



**Report on Preliminary Environmental Site
Assessment (PESA):
Nepean Village Outdoor Precinct,
146-148 Station Street,
Penrith, New South Wales.
Prepared for Vicinity Centres.**



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Report on Preliminary Environmental Site Assessment (PESA): Nepean Village Outdoor Precinct, 146-148 Station Street, Penrith, New South Wales.

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Executive Summary

Edison Environmental & Engineering Pty Ltd (Edison) has been engaged by Vicinity Centres PM Pty Ltd (Vicinity Centres) to undertake a Preliminary Environmental Site Assessment (PESA) at 146-148 Station Street, Penrith, New South Wales 2750 (the site). The site is currently occupied by a series of food outlets and offices. The site is part of broader land holding comprising the Nepean Village shopping centre.

Vicinity Centres seek to undertake landscaping and fitout works to allow the re-use of four (4) existing buildings on the site as an outdoor dining precinct.

The aim of the PESA is to identify potential sources of contamination and to assess the suitability of the site for the proposed amended commercial uses including food outlets.

The site consists of two (2) rectangular allotments on the southern side of Station Street in Penrith. The site is surrounded to the east, south and west by the at-grade car park serving the Nepean Village Shopping Centre. The total site area is 1842.8 m² and measures approximately 40 m along Station Street and is approximately 50 m deep.

Improvements on the site include the following four (4) buildings:

- Building 1: Single-storey brick house with metal roof along the Station Street boundary (148 Station Street). This building was vacant as at the date of inspection (4 October 2019);
- Building 2: Single-storey brick house with metal roof along the Station Street boundary (146 Station Street). As at the date of inspection (4 October 2019), this building was occupied by the Percy Plunkett café/restaurant;
- Building 3: Single-storey brick building with metal roof at the rear of 146 Station Street. As at the date of inspection (4 October 2019), this building was occupied by Gloria Jean's café/restaurant;
- Building 4: Two-storey brick building with metal roof at the rear of 148 Station Street. As at the date of inspection (4 October 2019), the lower floor was occupied by two (2) food outlets (Nando's and an un-named Italian restaurant). The upper floor was divided into two (2) separate tenancies, one (1) of which was occupied by Vicinity Centre's management office while the other was vacant.

The two (2) older houses along Station Street (Buildings 1 and 2) were constructed prior to 1943.

Buildings 3 and 4 were constructed sometime around 1986 coinciding with a change of commercial interests associated with the Nepean Village shopping centre.

The potential for soil contamination arising from past residential occupation (paint residues, chemical use and localised fill or waste placement) and small-scale commercial uses (chemical use) are considered to be low. There are no indications from the examination of historical records and past uses that groundwater at the site is likely to have been impacted by past uses. Importantly, groundwater at the site is not extracted or used for any purpose.

The proposed development involves the retention of existing buildings, continuation of commercial land use, along with re-paving and reconfiguration of tenancies and landscaped areas. Importantly, at the

conclusion of works the site will continue to remain mostly paved or covered with buildings or small, well-maintained landscaped areas, thereby preventing foreseeable exposure of site soils to users.

Past and present uses are unlikely to have significantly impacted the site. Furthermore, the proposed development involves minimal changes to the site. It is concluded that the site is suitable for the proposed continued commercial use without the requirement for further investigations or remediation.

Recommendations are as follows:

- Intrusive ground works that are expected to disturb natural soils are to be conducted in accordance with a well-considered safety plan that includes measures to minimise the potential for dermal contact, dust generation or ingestion of soils;
- Any soil that is surplus to requirement is to be classified in accordance with EPA (2014) guidelines and disposed of lawfully.

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List of Abbreviations

Units of Measure

%	per cent
ug L ⁻¹	Micrograms per Litre
ug m ⁻³	Micrograms per Cubic Metre
ha	Hectare
km	Kilometres
m	Metre
m AHD	Metres Above Australian Height Datum
m BGL	Metres Below Ground Level
m BTOC	Metres Below Top of Casing
mg kg ⁻¹	Milligrams per Kilogram
mg L ⁻¹	Milligrams per Litre
mg m ⁻³	Milligrams per Cubic Metre
mm	Millimetre
ppm	Parts Per Million
ppb	Parts Per Billion

General

ABC	Added Background Concentrations
ACL	Added Contaminant Limit
ACM	Asbestos Containing Materials
ADWG	Australian Drinking Water Guideline
AEC	Areas of Environmental Concern
AF	Asbestos Fines
AGST	Above Ground Storage Tank
AHD	Australian Height Datum
ALS	Australian Laboratory Services Pty Ltd
ANZECC	Australian and New Zealand Environment and Conservation Council
APHA	American Public Health Association
ASS	Acid Sulphate Soils
ASSMAC	Acid Sulfate Soils Management Advisory Committee
BGL	Below Ground Level
BOD	Biochemical Oxygen Demand
BTEX	Benzene, Toluene, Ethylbenzene and Total Xylenes
CEnvP	Certified Environmental Practitioner
CLM Act	NSW Contaminated Land Management Act, 1997
CMPC	Conceptual Model of Potential Contamination
COC	Chain of Custody
CoPC	Contaminants of Potential Concern
CSM	Conceptual Site Model
CT	Contaminant Threshold
DA	Development Application
DAC	Data Acceptance Criteria
DCP	Development Control Plan
DNAPL	Dense Non-Aqueous Phase Liquid
DP	Deposited Plan
DQI	Data Quality Indicator
DQO	Data Quality Objectives
DSI	Detailed Site Investigation

EIL	Ecological Investigation Levels
EMP	Environmental Management Plan
EOH	End of Hole
EPA	Environment Protection Authority
EPA Act	Environmental Planning and Assessment Act, 1979
EQL	Environmental Quantitation Limit
ESA	Environmental Site Assessment
ESL	Ecological Screening Level
FA	Fibrous Asbestos
FID	Flame Ionisation Detector
GIL	Groundwater Investigation Level
GPS	Global Positioning System
HIL	Health Based Investigation Levels
HSL	Health Screening Levels
IAA	Interim Audit Advice
LCS	Laboratory Control Sample
LEP	Local Environment Plan
LFG	Landfill Gas
LNAPL	Light Non-Aqueous Phase Liquid
LOR	Limit of Reporting
NATA	National Association of Testing Authorities
ML	Management Limits
NATA	National Association of Testing Authorities
ND	Not Detected
NEPC	National Environmental Protection Council
NEHF	National Environmental Health Forum
NEPM	National Environment Protection Measure
NHMRC	National Health and Medical Research Council
NL	Not Limiting
NSW	New South Wales
OCP	Organochlorine Pesticides
OEH	Office of Environment and Heritage
OPP	Organophosphorous Pesticides
PAH	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyls
PID	Photo-ionisation Detector
POEO Act	Protection of the Environment (Operations) Act, 1997
PQL	Practical Quantitation Limit
PSI	Preliminary Site Investigation
PSH	Phase Separated Hydrocarbon
PSP	Project Safety Plan
QA/QC	Quality Assurance and Quality Control
RL	Reduced Level
RPD	Relative Percentage Difference
RSL	Regional Screening Level
SAC	Site Assessment Criteria
SAQP	Sampling, Analysis and Quality Plan
SAR	Site Audit Report
SAS	Site Audit Statement
SCC	Specific Contaminant Concentration
SCEW	Standing Council on Environment and Water

SILs	Soil Investigation Levels
SPOCAS	Suspension Peroxide Oxidation – Combined Acidity and Sulfate
SPT	Standard Penetration Test
SVOC	Semi-Volatile Organic Compounds
SWL	Standing Water Level
TCLP	Toxicity Characteristics Leaching Procedure
TD	Termination Depth
TDS	Total Dissolved Solids
TPH	Total Petroleum Hydrocarbons
TRH	Total Recoverable Hydrocarbons
TV	Trigger Value
USEPA	United States Environment Protection Agency
UST	Underground Storage Tank
VOC	Volatile Organic Compounds
VOCCs	Volatile Organic Chlorinated Compounds
WHS	Work Health and Safety
--	On tables is 'not calculated', 'not measured', 'no criteria' or 'not applicable'

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1. Introduction

Edison Environmental & Engineering Pty Ltd (Edison) has been engaged by Vicinity Centres PM Pty Ltd (Vicinity Centres) to undertake a Preliminary Environmental Site Assessment (PESA) at 146-148 Station Street, Penrith, New South Wales 2750 (the site). The location of the site is shown on Figure 1. The site is part of broader land holding comprising the Nepean Village shopping centre. The site is currently occupied by a series of food outlets and offices. Vicinity Centres seek to undertake landscaping and fitout works to allow the re-use of four (4) existing buildings on the site as an outdoor dining precinct. The proposed development plan is shown in Annexure 1.

On 30 July, a pre-lodgement meeting regarding the project was held with Penrith City Council (Council). Pursuant to the meeting, Council issued a Pre-lodgement Advice (the Advice) for the project. Of relevance to this PESA, the Advice specifies the following requirement to be addressed in the project Development Application (DA) in relation to *State Environmental Planning Policy 55 – Remediation of Land* (emphasis added):

The application is to address all relevant requirements under State Environmental Planning Policy 55 Remediation of Land (SEPP 55). Council cannot consent to any development unless these requirements have been satisfied. Should remediation be required this will require development consent. The application is to demonstrate that the land is suitable for the proposed purpose. Any Reports need to be completed by an appropriately qualified person(s) or company. An appropriately qualified person(s) is defined as “a person who, in the opinion of the Council, has a demonstrated experience or access to experience in hydrology, environmental chemistry, soil science, ecotoxicology, sampling and analytical procedures, risk evaluation and remediation technologies.”

2. Aim and Scope of Work

The aim of the PESA is to identify potential sources of contamination and to assess the suitability of the site for the proposed amended commercial uses including food outlets. With reference to EPA (1997) and NEPC (2013), the objectives of the PESA are as follows:

- Identify potential sources of contamination and determine the Contaminants of Potential Concern (COPC);
- Identify potential Areas of Environmental Concern (AECs);
- Identify potential human and ecological receptors;
- Identify potential affected media (soil, sediment, groundwater, surface water, indoor and ambient air);
- Develop an initial Conceptual Site Model (CSM).

The scope of works includes the following:

- Review of historical and background information;
- Interview with site owners or occupants;
- Conduct a detailed site inspection;
- Preparation of a report on work undertaken.

3. Site Information

3.1 Site Identification and Description

A plan showing the boundary is provided in Figure 1. A survey of the site is provided in Annexure 1.

The legal description of the site is:

- 146 Station Street, Penrith: Lot 80 in Deposited Plan (DP) 709313, Parish of Mulgoa, County of Cumberland. Area 699.80 m²;
- 148 Station Street, Penrith: Lot 11 in DP 715161, Parish of Mulgoa, County of Cumberland. Area 1143 m².

The coordinates (latitude and longitude) for the approximate centre of the site are: 33.757234°S and 150.691480°E respectively.

The site consists of two (2) rectangular allotments on the southern side of Station Street in Penrith (Figure 1). The site is surrounded to the east, south and west by the at-grade car park serving the Nepean Village Shopping Centre. The total site area is 1842.8 m² and measures approximately 40 m along Station Street and is approximately 50 m deep (Annexure 1).

Improvements on the site (Figure 1) include the following four (4) buildings:

- Building 1: Single-storey brick house with metal roof along the Station Street boundary (148 Station Street). This building was vacant as at the date of inspection (4 October 2019);
- Building 2: Single-storey brick house with metal roof along the Station Street boundary (146 Station Street). As at the date of inspection (4 October 2019), this building was occupied by Percy Plunkett café/restaurant;
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There was also a slightly raised, mulched garden bed at the rear boundary of the site and a central paved pathway connecting the shopping centre car park with Station Street.

3.2 Site Zoning, Land Use and Review of Planning Certificates

The site is zoned Mixed Use (B4) under the Penrith Local Environmental Plan.

Planning Certificates (the 'Certificates') issued by Penrith City Council under the *Environmental Planning and Assessment Act 1979* are provided in Annexure 2 (issued 1 October 2019). The Certificate addresses matters prescribed under Section 59(2) of the *Contaminated Land Management Act 1997* (CLM Act). The following information was obtained from a review of the Certificate:

- a) The site is not classified as 'significantly contaminated land' (as defined under the CLM Act);
- b) The site is not subject to a 'management order' (as defined under the CLM Act);
- c) The site is not subject to an approved voluntary management proposal (as defined under the CLM Act);
- d) The site is not subject to an on-going maintenance order (as defined under the CLM Act);
- e) The site is not subject to a Site Audit Statement, a copy of which has been provided to Council.

3.3 Topography and Drainage

With reference to a site survey provided in Annexure 1, the altitude of the site is approximately 28 m above Australian Height Datum (mAHD). The site has approximately 1 m of relief and slopes to the west at approximately 2%.

Drainage is assisted by three (3) grated pits as shown on the site survey (Annexure 1) and site photographs (Annexure 3). The site drains towards kerb and gutter on Station Street and ultimately into the Nepean River.

3.4 Geology

The site is located near the western margin of the Cumberland Plain, a gently-undulating landscape with an altitude below 100 mAHD that was created by the post-deposition warping of the Sydney Basin (Langford-Smith, 1979). The 1:100,000 Penrith area geology map shows that the site is underlain by the Quaternary-age Cranebrook Formation (Qpc) consisting of interbedded gravel, sand silt and clay of fluvial origin.

