems	Not present	N/A
Electrical equipment that may contain PCB	Existing structure formally used for an auto-electrical business. Potentially serviced vehicles containing PCB components (light fittings)	No direct evidence of the presence of PCB components observed
Building materials that may contain asbestos	Existing structure built between 1985 and 1994. Considered unlikely to have used ACM in construction	No suspected ACM observed within structure
Disturbed, coloured or stained soil	Not observed	N/A
Bare soil patches	Present across much of the unsealed portions of the subject site	Attributed to regular vehicle movements and gravel surfacing. Not considered attributable to subsurface contamination
Unusual odour	Not detected	N/A
Current uses of the site and surrounding land	Site currently used as a vehicle parking area. Surrounding lots used for mixed residential, commercial and industrial purposes	Multiple potential contamination vectors observed, primarily disused hydrocarbon fuel infrastructure
Quality of surface water	No surface waters observed	N/A

Land Contamination Signs	Presence of contamination and location	Description and condition
Sheens on water surfaces	Not observed	N/A
Site topography and surface water drainage	Locality has gentle north-westerly aspect draining towards the Nepean River	No significant topographical effects present
The means of heating and cooling buildings on the site	Air conditioning	Structure not currently under use. Air conditioner assumed to be functional
Presence or absence of bonded asbestos-containing materials (bonded ACM) on the ground surface	Not observed	N/A
Presence of pits, ponds and lagoons	None present	N/A
Underground structures that may be associated with sub-surface contamination	Several abandoned USTs observed on adjacent lots	Decommission status unknown. Assumed to still contain hydrocarbon product
Condition of materials storage and handling facilities and any solid or liquid waste disposal areas	No materials storage or waste handling facilities observed on the subject site.	Parked vehicles appeared to be good condition, and none appeared to be in long-term storage
Any evidence of on-site spillage of dangerous goods and/or off-site migration	Minor oil spillage; presumed to be from parked vehicles	Not significant

3.2 Aerial imagery assessment

Imagery data was procured from three sources:

- NSW SIX Maps 1943 aerial imagery tool;
- The NSW Land and Property Information (LPI) service for the years of 1970, 1975, 1985 and 1994; and
- Google Earth historical imagery tool for the years of 2002, 2006, 2007, 2009, 2011, 2012, 2013, 2014, 2015, 2016, 2017 and 2018.

These images showed that the subject site has been developed since at least 1943. A single dwelling is present on number 610 in this image with minor fringing vegetation and apparent internal fencing. Adjacent lots show similar residential development. Gradual urban development of adjacent sites is apparent from the LPI imagery through to the 1990s. Shopping complex and Council chambers on lands to the north are first visible in 1994. The current structure on the subject site is also first visible in this image.

The Google Earth historical imagery shows that the final dwelling (in number 610) was demolished by 2011. From 2012, the subject site resembles its current layout and no major changes are observed until present.

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Images from all years reviewed are available from Anderson Environmental on request.

3.3 GIPA request, Penrith City Council

A request a series of documents were provided by Penrith City Council for the subject site. These documents comprised:

- DA 1283/65 (dated 09/06/1965): Development application for a service station within number 612. No determination for this DA was provided and based on other resources reviewed for this assessment it would appear this development did not occur. **Page 2** of the document makes mention of a welding shop at the rear of the lot in 1965, which was not identified in any of the other resources consulted;
- DA 127/79 (dated 01/05/1979): Development application for the use of an existing structure for an auto-electrical repair and fitting business (combined shop and factory) in number 612. DA indicates that this lot was already used to run an auto-electrical parts retail business. **Point 10 (a)** of the document indicates that no trade wastes or other emissions were intended to be produced by this business;
- DA 153/79 (dated 31/05/1979): Development application for the erection of a warehouse for wholesale and retail sale of automotive replacement parts and related products in number 608 and 610. **Point 10 (a)** of the document indicates that no trade wastes or other emissions were intended to be produced by this business and **Point 11 (c)** states that provision for the off-street parking of 17 cars was intended to be provided;
- Development Notice 153/79 (dated 27/06/1979): Refusal of consent for this DA. Reason stated as *‘the proposal embodies a retail use which Council has no power to permit in an Industrial 4(c) zone under the terms of Interim Development Order No. 76’*; and
- Development Notice 127/79 (dated 03/08/1979): Notice of development consent for the use of number 612 for an auto-electrical fitting and repair business. Four of the 14 consent conditions were relevant to potential land contamination:
 - **Condition 4.** Prior to occupation of the building arrangements satisfactory to the City Health Surveyor are to be made for the disposal of all liquid and solid waste material and the storage of any waste material prior to its disposal;
 - **Condition 9.** All materials and goods associated with the use are to be contained within the building at all times;
 - **Condition 11.** All repair and servicing of vehicles is to be carried out in the confines of the building; and
 - **Condition 12.** All vehicles awaiting repair, having been repaired or undergoing repair are to be contained within the confines of the building and park area allocated for its use at all times.

The approved site uses do not contain references to the storage or use of any potentially hazardous materials. Use of the rear of the subject site for a welding workshop in the 1960s may have been a vector for heavy metal contamination. However, this is considered to represent a minor land contamination risk.

These documents are available in full from Anderson Environmental on request.

3.4 History of title transaction search

A history of title transaction search was requested from the proponent as part of this PSI. At the time of publication, this document had not been provided. If provided it will be included in subsequent reports or revisions to this report.

3.5 Section 149(2) planning certificate

A planning certificate under Section 149(2) of the *Environmental Planning and Assessment Act 1979* (EPA Act) was provided by the City of Penrith Council (dated 01/06/2018, certificate number 18/02837). The following sections of this certificate are relevant to potential land contamination risk:

- The Penrith Local Environmental Plan (PLEP) 2010 applies to the subject site;
- The following relevant (to a land contamination context) State Environmental Planning Policies (SEPPs) apply to the subject site;
 - SEPP No. 19 - Bushland in Urban Areas;
 - SEPP No. 30 - Intensive Agriculture;
 - SEPP No. 33 - Hazardous and Offensive Development;
 - SEPP No. 55 - Remediation of Land;
 - SEPP No. 62 - Sustainable Aquaculture; and
 - SEPP (Mining, Petroleum Production and Extractive Industries) 2007.
- The Penrith Development Control Plan (PDCP) 2014 applies to the subject site;
- The subject site is zoned B4 - Mixed Use under the PLEP 2010;
- All or part of the subject site is identified in the PLEP 2010 **Clause 7.2** Flood Planning;
- The subject site does not comprise critical habitat under the PLEP 2010 or any other planning proposal. The subject site does not comprise a conservation area under the PLEP 2010 or any other planning proposal;
- The subject site contains no items of environmental heritage under the PLEP 2010;
- The subject site is not proclaimed to be a mine subsidence district within the meaning of **Section 15** of the *Mine Subsidence Compensation Act 1961* (MSC Act);
- The subject site is affected by the Asbestos Policy adopted by Council;
- No part of the subject site comprises bushfire prone land according to the Bushfire Prone Land Map for the Penrith City Council area certified by the NSW Rural Fire Service (RFS);
- The subject site has not been identified on the Acid Sulphate Soils (ASS) planning maps;
- Development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) (if such uses are permissible on the land) is subject to flood related development controls;
- The subject site is located within land mapped as flood planning area under the PLEP 2010; and
 - The PLEP 2010 defines flood prone land as the level of a 1:100 ARI (Average Recurrence Interval) flood event plus 0.5 metres freeboard.
- The subject site is not listed on the register for loose fill asbestos insulation as required under **Division 1A** of **Part 8** of the *Home Building Act 1989* (HB Act).

