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PHASE 1 (PRELIMINARY) ENVIRONMENTAL SITE ASSESSMENT

307-321 Cranebrook Rd, Cranebrook NSW

PREPARED FOR:	Mrs Maryann Bastac
OUR REFERENCE:	REP-164514
ISSUE DATE:	16th December 2014

CONTROLLED DOCUMENT

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DOCUMENT HISTORY		
Document No.	Revision No.	Issue Date
REP-164514	A	16/12/2014

AUTHOR	TECHNICAL REVIEWER
	
Evan Webb Environmental Team Leader	Simon Doberer Environmental Consultant

EXECUTIVE SUMMARY

A site inspection was carried out on the Tuesday the 2nd of December 2014 which involved a visual assessment of the accessible areas of the site.

Details of the field inspection are given in this report, together with comments on the significance of the findings from the investigation.

Envirotech has been informed that the proposed development is for a single storey residential dwelling to be located in the north-eastern portion of the site. The approximate dimensions of the house will be 19m x 25 m and a shed located to the south of the house. The shed will be 20m x 10m.

The study site is located at 307-321 Cranebrook Rd, Cranebrook. The site is identified as Lot 247 of Deposited Plan (DP) 752021. The area of the site is approximately 2.1 hectare. The site is governed by Penrith City Council, which is zoned RU1 – Primary Production under the Penrith Local Environmental Plan (2008).

The objectives of the investigation were to identify past and present potentially contaminating activities; identify potential contamination types; discuss the site condition; provide an assessment of site contamination; conclusions regarding the potential for contamination at the subject area; and assess the need for further investigations.

The site is located within Cranebrook, a rural-residential suburb north of Penrith, the site is located in an area of agricultural and rural blocks.

No buildings or evidence of building footprints were observed onsite during the site inspection. No sign of disturbed soil and or evidence of imported fill was observed with the exception of some minor earth works at the front of the property for the construction and or maintenance of the stormwater drainage line running along the eastern boundary.

The soil profile and topography appeared consistent with the surrounding area. A small amount of rubbish was observed on site including plastic, glass and metal however this was not spread across the site and occurred in small pockets. No sign of vegetation stress was observed on site. No visual signs of soil staining was observed.

Surrounding properties consist of rural residential properties located to the east, south and west of the site. To the north is a commercial nursery and residential house situated upslope of the site. The surrounding area of the nursery is cleared grasslands.

Approximately 200m east of the site is the boundary of the Penrith Lakes Scheme, formerly a sand and gravel quarry. In its current form the lakes scheme consists of landscaped areas with large scale dams being constructed throughout the area. Areas of the scheme area still actively used for the purpose of sand and gravel quarrying however are situated further away from the site.

Based on the low lying nearby lakes which have been excavated and altered the groundwater flow over many years, as well as general topography, the groundwater flow is expected to go to the south.

After reviewing the site history and information collated from both desktop reviews and an onsite inspection, dumped rubbish and runoff from the upslope nursery are identified as the key contaminants of concern.

Deposition of particulate matter from the nearby quarry may have potentially occurred over the past 0-50 years however the source of the material, the natural alluvial deposits are considered to be of low risk in regards to any contaminants and as such this activity is not considered in the list of Contaminants of Concerns.

Based on a walk over assessment across the entire site which found no sign of dumped rubbish, fill materials and or asbestos. Runoff from the nursery is only likely to be in the form of fertiliser and or other sources of nutrient runoff, herbicides are also potentially stored on the nursery grounds however no sign of vegetation stress suggests that this is not a concern.

As such it is the opinion of Envirotech the listed contaminants of concern do not warrant further investigation. No further investigation is required and the proposed development can proceed in relation to the requirements of SEPP55 and other relevant planning instruments in relation to on site contamination.

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1. INTRODUCTION

1.1 Background

EnviroTech Pty. Ltd. was engaged by Mrs Maryann Bastac to conduct a Preliminary Site Investigation (PSI) at 307-321 Cranebrook Rd, Cranebrook NSW (hereafter referred to as the site) in order to assess the potential for the contamination at the site. The investigation was conducted in consideration of the proposed single storey dwelling and associated garage.

The site currently comprises a vegetated block cleared understorey, a drainage line runs along the eastern boundary of the site adjacent to Cranebrook Road. No dwellings, outhouses, or evidence of former building footprints were identified on site.

A site inspection was carried out on the Wednesday the 3rd of December 2014 which involved a visual assessment of the accessible areas of the site. Details of the findings are presented within the body of this report, as well as an assessment of significance with regards to the findings of the investigation.

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

1.2 Objectives

The objectives of this PSI were to:

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

1.3 Scope of Works

The scope of works included the following:

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

1.4 Legislative Requirements

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

- *Protection of the Environment Operations Act* 1997;
- *Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation* 2008;
- *Contaminated Land Management Act* 1998.

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

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

1.5 Context of report

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

2. ASSESSMENT CONSIDERATIONS

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

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

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

3. SITE IDENTIFICATION

The study site is located at 307-321 Cranebrook Rd, Cranebrook. The site is identified as Lot 247 of Deposited Plan (DP) 752021. The are of the site is approximately 2.1 hectare. The site is governed by Penrith City Council, which is zoned RU1 – Primary Production under the Penrith Local Environmental Plan (2008).

Figure 1 shows the location of the site in relation to the greater City of Sydney area, while **Figure 2** shows the property size and layout.