Quaternary sediments are underlain by the Bringelly Shale member of the Wianamatta Group consisting of shale, carbonaceous claystone, laminate, fine- to medium-grained lithic sandstone (Herbert, 1980).

3.5 Hydrogeology

Quaternary sediments associated with the Nepean River system are partially porous with extensive and highly productive aquifers (Annexure 2).

The quality of regional groundwater associated with the Wianamatta Group rocks is generally poor, with high salinity levels being associated with connate salts within the formation or alternatively from leaching of accumulated salt from the lower soil profile (McNally, 2009) and the limited flushing due to low groundwater flow rates (Old, 1942 and Wooley, 1983).

A search of registered groundwater bores shows there are no registered groundwater bores on the site (Annexure 2). There are eight (8) registered bores within a 650 m radius of the site. Five (5) of these bores are water-supply bores (recreational, water supply, irrigation) on the Penrith Paceway (horse racing) facility on the opposite side of Station Street to the site. The remaining three (3) are monitoring bores located approximately 500 m north-west of the site. All of the registered water-supply bores are shallow (<11.2 m deep) and draw water from Quaternary alluvial sediments.

The inferred direction of groundwater flow for unconfined groundwater associated with the Quaternary Sediments is to the north-west towards the Nepean River.

3.6 Soils

Reference to the Soil Landscapes of the Penrith 1:100,000 Sheet indicates that soils at the site belong to the Richmond soil landscape (ALri) of alluvial soils (Annexure 2).

Soils in the Richmond soil landscape are poorly structured orange to red clay loams, clays and sands. Texture may increase with depth and ironstone nodules may be present. Plastic clays occur in drainage lines while deep acid non-calcic brown soils, red earths and red podzols occur on terrace surfaces with earthy sands on terrace edges. Limitations of these soils include localised flood hazard, localised seasonal waterlogging and localised water erosion on terrace edges.

3.7 Acid Sulfate Soils

Acid Sulfate Soils (ASS) are those naturally occurring sediments and soils which contain sulfides, mainly iron sulfide and iron disulfide or their precursors (EPA, 2014). There are two (2) types of ASS:

- Potential ASS (PASS) are soils that contain iron sulfides or sulfidic materials that have not been exposed to air and thus are not oxidised. The pH of these soils in their undisturbed state is 5.5 or more, making them neutral or slightly alkaline;
- Actual ASS (AASS) contain highly acidic soil horizons or layers resulting from the aeration of soil materials that are rich in sulfides, primarily iron sulfide. This oxidation produces more hydrogen ions than the sediments are able neutralise, resulting in soils with a pH of 5.5 or less when measured in dry season conditions.

According to the ASS Risk Maps published by the NSW Office of Environment and Heritage, the site is not regarded as being at risk of being affected by the presence of ASS. According to the *Australian Atlas of Acid Sulfate Soils Australian Soil Resource Information System (ASRIS)* (Annexure 2), the site is classified as having 'low probability of occurrence'.

3.8 Dryland Salinity

Quaternary alluvial soils are not generally subject to dryland salinity unless receiving runoff from saline land or where they occur proximally to Wianamatta Group shales.

Salinity is known to occur in shallow soils and groundwater seepages in Western Sydney, generally associated with the Wianamatta Group shales which underly Quaternary alluvium at the site. Salinity impacts include damage to buildings or roads, vegetation dieback, erosion and waterlogging, and can be exacerbated by development or changes in surface, drainage and vegetation conditions if these are not carefully planned.

Reference to the published map of salinity potential in Western Sydney (DIPNR, 2003) indicates that most of the site is classified as having moderate salinity potential (Annexure 2).

3.9 Coal Seam Gas and Petroleum Wells

There are no Coal Seam Gas (CSG) or petroleum wells located within 500 m of the site (Annexure 2).

4. Site History

A review of site history is presented below.

4.1 Historical Air Photos

A review of historical air photos is provided below. The photographs are provided in Annexure 2.

Year	Site Description	Surrounding Area Description
1943	Existing houses on 146 and 148 Station Street are present in the 1943 photograph.	<p>Land to the north (current Penrith Paceway Site) is cleared, grassed with tracks and seven (7) buildings.</p> <p>Land to the south-west along Station Street is cleared and grassed.</p> <p>Land to the north-east along Station Street is cleared with some houses.</p> <p>Land to the south of the site is mostly cleared and grassed.</p>
1955	No notable changes compared with the earlier photograph.	No notable changes compared with the earlier photograph other than an increase in the number of houses to the north-east and east of the site.
1961	No notable changes compared with the earlier photograph.	<p>Notable changes compared with the previous photograph are as follows:</p> <ul style="list-style-type: none"> The Penrith War Memorial Swimming Pool to the north-west (opposite side of Station Street) is under construction; There is a large factory building present approximately 300 m south of the site.
1965	No notable changes compared with the earlier photograph. It is noted that the photo has poor resolution.	No notable changes compared with the earlier photograph. There are more houses present on the south-east of the site.
1970	No notable changes compared with the earlier photograph other than possibly reconfiguration of a shed/building at the rear of 146 Station Street.	No notable changes compared with the earlier photograph with the exception of a Penrith Station on the opposite side of Station Street, south of the Penrith Paceway. There are more houses present on the south-east of the site.
1975	No notable changes compared with the earlier photograph. It is noted that the photo has poor resolution.	No notable changes compared with the earlier photograph with the exception that there are more houses present to the south-east of the site.
1986	The existing two-storey building to the rear of 148 Station Street and existing single-story building at the rear of 146 Station Street are present in this photograph.	<p>The Nepean Square shopping centre and surface car park extending north to Reserve Street is present in the phototroph.</p> <p>Buildings associated with the Penrith Paceway have been rebuilt or expanded.</p>
1994	No notable changes compared with the previous photograph.	<p>There are new/larger stands at Penrith Stadium.</p> <p>There are more houses present on the south-east of the site.</p>

2002	No notable changes compared with the previous photograph.	No notable changes compared with the previous photograph.
2008	No notable changes compared with the previous photograph.	No notable changes compared with the previous photograph.
2010	No notable changes compared with the previous photograph.	There are new/larger stands at Penrith Stadium.
2013	No notable changes compared with the previous photograph.	There are new/larger stands at Penrith Stadium.
2016	No notable changes compared with the previous photograph.	There are new/larger stands at Penrith Stadium.
2019	No notable changes compared with the previous photograph.	There are new/larger stands at Penrith Stadium.

4.2 Historical Title Search

A historical title search has been provided below and in its entirety in Annexure 2. The historical title search indicates the land has been in private ownership from 1886 until 1985 for 146 and 148 Station Street respectively. The properties converted to commercial ownership coinciding with the construction of the shopping centre prior to 1986.

4.2.1 Current Owner(s)

The site is currently owned by Vicinity Custodian Pty Limited.

4.2.2 Historical Title Search

Search results for the aggregated allotments (Lot 80 in DP 709313 and Lot 11 in DP 715161) are provided below (Annexure 2):

Lot 80 in DP 709313 - 146 Station Street, Penrith	
Year	Proprietor
2018 – to date	Vicinity Custodian Pty Ltd <i>(formerly Federation Custodian Pty Ltd)</i>
<i>(2011 – to date)</i>	<i>(various current leases shown on Lease premise Index Search LF35)</i>
<i>(2011 – to date)</i>	<i>(various leases shown on Lease premise Index Search LF35)</i>
2015 – 2018	Federation Custodian Pty Ltd <i>(formerly CPT Custodian Pty Limited)</i>
2004 – 2015	CPT Custodian Pty Limited
2004 – 2004	Centro MCS Manager Limited
2000 – 2004	Sandhurst Trustees Limited
1993 – 2000	Community First Credit Union Limited <i>(formerly SWB Community Credit Union Limited)</i>
1985 – 1993	SWB Community Credit Union Limited
1985 – 1985	Cadomet Pty Limited
<i>(1985 – 2011)</i>	<i>(various leases shown on Historical Folio 80/709313)</i>
	(Lot 8 in F.D.Woodriff's subdivision Parish Mulgoa – Conv Book 3600 No. 24)
1984 – 1985	Cadomet Pty Limited
	(Lot 8 in F.D.Woodriff's subdivision Parish Mulgoa – Area 26 Perches – Conv Book 2764 No. 649)
1965 – 1984	Eileen Ethel Harvey, married woman
1946 – 1965	Irene Alice Robertson / trustee Alice Margaret Doro / trustee

	Percy Thomas Plunkett, estate
	(Lot 8 in F.D.Woodriff's subdivision Parish Mulgoa and other land – Conv Book 1556 No. 433)
1929 – 1946	Percy Thomas Plunkett, hotelkeeper
1928 – 1929	Frederick Alfred Hollier, farmer / executor Sarah Hollier, widow / beneficiary Noah Hollier, estate
1913 – 1928	Frederick Alfred Hollier, farmer / executor Noah Hollier, estate

Lot 11 in DP 715161 - 148 Station Street, Penrith	
Year	Proprietor
2018 – to date	Vicinity Custodian Pty Ltd <i>(formerly Federation Custodian Pty Ltd)</i>
<i>(2011 – to date)</i>	<i>(various current leases shown on Lease premise Index Search LF35)</i>
<i>(2011 – to date)</i>	<i>(various leases shown on Lease premise Index Search LF35)</i>
2015 – 2018	Federation Custodian Pty Ltd <i>(formerly CPT Custodian Pty Limited)</i>
2004 – 2015	CPT Custodian Pty Limited
2004 – 2004	Centro MCS Manager Limited
1996 – 2004	Sandhurst Trustees Limited
1988 – 1996	Permanent Trustee Australia Limited
1988 – 1988	Corpav Nominees Pty. Limited
1987 – 1988	Gordon Lawrence Fraser Martin Lena Martin
1985 – 1987	G.R.I.D. Developments Pty. Limited
<i>(1985 – 2011)</i>	<i>(various leases shown on Historical Folio 11/715161)</i>
	(Lot A DP 164919 – CTVol 14360 Fol 179)
1985 – 1985	G.R.I.D. Developments Pty. Limited
1981 – 1985	Reginald John Hall, company director Susan Elizabeth Hall, company director Edward Thomas Stovold, company director Joan Elanor Stovold, company director
	(Lot A DP 164919 – Area 1 Rood 5 Perches – Conv Book 3411 No. 926)
1980 – 1981	Reginald John Hall, company director Susan Elizabeth Hall, company director Edward Thomas Stovold, company director Joan Elanor Stovold, company director
1974 – 1980	Delle Annie Welch, widow <i>(formerly Delle Anne Welch)</i>
	(Lot A DP 164919 – Area 1 Rood 5 Perches – Conv Book 2765 No. 857)
1965 – 1974	Colin Richard Welch, grazier Delle Anne Welch, his wife
	(Lot A DP 164919 – Area 1 Rood 5 Perches – New Trustees Book 2765 No. 857)
1964 – 1965	Irene Alice Robertson, married woman / trustee Alice Margaret Doro, married woman / trustee Percy Thomas Plunkett, estate
	(Lot A DP 164919 – Area 1 Rood 5 Perches – New Trustees Book 2734 No. 733)
1956 – 1964	Alice Maud Plunkett, married woman / trustee

	Irene Alice Robertson, married woman / trustee Percy Thomas Plunkett, estate
1946 – 1956	John Dudley Plunkett, executor Amos William Parker, executor Percy Thomas Plunkett, estate
	(Lots 5, 6, 7, 24, 25, 26 & 27 of Frederick Daniel Woodriff’s subdivision Parish Mulgoa and other land – Conv Book 1556 No. 433)
1929 – 1946	Percy Thomas Plunkett, hotelkeeper
1928 – 1929	Frederick Alfred Hollier, farmer / executor Sarah Hollier, widow / beneficiary Noah Hollier, estate
1913 – 1928	Frederick Alfred Hollier, farmer / executor Noah Hollier, estate
	(Lots 5, 6, 7, 24, 25, 26 & 27 of Frederick Daniel Woodriff’s subdivision Parish Mulgoa and other land – Conv Book 347 No. 670)
1886 – 1913	Noah Hollier, gentleman

4.2.3 Summary of Historical Title Searches

The results of historical title searches show that the site was owned by private citizens until 1984-1985 at which time the shopping centre had been constructed and the land converted to commercial interests, likely associated with the centre.

4.3 Historical Tenant Information

The search of historical title information did not yield any information on past tenants of the site.

4.4 Historical Business Directories

A search of historical business directories (UBD) was performed for the years 1932, 1940, 1950, 1965, 1970, 1974, 1980 and 1990 (Annexure 2). With the exception of the following entries for 146 Station Street, no records were identified for the site (Annexure 2):

- 1980: Linwand Photographic Services and Carnival Colour;
- 1990: PC-CAD Pty Ltd.

Due to the small size of the site, the above businesses would necessarily have been of small scale.