This certificate is available in full as **Appendix 4**.

3.6 WorkCover NSW records

A 'Site Search for Schedule 11 Hazardous Chemicals on Premises' was not requested from NSW Workcover for this PSI.

Due to the small size of the subject site and the information obtained from other sources used this PSI it was not considered necessary.

3.7 NSW Environmental Protection Authority (EPA) contaminated land registry search

There are nine former and four current notices of land contamination within the Penrith City Council LGA.

The nearest listed site (listed as Crane Enfield Metals in the record) is located approximately 1.7km to the north of the subject site at number 2115-2131 Castlereagh Road, Penrith (lot 2, DP: 787827). Due to the intervening distance, it is not considered to constitute a potential land contamination risk to the subject site.

The records from the NSW EPA is shown in **Appendix 6**.

3.8 Anecdotal interview process

Informal interviews were conducted with employees at several adjacent properties:

- 7-Eleven (number 588-592 High Street). Staff member recent employee (~three months), had no knowledge of site history;
- Avis car rental (number 87 Union Road). Staff revealed disused UST on this site had not been used in approximately 16 years. Was abandoned due to water present in pumped fuel. Staff had no knowledge of any past leakage of product;
- NRMA service centre (number 71 Union Road). Centre has been used as an automobile workshop for at least 10 years, five years as a NRMA centre. No USTs present on site; and no significant contamination events were known to have occurred in that time. Staff had no knowledge of any potentially hazardous material storage on the subject site in the time they had been present in the locality.

4. Conclusions and recommendations

4.1 Conclusion

This PSI determined that there were potential land contaminating materials, events or practices which could pose a significant land contamination risk to the subject site, number 608-612 High Street, Penrith.

The subject site consists of a largely sealed vacant lot, currently used for vehicle parking. It contains a single structure which was formally contained an auto-electrical business. At the time of inspection this structure was disused, with all doors locked and windows boarded up.

The eastern half of the subject site was covered with imported fill, topped with gravel. Minor oil stains were observed on the sealed western portion of the subject site, assumed to be attributable to parked vehicles. Based on the subject site's history as an auto-electrical business, there is potential that PCB-containing electrical components were formally present.

The surrounding area contained numerous potential soil and groundwater contamination sources, which were considered to have potential to affect the subject site. These consisted of nearby services stations, a NRMA service centre, a former Hyundai dealership and service centre as well as abandoned USTs in two nearby lots. Discussions with staff in one of these lots indicated that at least one of the USTs had not been decommissioned and likely still contained hydrocarbon product. This UST had not been used in approximately 16 years and no assessment of its condition could be made during the site investigation.

The soils of the locality are also considered highly suitable to subsurface contamination migration. The local soils are largely alluvial, composed of poorly consolidated sands, silts and clays.

Based on these results a Detailed Site Investigation (DSI) is required. This assessment would consist of the collection of soil samples from a total of seven locations on the subject site (based on the minimum sampling points recommended in **Table A** of the EPA sampling guidelines for an area of approximately 0.2ha (NSW Environment Protection Authority 1995)).

The proposed chemical testing suite for these samples is as follows:

- Asbestos;
- Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX);
- Heavy metals (Arsenic, Cadmium, Chromium, Copper, Lead, Mercury, Nickel and Zinc);
- Polychlorinated Biphenyls (PCB);
- Polycyclic Aromatic Hydrocarbons (PAH); and
- Total Recoverable Hydrocarbons (TRH).

Samples are to be collected within the topsoil layer (10-30cm depth) and then at every 100cm to a depth of at least 400cm, or until bedrock or the watertable is encountered. Samples for asbestos testing need only to be collected from the topsoil layer, unless evidence of buried

material is encountered at depth during drilling.

Water samples are also to be collected from the existing monitoring wells in number 71 Union Road. Water samples are also to be collected from sample boreholes drilled on the subject site, if encountered. These samples are to be tested for:

- BTEX;
- Heavy metals (Arsenic, Cadmium, Copper, Lead, Mercury and Zinc); and
- TRH.

If contamination is detected, additional testing will be required to determine the extent of contamination. A Remediation Action Plan (RAP) will then be required to cover the removal/treatment/disposal of the contaminated material. Finally, a Validation Report (VR) will then be required, to determine whether the contaminated material has been removed/sufficiently treated.

4.2 Recommendations

In addition to the above this report also makes the following recommendations:

- Appropriate disposal of all waste/demolition materials etc. at a registered waste disposal centre regardless of their waste category. Waste categories can be found under the NSW Environmental Protection Authority guideline 'Waste Classification Guidelines Part 1: Classifying Waste' (NSW Environment Protection Authority 2014).

5. Statement of limitations

This PSI was undertaken in order to assess the possible risk of land contamination at number 608-612 High Street Penrith. The findings contained within this report are the result of the interpretation of the subject site history, enquiries and a site meander undertaken in accordance with normal practices and standards.

To the best of Anderson team's knowledge, our assessment of the data represents a reasonable interpretation of the general condition of the subject site. Under no circumstances, however, can it be considered that these findings represent the actual state of the entire subject site. Note that the assessment did not include the direct sampling and analysis of either soil or groundwater.

The assessment represents the sites potential state within a snap shot of time, however concealment of land contamination attributes and inaccurate data can also impact the accuracy of investigation.

6. References

AS4482.1 Guide to investigation and sampling of sites with potentially contaminated soil. Part 1: Non-volatile and semi-volatile compounds (2005)

Australian and New Zealand Guideline for the Assessment and Management of Contaminated Sites, published by Australian and New Zealand Environment and Conservation Council (ANZECC) and the National Health and Medical Research Council (NHMRC), January 1992

Australian and New Zealand Guidelines for Fresh and Marine Water Quality, Australian and New Zealand Environment and Conservation Council and Agriculture Resource Management Council of Australia and New Zealand

Contaminated Land Management Act 1997

Environmental Guidelines for Assessment, Classification and Management of Liquid and Non-Liquid Wastes, NSW EPA, 1999

Environmental Planning and Assessment Act 1979

Guidelines for Consultants Reporting on Contaminated Sites (1997) EPA, NSW

Home Building Act 1989

<http://www.environment.nsw.gov.au/prclmapp/searchregister.aspx>

McDonald, R.C Isbell, R.F., Speight, J.C., Walker, J and Hoplins, M.S. (1990). Australian Soil and Land Survey: Field Handbook. Second Edition. Inkata Press Melbourne

Mine Subsidence Compensation Act 1961

National Environment Protection Measure (1999)

National Environment Protection (Assessment of Site Contamination) Measure, (NEPM 2013)

National Environmental Protection Council (NEPC) Assessment of Site Contamination

NSW Environment Protection Agency (NSW EPA) Service Station Guidelines December 1994