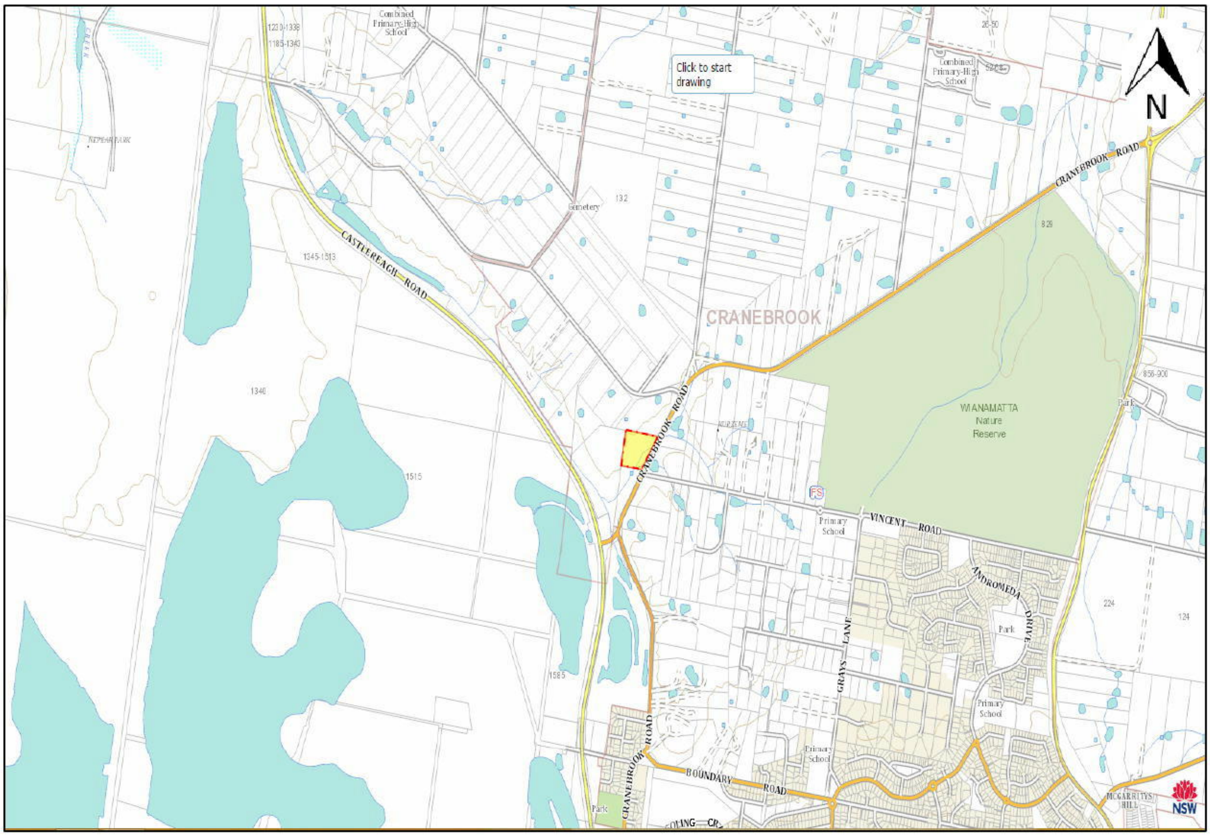


*Figure 1 Site location map (*accessed via *maps.six.nsw.gov.au* on the 11.12.2014*)*

Figure 2 Aerial Image showing size of area *(accessed via maps.six.nsw.gov.au on the 11.12.2014).*

3.1 Proposed Development

The proposed development is for a single storey residential dwelling to be located in the north-eastern portion of the site. The approximate dimensions of the house will be 19m x 25 m and a shed located to the south of the house. The shed will be 20m x 10m.

3.2 Site inspection

On the 3rd of December 2014, a site inspection was conducted by Envirotech Scientist Evan Webb. Field work was carried out in accordance with the methodology described in AS 4482.1 – 2005 and the NEPM (2013).

The site is situated within a rural area to the north of Penrith and adjacent the Penrith Lakes Complex which was function as a sand and gravel quarry. Rural residential properties occur surrounding the site as well as a commercial nursery occurring upslope of the site from the northern boundary.

There is evidence the site has been thinned in regards to the lack of understorey and young regrowth trees observed however there appears to have been no industrial, agricultural or residential use of the site to date.

No sign of disturbed soil and or evidence of imported fill was observed on site at the time of inspection with the exception of some minor earth works at the front of the property for the construction and or maintenance of the stormwater drainage line running along the eastern boundary. The soil profile and topography appeared consistent with the surrounding area. A small amount of rubbish was observed on site including plastic, glass and metal however this was not spread across the site and occurred in small pockets. No sign of vegetation stress was observed on site. No visual signs of soil staining was observed.

3.3 Surrounding land use

Surrounding properties consist of rural residential properties located to the east, south and west of the site. To the north is a commercial nursery and residential house situated upslope of the site. The surrounding area of the nursery is cleared grasslands.

Approximately 200m south-east of the site is the boundary of the Penrith Lakes Scheme, formerly a sand and gravel quarry. In its current form the lakes scheme consists of landscaped areas with large scale dams being constructed throughout the area. Areas of the scheme area still actively used for the purpose of sand and gravel quarrying.

4. SITE CONDITION

4.1 Topography

The site slopes gently towards Cranebrook Road with a fall of approximately 0-5°. More generally the site is situated in a low lying area adjacent within a generally flat landscape. Surrounding areas have moderate levels of flooding.

4.2 Geology and Soils

The Geological Survey of NSW 1:100,000 Soil Landscape Series Sheet (9130) shows the site to be situated on a dissected, gently undulating low rises on the Tertiary terrace of the Hawkesbury/Nepean River System. It comprises a weakly pedal orange heavy clay to clayey sand. Ironstone nodules are common.