A search for the following historical activities was also performed:

- Defence Sites (current and former): No records within 1000 m buffer of the site;
- James Hardie Asbestos Waste Contamination Legacy: No records within 1000 m buffer of the site;
- Former Uranium Processing Site at Hunters Hill: No records within 1000 m buffer of the site;
- Former Gasworks Sites: No records within 1000 m buffer of the site;
- Pasminco Smelter Lead Abatement Area: No records within 1000 m buffer of the site;
- Aviation Fuel Depots/Terminals: No records within 500 m buffer of the site;
- Aviation Rescue Fire Fighting Facilities (ARFF): No records within 500 m buffer of the site;
- Cattle Dip Sites: No records within 500 m buffer of the site;
- Derelict Mines and Quarries: The Hornseywood Estate off Castlereagh Street at Penrith (~400 m south-east) is a rehabilitated quarry site originally opened in 1920;
- Dry Cleaners: Turbo Turtle Drycleaners is located in Nepean Village at 42 Station Street. The site is operational and located approximately 150 metres north-east of the site;

- Landfills (Legacy): No records within 500 m buffer of the site;
- Liquid Fuel Depots/Terminals: No records within 500 m buffer of the site;
- Power Stations: No records within 500 m buffer of the site;
- Service Stations: No records within 500 m buffer of the site;
- Substation / Switching Stations: No records within 500 m buffer of the site;
- Telephone Exchanges: No records within 500 m buffer of the site;
- Waste Management Facilities: No records within 500 m buffer of the site;
- Wastewater Treatment Facilities: No records within 500 m buffer of the site;
- Unexploded Ordnance (UXO) Sites - Department of Defence (DoD): No records within 500 m buffer of the site.

5. Site Condition and Surrounding Environment

An inspection of the site was conducted by Michael Petrozzi, an experienced environmental scientist, on 4 October 2019. The site inspection was conducted in the company of Ms Sonia Davis (Centre Manager) and Mr Darren White (Operations Manager) of Vicinity Centres.

5.1 Current Occupier and Operations

Current occupiers of the site are:

- Building 1: Single-storey brick house with metal roof along the Station Street boundary (148 Station Street). This building was vacant as at the date of inspection (4 October 2019);
- Building 2: Single-storey brick house with metal roof along the Station Street boundary (146 Station Street). As at the date of inspection (4 October 2019), this building was occupied by Percy Plunkett café/restaurant;
- Building 3: Single-storey brick building with metal roof at the rear of 146 Station Street. As at the date of inspection (4 October 2019), this building was occupied by Gloria Jean's café/restaurant;
- Building 4: Two-storey brick building with metal roof at the rear of 148 Station Street. As at the date of inspection (4 October 2019), the lower floor was occupied by two (2) food outlets (Nando's and an un-named Italian restaurant). The upper floor was divided into two (2) separate tenancies, one (1) of which was occupied by Vicinity Centre's management office while the other was vacant.

5.2 Site Description

The site consists of two (2) rectangular allotments on the southern side of Station Street at Penrith (Figure 1). The site is surrounded to the east, south and west by the at-grade car park serving the Nepean Village Shopping Centre. The total site area is 1842.8 m² and measures approximately 40 m along Station Street and is approximately 50 m deep (Annexure 1).

Improvements on the site (Figure 1) include the following four (4) buildings:

- Building 1: Single-storey brick house with metal roof along the Station Street boundary (148 Station Street). This building was vacant as at the date of inspection (4 October 2019). There was a small garden bed between the house and Station Street;
- Building 2: Single-storey brick house with metal roof along the Station Street boundary (146 Station Street). As at the date of inspection (4 October 2019), this building was occupied by Percy Plunkett café/restaurant. The outdoor dining area was mostly paved with stone and synthetic grass with small garden beds around the periphery;
- Building 3: Single-storey brick building with metal roof at the rear of 146 Station Street. As at the date of inspection (4 October 2019), this building was occupied by Gloria Jean's café/restaurant. The surrounding land was mostly paved with small garden beds. The building had fibrous cement soffits and eaves;
- Building 4: Two-storey brick building with metal roof at the rear of 148 Station Street. As at the date of inspection (4 October 2019), the lower floor was occupied by two (2) food outlets (Nando's and an un-named Italian restaurant). The building had fibrous cement soffits and eaves. The upper floor was divided into two (2) separate tenancies, one (1) of which was occupied by Vicinity Centre's management office while the other was vacant.

There was also a slightly raised, mulched garden bed at the rear boundary of the site and a central paved pathway connecting the shopping centre car park with Station Street.

The buildings are in generally good condition.

5.3 Surface Condition

At the time of the inspection the site was mostly covered with buildings and paving (including synthetic grass) with small, well-mulched garden beds.

The floors of the two (2) older buildings along Station Street were made from timber while the floors of the two (2) rear buildings were hard paved.

5.4 Vegetation

Vegetation in the small garden beds appeared to be healthy.

5.5 Tanks and Associated Services

The *Work Health and Safety Regulation 2011* (WHS Regulation) requires a person conducting a business or undertaking to placard the workplace, prepare a manifest and notify the regulator where specified quantities of certain hazardous chemicals exceed threshold amounts. The threshold amounts and types of hazardous chemicals are prescribed in Schedule 11 of the WHS Regulation. The regulation also requires notification of the abandonment of underground, partially underground or fully mounded storage tanks that have been used to store flammable liquids or flammable gas.

A search of records of SafeWork NSW for Schedule 11 hazardous chemicals held on site has been undertaken and is included in Annexure 2. SafeWork NSW confirmed there are no records held on file for the property.

No signs of active or abandoned Underground Storage Tanks (USTs) were identified during the site inspection.

5.6 Chemical and Waste Storage

The following chemical and waste storage was noted on the site:

- Locked cage holding Liquified Petroleum Gas (LPG) tanks was located at the rear of Building 3. A photograph is provided in Annexure 3.

Vicinity Centres advised that all waste from the site is disposed of in the main shopping centre shopping dock. As such, no waste is stored on the site.

5.7 Fill

The site is roughly level with the surrounding land, indicating that there is unlikely to have been significant fill placed at the site. It is expected that garden beds would have been constructed using small quantities of imported growing media.

5.8 Wastewater

The site is connected to the Sydney Water sewerage system.

There are three (3) grease traps serving the food outlets at the site (Annexure 3). Edison is advised by Vicinity Centres that the traps are regularly serviced by Cleanaway.

5.9 Services

A search of records of utility companies has been performed to identify services on the property (dialbeforeyoudig). The following utilities are present in the area:

- Electricity: Endeavour Energy;
- Gas: Jemena Gas West;
- Communications: NBN Co NSWAct;
- Communications: Telstra NSW, Central;

- Water: Sydney Water;
- Council: Penrith City Council (stormwater).

5.10 Surrounding Land Use

Surrounding land uses are described below:

- North: Land to the north on the opposite side of Station Street is occupied by the Penrith Paceway (a horse racing facility and tracks).
- East: The Nepean Village shopping centre and car park are located to the east;
- South: The Nepean Village shopping centre and car park are located to the south;
- West: Land immediately to the west is occupied by the Nepean Village shopping centre car park. Buildings serving the Penrith Paceway are located further to the west on the opposite side of Station Street.

5.11 EPA Contaminated Land Record

The Environment Protection Authority (EPA) maintains a record (public register) under Section 58 of the *Contaminated Land Management Act 1997* (CLM Act). The record provides the following information (as at the date of the search):

- Orders made under Part 3 of the *Contaminated Land Management Act 1997* (CLM Act);
- Approved Voluntary Management Proposals (VMPs) made under the CLM Act that have not been fully carried out and where the approval of the Environment Protection Authority (EPA) has not been revoked;
- Site Audit Statements (SAS) provided to the EPA under Section 53B of the CLM Act that relate to significantly contaminated land;
- Where practicable, copies of anything formerly required to be part of the public record actions taken by EPA under Section 35 or 36 of the *Environmentally Hazardous Chemicals Act 1985* (EHC Act). It is noted that some notices under Section 35 of the EHC Act were issued by the State Pollution Control Commission, which was the NSW Government agency responsible for managing contaminated sites before the EPA was established in 1992.

There is no record of any notices issued by the EPA under the CLM Act pertaining to the site or surrounding properties.

5.12 EPA Public Register under Protection of the Environment Operations Act 1997

The EPA maintains a public register under Section 308 of the *Protection of the Environment Operations Act 1997* (the POEO Act) containing:

- Environment Protection Licences (EPLs);
- Applications for new licences and to transfer or vary existing licences;
- Environment protection and noise control notices;
- Penalty notices issued by the EPA;
- Convictions in prosecutions under the POEO Act;
- The results of civil proceedings;
- Licence review information;
- Exemptions from the provisions of the POEO Act or regulations;
- Approvals granted under clause 9 of the POEO (Control of Burning) Regulation;
- Approvals granted under clause 7A of the POEO (Clean Air) Regulation;
- Any mandatory audits required to be undertaken in relation to a licence;
- Each pollution study required by a condition of a licence;
- Each pollution reduction programme required by a condition of a licence;

- Each penalty notice issued in relation to a licenced premise.

A search of the public register did not identify any licenced premises (active or past) under the POEO Act on the site.

5.13 EPA PFAS Investigation Programme

The NSW Environment Protection Authority (EPA) is undertaking an investigation programme to assess the legacy of per- and poly-fluoroalkyl substances (PFAS) use across NSW. The EPA has identified a number of sites for inclusion in the Investigation Programme. The subject site is not included in the programme. Furthermore, there are no investigation sites within a two (2) km radius of the subject site.

5.14 Summary of Previous Reports

Edison has not been provided with any past reports for the site.

6. Initial Conceptual Site Model

A Conceptual Site Model (CSM) is a representation of site-related information regarding contamination sources, receptors and exposure pathways (NEPC, 2013). The development of a CSM is a dynamic process, with data gathered at each stage of the investigation being used to refine the CSM and inform decisions regarding further investigation or management.

The initial CSM is presented below.

6.1 Areas of Environmental Concern (AECs) and Associated CoPC

Areas of Environmental Concern (AECs) and associated Contaminants of Potential Concern (CoPC) are outlined below.

6.1.1 Past Residential Use

There is low potential for the presence of localised soil impacts arising from past residential use including: use of limited, small-scale domestic waste disposal, filling and paint residues. The potential for contamination by paint residues is limited because the walls of the two (2) house buildings are not painted. It is also possible that *ad hoc* disposal of chemicals may have been undertaken by the various past operators and occupants.

6.1.2 Chemical Use

There is potential for localised soil impacts associated with the use of chemicals associated with past, small-scale commercial uses (photography processing). It is also possible that *ad hoc* disposal of chemicals may have been undertaken by the various past operators and occupants.

6.1.3 Fill and Building Residues

As the site is roughly level with surrounding land and the two (2) house buildings have been present since at least 1943, the potential for fill and building residues under pavement is limited. It is possible that some localised, small-scale cut/fill may have been undertaken in association with the construction of Buildings 3 and 4 (including the demolition of former outbuildings serving the original houses (Buildings 1 and 2)).

6.2 Potential Transport Mechanisms and Exposure Pathways

Potential transport mechanisms and exposure pathways are as follows:

- Direct dermal contact or ingestion of contaminants in soil: A potential pathway exists for future site users to come into contact with impacted fill and soil (if present). This pathway is only complete if impacted soils are exposed at the site surface. As the site is covered with pavements and well-mulched garden beds, users of the site are unlikely to be exposed to natural soils.

7. Discussion and Site Assessment

The two (2) older houses along Station Street (Buildings 1 and 2) were constructed prior to 1943.

Buildings 3 and 4 were constructed sometime around 1986 coinciding with a change to commercial interests associated with the Nepean Village shopping centre.

The potential for soil contamination arising from past residential occupation (paint residues, chemical use and localised fill or waste placement) and small-scale commercial uses (chemical use) are considered to be low. There are no indications from the examination of historical records and past uses that groundwater at the site is likely to have been impacted by past uses. Importantly, groundwater at the site is not extracted or used for any purpose.

The proposed development involves the retention of existing buildings, continuation of commercial land use along with re-paving and reconfiguration of tenancies and landscaped areas. Importantly, at the conclusion of works the site will continue to remain mostly paved or covered with buildings or small, well-maintained landscaped areas, thereby preventing foreseeable exposure of users to site soils.

8. Conclusions and Recommendations

Past and present uses are unlikely to have significantly impacted the site. Furthermore, the proposed development involves minimal changes to the site. It is concluded that the site is suitable for the proposed continued commercial use without the requirement for further investigations or remediation.

Recommendations are as follows:

- Intrusive ground works that are expected to disturb natural soils are to be conducted in accordance with a well-considered safety plan that includes measures to minimise the potential for dermal contact, dust generation or ingestion of soils;
- Any soil that is surplus to requirement is to be classified in accordance with EPA (2014) guidelines and disposed of lawfully.

9. References

DIPNR, 2003: *Guidelines to Accompany Map of Salinity Potential in Western Sydney, 2002*. NSW Department of Infrastructure and Natural Resources (now Department of Natural Resources). August 2002.

DIPNR, 2003: *Salinity Potential in Western Sydney, 2002*. NSW Department of Infrastructure and Natural Resources (now Department of Natural Resources). March 2003.

Environment Protection Authority, 1997: *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites*, EPA 97/104, 22 pp.

Environment Protection Authority, 2014: *Waste Classification Guidelines. Part 1: Classifying Waste*. November 2014.

Herbert, C., 1980: *Geology of the Sydney 1:100,000 Sheet 9130*. Geological Survey of New South Wales, Department of Mineral Resources.

Langford-Smith, T., 1979: Geomorphology. Chapter 6 in Branagan, D., Herbert, C., Langford-Smith, T., *An Outline of the Geology and Geomorphology of the Sydney Basin*. Department of Geology and Geophysics, The University of Sydney.

McNally, 2009: *Soil and Groundwater Salinity in the Shales of Western Sydney*. Greg McNally. Proceedings of the International Association of Hydrogeologists, NSW Branch Groundwater in the Sydney Basin Symposium, Sydney, NSW, Australia, 4-5 August 2009, W.A. Milne Home (Ed).