NSW Department of Environment and Climate Change (DECC) Online Contaminated Site Register

NSW Department of Environment and Conservation (DEC), Guidelines for Assessing Former Orchards and Market Gardens, June 2005

NSW Department of Mineral Resources (1983). Geological Survey of NSW: Geological Series Sheet 9130. NSW Department of Mineral Resources (now NSW Resources and Energy), 11/323 Castlereagh St, Sydney NSW 2000

NSW EPA Contaminated Land Records Database

NSW Environmental Protection Authority 2014. Waste Classification Guidelines Part 1: Classifying Waste. NSW EPA

NSW Land and Property Information - <http://www.lpi.nsw.gov.au/>

NSW Office of Environment and Heritage (2016). eSPADE, NSW Soil and Landscape Information. Office of Environment and Heritage. Level 14, 59-61 Goulburn Street, NSW 2000

Paper 4, 2000 (ANZECC, 2000) Guideline for the Assessment and Management of Groundwater Contamination, NSW Department of Environment and Conservation, 2007 (now DECC)

Penrith City Council Development Control Plan 2014

Penrith City Council Local Environment Plan 2010

Site Investigations for Urban Salinity by the Department of Land and Water Conservation (2002)

State Environmental Planning Policy 55 – Remediation of Land

7. Appendix 1: Disclaimer and Limitation of Liability

The use of this report is for the client only and is based on an assessment of the site at the point in time of assessment. The material in this report reflects the judgement of Anderson Environmental Pty Ltd in light of background information and site conditions at the time of assessment and we take no responsibility for any database inaccuracies or other inaccuracies in background and or other information. The report is not to be reproduced or released to any other party, in whole or in part, without the express written consent of Anderson Environmental Pty Ltd. This report is Copyright protected and is not to be reproduced in part or whole or used by a third party without the express written permission of Anderson Environmental Pty Ltd. If you are not the client who commissioned this report or a local government authority for which approval is being sought as part of the formal DA process and are in possession of this report you are in breach of the law and we reserve the right to recover damages from any individuals, companies or other parties as a result of such breaches. Any use, which a third party makes of this report, or any reliance or discussions based on it, is the responsibility of such Third Parties and as outlined above is in breach of the law. Anderson Environmental and its staff accepts no responsibility for damages, if any, suffered by any third party because of decisions made or actions taken based on this report and reserves the right to recover damages from the third party from breaches as outlined above.

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8. Appendix 2: Definitions and Acronyms

ABC - Ambient background concentration

ACM - Asbestos-containing-material

AEC - Area of Environmental Concern

AEC – Area of Environmental concern

AF - Asbestos fines

ASS – Acid Sulphate soil

AST- Aboveground storage tank

Background – Is the natural ambient concentrations of substances in the general site area.

Bonded ACM – Bonded asbestos-containing materials

BTEX - benzene, toluene, ethyl benzene, total xylenes (monocyclic aromatic hydrocarbons)

C₁₀–C₁₄ - Medium hydrocarbon chain groups

C₁₀–C₃₆ - Medium and heavy hydrocarbon chain groups

C₁₅–C₂₈ - Heavy hydrocarbon chain groups

C₂₉–C₃₆ - Heavy hydrocarbon chain groups

C₆–C₉ - Light hydrocarbon chain groups

CMP - Contaminant Management Plan

COC – Chain of custody

DQI – Data Quality Indicator

DQO – Data Quality Objective

EIL - Ecological investigation levels, which are the parameter thresholds for based on an environmental context.

EPA – Environmental Protection Authority

ESA - Environmental site assessment

Fill material - sand gravel clay ash and general building rubbish

HAZMAT – Hazardous Materials

HIL - Health investigation levels, which are the parameter thresholds based on a human health context.

HIL A Residential with garden/accessible soil (home grown produce <10% fruit and vegetable intake, (no poultry), also includes children's day care centers, preschools and primary schools

HIL B Residential with minimal opportunities for soil access includes dwellings with fully and permanently paved yard space such as high-rise buildings and flats

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

HIL D Commercial/industrial such as shops, offices, factories and industrial sites.