The topsoil (A1 Horizon) consists of a dark brown sandy loam with apedal single-grained structure and porous sandy fabric. The soil is generally acid with a pH range from neutral (7.0) to acid (5.0). Roots are rare and stones, charcoal and other inclusion do not occur.

Beneath this layer occurs the A2 Horizon consisting of Brown apedal sandy clay loam. This is a reddish brown to yellowish brown sandy to fine sandy clay loam, apedal massive structures and porous sandy fabric is present. This material has a pH ranging from moderately acid (pH 5.5) to neutral (pH 7.0).

The subsoils consist of two B horizons. The shallow subsoil consists brown sandy clay with up to 20% ironstone nodules. This is a brown sandy clay with apedal massive structure and porous sandy fabric. The subsoil is a high chroma (bright coloured) clay with up to 90% stones. This material is a light to heavy clay with moderately pedal structure and rough-faced ped fabric. This material has a wide pH range from moderately acid (pH 5.0) to moderately alkaline (pH 8.5).

Associated soil material consist of Greyish brown sand and weathered laterite. Soils generally have increasing clay content with depth although erosion and deposition cycles may have caused the occasional reversal of this trend.

4.3 Surface Water Hydrology

A number of dams occur locally which appear to be manmade. The extensive and broad scale of excavation which has occurred to the east over the past 50 years has created a large dam network. Nepean River occurs 3.5km to the south-west of the site. Small drainage lines are present surrounding the site and a stormwater channel runs along the eastern boundary of the site. A rural dam is located immediately adjacent the western boundary of the site.

Figure 3: Soil profile map (Soil Landscapes of the Sydney 1:100000 sheet)

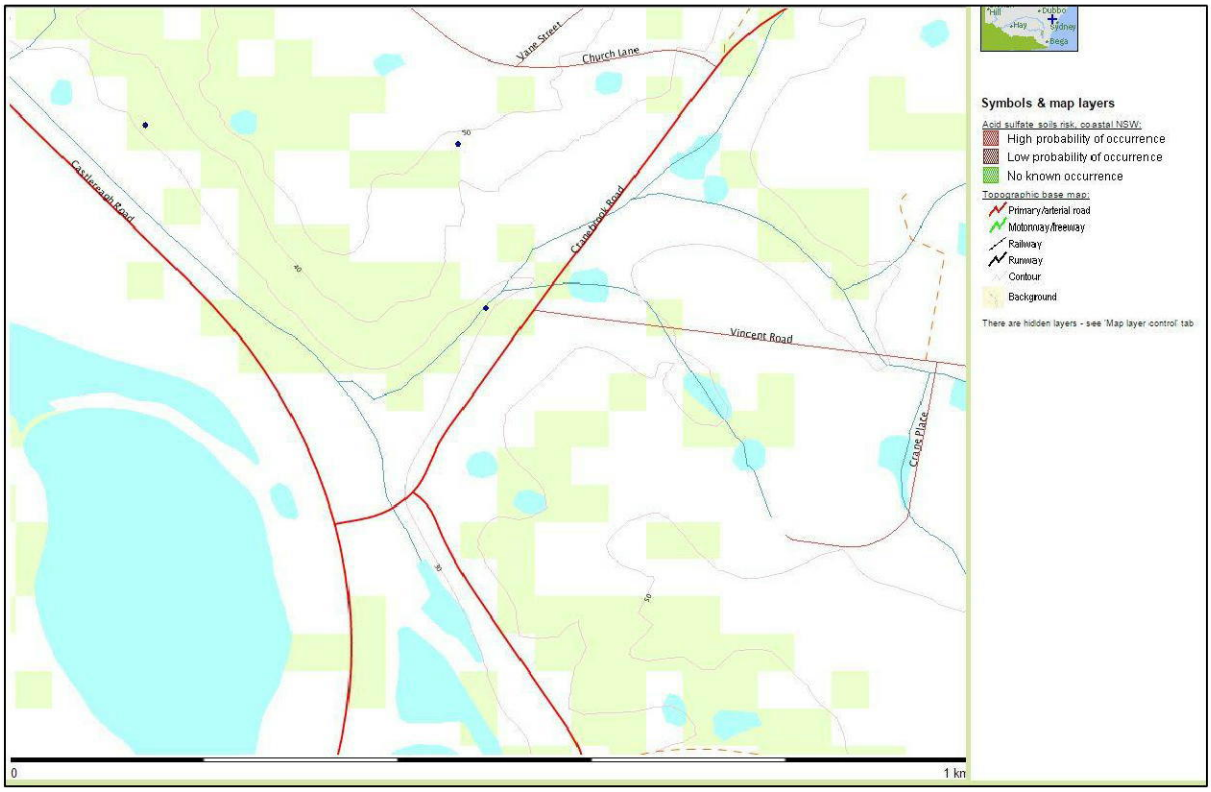


Figure 4: Acid sulfate map of the site

4.4 Hydrogeology

A review of the NRAtlas resource revealed nine (9) bores within a 2km radius of the site however public data regarding these bores is not available. Below is a diagram showing the location of the bores.