National Environment Protection Council, 2013: *Assessment of Site Contamination, National Environment Protection (Assessment of Site Contamination) Measure, 1999, 2013 Amendment*.

Old, A.N. 1942: The Wianamatta Shale waters of the Sydney district. NSW Agricultural Gazette, May 1942, p215-221.

Wooley, D.R., 1983: Groundwater. In Herbert, C., (Ed), *Geology of the Sydney 1:100,000 Sheet 9130*, Geological Survey of New South Wales, Department of Mineral Resources, pp. 145-148.

10. Limitations of this Report

This report has been prepared for use by the client who commissioned the works, in accordance with the project brief and based on information provided by the client. The advice contained in this report relates only to the current project. A competent person should review all results, conclusions and recommendations before being used for any other purpose. Edison Environmental & Engineering Pty Ltd (Edison) accepts no liability for use of interpretation by any person or body other than the client. This report must not be reproduced except in full and must not be amended in any way without prior approval by the client and Edison.

The extent of sampling and analysis has been undertaken to target areas of potential environmental concern and to provide site coverage with sampling, where possible, targeting specific soil strata from where contamination is considered most likely to occur based on knowledge of site history and visual inspection. This approach has been adopted in order to maximise the probability of identifying contaminants, however the approach may not identify contamination that occurs in unexpected locations or from unexpected sources.

Furthermore, soil, rock and aquifer conditions are variable, resulting in potential for the heterogeneous distribution of contaminants across the site. Contaminants have been identified at discrete locations, however conditions between sample locations have been inferred based on estimated geological and hydrogeological conditions and the nature and extent of identified contamination. Boundaries between zones of variable contamination are generally unclear and have been interpreted based on available data and professional judgement. The accuracy with which subsurface conditions have been characterised depends on the frequency of sampling, field and laboratory methods, the uniformity of the substrate and is therefore limited by the scope of works undertaken.

This report is based on sampling from test locations placed to target potential areas of environmental concern and to provide site coverage. This report does not provide a complete assessment of the environmental status of the site and is limited to the scope defined therein. Should information become available regarding conditions at the site including previously unknown sources of contamination, Edison reserves the right to review the report in the context of the additional information.

FIGURE



LUR-00886 F1 Site Location and Layout 10_10_2019

SITE LOCATION AND LAYOUT

146-148 Station Street, Penrith NSW 2750



FIGURE 1



ANNEXURE 1:
Development Plan and Penrith City Council Pre-lodgement Advice



Proposed - Ground Level
10

ISSUE	DATE	DESCRIPTION																
WORK IN PROGRESS																		
5/9/2018 4:02:13 PM																		
<p>All dimensions are stated in mm, unless otherwise indicated. For wall, floor or slab thickness, unless indicated, use the following: 100mm for walls, 100mm for floors, 150mm for slabs. All dimensions are to the face of the element unless otherwise indicated. All dimensions are to the face of the element unless otherwise indicated. All dimensions are to the face of the element unless otherwise indicated. All dimensions are to the face of the element unless otherwise indicated.</p>																		
<p>Coordinated Reference Drawings</p> <table border="1"> <thead> <tr> <th>Discipline</th> <th>Category</th> </tr> </thead> <tbody> <tr> <td>ARCHITECTURE</td> <td>Area Surveys</td> </tr> <tr> <td>CIVIL</td> <td>Site Consulting Engineers</td> </tr> <tr> <td>MECHANICAL</td> <td>Site Consulting Engineers</td> </tr> <tr> <td>ELECTRICAL</td> <td>Site Consulting Engineers</td> </tr> <tr> <td>PLUMBING</td> <td>Site Consulting Engineers</td> </tr> <tr> <td>LANDSCAPE</td> <td>Site Consulting Engineers</td> </tr> <tr> <td>STRUCTURE</td> <td>Site Consulting Engineers</td> </tr> </tbody> </table>			Discipline	Category	ARCHITECTURE	Area Surveys	CIVIL	Site Consulting Engineers	MECHANICAL	Site Consulting Engineers	ELECTRICAL	Site Consulting Engineers	PLUMBING	Site Consulting Engineers	LANDSCAPE	Site Consulting Engineers	STRUCTURE	Site Consulting Engineers
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STRUCTURE	Site Consulting Engineers																	
<p>Client</p> <p>VICINITY CENTRES Level 26, MLC Centres, 10 Martin Place, Sydney, NSW, 2000 T: +61 2 826 7720 F: +61 2 826 7720</p>																		
<p>Project Manager</p> <p>Vicinity Centres Cnr STATION ST & RESERVE ST, PENRITH, NSW, 2750 T: +61 2 972 9722 F: XXXXXXXXXX</p>																		
<p>Architect</p> <p>BN Architectural Urban Design Mechanical Structural Electrical</p> <p>BN Group Pty Ltd 12 Riverside Street Crows Nest, NSW 2085 Phone: 02 955 961 658 www.bn-architects.com.au bnarch@bn-architects.com.au</p>																		
<p>Project</p> <p>NEPEAN VILLAGE OUTDOOR PRECINCT Cnr STATION ST & RESERVE ST, PENRITH, NSW, 2750</p>																		
<p>Sheet name</p> <p>S1863 PROPOSED GROUND FLOOR LAYOUT</p>																		
<p>Scale @ A1: 1:150 Project No.: S1863 Drawn By: Author Checked By: Checker</p>																		
<p>Drawing No: A06-01</p>		<p>Stage - Rev:</p>																

[PRE-DA]
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Our Ref: PL19/0049
Contact: Wendy Connell
Telephone: (02) 4732 7908

9 August 2019

Brigitte Bradley
Urbis
Level 8 123 Pitt Street
SYDNEY NSW 2000

Dear Brigitte

**Pre-lodgement Advice
Proposed Development Nepean Village Outdoor Precinct
Lot 80 DP 709313, Lot 11 DP 715161 146-148 Station Street Penrith NSW
2750**

Thank you for taking part in Council's pre-lodgement meeting on 30 July 2019. The meeting was useful for Council in gaining an understanding of your proposal.

You are advised that should the items in the attached information be addressed, your application should be suitable for submission and consideration.

Information given by the pre-lodgement panel does not constitute a formal assessment of your proposal and at no time should comments of the officers be taken as a guarantee of approval of your proposal.

If we can help you any further regarding the attached advice, please feel free to contact me on (02) 4732 7908.

Yours sincerely

Wendy Connell
Senior Development Assessment Planner

Penrith City Council
PO Box 60, Penrith
NSW 2751 Australia
T 4732 7777
F 4732 7958
penrithcity.nsw.gov.au

PENRITH
CITY COUNCIL

PRE-LODGEMENT ADVICE

Proposal Nepean Village Outdoor Precinct
Address Lot 80 DP 709313
Lot 11 DP 715161
146 Station Street PENRITH NSW 2750

Attendees

Proponent

Brigitte Bradley, Urbis
Jacqueline Parker, Urbis
Sonia Davis, Vicinity
Tahlia May – BN Group
Milikani Khupe – BN Group
Darren White – Vicinity
Ben Clark – McKenzie Group

Penrith City Council

Wendy Connell – Senior Environmental Planner
Lauren Forrest-Martin – Development Services Administration Officer
Michael Middleton – Team Leader Environmental Health

Zoning: B4 Mixed Use under Penrith Local Environmental Plan 2010

Site Constraints: Heritage items, flooding

Development Type: Local

The pre-lodgement panel will endeavour to provide information which will enable you to identify issues that must be addressed in any application. The onus remains on the applicant to ensure that all relevant controls and issues are considered prior to the submission of an application.

RELEVANT EPIs POLICIES AND GUIDELINES

- Sydney Regional Environmental Plan no 20 – Hawkesbury Nepean River (No 2 - 1997)
- State Environmental Planning Policy. No 55 – Remediation of Land
- Penrith Local Environmental Plan 2010
- Penrith Development Control Plan 2014

KEY ISSUES AND OUTCOMES

The proposal is to address the following issues:

PLANNING:

A Heritage Impact Statement should support any development application. Council's Heritage Consultant will be on site at 10:15am on 15 August 2019 to discuss the proposal and provide advice as needed.

An Access Report should be provided with the development application to ensure equitable access to all community members, including those with mobility restrictions.

The development application should address how the principles of Crime Prevention Through Environmental Design have been considered.

Given the Urban Heat Island effect experienced locally, consideration of Council's Cooling the City Strategy is encouraged, including solar reflectance (lighter colours) and green infrastructure. Incorporation of the Cooling the City Strategy principles would ensure the proposal contributes positively to local environmental conditions.

Signage should be rationalised across the developments proposed to avoid visual clutter. Above awning signage is undesirable and should be avoided.

ENVIRONMENTAL MANAGEMENT:

Noise Impacts

Given the approved existing uses and the nature of the proposed uses and proximity to sensitive receivers, a formal acoustic report is not required. However, there are potential noise impacts associated with the relocation of existing plant and equipment as well as possible new equipment and extended trading hours for some of the uses. In this regard, the applicant should provide information to demonstrate that all potential noise impacts from the development onto neighbouring premises have been considered and mitigated where possible. When preparing the noise information, the author must consider, but not be limited to:

- The 'NSW Noise Policy for Industry' in terms of assessing the noise impacts associated with the development, including noise from any patron noise, mechanical plant and air conditioning.

Should mitigation measures be necessary, recommendations should be included to this effect. Recommendations and mitigation measures must be shown on all architectural plans.

SEPP 55 – Remediation of Land

The application is to address all relevant requirements under State Environmental Planning Policy 55 Remediation of Land (SEPP 55). Council cannot consent to any development unless these requirements have been satisfied. Should remediation be required this will require development consent. The application is to demonstrate that the land is suitable for the proposed purpose. Any Reports need to be completed by an appropriately qualified person(s) or company. An appropriately qualified person(s) is defined as “a person who, in the opinion of the Council, has a demonstrated experience or access to experience in hydrology, environmental chemistry, soil science, ecotoxicology, sampling and analytical procedures, risk evaluation and remediation technologies.

Smoke Free Environment Act

Smoking and using e-cigarettes are banned in all enclosed public areas and certain outdoor public areas. Owners and occupiers of some outdoor public places must ensure that adequate ‘No Smoking’ signs are displayed in commercial outdoor dining areas. See the Hospitality Guide for further information - <https://www.health.nsw.gov.au/tobacco/Pages/smoke-free-laws.aspx>. Any plans should demonstrate compliance with the Smoke Free Environment Act and the Regulations made thereunder.

Food Fit Out

The plans show a number of new uses including proposed food businesses. Details should be provided of the kitchen fit out with all fit out plans referring to AS4674 and Food Safety Standard 3.2.3.

Waste Management

A Waste Management Plan is to be provided addressing waste produced during the construction and operational phases of the development. It should address waste quantities, storage locations, waste classification and removal. Vehicular access for collection also needs to be addressed. There was also some discussion in the meeting about changing possible locations for the pump out and access to the trade waste/grease traps. This information should be noted on all architectural plans and information provided to demonstrate you have consulted with Sydney Water. I note that Council’s Waste Services section has more prescriptive requirements for these types of developments.

Erosion & Sediment Control

The applicant should provide a detailed Erosion & Sediment Control Plan to Council prior to the determination of this application that conforms to Council's Development Control Plan including, but not limited to:

- Location of stockpiles during construction;
- Location & details of all-weather access;
- Location & details of erosion and sediment control measures – sediment fences, vegetation strips etc;
- Location & details of stormwater pit protection measures (internal & external); and
- Location of waste storage area during construction.

General Environmental Health Impacts

The environmental impacts associated with the construction and operational phases of the development will also need to be addressed, such as water quality, noise, dust, erosion and sediment control and air quality. This can be included in the Statement of Environmental Effects.

BUILDING:

Council's Building Certification and Fire Safety Officer will also be on site on the 15 August to assist with any BCA matters.