m BGL - Metres below ground level

m BTOC - Metres below top of casing

OCP - Organochlorine pesticides

OPP - Organophosphate pesticides

PAH - polycyclic aromatic hydrocarbon

PCB - polychlorinated biphenyls

SAQP- Sampling and analysis quality Plan

SMF - Synthetic Material Fibres

SWL - Standing water level

TDS – Total Dissolved Solids

TPH - Total petroleum hydrocarbons

TRH - Total recoverable hydrocarbons

UPSS - Underground Petroleum Storage System

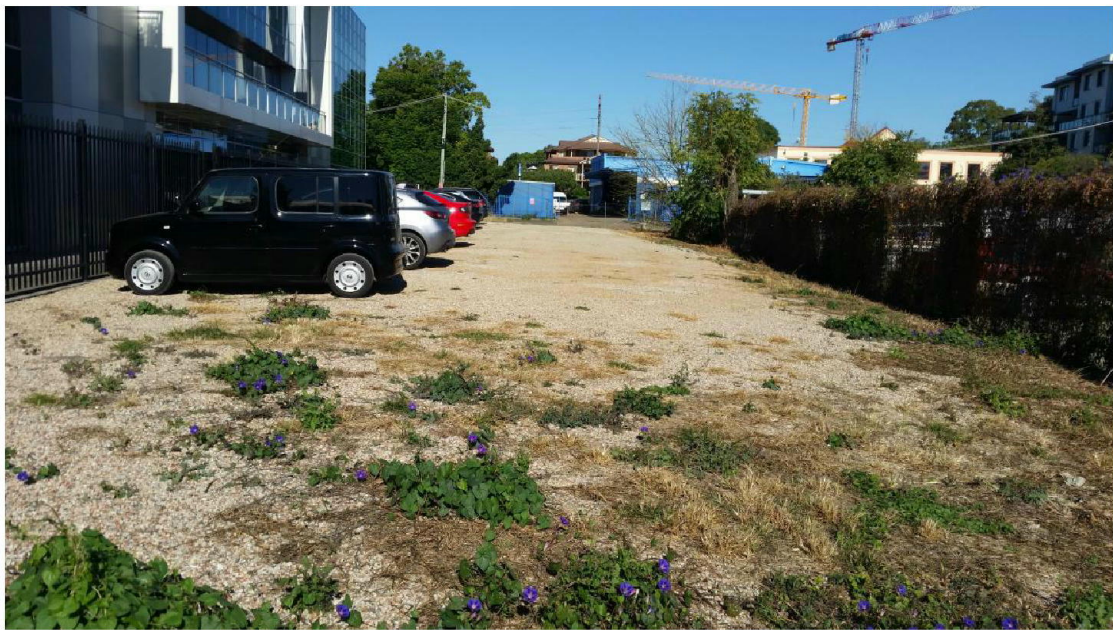
UST - Underground storage tank

VOC – Volatile Organic Compounds

9. Appendix 3: Site photographs



Photograph A3.1: Disused structure and vehicle parking on the subject site



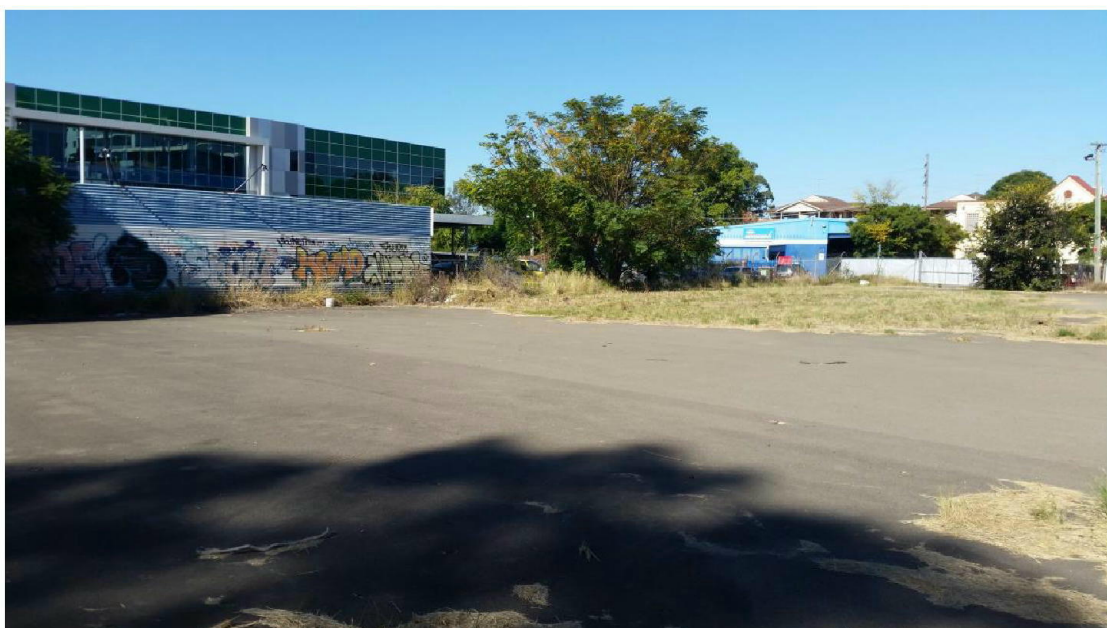
Photograph A3.2: Fill and gravel in the east of the subject site

Item 1



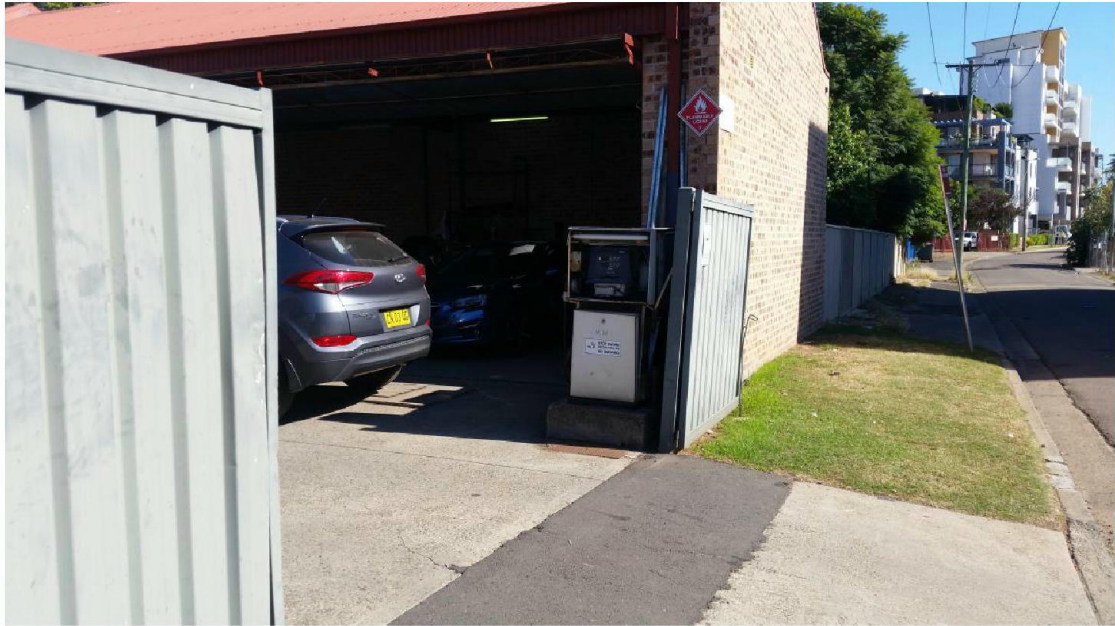
PhotographA3.3: Minor oil stain

Item 2



PhotographA3.4: Former Hyundai dealership grounds

Item 3



Photograph A3.5: Disused pump infrastructure on number 1 Worth Street
Item 4



Photograph A3.6: NRMA service centre on number 71 Union Road
Item 5



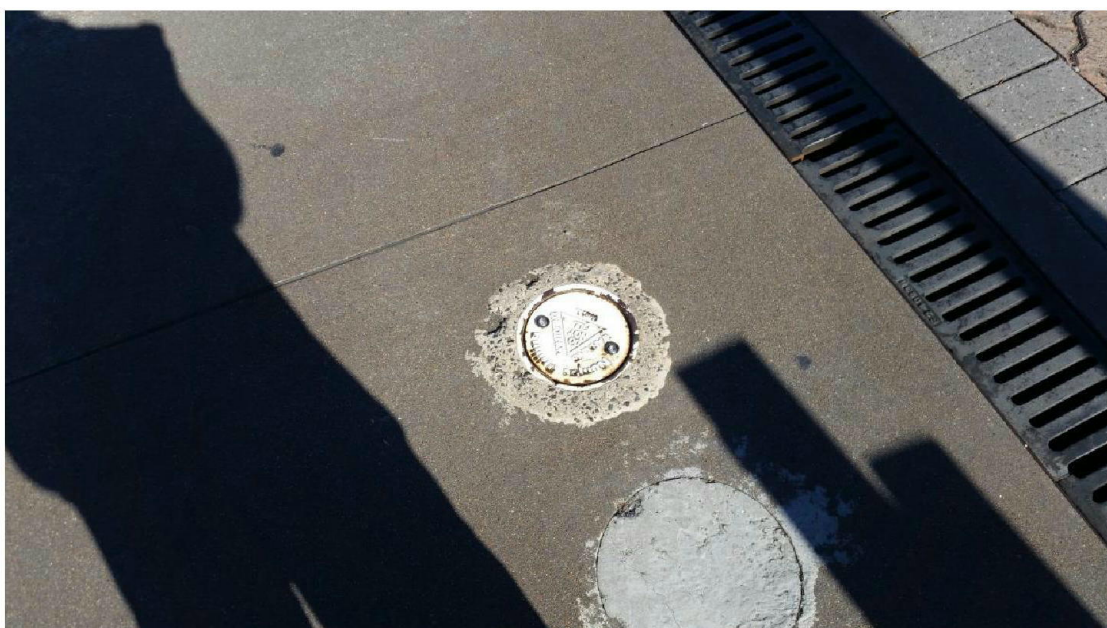
Photograph A3.7: Disused pump infrastructure on number 87 Union Road
Item 6