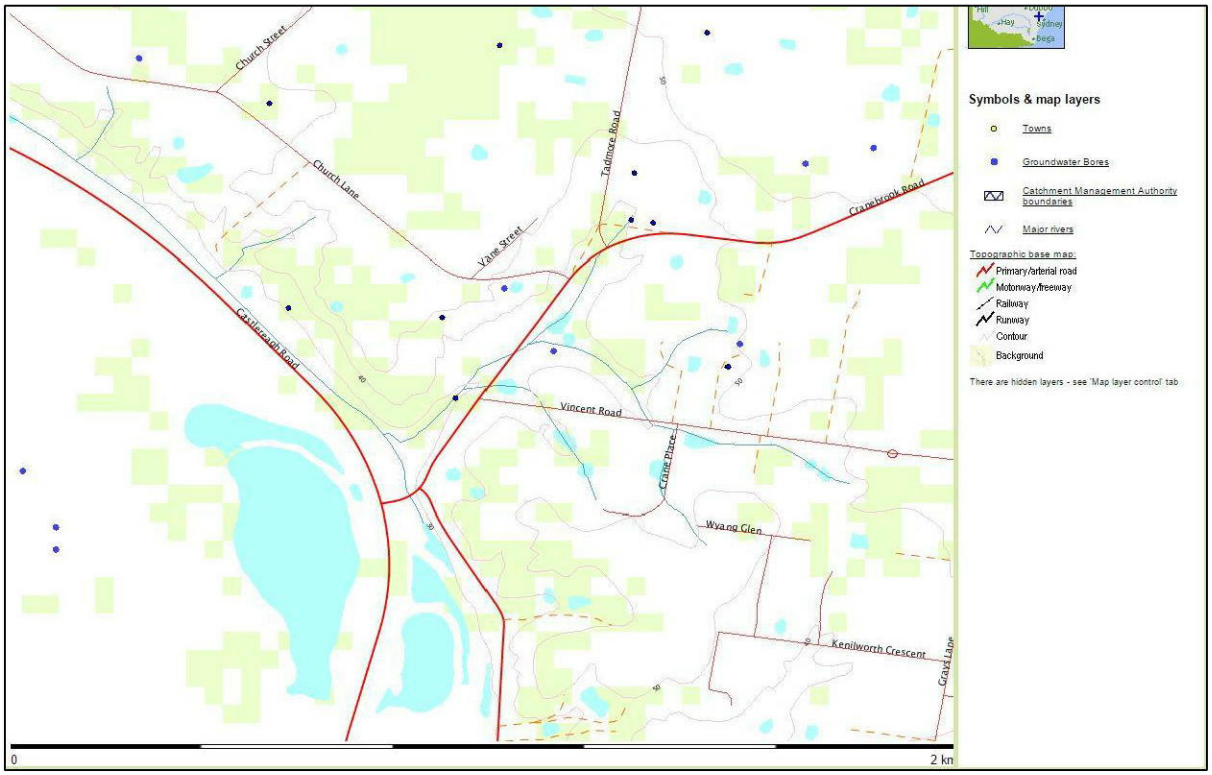


Figure 5: Groundwater bore locations (accessed via NRAtlas.nsw.gov.au on the 11/12/14)

Groundwater levels fluctuate according to rainfall events, and the standing water levels of nearby creeks rivers. Based on the low lying nearby lakes which have been excavated and altered the groundwater flow over many years, as well as general topography, the groundwater flow is expected to go to the south.

4.5 Acid Sulfate Soils

The Department of Land and Water Conservations Acid Sulphate Soil Risk Maps, for the Sydney Metropolitan and Suburban Areas, (provided on the EPA NSW Natural Resource Atlas) suggests that the site itself is not likely to be affected by ASSs (Figure 4).

4.6 Receptors and Sensitive Environments

Offsite dams, waterways and watercourses are the main sensitive receptors nearby however no sensitive wetlands or known features are known to occur.

5. SITE HISTORY

5.1 Historic Titles Search

A prior titles search lodged with Land and Property Information (a division of the NSW Governments Department of Finance and Services) for Lot 247, DP 752021 which revealed that prior to the current lot the property was Crown Land. As such only a History of Title Transactions, a Crown Image search and a Title search have been carried out for the purpose of researching the site history. The results of this search are provided in Appendix III.

In summary the site was lot was created and sold from crown land in 1919 as "Water supply and resting place", it appears that the site continued to be owned by crown land. The history of title transaction reveals the lot and DP were registered on the 5/6/1998.

It appears that the site has not been used for any industrial or commercial purposes. The surrounding area was owned by Wood Mills and site observations suggest and comments of "clear" sections on the Crown land image suggest the site has been logged over the years.

The creekline previously running through the site appears to have been altered to run straight along the drainage line.

5.2 EPA Contaminated Sites Register

A search of the EPA registers *Contaminated Land: Record of Notices and the List of NSW Contaminated Sites Notifies to the EPA*, revealed that the specific site areas are not listed as a contaminated site, either past or present. No registered contaminated sites occur close to the site and as such are not a cause for concern.

5.3 Historical Aerial Photograph Review

The aerial photograph review has been conducted using images obtained through Land and Property Information. The main findings of the review are highlighted in Table 2. Copies of photographs are provided in Appendix 5.

Table 2: Findings of the historical photograph review

Year	Description
1947	The site a vegetated block with no clearing evident. Surrounding areas consist of dense forested areas and large cleared portions of land which appear to have been cleared for pastural purposes.
1965	The site remains a vegetated block with a small corridor of cleared vegetation continuing from the eastern border of the site to the cleared paddock situated to the west of the site. Two rural residential lots are present across the street, Cranebrook road is present in its current form. The cleared land to the north of the site as well as a building (now the nursery) is present.
1986	Some clearing along the verge of Cranebrook Rd within the site boundary has occurred which is likely to be associated with the creekline / drainage works. Further clearing to the east of the site has occurred with the above mentioned paddock slightly larger. A residential property is now situated to the east with a pool and tennis court noted. A significant number of rural residential blocks can now be observed in the area. A number of lakes to the west can now be observed.
2005	No significant changes to any of the buildings located immediately surrounding the site. The vegetation appears to have been allowed to regenerate on site with a thicker canopy cover evident through the aerial photographs. The paddock to the north has also been left to regenerate. The development of the dam and road to the west of the site is evident through soil disturbance and clearing. Significant quarrying has occurred surrounding the dams to the east. Large scale earthworks are being undertaken. Surrounding areas are have now been developed into dense residential suburbs.
2014	The quarry and lakes system has expanded significantly. Much of the area to the south is now fully developed with dense urban areas present. The site and areas immediately adjacent appear unchanged.