Documentation to be submitted with Development Application

- | | |
|---|----------------------------------|
| ▪ Survey Drawing | ▪ Site Plan |
| ▪ Floor Plan(s) | ▪ Stormwater Concept Plan |
| ▪ Statement of Environmental Effects | ▪ Waste Management Plan |
| ▪ Elevation and Section Plans | ▪ Landscape Plan |
| ▪ Traffic and Parking Assessment | ▪ Contamination Assessment |
| ▪ Schedule of External Materials and Finishes | ▪ Access Statement |
| ▪ Signage Details (if proposed) | ▪ Operational Plan of Management |
| ▪ Acoustic Report / Statement | |

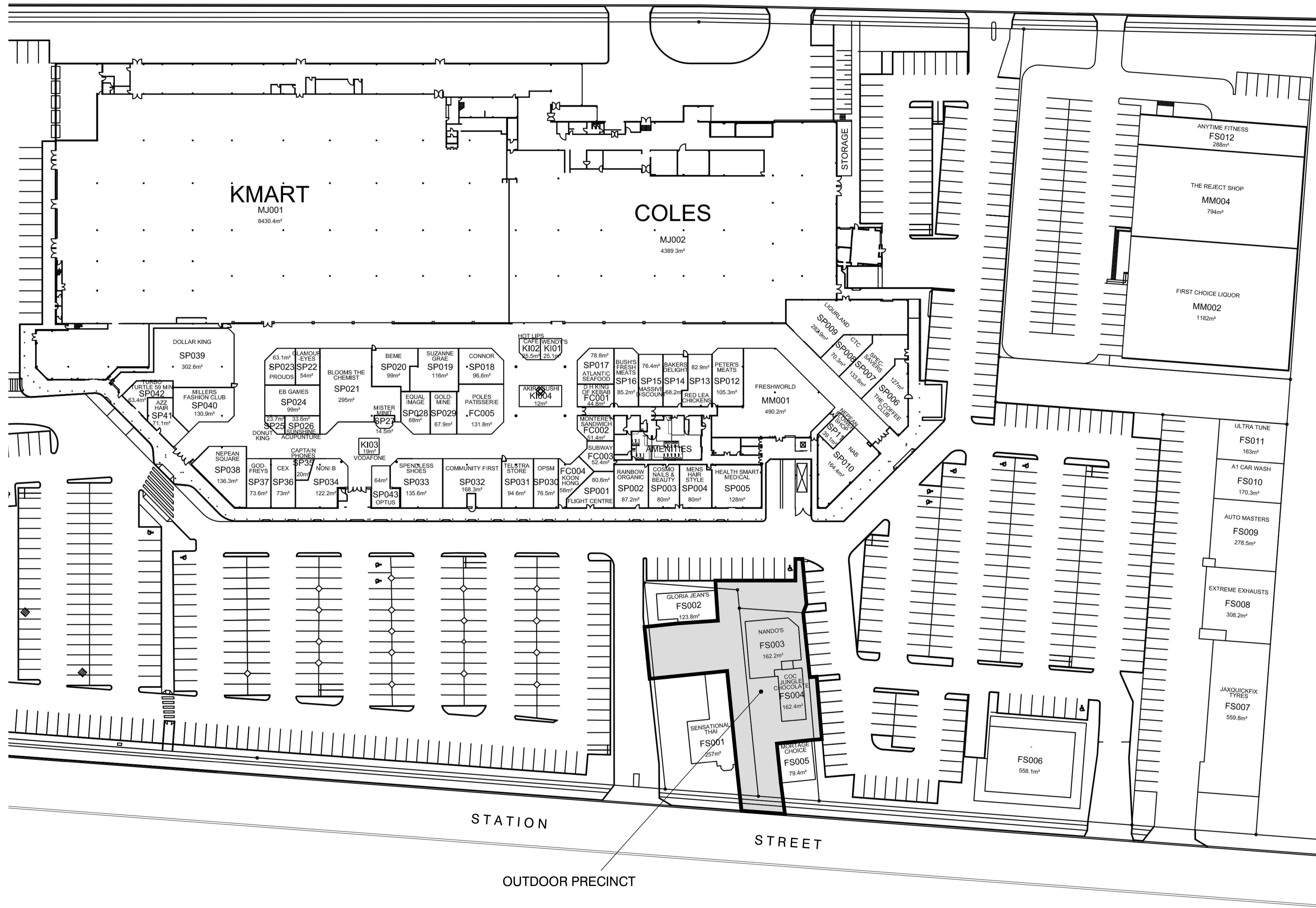
1 x hard copy and 1 x PDF digital copy (additional copies required if integrated development) of your development application.

Please refer to Council's Development Application checklist, as attached, for further details of submission requirements and ensure that plans submitted illustrate consistent detail.

Please ensure you contact Council's duty officer on 4732 7991 to make an appointment for lodgement of this application.

Fees

Please call the Development Services Department Administrative Support on (02) 4732 7991 to enquire about fees and charges.



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CLIENT
VICINITY

These drawings are issued as an initial guide only and all the details must be verified on site by the Lessee and/or the Lessee's architect/designer prior to preparing fitout documents. All dimensions and RL's are approximate only and are subject to site survey. Prior to trading, the Lessee must provide to the Lessor's nominated representative a certificate of structural adequacy from a registered Structural Engineer confirming the structural integrity of all suspended elements. All service locations to be verified on site by Lessee's designer prior to commencing documentation.

REVISION	DATE	ZONE
A INITIAL ISSUE	24.09.18	

Contour Interval	0.1m	BM	PM12629
Datum	AHD	RL	27.598
Scale	NOT TO SCALE		
Surveyed	PB		17.09.2018
Drawn	MP		20.09.2018
Checked	PB		20.09.2018



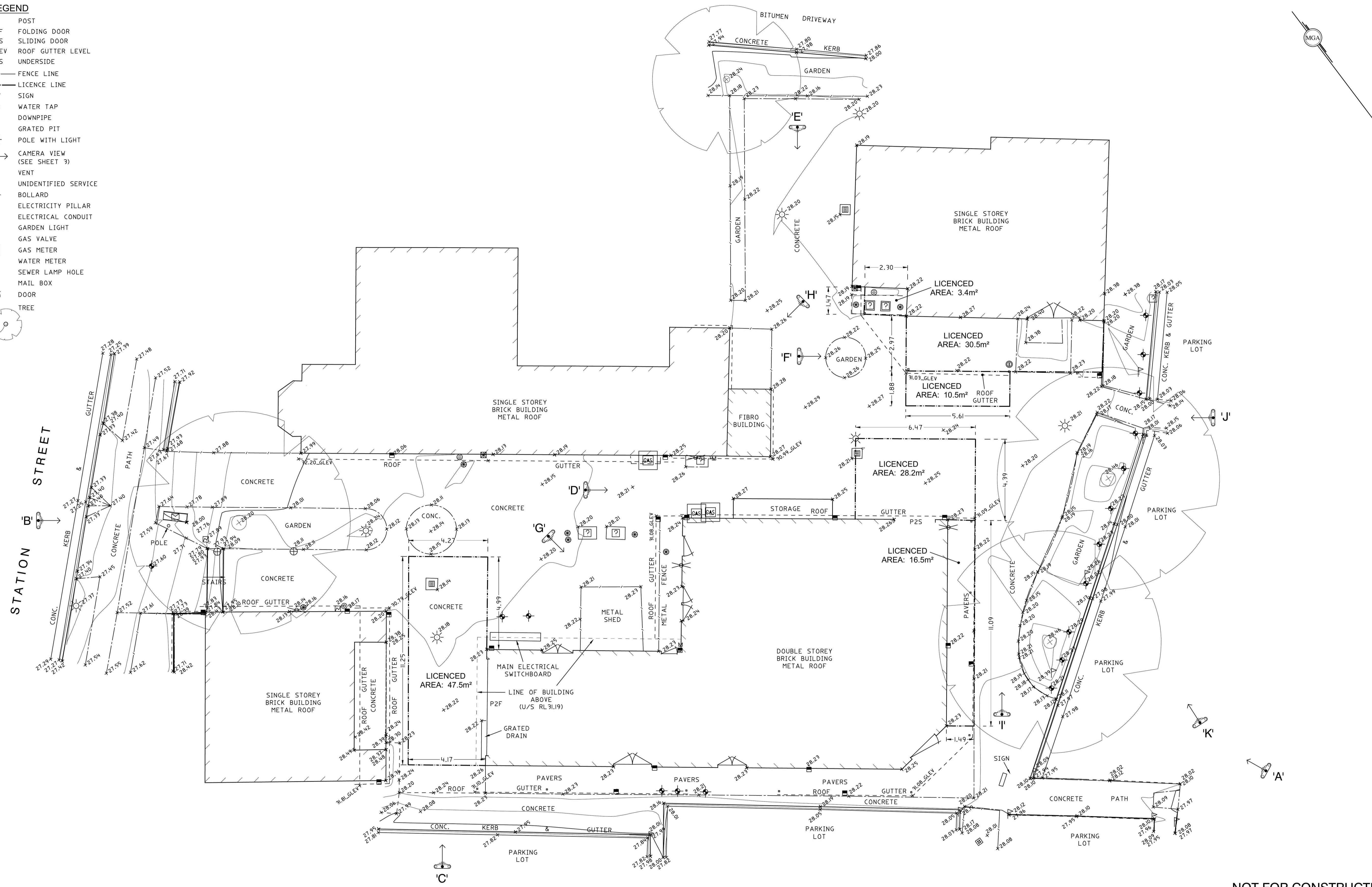
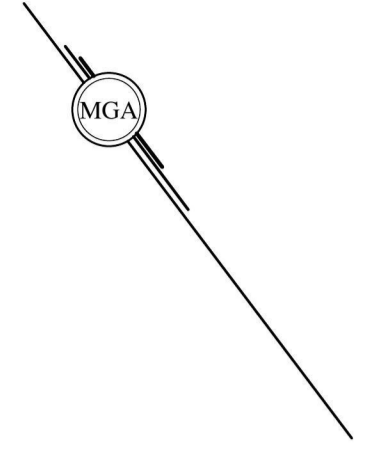
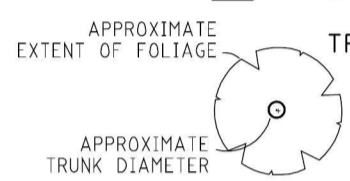
Veris Australia Pty Ltd
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DETAIL SURVEY
NEPEAN VILLAGE SHOPPING CENTRE
OUTDOOR PRECINCT
OVERALL PLAN

Proj No. 216572.012 Rev A
Sheet No. 1 of 3 216572_DT_OP_REVA.DWG
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LEGEND

- POST
- P2F FOLDING DOOR
- P2S SLIDING DOOR
- GLEV ROOF GUTTER LEVEL
- U/S UNDERSIDE
- FENCE LINE
- LICENCE LINE
- ▲ SIGN
- ⊕ WATER TAP
- ⊖ DOWNPIPE
- ⊞ GRATED PIT
- ☀ POLE WITH LIGHT
- 📷 CAMERA VIEW (SEE SHEET 3)
- ⊞ VENT
- ⊞ UNIDENTIFIED SERVICE
- ⊞ BOLLARD
- ⊞ ELECTRICITY PILLAR
- ⊞ ELECTRIC CONDUIT
- ⊞ GARDEN LIGHT
- ⊞ GAS VALVE
- ⊞ GAS METER
- ⊞ WATER METER
- ⊞ SEWER LAMP HOLE
- ⊞ MAIL BOX
- ⊞ DOOR



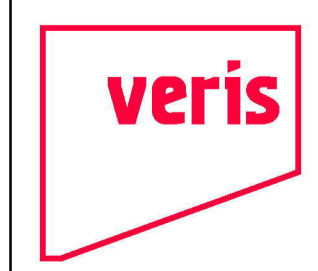
NOT FOR CONSTRUCTION

CLIENT
VICINITY

These drawings are issued as an initial guide only and all the details must be verified on site by the Lessee and/or the Lessee's architect/designer prior to preparing fitout documents. All dimensions and RL's are approximate only and are subject to site survey. Prior to trading, the Lessee must provide to the Lessor's nominated representative a certificate of structural adequacy from a registered Structural Engineer confirming the structural integrity of all suspended elements. All service locations to be verified on site by Lessee's designer prior to commencing documentation.

REVISION	DATE	ZONE
A INITIAL ISSUE	24.09.18	

Contour Interval	0.1m	BM	PM12629
Datum	AHD	RL	27.598
Scale	1:100		
Surveyed	PB		17.09.2018
Drawn	MP		20.09.2018
Checked	PB		20.09.2018



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DETAIL SURVEY
NEPEAN VILLAGE SHOPPING CENTRE
OUTDOOR PRECINCT
FLOOR PLAN AREA

Proj No. 216572.012 Rev A

Sheet No. 2 of 3 216572_DT_OP_REVA.DWG
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VIEW 'A'



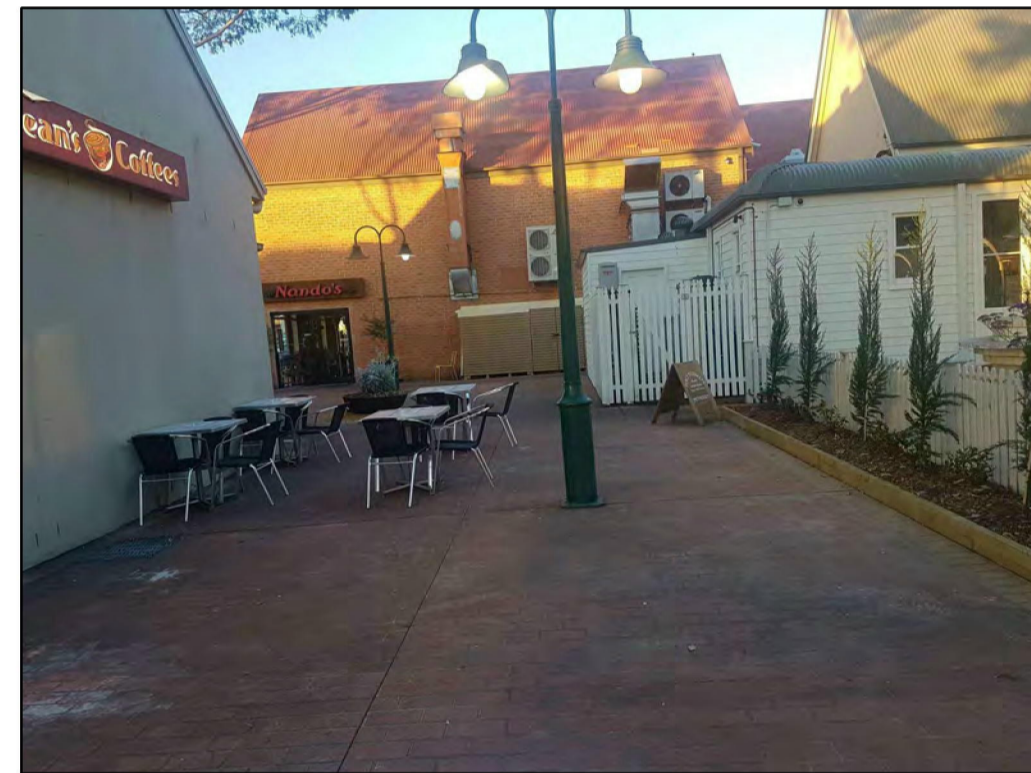
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VIEW 'C'