Photograph A3.8: 7-Eleven service centre on number 588-592 High Street
Item 7



Photograph A3.9: Monitoring well on number 87 Union Road
Item 8



Photograph A3.10: Monitoring well on number 588-592 High Street
Item 8

10. Appendix 4: Section 149(2) Certificate

PENRITH
CITY COUNCIL

Civic Centre
601 High Street, Penrith

PO Box 60 Penrith NSW 2751

Telephone: 02 4732 7777
Facsimile: 02 4732 7958

Email: penrit@penrithcity.nsw.gov.au

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

Property No: 790111

Your Reference:

Contact No:

Issue Date: 01 June 2018

Certificate No: 18/02837

Issued to: MR K Colpani
65 Alexander Street
CROWS NEST NSW 2065

PRECINCT 2010

DESCRIPTION OF LAND

County: CUMBERLAND

Parish: MULGOA

Location: 608-612 High Street PENRITH NSW 2750

Land Description: Lot 2 DP 525160

- PART 1 PRESCRIBED MATTERS -

In accordance with the provisions of Section 10.7(2) of the Act the following information is furnished in respect of the abovementioned land:

1 NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPs

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

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

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

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

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

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

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

State Environmental Planning Policy No.21 - Caravan Parks.

State Environmental Planning Policy No.30 - Intensive Agriculture.

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

Certificate No. 18/02837

Lot 2 DP 525160

Page No. 1

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

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

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

State Environmental Planning Policy No.62 - Sustainable Aquaculture.

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

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

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

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

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

State Environmental Planning Policy (State Significant Precincts) 2005.

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

State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007.

State Environmental Planning Policy (Infrastructure) 2007.

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

State Environmental Planning Policy (Affordable Rental Housing) 2009.

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

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.

State Environmental Planning Policy (Education Establishments and Child Care Centre Facilities) 2017.

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

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

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

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

Draft State Environmental Planning Policy (Primary Production & Rural Development) applies to the land.

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

Draft State Environmental Planning Policy (Remediation of Land) applies to the land.

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

Penrith Development Control Plan 2014 applies to the land.

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

2 ZONING AND LAND USE UNDER RELEVANT LEPs

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

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

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

Zone B4 Mixed Use

(Penrith Local Environmental Plan 2010)

1 Objectives of zone

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

2 Permitted without consent

Home occupations

3 Permitted with consent

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

4 Prohibited

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

Flood planning

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

PLANNING CERTIFICATE UNDER SECTION 10.7
Environmental Planning and Assessment Act, 1979

Additional information relating to Penrith Local Environmental Plan 2010

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

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

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

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

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

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

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

Note 8: Clause 5.10 of Penrith Local Environmental Plan 2010 details when development consent is required/not required in relation to heritage conservation.

Note 9: Under the terms of Clause 5.11 of Penrith Local Environmental Plan 2010 bush fire hazard reduction work authorised by the *Rural Fires Act 1997* may be carried out on any land without development consent.

Note 10: Under the terms of Clause 7.1 of Penrith Local Environmental Plan 2010 (PLEP 2010) development consent is required for earthworks unless the work is exempt development under PLEP 2010 or another applicable environmental planning instrument, or the work is ancillary to other development for which development consent has been given.

Note 11: Sex services premises and restricted premises may only be permitted subject to the requirements of Clause 7.23 of Penrith Local Environmental Plan 2010.

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

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

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

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

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

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

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

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

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

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

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

3 COMPLYING DEVELOPMENT

HOUSING CODE

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

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

RURAL HOUSING CODE

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

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

HOUSING ALTERATIONS CODE

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

GENERAL DEVELOPMENT CODE

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

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

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

SUBDIVISIONS CODE

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

DEMOLITION CODE

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

COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

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

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

FIRE SAFETY CODE

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

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

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

4 COASTAL PROTECTION

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

5 MINE SUBSIDENCE

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

6 ROAD WIDENING AND ROAD REALIGNMENT

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

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

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

7 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

(a) Council Policies

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

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

(b) Other Public Authority Policies

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

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

7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

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

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

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

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

8 LAND RESERVED FOR ACQUISITION

No environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

9 CONTRIBUTIONS PLANS

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

The Penrith City Local Open Space Development Contributions Plan applies anywhere residential development is permitted within the City of Penrith, excluding industrial areas and the release areas

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

identified in Appendix B of the Plan (Penrith Lakes, Cranebrook, Sydney Regional Environmental Plan No. 30 - St Marys, Waterside, Thornton, the WELL Precinct, Glenmore Park and Erskine Park).

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

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

9.4 BIODIVERSITY CERTIFIED LAND

(Information is provided in this section only if the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*. (Note. biodiversity certified land includes land certified under Part 7AA of the *Threatened Species Conservation Act 1995* that is taken to be certified under Part 8 of the *Biodiversity Conservation Act 2016*.)

10 BIODIVERSITY STEWARDSHIP SITES

(Information is provided in this section only if Council has been notified by the Chief Executive of the Office of Environment and Heritage that the land is land to which a biobanking stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016* relates. Note. Biodiversity stewardship agreements include biobanking agreements under Part 7A of the *Threatened Species Conservation Act 1995* that are taken to be biodiversity stewardships agreements under Part 5 of the *Biodiversity Conservation Act 2016*.)

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 approved under the *Native Vegetation Act 2003* applies and continues in force.)

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 3.4

(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 (repealed on 1st October 2011) 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.)

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

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

16 SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

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

17 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

(Information is provided in this section only if:

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

18 PAPER SUBDIVISION INFORMATION

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

19 SITE VERIFICATION CERTIFICATES

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

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

(a) (Information is provided in this section only if, as at the date of this certificate, the land (or part of the land) is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.)

(b) (Information is provided in this section only if, as at the date of this certificate, the land is subject to a management order within the meaning of the Contaminated Land Management Act 1997.)

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

(c) (Information is provided in this section only if, as at the date of this certificate, the land is the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.)

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

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

Note: Section 10.7(5) information for this property may contain additional information regarding contamination issues.

20 LOOSE FILL ASBESTOS INSULATION

(Information is provided in this section only if there is a residential premises listed on the register of residential premises that contain or have contained loose-fill asbestos insulation (as required by Division 1A of Part 8 of the Home Building Act 1989))

21 AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

(Information is provided in this section only if Council is aware of any "affected building notice" and/or a "building product rectification order" in force for the land).

Note: The Environmental Planning and Assessment Amendment Act 2017 commenced operation on the 1 March 2018. 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 (Savings, Transitional and Other Provisions) Regulation 2017, and Environmental Planning and Assessment Regulation 2000.

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

10.7(5) Certificate

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

When information pursuant to section 10.7(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 10.7(6) which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.

Note:

- Council's 10.7(5) information does not include development consent or easement information. Details of development consents may be obtained by making enquiries with Council's Development Services Department pursuant to section 12 of the Local Government Act 1993 or (for development applications lodged after January 2007) by viewing the Online Services area at www.penrithcity.nsw.gov.au. Details of any easements may be obtained from a Title Search at Land and Property Information New South Wales.

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

- This certificate does not contain information relating to Complying Development Certificates.
- This certificate may not provide full details of development rights over the land.