5.4 WorkCover Search

A search of the Workcover licenses to keep dangerous goods at 307-321 Cranebrook Rd, Cranebrook was undertaken and has found no record of Dangerous Goods being stored on the site.

5.5 Previous reports

No previous investigation have been carried out on the site.

5.6 Information Gaps

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

Given the ongoing and continuous lack of land use which is apparent from the aerial photography denoted from the apparent continuous cover of vegetation, historical information for the site history is considered to robust dating back to the 1950's. Information prior to this is lacking.

It appears that the site has essentially been the same since the early 1900s, as such the level of confidence that no industrial or commercial works have been undertaken on site is fair. The only concern is for illegal dumping or imported fill which is not apparent from the site inspection.

Since no operational bores are present within the immediate local vicinity, accurate and reliable ground water measurements cannot be determined. A reliable identification regarding the potential for groundwater contamination cannot be given at this stage.

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

6. PRELIMINARY CONCEPTUAL SITE MODEL (CSM)

6.1 Contaminants of Concern

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

After reviewing the site history and information collated from both desktop reviews and an onsite inspection, dumped rubbish and runoff from the upslope nursery. Runoff from the nursery is only likely to be in the form of fertiliser and or other sources of nutrient runoff, herbicides are also potentially stored on the nursery grounds however no sign of vegetation stress suggests that this is not a concern.

Deposition of particulate matter from the nearby quarry may have potentially occurred over the past 30-50 years however the source of the material, the natural alluvial deposits are considered to be of low risk in regards to any contaminants and as such this activity is not considered in the list of Contaminants of Concerns.

The site has potential to contain the following potential COCs:

- Asbestos
- Contaminated fill

Based on a walk over assessment across the entire site which found no sign of dumped rubbish, fill materials and or asbestos, it is the opinion of Envirotech the listed contaminants of concern do not warrant further investigation. As such no further investigation is required and the proposed development can proceed in relation to the requirements of SEPP55 and other relevant planning instruments in relation to on site contamination.

7. CONCLUSIONS

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

- The site has not been used for residential, industrial or commercial purposes as yet, only used as passage to other nearby properties.
- Aerial photographs indicate the site has been vegetated since at least the late 1940's.
- Based on the site history and site inspection the two identified potential contaminants of concern do not warrant further investigation.
- A Phase II Detailed Site Contamination Investigation is not recommended.

8. RECOMMENDATIONS

No further investigations are required for the purpose of determining the nature and extent of contamination. In the event that additional information comes to light in regards to the use of the site or the presence of un-identified fill then a re-assessment of the condition of the site is recommended.

9. LIMITATIONS STATEMENT

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

10. REFERENCES AND LEGISLATION

- EPA NSW *Guidelines* for the *NSW* Site Auditor *Scheme* (2nd Edition – April 2006).
- NSW *Contaminated Land Management Act* 2008 No.ll.
- OEH NSW *Guidelines* for *Consultants Reporting on Contaminated Sites* 1997, 200. Reprinted August 2011
- EPA (1995) *Sampling Design Guidelines,* NSW Environment Protection Authority (EPA), *(September, 1995).*
- Chapman, G.A. and Murphy, C.L. (1989) Soil Landscapes of the Sydney 1:100 000 sheet, Soil Conservation Service of NSW, Sydney, September 1989.
- DEC (2007) *Guidelines for the Assessment and Management of Groundwater Contamination,* Department of Environment and Conservation, New South Wales, DEC 2007/144, June 2007.
- DECCW (2009) *Waste Classification Guidelines.* Department of Environment, Climate Change and Water, New South Wales, DECCW *2009/806,* December, 2009.
- DMR (1991) *Sydney 1:100,000 Geological Series Sheet 9130.* Geological Survey of New South Wales, Depar1ment of Mineral Resources.
- DUAPIEP A (1998) *Managing Land Contamination: Planning Guidelines SEPP* 55 – *Remediation of Land.* NSW Depar1ment of Urban Affairs and Planning *1* NSW Environment Protection Authority, August 1998.
- EPA (1995) *Sampling Design Guidelines.* Environment Protection Authority of New South Wales, Contaminated Sites Unit, EPA *95159,* September 1995.
- NEPC (1999) *National Environmental Protection (Assessment of Site Contamination) Measure* 1999. Amended 2013. National environmental Protection Council, December 1999.
- OEH (2011) *Guidelines for the NSW Site Auditor Scheme,* NSW Office of Environment and Heritage, reprinted August, 2011 US EPA 2011, Region 9 Screening Level for residential soil.