VIEW 'D'



VIEW 'E'



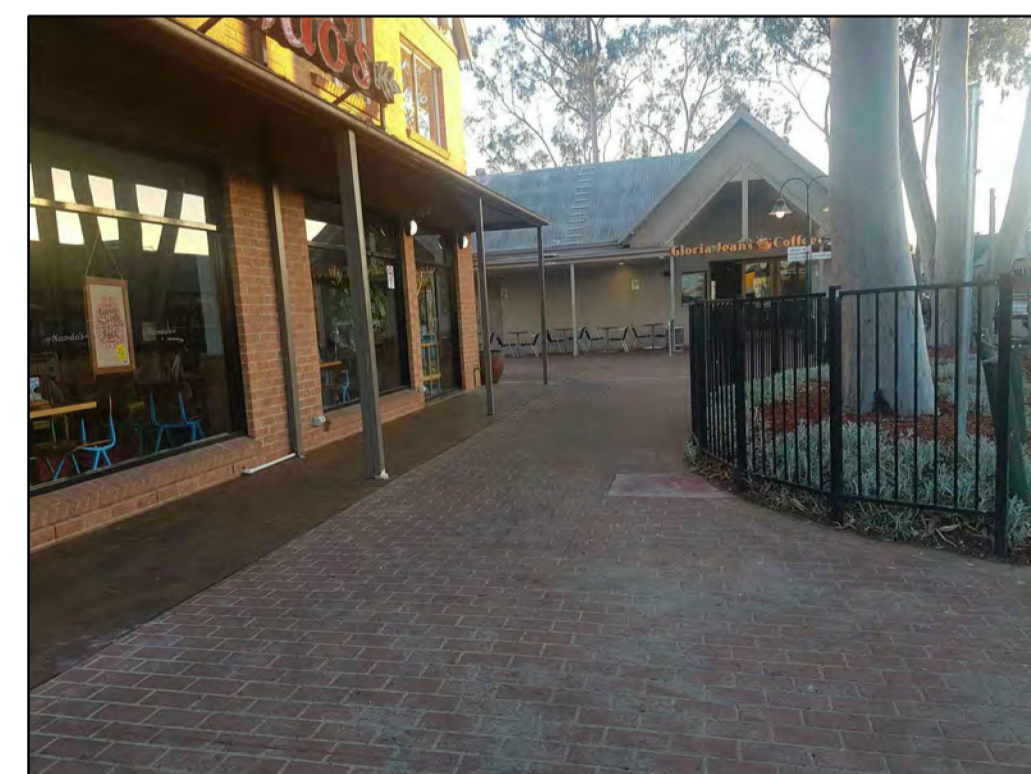
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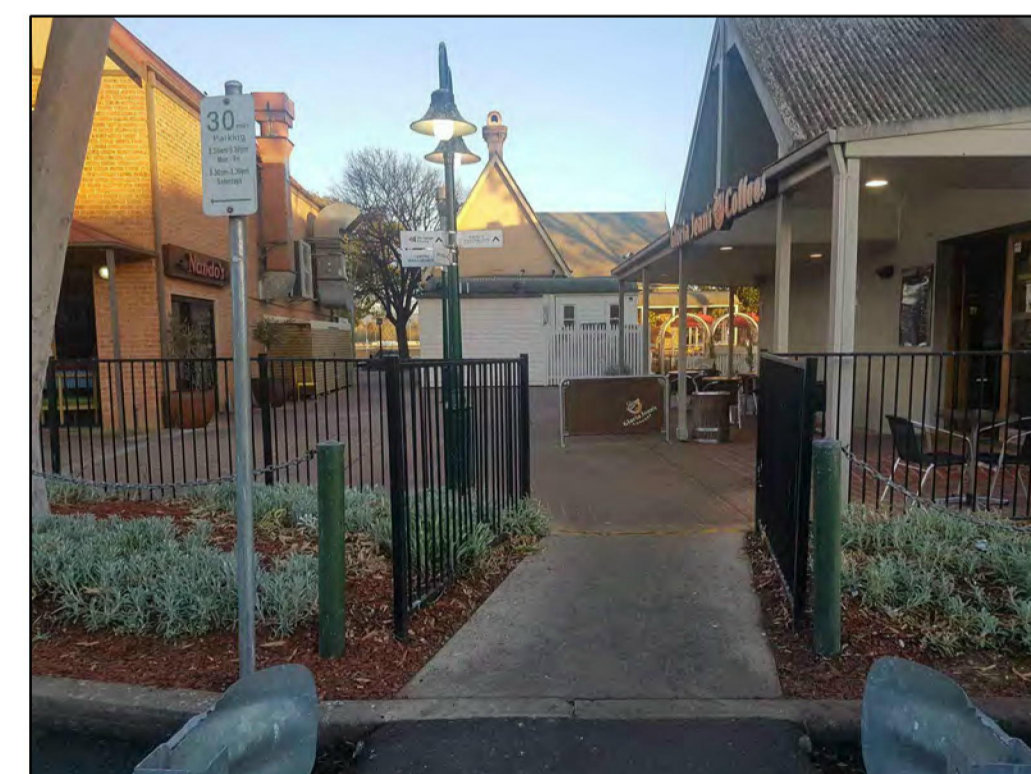
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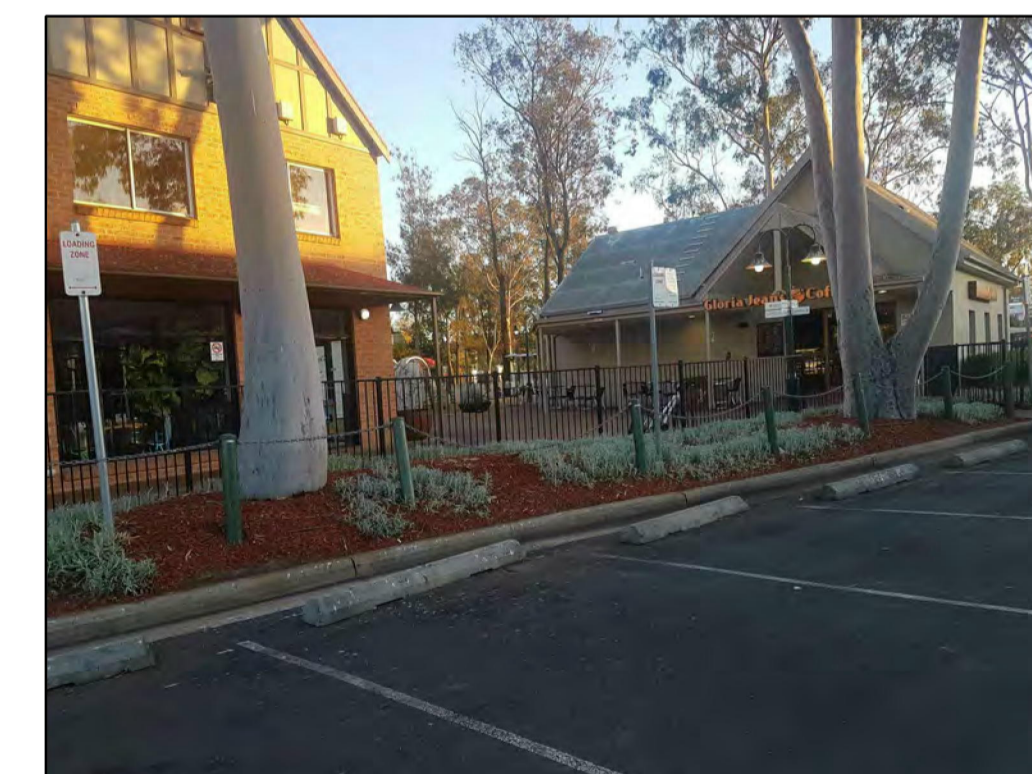
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VIEW 'I'



VIEW 'J'



VIEW 'K'

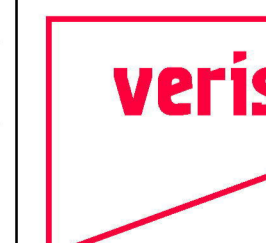
NOT FOR CONSTRUCTION

CLIENT
VICINITY

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REVISION	DATE	ZONE
A	24.09.18	
INITIAL ISSUE		

Contour Interval	0.1m	BM	PM12629
Datum	AHD	RL	27.598
Scale	NOT TO SCALE		
Surveyed	PB		17.09.2018
Drawn	MP		20.09.2018
Checked	PB		20.09.2018



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DETAIL SURVEY
NEPEAN VILLAGE SHOPPING CENTRE
OUTDOOR PRECINCT
CAMERA VIEWS

Proj No. 216572.012 Rev A

Sheet No. 3 of 3 216572_DT_OP_REVA.DWG
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ANNEXURE 2: Site Information

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

Property No: 738492
Your Reference: E19010-NV
Contact No:

Issue Date: 01 October 2019
Certificate No: 19/03946

Issued to: Edison Environmental & Engineering Pty Ltd
PO Box 564
BALMAIN NSW 2041

PRECINCT 2010

DESCRIPTION OF LAND

County: CUMBERLAND

Parish: MULGOA

Location: 146 Station Street PENRITH NSW 2750

Land Description: Lot 11 DP 715161

- 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.33 - Hazardous and Offensive Development.

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.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) 2013.

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.

State Environmental Planning Policy (Primary Production and Rural Development) 2019.

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:

An Annual Update Amendment Planning Proposal applies to this land.

The Planning Proposal seeks to resolve several policy changes, contemporise certain elements and undertake “housekeeping” changes which are minor in nature. (See www.penrithcity.nsw.gov.au for details).

Draft State Environmental Planning Policy (Western Sydney Corridors) may apply to the land. Further information is available here: <https://www.transport.nsw.gov.au/corridors>.

On 22 June 2018, the NSW Government announced changes to the recommended alignments for the Western Sydney corridors, including continuing with the previously gazetted 1951 corridor for the Bells Line of Road Castlereagh Connection.

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.

Draft Standard Instrument (Local Environmental Plans) Order 2006 applies to the land.

Draft State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 applies to the land.

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

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

Penrith Development Control Plan 2014 applies to the land.

2 ZONING AND LAND USE UNDER RELEVANT LEPs

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

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

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

**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; Oyster aquaculture; 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; Tank-based aquaculture; Veterinary hospitals

4 Prohibited

Pond-based aquaculture; Rural workers' dwellings; Any development not specified in item 2 or 3

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

Flood planning

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

Additional information relating to Penrith Local Environmental Plan 2010

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

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

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

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.

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

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

(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.)

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:

An item/Items of environmental heritage (identified in Penrith Local Environmental Plan 2010) is/are situated on the land.

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

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

3 COMPLYING DEVELOPMENT

HOUSING CODE

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

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. If the land is within the relevant zones complying development under the Housing Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

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.)

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. If the land is within the relevant zones complying development under the Rural Housing Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

LOW RISE MEDIUM DENSITY HOUSING CODE

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

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. If the land is within the relevant zones complying development under the Low Rise Medium Density Housing Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

Please note that Council has been deferred from the application of Part 3B of the Low Rise Medium Density Housing Code until 1 July 2020. That Part will not apply to Penrith Local Government Area during this time.

GREENFIELD HOUSING CODE

(The Greenfield 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, and if the land is identified as a Greenfield Housing Code Area by the Greenfield Housing Code Area Map.)

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. If the land is within the relevant zones, and if the land is identified as a Greenfield Housing Code Area by the Greenfield Housing Code Area Map complying development under the Greenfield Housing Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

HOUSING ALTERATIONS CODE

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. Complying development under the Housing Alterations Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

GENERAL DEVELOPMENT CODE

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. Complying development under the General Development Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. Complying development under the Commercial and Industrial Alterations Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

SUBDIVISIONS CODE

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. Complying development under the Subdivisions Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

DEMOLITION CODE

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. Complying development under the Demolition Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

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.)

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. If the land is within the relevant zones complying development under the Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

FIRE SAFETY CODE

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. Complying development under the Fire Safety Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

(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.

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.

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

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 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.

9A 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*)

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

10A NATIVE VEGETATION CLEARING SET ASIDES

(Information is provided in this section only if Council has been notified of the existence of a set aside area by Local Land Services or it is registered in the public register under which section 60ZC of the *Local Land Services Act 2013* relates).

11 BUSH FIRE PRONE LAND

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

12 PROPERTY VEGETATION PLANS

(Information is provided in this section only if Council has been notified that the land is land to which a property vegetation plan 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 3A

(Information is provided in this section only if there is a direction by the Minister in force under section 75P(2)(c1) of the Act (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.)

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.)

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

17 *SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING*

(Information is provided in this section only if:

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

18 *PAPER SUBDIVISION INFORMATION*

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

19 *SITE VERIFICATION CERTIFICATES*

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

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

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

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

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

(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.

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

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.
- 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.

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

* Development Control Plan General Information

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

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

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

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

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

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

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

PLANNING CERTIFICATE UNDER SECTION 10.7

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

* Penrith City Centre Controls

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

* Key Sites Map

The land is identified on the Penrith Local Environmental Plan 2010 (PLEP 2010) Key Sites Map. See Clause 8.4 of PLEP 2010 for details.