*** Threatened Species Conservation Act 1995**

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

*** Preservation of Trees and Vegetation**

See Chapter C2 of Penrith Development Control Plan 2014 for specific controls relating to the preservation of trees and vegetation.

*** Development Control Plan General Information**

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

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

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

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

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

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

- Caddens
- Claremont Meadows Stage 2
- Cranebrook
- Emu Heights

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

- Emu Plains
- Erskine Business Park
- Glenmore Park
- Kingswood
- Mulgoa Valley
- Orchard Hills
- Penrith
- Penrith Health and Education Precinct
- Riverlink Precinct
- St Clair,
- St Marys / St Marys North, and
- Sydney Science Park.

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

A Draft Amendment to Penrith Development Control Plan 2014 applies to the land. The draft amendment relates to the Oakdale South Industrial Estate, Proposed Road Patterns, and the *Stormwater Drainage Specification for Building Developments* policy.

* Penrith City Centre Controls

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

* Active Street Frontage

The land is identified as an "Active Street Frontage" on the Penrith Local Environmental Plan 2010 (PLEP 2010) Active Street Frontages Map. See Clause 7.8 of PLEP 2010 for details.

Alan Stoneham
General Manager

PER



PLANNING CERTIFICATE UNDER SECTION 10.7
Environmental Planning and Assessment Act, 1979

Please note:

Certain amendments to the Environmental Planning and Assessment Act 1979 No 203 (Act) commenced on 1 March 2018.

The Environmental Planning and Assessment (Amendment) Act 2017 No 60 makes structural changes to the Act and, as a consequence, the Act has been renumbered in a decimal format. For example, Section 149 Planning Certificates have become Section 10.7 Certificates. Some of the information in this certificate may refer to the previous version of the Act.

Council is committed to updating all relevant documents in a timely manner. This will include planning instruments, applications, approvals, orders, certificates, forms and other associated documents in both printed and electronic versions. Council is required to implement these changes and regrets any inconvenience caused to the local business, industry and the community.

Figure A4.1: Section 149(2) certificate

11. Appendix 5: Local Borehole locations and work summaries (Office of Water)



Figure A5.1: Local borehole location map

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NSW Office of Water

Work Summary

GW026231

Licence: 10BL019074

Licence Status: CANCELLED

Authorised Purpose(s): PUBLIC/MUNICIPAL, RECREATION (GROUNDWATER)
Intended Purpose(s): IRRIGATION

Work Type: Well

Work Status:

Construct.Method:

Owner Type: Local Govt

Commenced Date:

Completion Date: 01/01/1966

Final Depth: 8.50 m

Drilled Depth: 8.50 m

Contractor Name:

Driller:

Assistant Driller:

Property: N/A

GWMA: 603 - SYDNEY BASIN
GW Zone: -

Standing Water Level
(m):

Salinity Description: 1001-3000 ppm
Yield (L/s):

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed: CUMBERLAND

Parish
CUMBE.34
MULGOA

Cadastre
90 752044
Whole Lot //

Region: 10 - Sydney South Coast

CMA Map: 9030-3N

River Basin: 212 - HAWKESBURY RIVER

Grid Zone:

Scale:

Area/District:

Elevation: 0.00 m (A.H.D.)

Northing: 6262162.0

Latitude: 33°45'32.3"S

Elevation (Unknown)

Easting: 285724.0

Longitude: 150°41'11.2"E

Source:

GS Map: -

MGA Zone: 0

Coordinate Source: GD., ACC.MAP

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	Concrete Cylinder	0.00	7.30	1828			
1	1	Casing	Concrete Cylinder	7.30	8.50	1524			Seated on Bottom

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
6.00	8.40	2.40	Unconsolidated	6.00		2.53			

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	4.26	4.26	Silt	Silt	
4.26	8.53	4.27	Gravel Alluvial Water Supply	Gravel	
0.00	4.26	4.26	Loam Clay	Loam	

Remarks

19/02/1975: SITED PENRITH PARK

*** End of GW026231 ***

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Figure A5.2: Borehole GW026231 works summary

NSW Office of Water

Work Summary

GW029710

Licence: 10BL018657

Licence Status: CONVERTED

Authorised Purpose(s): DOMESTIC
Intended Purpose(s): GENERAL USE

Work Type: Well

Work Status:

Construct.Method: Hand Dug

Owner Type: Private

Commenced Date:

Completion Date: 01/04/1969

Final Depth: 7.90 m

Drilled Depth: 7.90 m

Contractor Name:

Driller:

Assistant Driller:

Property: N/A

GWMA: 603 - SYDNEY BASIN
GW Zone: -

Standing Water Level
(m):

Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: CUMBE	CUMBE.034	90
Licensed: CUMBERLAND	MULGOA	Whole Lot 25//752044

Region: 10 - Sydney South Coast

CMA Map: 9030-3N

River Basin: 212 - HAWKESBURY RIVER

Grid Zone:

Scale:

Area/District:

Elevation: 0.00 m (A.H.D.)

Northing: 6262724.0

Latitude: 33°45'14.3"S

Elevation (Unknown)

Easting: 286046.0

Longitude: 150°41'24.2"E

Source:

GS Map: -

MGA Zone: 0

Coordinate Source: GD.,ACC.MAP

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	Concrete Cylinder	-0.40	-0.40	1219			

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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6.00	7.80	1.80	Unconsolidated	6.00		1.89			
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Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.74	2.74	Loam Red	Loam	
2.74	7.92	5.18	Sand Gravel Water Supply	Sand	

Remarks

10/03/1981: 9 WORTH ST PENRITH (LOT 25)

*** End of GW029710 ***

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Figure A5.3: Borehole GW029710 works summary

NSW Office of Water

Work Summary

GW101178

Licence: 10BL158273

Licence Status: CANCELLED

Authorised Purpose(s): TEST BORE

Intended Purpose(s): INDUSTRIAL, RECREATION (GROUNDWATER)

Work Type: Bore

Work Status: Supply Obtained

Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:

Completion Date: 15/01/1998

Final Depth: 11.20 m

Drilled Depth: 11.20 m

Contractor Name: INTERTEC DRILLING SERVICES

Driller: Colin Leslie Barden

Assistant Driller:

Property: N/A

GWMA: -

GW Zone: -

Standing Water Level: 8.000

Salinity:

Yield: 0.600

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed: CUMBERLAND

Parish
CUMBE.34
MULGOA

Cadastre
1 998482
Whole Lot 90/752044

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

Elevation: 0.00 m (A.H.D.)

Northing: 6262566.0

Latitude: 33°45'19.3"S

Elevation Unknown

Easting: 285844.0

Longitude: 150°41'16.2"E

Source:

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	6.00	200			Rotary Air
1		Hole	Hole	6.00	11.20	168			Other
1		Annulus	Waterworn/Rounded	-0.80	11.20				Graded, Q:0.100m3
1	1	Casing	Pvc Class 12	-0.80	11.20	114			Seated on Bottom, Glued
1	1	Casing	Steel	-0.80	11.20	168	158		Seated on Bottom, Welded
1	1	Opening	Slots - Vertical	6.20	10.20	168		1	Oxy-Acetylene Slotted, Steel, SL: 100.0mm, A: 2.00mm
1	1	Opening	Screen	7.70	10.70	114		1	PVC Class 12, Glued, A: 0.40mm

Water Bearing Zones

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From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
6.00	10.50	4.50	Unknown	8.00		0.60	11.20	01:00:00	180.00

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.00	2.00	Sandy clay	Sandy Clay	
2.00	6.00	4.00	Grey sand	Sand	
6.00	10.50	4.50	Coarse gravel and cobbles (water bearing)	Gravel	
10.50	11.20	0.70	Dark grey shale and clay	Shale	

Remarks

15/01/1998: Form A Remarks:

Chlorine added on completion.