APPENDIX I – DEVELOPMENT LAYOUT

Pt 105
DP 1143931

247
DP 752021

1
DP 850704

5
DP 752021

154.256
173.226
109.476
166.104

APPROXIMATE AREA OF SURVEY

CRANEBROOK ROAD

LOCALITY SKETCH
NOT TO SCALE

PROPSED GARAGE AREA
PROPSED HOUSE AREA
STAKE
ABOUT 14.35m
ABOUT 40m
ABOUT 400m TO CASTLEREAGH ROAD
TOP OF BANK
WATERCOURSE
BOTTOM OF BANK
LOW OF BANK
TOP OF BANK
SIGN
GUARD RAIL
EDGE OF BITUMEN
HYDRANT
SV
POWER POLE
OVERHEAD LINES
DASHED LINE MARKING
BENCH MARK TRIANGLE ON HEAD WALL RL 28.72 AHD
TWIN BOX CULVERT 1.2 X 0.45
TWIN 0.9Ø CULVERT
CENTRELINE OF ROAD
PM 40844 FD RL 29.182 ADOPTED
VINCENT ROAD
CRANEBROOK ROAD

NOTES:

* The position of features are indicative only.
* Services shown hereon have been located where possible by field survey. Prior to any excavation or construction on the site, the relevant authority should be contacted for possible location of any other services including those which may be underground.
* 32.50 indicates natural surface level.
* Contours shown depict the general topography. They do not represent exact levels other than at spot levels shown.
* Relationship of improvements to boundaries is diagrammatic only. Where offsets are critical they should be confirmed by further survey.
* Bearings and distances are by title only. No boundary investigation has been carried out.
* The shapes, sizes, position, heights and species of trees are approximate only. Further field inspection should be carried out where tree details are considered to critically affect design.

DIAL BEFORE YOU DIG www.1100.com.au

AMMENDED: 08-12-2014
DATE OF SURVEY: 27-11-2014

Client:
MARYANN BASTAC
239 MT VERNON ROAD
MT VERNON NSW 2178

Project:
PLAN SHOWING DETAIL, LEVELS & CONTOURS OVER PART OF LOT 247 IN DP 752021 KNOWN AS N° 307 - 321 CRANEBROOK ROAD, CRANEBROOK

FREEBURN SURVEYING

MATTHEW FREEBURN
LAND, ENGINEERING & MINING SURVEYOR
SUITE 2, FIRST FLOOR, "SURVEYOR HOUSE"
2 CASTLEREAGH STREET
PENRITH 2750

Telephone 02 4721 2289
Fax 02 4721 5646
email
matthew@freeburnsurveyors.com

Date: 02/12/2014	Ref: 34685	Sheet 1 of 1
Scale 1: 250	Datum: AHD	Contour: 0.5m
Surveyor: DF	Drawn By: ML	Checked: MF
SERVER\34685\CIVILCAD\		A1 SHEET

APPENDIX II – LAND TITLE IMAGES

~~Within R. 34678 for Camping Notified 12th July 1902~~ Whole. Revoked 31. 3. 33 Part within Pors. 294 and 295 Revoked 7th March 1919 Aln 19-1519

Papers Occ. 18. 6328

PLAN OF PORTIONS 247, 294, 295

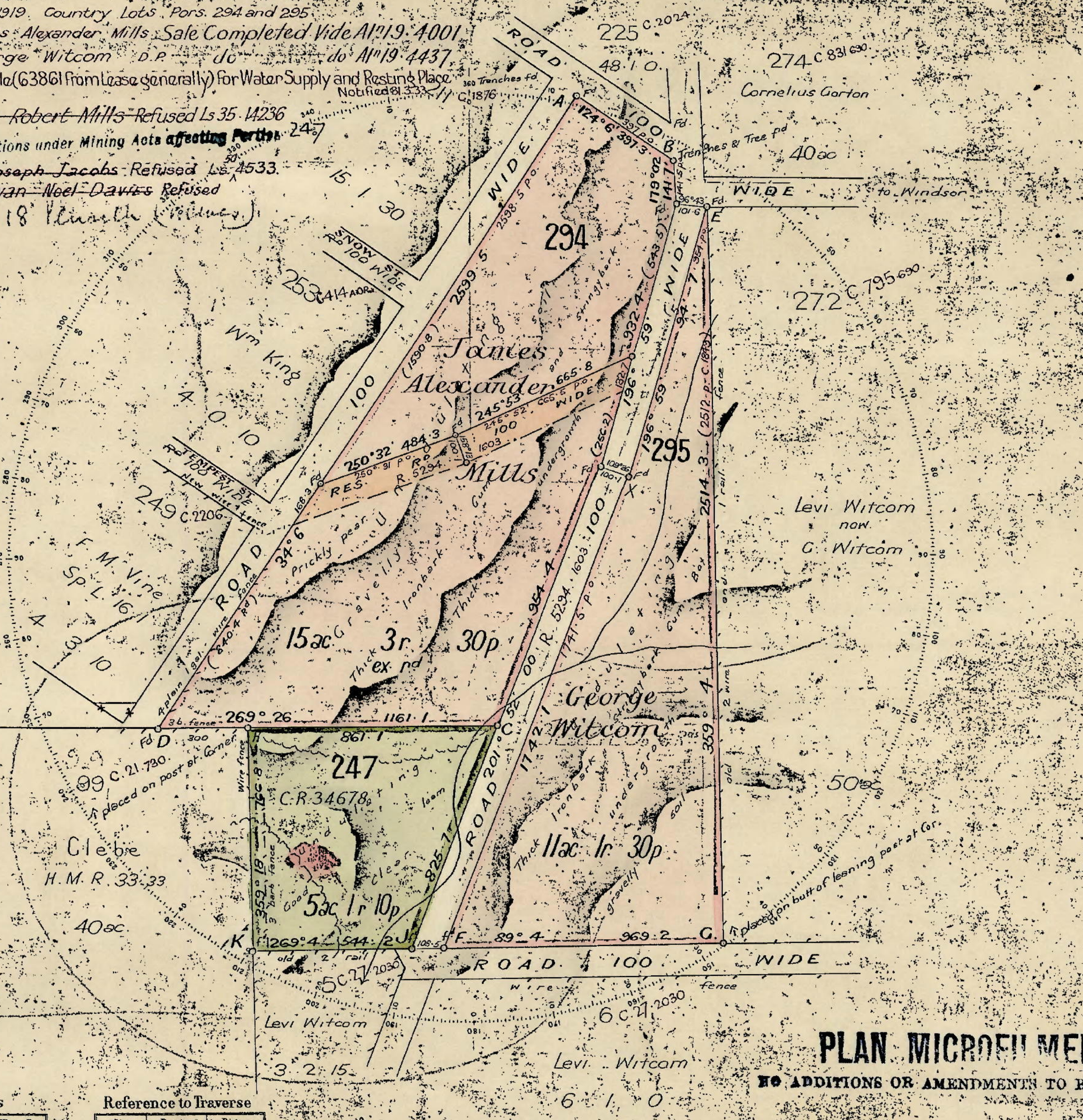
County of Cumberland Parish of Castlereagh

LAND DISTRICT OF Penrith LAND BOARD DISTRICT OF Sydney

Resumed Area No. Pastoral Holding Eastern Division.