Additional matters that consent authority must consider

Clause 92 (1)(f) of *Environmental Planning and Assessment Regulation 2000* (the Regulation) applies to the land. Relevantly this clause provides:

- (f) *in the case of a development application for development for the erection of a building for residential purposes on land in Penrith City Centre, the Development Assessment Guideline: An Adaptive Response to Flood Risk Management for Residential Development in the Penrith City Centre published by the Department of Planning and Environment on 28 June 2019.*

A copy of this Guideline is available on the website of the Department.

Clause 92(1)(a)-(e) of the Regulation may also apply to the land.

Warwick Winn
General Manager

PER



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.

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

Property No: 541587
Your Reference: E19010-NV
Contact No:

Issue Date: 01 October 2019
Certificate No: 19/03945

Issued to: Edison Environmental & Engineering Pty Ltd
PO Box 564
BALMAIN NSW 2041

PRECINCT 2010

DESCRIPTION OF LAND

County: CUMBERLAND

Parish: MULGOA

Location: 148 Station Street PENRITH NSW 2750

Land Description: Lot 80 DP 709313

- 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.33 - Hazardous and Offensive Development.

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.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) 2013.

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.

State Environmental Planning Policy (Primary Production and Rural Development) 2019.

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:

An Annual Update Amendment Planning Proposal applies to this land.

The Planning Proposal seeks to resolve several policy changes, contemporise certain elements and undertake “housekeeping” changes which are minor in nature. (See www.penrithcity.nsw.gov.au for details).

Draft State Environmental Planning Policy (Western Sydney Corridors) may apply to the land. Further information is available here: <https://www.transport.nsw.gov.au/corridors>.

On 22 June 2018, the NSW Government announced changes to the recommended alignments for the Western Sydney corridors, including continuing with the previously gazetted 1951 corridor for the Bells Line of Road Castlereagh Connection.

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.

Draft Standard Instrument (Local Environmental Plans) Order 2006 applies to the land.

PLANNING CERTIFICATE UNDER SECTION 10.7

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Draft State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 applies to the land.

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

Penrith Development Control Plan 2014 applies to the land.

2 ZONING AND LAND USE UNDER RELEVANT LEPs

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

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

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

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; Oyster aquaculture; 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; Tank-based aquaculture; Veterinary hospitals

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

4 Prohibited

Pond-based aquaculture; Rural workers' dwellings; Any development not specified in item 2 or 3

Flood planning

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

Additional information relating to Penrith Local Environmental Plan 2010

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

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

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

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.

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

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.)

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.)

An item/Items of environmental heritage (identified in Penrith Local Environmental Plan 2010) is/are situated on the land.

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

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

3 COMPLYING DEVELOPMENT

HOUSING CODE

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

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. If the land is within the relevant zones complying development under the Housing Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

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.)

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. If the land is within the relevant zones complying development under the Rural Housing Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

LOW RISE MEDIUM DENSITY HOUSING CODE

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

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. If the land is within the relevant zones complying development under the Low Rise Medium Density Housing Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

Please note that Council has been deferred from the application of Part 3B of the Low Rise Medium Density Housing Code until 1 July 2020. That Part will not apply to Penrith Local Government Area during this time.

GREENFIELD HOUSING CODE

(The Greenfield 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, and if the land is identified as a Greenfield Housing Code Area by the Greenfield Housing Code Area Map.)

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. If the land is within the relevant zones, and if the land is identified as a Greenfield Housing Code Area by the Greenfield Housing Code Area Map complying development under the Greenfield Housing Code **may not** be carried out on any part of the land that is identified
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PLANNING CERTIFICATE UNDER SECTION 10.7

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as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

HOUSING ALTERATIONS CODE

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. Complying development under the Housing Alterations Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

GENERAL DEVELOPMENT CODE

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. Complying development under the General Development Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. Complying development under the Commercial and Industrial Alterations Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

SUBDIVISIONS CODE

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. Complying development under the Subdivisions Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

DEMOLITION CODE

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. Complying development under the Demolition Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

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.)

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. If the land is within the relevant zones complying development under the Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

FIRE SAFETY CODE

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. Complying development under the Fire Safety Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an
-

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

(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.

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).

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

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 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.

9A 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*.)

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

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*)

10A NATIVE VEGETATION CLEARING SET ASIDES

(Information is provided in this section only if Council has been notified of the existence of a set aside area by Local Land Services or it is registered in the public register under which section 60ZC of the *Local Land Services Act 2013* relates).

11 BUSH FIRE PRONE LAND

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

12 PROPERTY VEGETATION PLANS

(Information is provided in this section only if Council has been notified that the land is land to which a property vegetation plan 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 3A

(Information is provided in this section only if there is a direction by the Minister in force under section 75P(2)(c1) of the Act (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.)

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.)

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

16 SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

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

17 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

(Information is provided in this section only if:

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

18 PAPER SUBDIVISION INFORMATION

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

19 SITE VERIFICATION CERTIFICATES

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

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

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

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

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.
- 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.

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

*** 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
- Emu Plains
- Erskine Business Park
- Glenmore Park
- Kingswood
- Mulgoa Valley
- Orchard Hills
- Penrith
- Penrith Health and Education Precinct
- Riverlink Precinct

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

- 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/>

* 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).

* Key Sites Map

The land is identified on the Penrith Local Environmental Plan 2010 (PLEP 2010) Key Sites Map. See Clause 8.4 of PLEP 2010 for details.

Additional matters that consent authority must consider

Clause 92 (1)(f) of *Environmental Planning and Assessment Regulation 2000* (the Regulation) applies to the land. Relevantly this clause provides:

- (f) *in the case of a development application for development for the erection of a building for residential purposes on land in Penrith City Centre, the Development Assessment Guideline: An Adaptive Response to Flood Risk Management for Residential Development in the Penrith City Centre published by the Department of Planning and Environment on 28 June 2019.*

A copy of this Guideline is available on the website of the Department.

Clause 92(1)(a)-(e) of the Regulation may also apply to the land.

Warwick Winn
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.

ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 147 943 842)

ABN 82 147 943 842

18/36 Osborne Road,
Manly NSW 2095

Telephone: +612 9977 6713

Mobile: 0412 169 809

Email: search@alsearchers.com.au

01st October 2019

LAND INSIGHT AND RESOURCES PTY LTD

**4/4307 Daydream Street,
WARRIEWOOD NSW**

Attention: Tim Osborne,

RE:

**148 Station Street,
Penrith**

Note 1: Lot 80 DP 709313 (Page 1)

Note 2: Lot 11 DP 715161 (Page 4)

Note 1:

Current Search

Folio Identifier 80/709313 (title attached)

DP 709313 (plan attached)

Dated 30th September, 2019

Registered Proprietor:

VICINITY CUSTODIAN PTY LTD

Title Tree
Lot 80 DP 709313

Folio Identifier 80/709313

PA 58475

Conveyance Book 3600 No. 24

Conveyance Book 2764 No. 649

Conveyance Book 1556 No. 433

**Summary of proprietor(s)
Lot 80 DP 709313**

Year	Proprietor(s)
	(Lot 80 DP 709313)
2018 – todate	Vicinity Custodian Pty Ltd <i>(formerly Federation Custodian Pty Ltd)</i>
<i>(2011 – todate)</i>	<i>(various current leases shown on Lease premise Index Search LF35)</i>
<i>(2011 – todate)</i>	<i>(various leases shown on Lease premise Index Search LF35)</i>
2015 – 2018	Federation Custodian Pty Ltd <i>(formerly CPT Custodian Pty Limited)</i>
2004 – 2015	CPT Custodian Pty Limited
2004 – 2004	Centro MCS Manager Limited
2000 – 2004	Sandhurst Trustees Limited
1993 – 2000	Community First Credit Union Limited <i>(formerly SWB Community Credit Union Limited)</i>
1985 – 1993	SWB Community Credit Union Limited
1985 – 1985	Cadomet Pty Limited
<i>(1985 – 2011)</i>	<i>(various leases shown on Historical Folio 80/709313)</i>
	(Lot 8 in F.D.Woodriff’s subdivision Parish Mulgoa – Conv Book 3600 No. 24)
1984 – 1985	Cadomet Pty Limited
	(Lot 8 in F.D.Woodriff’s subdivision Parish Mulgoa – Area 26 Perches – Conv Book 2764 No. 649)
1965 – 1984	Eileen Ethel Harvey, married woman
1946 – 1965	Irene Alice Robertson / trustee Alice Margaret Doro / trustee Percy Thomas Plunkett, estate
	(Lot 8 in F.D.Woodriff’s subdivision Parish Mulgoa and other land – Conv Book 1556 No. 433)
1929 – 1946	Percy Thomas Plunkett, hotelkeeper
1928 – 1929	Frederick Alfred Hollier, farmer / executor Sarah Hollier, widow / beneficiary Noah Hollier, estate
1913 – 1928	Frederick Alfred Hollier, farmer / executor Noah Hollier, estate

Note 2:

Current Search

Folio Identifier 11/715161 (title attached)
DP 715161 (plan attached)
Dated 30th September, 2019
Registered Proprietor:
VICINITY CUSTODIAN PTY LTD

Title Tree
Lot 11 DP 715161

Folio Identifier 11/715161

Certificate of Title Volume 14360 Folio 179

IVA 34480

Conveyance Book 3411 No. 926

Conveyance Book 2765 No. 857

New Trustees Book 2734 No 733

New Trustees Book 2369 No 194

Conveyance Book 1556 No. 433

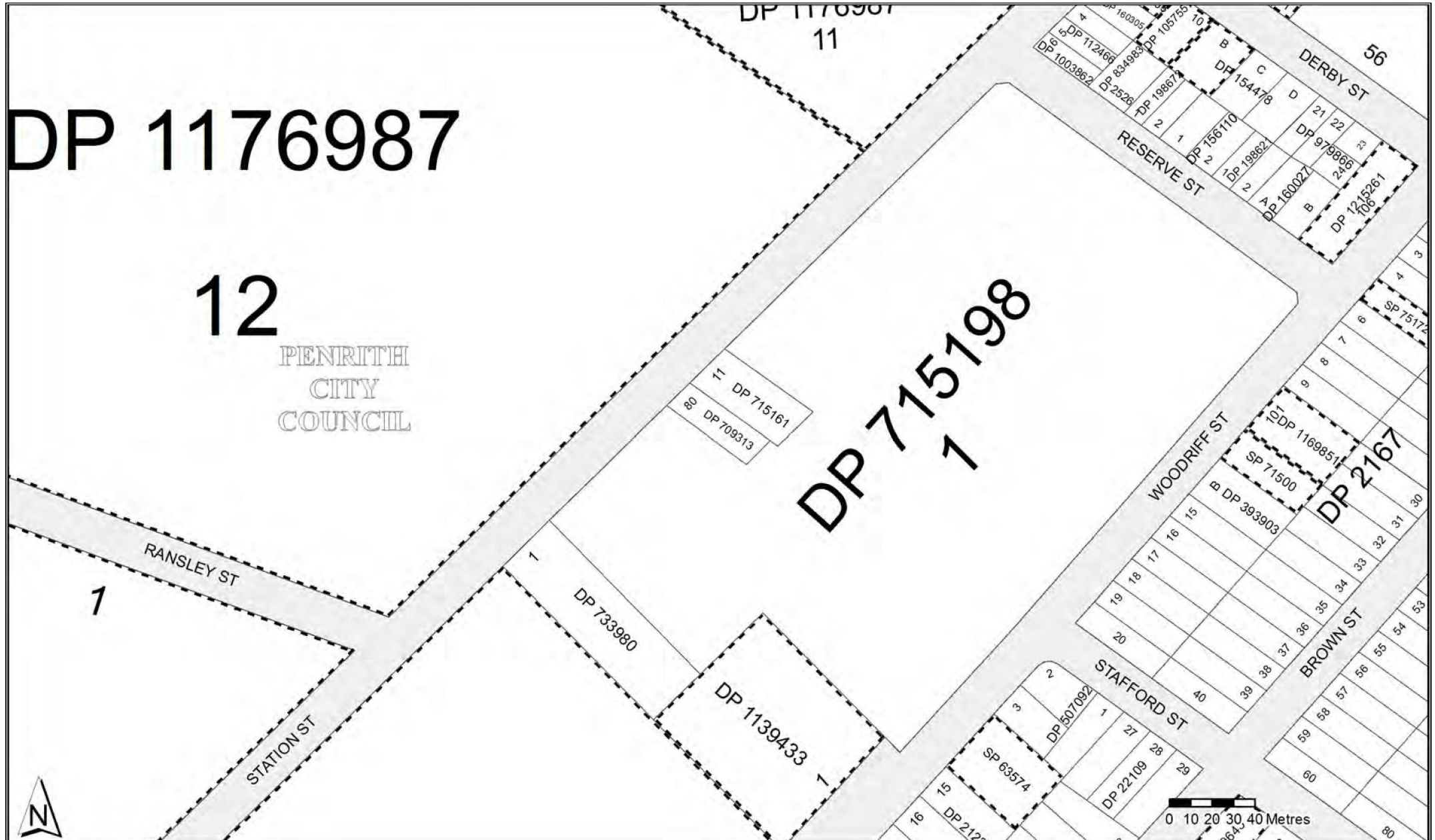
**Summary of proprietor(s)
Lot 11 DP 715161**

Year	Proprietor(s)
	(Lot 11 DP 715161)
2018 – todate	Vicinity Custodian Pty Ltd <i>(formerly Federation Custodian Pty Ltd)</i>
<i>(2011 – todate)</i>	<i>(various current leases shown on Lease premise Index Search LF35)</i>
<i>(2011 – todate)</i>	<i>(various leases shown on Lease premise Index Search LF35)</i>
2015 – 2018	Federation Custodian Pty Ltd <i>(formerly CPT Custodian Pty Limited)</i>
2004 – 2015	CPT Custodian Pty Limited
2004 – 2004	Centro MCS Manager Limited
1996 – 2004	Sandhurst Trustees Limited
1988 – 1996	Permanent Trustee Australia Limited
1988 – 1988	Corpav Nominees Pty. Limited
1987 – 1988	Gordon Lawrence Fraser Martin Lena Martin
1985 – 1987	G.R.I.D. Developments Pty. Limited
<i>(1985 – 2011)</i>	<i>(various leases shown on Historical Folio 11/715161)</i>
	(Lot A DP 164919 – CTVol 14360 Fol 179)
1985 – 1985	G.R.I.D. Developments Pty. Limited
1981 – 1985	Reginald John Hall, company director Susan Elizabeth Hall, company director Edward Thomas Stovold, company director Joan Elanor Stovold, company director
	(Lot A DP 164919 – Area 1 Rood 5 Perches – Conv Book 3411 No. 926)
1980 – 1981	Reginald John Hall, company director Susan Elizabeth Hall, company director Edward Thomas Stovold, company director Joan Elanor Stovold, company director
1974 – 1980	Delle Annie Welch, widow <i>(formerly Delle Anne Welch)</i>

Cont.