19/04/2001: PREVIOUS LIC NO: 10BL158273

22/01/2013: Nat Carling, 22-Jan-2013; Added rock type codes to driller's log & added missing information (based on existing data).

*** End of GW101178 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

Figure A5.4: Borehole GW101178 works summary

NSW Office of Water

Work Summary

GW103048

Licence: 10BL141316

Licence Status: CONVERTED

Authorised Purpose(s): RECREATION (GROUNDWATER),INDUSTRIAL
Intended Purpose(s): RECREATION (GROUNDWATER)

Work Type: Bore

Work Status:

Construct.Method:

Owner Type:

Commenced Date:

Completion Date: 01/01/1990

Final Depth: 8.00 m

Drilled Depth: 8.00 m

Contractor Name:

Driller:

Assistant Driller:

Property: PENRITH SHOWGROUND 127 -
141 STATION ST PENRITH 2750
NSW

Standing Water Level: 6.000

GWMA: -
GW Zone: -

Salinity:
Yield: 1.000

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed: CUMBERLAND

Parish
CUMBE.34
MULGOA

Cadastre
1//998482
Whole Lot 1//998482

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

Elevation: 0.00 m (A.H.D.)

Northing: 6262406.0

Latitude: 33°45'24.7"S

Elevation Unknown
Source:

Easting: 286110.0

Longitude: 150°41'26.4"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	8.00	0			Unknown
1	1	Casing	Concrete	0.00	0.00	1200			

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
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Remarks

*** End of GW103048 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

Figure A5.5: Borehole GW103048 works summary

NSW Office of Water

Work Summary

GW108484

Licence: 10BL163999

Licence Status: CONVERTED

Authorised Purpose(s): RECREATION (GROUNDWATER),INDUSTRIAL
Intended Purpose(s): RECREATION (GROUNDWATER)

Work Type: Well

Work Status:

Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:

Completion Date: 06/09/2006

Final Depth: 11.00 m

Drilled Depth: 11.00 m

Contractor Name: Ultra Drilling

Driller: Peter Edward Davidson

Assistant Driller:

Property: PENRITH HARNESS TRACK 119
STATION ST PENRITH 2750 NSW

Standing Water Level:

GWMA:
GW Zone:

Salinity:
Yield:

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed:

Parish
CUMBE.34

Cadastre
1/998482

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

Elevation: 0.00 m (A.H.D.)

Northing: 6262409.0

Latitude: 33°45'24.3"S

Elevation Unknown

Easting: 285738.0

Longitude: 150°41'12.0"E

Source:

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	11.00	171			Rotary Air
1	1	Casing	Steel	0.30	8.00	168	158		Driven into Hole, Welded
1	1	Opening	Screen	8.00	11.00	125		1	Steel, Packer, A: 0.50mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	6.00	6.00	CLAY	Clay	
6.00	8.50	2.50	SAND	Sand	
8.50	11.00	2.50	GRAVEL	Gravel	

Remarks

*** End of GW108484 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

Figure A5.6: Borehole GW108484 works summary

NSW Office of Water

Work Summary

GW111987

Licence: 10BL603225

Licence Status: ACTIVE

Authorised Purpose(s): MONITORING BORE
Intended Purpose(s): MONITORING BORE

Work Type: Well

Work Status: Equipped

Construct.Method: Auger - Solid Flight

Owner Type: Private

Commenced Date:

Completion Date: 24/03/2010

Final Depth: 9.00 m

Drilled Depth: 9.00 m

Contractor Name: NUMAC

Driller: Christopher McMullen

Assistant Driller:

Property: WOOLWORTHS PETROL DIVISION
CORNER WORTH AND HIGH
STREET PENRITH 2750 NSW

Standing Water Level:

GWMA:
GW Zone:

Salinity:
Yield:

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed:

Parish
CUMBE.34

Cadastre
3//541045

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

Elevation: 0.00 m (A.H.D.)

Northing: 6262887.0

Latitude: 33°45'09.1"S

Elevation Unknown

Easting: 286130.0

Longitude: 150°41'27.6"E

Source:

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	9.00	125			Auger - Solid Flight
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Casing	Pvc Class 18	0.00	6.00	60	50		Seated on Bottom, Other
1	1	Opening	Slots - Horizontal	6.00	9.00	60		1	Casing - Machine Slotted, PVC Class 18, Other, SL: 40.0mm, A: 3.80mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
7.50	9.00	1.50	Unknown						

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	3.00	3.00	CLAY MINOR SAND RED BROWN	Clay	
3.00	9.00	6.00	GRAVEL WITH MINOR SAND	Gravel	

Remarks

17/07/2014: Nat Carling, 17-July-2014; Updated status & fixed drillers log errors.

*** End of GW111987 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

Figure A5.7: Borehole GW111987 works summary

NSW Office of Water

Work Summary

GW111988

Licence: 10BL603225

Licence Status: ACTIVE

Authorised Purpose(s): MONITORING BORE
Intended Purpose(s): MONITORING BORE

Work Type: Well

Work Status: Equipped

Construct.Method: Auger - Solid Flight

Owner Type: Private

Commenced Date:

Completion Date: 24/03/2010

Final Depth: 9.00 m

Drilled Depth: 9.00 m

Contractor Name: Numac Drilling Services

Driller: Christopher McMullen

Assistant Driller:

Property: WOOLWORTHS PETROL DIVISION
CORNER WORTH AND HIGH
STREET PENRITH 2750 NSW

Standing Water Level:

GWMA:
GW Zone:

Salinity:
Yield:

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed:

Parish
CUMBE.34

Cadastre
3//541045

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

Elevation: 0.00 m (A.H.D.)

Northing: 6262904.0

Latitude: 33°45'08.6"S

Elevation Unknown

Easting: 286134.0

Longitude: 150°41'27.7"E

Source:

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	9.00	125			Auger - Solid Flight
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Casing	Pvc Class 18	0.00	6.00	60	50		Seated on Bottom
1	1	Opening	Slots - Horizontal	6.00	9.00	60		1	Casing - Machine Slotted, PVC Class 18, Other, SL: 40.0mm, A: 3.80mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
7.50	9.00	1.50	Unknown						

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	3.00	3.00	CLAY MINOR SAND RED BROWN	Clay	
3.00	9.00	6.00	GRAVEL WITH MINOR SAND	Gravel	

Remarks

17/07/2014: Nat Carling, 17-July-2014; Updated status & fixed drillers log errors.