Applied for under the ...... Section of the Crown Lands Consolidation Act, 1913 by ......

Sale at Penrith 7th May 1919. Country Lots. Pors. 294 and 295.
Por. 294 Sold to James Alexander Mills Sale Completed Vide Al. 19. 4001
Por. 295 Sold to George Witcom D.P. do do Al. 19. 4437
Por 247 Within R63860 From Sale (63861 From Lease generally) for Water Supply and Resting Place Notified 8.1.3.33
Por. 247 ~~Sp. Lse. 35 20 Robert Mills~~ Refused Ls 35. 14236
See Mines Maps for Applications under Mining Acts affecting Portion 247
~~Por 247; Sp.L. 49 31 Joseph Jacobs~~ Refused Ls. 4533.
~~Por. 247. Spl. 61-17 Evan Noel Davies~~ Refused
Secn 17 appn. No 18 Penrith (Mines)



PLAN MICROFILMED
NO ADDITIONS OR AMENDMENTS TO BE MADE

Azimuth taken from E. X
Field Book 8278 Pages 83
Cancels C. 1849. 2030

Reference to Corners

Corner	Bearing	From	Links	No. on Tree
A	319° 54	Iron Bk	76.1	294
B.	{80° 57 P.o / 81° 24}	Woollybutt	39 8	294
C.	188° 33	Gum	75.6	294. Res 247
D	290° 49' 30"	Box.	41.65	249 (New tree)
E.	Numbered Peg.			295. 272
F.	200° 30' 30"	Gum.	97.7	295
G	130° 12'	Box.	96.1	295. 272
H	239° 27	Box.	67.0	99. Res. 247
J.	Numbered	Peg.		Res 247
K	185° 07	Sty Bk	{62.4 / 62 3p}	Res 247

Reference to Traverse

Line	Bearing	Distance

Improvements

No.	Exted. for Deed
294	JCL 28.F.19

I hereby certify that I in person made and on the 11th Sept. 1918 completed the survey represented on this plan on which are written the bearings and lengths of the lines measured by me, and I declare that the survey has been executed in accordance with the regulations published for the guidance of Licensed Surveyors and the practice of the Department of Lands.

O. W. Chapman Licensed Surveyor (Staff)

Transmitted to the District Surveyor with my letter of 24th September 18 No 57

Voucher No. — Passed Staff
Calculation Book No. Folio
Checked and Charted C. Bourke 29. 11. 18
Examined and Plan approved C. Edwards
Draftsman in Charge 31. 1. 19

Scale 4 Chains to an Inch

3179-2030

Lithographed & Printed at the Dept. of Lands, Sydney, N.S.W. 1917

Cat. No. C. 3179. 2030

91-

Land and Property Information Division

ABN: 84 104 377 806
GPO BOX 15
Sydney NSW 2001
DX 17 SYDNEY Telephone: 1300 052 637

NSW GOVERNMENT Land & Property Information

A division of the Department of **Finance & Services**

TITLE SEARCH

Title Reference: 247/752021

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 247/752021

SEARCH DATE	TIME	EDITION NO	DATE
11/12/2014	4:16 PM	2	5/9/2014

LAND

LOT 247 IN DEPOSITED PLAN 752021
AT CRANEBROOK
LOCAL GOVERNMENT AREA PENRITH
PARISH OF CASTLEREAGH COUNTY OF CUMBERLAND
(FORMERLY KNOWN AS PORTION 247)
TITLE DIAGRAM CROWN PLAN 3179.2030

FIRST SCHEDULE

JOSIP BASTAC
MARYANN BASTAC
MATE BASTAC
DEBORAH SAMANTHA TERRACCIANO
AS TENANTS IN COMMON IN EQUAL SHARES (T AI859137)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 AI859137 THE RESERVATION AND EXCEPTION TO THE CROWN OF ALL GOLD, SILVER, COAL, PETROLEUM & URANIUM
2 AI859138 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

PRINTED ON 11/12/2014

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

Land and Property Information Division

ABN: 84 104 377 806
GPO BOX 15
Sydney NSW 2001
DX 17 SYDNEY Telephone: 1300 052 637

NSW GOVERNMENT Land & Property Information

A division of the Department of **Finance & Services**

HISTORY OF TITLE TRANSACTION

Title Reference: 247/752021

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE
11/12/2014 4:16PM

FOLIO: 247/752021

First Title(s): 247/752021
Prior Title(s): CROWN LAND

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1998	DP752021	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED
2/9/1998	5236373	APPLICATION	EDITION 1
5/8/2004	AA722878	DEPARTMENTAL DEALING	
15/9/2006	AC586695	DEPARTMENTAL DEALING	
5/9/2014	AI859137	TRANSFER	
5/9/2014	AI871022	DEPARTMENTAL DEALING	
5/9/2014	AI859138	MORTGAGE	EDITION 2

*** END OF SEARCH ***

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APPENDIX III – CONTAMINATED SITES REGISTER SEARCH

Healthy Environment, Healthy Community, Healthy Business

Search results

Your search for:LGA: Penrith City Council

Matched 29 notices relating to 8 sites.