*** End of GW111988 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

Figure A5.8: Borehole GW111988 works summary

NSW Office of Water

Work Summary

GW111989

Licence: 10BL603225

Licence Status: ACTIVE

Authorised Purpose(s): MONITORING BORE
Intended Purpose(s): MONITORING BORE

Work Type: Well

Work Status: Equipped

Construct.Method: Auger - Solid Flight

Owner Type: Private

Commenced Date:

Completion Date: 24/03/2010

Final Depth: 9.00 m

Drilled Depth: 9.00 m

Contractor Name: Numac Drilling Services

Driller: Christopher McMullen

Assistant Driller:

Property: WOOLWORTHS PETROL DIVISION
CORNER WORTH AND HIGH
STREET PENRITH 2750 NSW

Standing Water Level:

GWMA:
GW Zone:

Salinity:
Yield:

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed:

Parish
CUMBE.34

Cadastre
3//541045

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

Elevation: 0.00 m (A.H.D.)

Northing: 6262897.0

Latitude: 33°45'08.8"S

Elevation Unknown

Easting: 286157.0

Longitude: 150°41'28.7"E

Source:

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	9.00	125			Auger - Solid Flight
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Casing	Pvc Class 18	0.00	6.00	60	50		Seated on Bottom, Other
1	1	Opening	Slots - Horizontal	6.00	9.00	60		1	Casing - Machine Slotted, PVC Class 18, Other, SL: 40.0mm, A: 3.80mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
7.50	9.00	1.50	Unknown						

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	3.00	3.00	CLAY MINOR SAND RED BROWN	Clay	
3.00	9.00	6.00	GRAVEL WITH MINOR SAND	Gravel	

Remarks


17/07/2014: Nat Carling, 17-July-2014; Updated status & fixed drillers log errors.

*** End of GW111989 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

Figure A5.9: Borehole GW111989 works summary

12. Appendix 6: NSW EPA contaminated site register search results for the Penrith City Council LGA



[Legislation and compliance](#)
[News and media](#)

[Your environment](#)
[Reporting and incidents](#)
[Licensing and regulation](#)
[Working together](#)
[About us](#)

Contaminated land

- + Management of contaminated land
- + Consultants and site auditor scheme
- + Underground petroleum storage systems
- Guidelines under the CLM Act
- NEPM amendment
- + Further guidance
- Record of notices
 - About the record
 - Search the record
 - Search tips
 - Disclaimer
- List of NSW contaminated sites notified to EPA
- Frequently asked questions
- Forms
- + Other contamination issues
- + Contaminated Land Management Program

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

Search results

Your search for: LGA: Penrith City Council

Matched 23 notices relating to 7 sites.

[Search Again](#) [Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
BERKSHIRE PARK	(Northern end of Compartment 5) The Northern ROAD	Castlereagh State Forest	6 former
COLYTON	88 Great Western HIGHWAY	Ampol Service Station	1 current
JAMISONTOWN	92 Mulgoa ROAD	7-Eleven Service Station	2 current
LUDDENHAM	Lot 4 The Northern ROAD	Elura Liquid Waste Disposal Site	1 current
MULGOA	Mulgoa ROAD	Penrith Waste Services	2 former
PENRITH	Castlereagh ROAD	Crane Enfield Metals	3 current and 3 former
ST MARYS	Mallance STREET	Drum Recycler	5 former

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17 May 2018

Figure A6.1: NSW EPA contaminated site register search results for the Penrith City Council LGA

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13. Appendix 7: Site plan

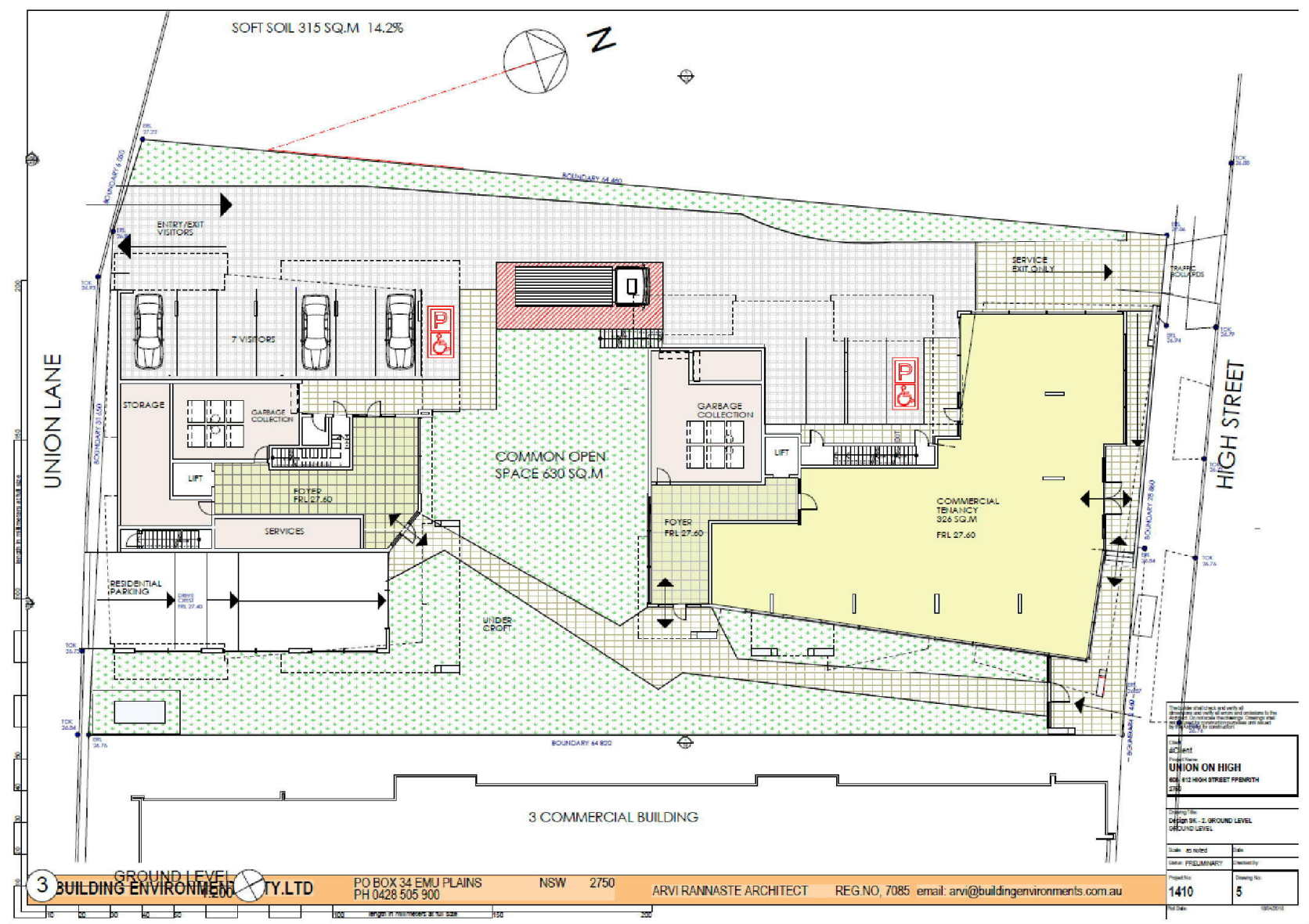


Figure A7.1: Site plan (ground floor)

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