Search Again

Refine Search

Suburb	Address	Site Name	Notices related to this site
Berkshire Park	Northern end of Compartment 5	Castlereagh State Forest	6 former
Colyton	86-88 Great Western Highway	Ampol Service Station	1 current
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	2115 Castlereagh Road	Crane Enfield Metals and Adjacent Land	2 current and 3 former
St Marys	Vallance Street	Drum Recycler	5 former
St Marys	38 Links Road	Solvent Recycler	7 former

Page 1 of 1

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APPENDIX IV – AERIAL PHOTOGRAPHS

Figure 6. 1947 aerial photograph and approximate location of site

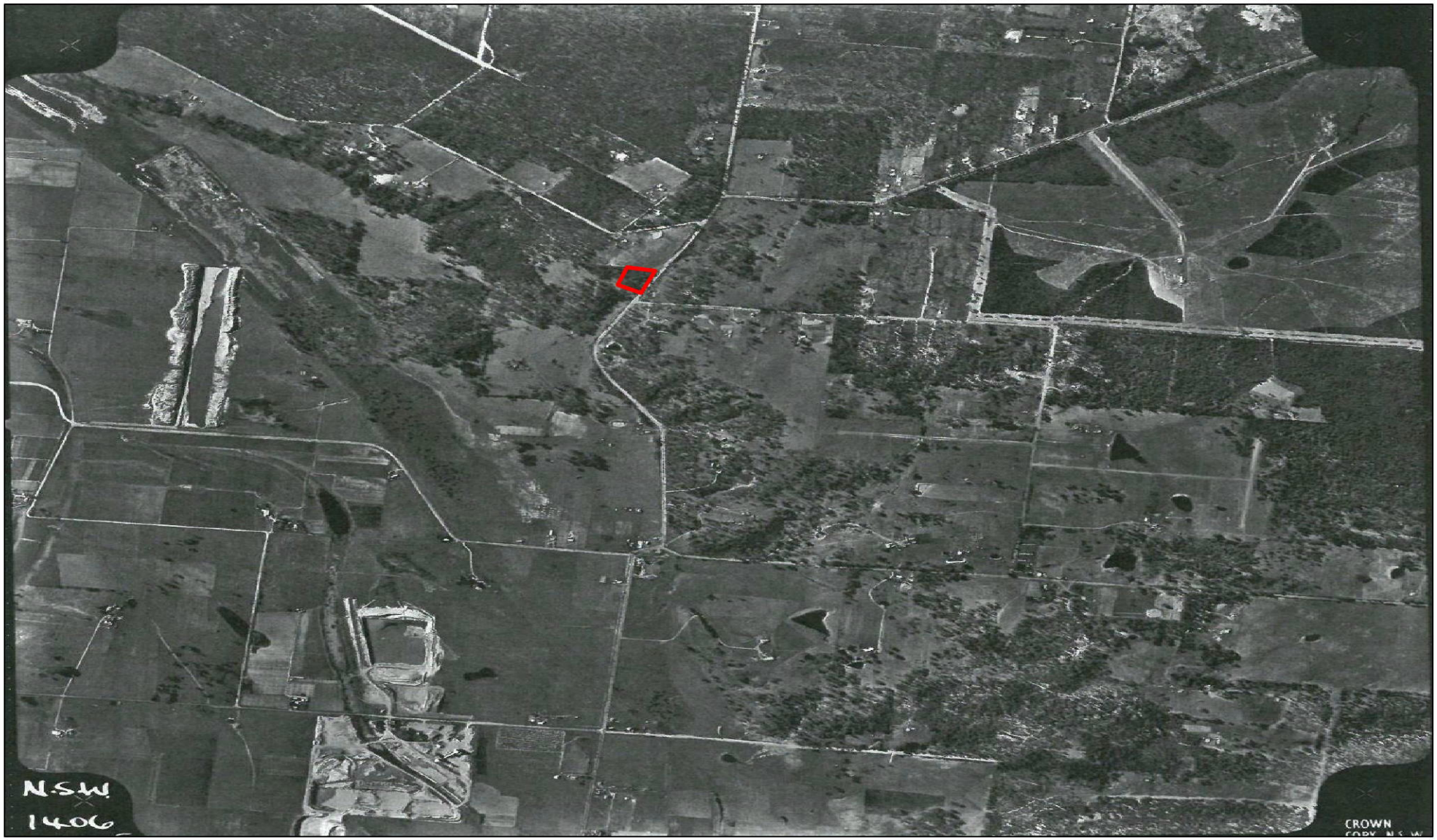

Figure 7. 1947 aerial photograph and approximate location of site

Figure 8. 1965 aerial photograph and approximate location of site

Figure 9. 1986 aerial photograph and approximate location of site

Figure 10. 1986 aerial photograph and approximate location of site

Figure 11. 2005 aerial photograph

Figure 12. 2005 aerial photograph

Figure 13. 1986 aerial photograph

APPENDIX V – WORKCOVER SEARCH

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

Our Ref: D14/154145
Your Ref: Evan Webb

4 December 2014

Attention: Evan Webb
Envirotech Pty Ltd
4/13 Hope St
Blaxland NSW 2774

Dear Mr Webb,

RE SITE: 307-321 Cranebrook Rd Cranebrook NSW

I refer to your site search request received by WorkCover NSW on 1 December 2014 requesting information on licences to keep dangerous goods for the above site.

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

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

Yours Sincerely

Brent Jones
Senior Licensing Officer
Dangerous Goods Team