Cont.

	(Lot A DP 164919 – Area 1 Rood 5 Perches – Conv Book 2765 No. 857)
1965 – 1974	Colin Richard Welch, grazier Delle Anne Welch, his wife
	(Lot A DP 164919 – Area 1 Rood 5 Perches – New Trustees Book 2765 No. 857)
1964 – 1965	Irene Alice Robertson, married woman / trustee Alice Margaret Doro, married woman / trustee Percy Thomas Plunkett, estate
	(Lot A DP 164919 – Area 1 Rood 5 Perches – New Trustees Book 2734 No. 733)
1956 – 1964	Alice Maud Plunkett, married woman / trustee Irene Alice Robertson, , married woman / trustee Percy Thomas Plunkett, estate
1946 – 1956	John Dudley Plunkett, executor Amos William Parker, executor Percy Thomas Plunkett, estate
	(Lots 5, 6, 7, 24, 25, 26 & 27 of Frederick Daniel Woodriff’s subdivision Parish Mulgoa and other land – Conv Book 1556 No. 433)
1929 – 1946	Percy Thomas Plunkett, hotelkeeper
1928 – 1929	Frederick Alfred Hollier, farmer / executor Sarah Hollier, widow / beneficiary Noah Hollier, estate
1913 – 1928	Frederick Alfred Hollier, farmer / executor Noah Hollier, estate
	(Lots 5, 6, 7, 24, 25, 26 & 27 of Frederick Daniel Woodriff’s subdivision Parish Mulgoa and other land – Conv Book 347 No. 670)
1886 – 1913	Noah Hollier, gentleman



	Status	Surv/Comp	Purpose
DP154478 Lot(s): B			
CA95341 - LOT B DP154478			
DP234581 Lot(s): 12			
DP649514	REGISTERED	SURVEY	EASEMENT
DP1057557 Lot(s): 10			
PA81354 - LOT 10 DP1057557			
DP1139433 Lot(s): 1			
DP264555	HISTORICAL	SURVEY	SUBDIVISION
DP603622	HISTORICAL	COMPILATION	SUBDIVISION
DP1147219 Lot(s): 1			
DP645693	REGISTERED	SURVEY	EASEMENT
DP773983	HISTORICAL	SURVEY	RESUMPTION OR ACQUISITION
DP1219232	REGISTERED	SURVEY	EASEMENT
NSW GAZ. 11-12-1992 Folio : 8791			
RESUMPTION OF EASEMENT FOR ELECTRICITY PURPOSES AFFECTING THE PROPOSED EASEMENT FOR ELECTRICITY PURPOSES SHOWN IN DP645693			
DP265050 PROPOSED EASEMENT FOR SEWERAGE PURPOSES. FEE IN BOOK 288 NO. 892			
CA113016 - LOT 2 DP773983			
NSW GAZ. 02-02-1892 Folio : 898			
DEDICATED AS PUBLIC RESERVE UNDER CROWN LANDS ACT, 1884			
DP1166253 Lot(s): 1			
DP160305	HISTORICAL	SURVEY	UNRESEARCHED
CA95480 - LOT A DP160305			
DP1169851 Lot(s): 101			
DP2167	HISTORICAL	COMPILATION	UNRESEARCHED
DP1176987 Lot(s): 11, 12			
DP998482	HISTORICAL	COMPILATION	DEPARTMENTAL
DP1192595 Lot(s): 1			
CA110556 - LOT 1 DP1192595			
DP1215261 Lot(s): 106			
PA83307 - LOTS 104-106 DP1215261			
SP63574			
DP21229	HISTORICAL	SURVEY	UNRESEARCHED
DP507092	HISTORICAL	COMPILATION	SUBDIVISION
DP1012192	HISTORICAL	COMPILATION	CONSOLIDATION
SP69643			
DP22109	HISTORICAL	SURVEY	UNRESEARCHED
DP1048779	HISTORICAL	SURVEY	REDEFINITION
SP71500			
DP393903	HISTORICAL	SURVEY	UNRESEARCHED
DP1061219	HISTORICAL	SURVEY	REDEFINITION
SP75172			
DP2167	HISTORICAL	COMPILATION	UNRESEARCHED
DP1084218	HISTORICAL	SURVEY	REDEFINITION

Caution: This information is provided as a searching aid only. Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For **ALL ACTIVITY PRIOR TO SEPTEMBER 2002** you must refer to the RGs Charting and Reference Maps.

Plan	Surv/Comp	Purpose
DP2167	COMPILATION	UNRESEARCHED
DP21229	SURVEY	UNRESEARCHED
DP22109	SURVEY	UNRESEARCHED
DP28917	SURVEY	UNRESEARCHED
DP112466	COMPILATION	DEPARTMENTAL
DP154478	COMPILATION	UNRESEARCHED
DP156110	COMPILATION	UNRESEARCHED
DP160027	SURVEY	UNRESEARCHED
DP160305	SURVEY	UNRESEARCHED
DP198621	COMPILATION	DEPARTMENTAL
DP198672	COMPILATION	DEPARTMENTAL
DP234581	COMPILATION	SUBDIVISION
DP393903	SURVEY	UNRESEARCHED
DP507092	COMPILATION	SUBDIVISION
DP709313	SURVEY	OLD SYSTEM CONVERSION
DP715161	SURVEY	OLD SYSTEM CONVERSION
DP715198	SURVEY	OLD SYSTEM CONVERSION
DP733980	COMPILATION	CONSOLIDATION
DP752044	COMPILATION	CROWN ADMIN NO.
DP834983	SURVEY	REDEFINITION
DP979866	COMPILATION	UNRESEARCHED
DP1003862	COMPILATION	LIMITED FOLIO CREATION
DP1055150	COMPILATION	DEPARTMENTAL
DP1057557	SURVEY	OLD SYSTEM CONVERSION
DP1139433	SURVEY	CONSOLIDATION
DP1147219	SURVEY	SUBDIVISION
DP1166253	SURVEY	REDEFINITION
DP1169851	SURVEY	CONSOLIDATION
DP1176987	SURVEY	SUBDIVISION
DP1176987	UNRESEARCHED	SUBDIVISION
DP1192595	COMPILATION	LIMITED FOLIO CREATION
DP1215261	SURVEY	OLD SYSTEM CONVERSION
SP63574	COMPILATION	STRATA PLAN
SP69643	COMPILATION	STRATA PLAN
SP71500	COMPILATION	STRATA PLAN
SP75172	COMPILATION	STRATA PLAN

Caution: This information is provided as a searching aid only. Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For **ALL ACTIVITY PRIOR TO SEPTEMBER 2002** you must refer to the RGs Charting and Reference Maps.



14360179

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

IVA No. 34480

Vol. 14300 Fol. 179



EDITION ISSUED

6 3 1981

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

[Signature]

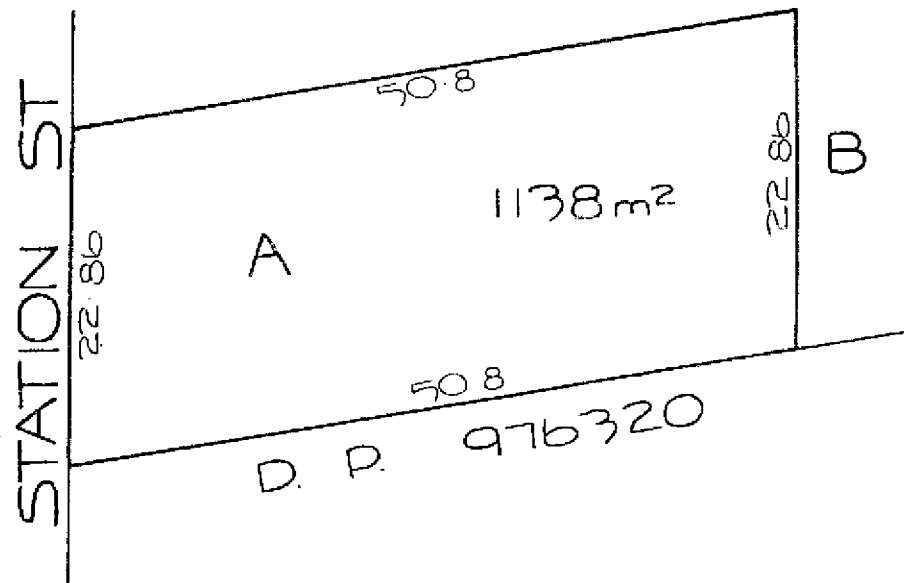
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

CANCELLED



IVA 34480 *[Signature]*

REDUCTION RATIO 1:500

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot A in Deposited Plan 164919 at Penrith in the City of Penrith Parish of Mulgoa and County of Cumberland being part of Portion 90 granted to Daniel Woodriff on 18-12-1805.

FIRST SCHEDULE

~~REGINALD JOHN HALL, SUSAN ELIZABETH HALL, EDWARD EDOMAG STOVOLD and JOAN ELANOR STOVOLD all of Penrith as Tenants in Common in equal shares.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. CAUTION. The land within described is held subject to any subsisting interest (as defined in Section 28A Real Property Act, 1900)
3. ~~Book 3441 No. 927 Mortgage to Beneficial Finance Corporation Limited. Discharged T138370~~
4. ~~Book 3430 No. 543 Mortgage to Beneficial Finance Corporation Limited. Discharged T138370~~

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

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

(Page 1) Vol., Fol.


14360 179

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.



Req:R022985 /Doc:CT 14360-179 CT /Rev:23-Dec-2010 /NSW LRS /Pgs:ALL /Prt:30-Sep-2019 09:37 /Seq:2 of 2
 © Office of the Registrar-General /Src:GLOBALX /Ref:advlegs

T138370M
 71M
 CT 27.7.82
 T1382439M
 V550782 201M
 3 21M
 4
 M 405966 X P

NOTATIONS AND UNREGISTERED DEALINGS

<p>V550782</p> <p>V550783</p>	<p></p> <p><i>No.</i></p>	<p>T138371 Mortgage to State Bank of New South Wales: Registered 9-7-1982</p> <p>T182439 Mortgage to Commonwealth Development Bank of Australia: Registered 12-8-1982</p> <p>V903966 Caveat by Andamooka Pastoral Co. Pty. Limited. Registered 28-8-1985</p>
-------------------------------	--	--

PARTICULARS
 SECOND SCHEDULE (continued)
 Registrar General CANCELLATION

<p></p>	<p>G.R.I.D. Developments Pty. Limited by Transfer V550784. Registered 6-2-1985.</p> <p>DP# 715161 Registered 4-11-1985</p> <p>This folio is cancelled as to whole/part upon transfer in the</p> <p>of computer folios for lots 11</p> <p>agreed upon plan.</p> <p>consideration</p> <p>vide RPN 5808</p> <p></p>
---	--

REGISTERED PROPRIETOR
 FIRST SCHEDULE (continued)
 Registrar General

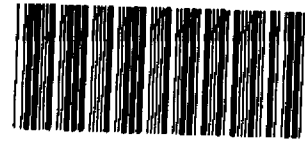
97-01T

LTO Licence No.
27C/0042/95

2

TRANSFER

Real Property Act 1900



2323255 L

Office of State Revenue use only
N.S.W. STAMP DUTY
290496 1422 04 201105298/03
\$2.00

(A) **LAND TRANSFERRED**
Show no more than 20 References to Title.
If appropriate, specify the share transferred.

Volume 8585 Folio 58; and
11/715161
Pg 2

(B) **LODGED BY**

L.T.O. Box 949C	Name, Address or DX and Telephone Perkes and Stone Level Three 130 Elizabeth Street Sydney 949C DX 1208 Telephone (02) 262 4244 REFERENCE (max. 15 characters):
------------------------	--

(C) **TRANSFEROR**

PERMANENT TRUSTEE AUSTRALIA LIMITED
ACN 008 412 913

(D) acknowledges receipt of the consideration of \$31,000,000.00
and as regards the land specified above transfers to the Transferee an estate in fee simple

(E) Subject to the following **ENCUMBRANCES** 1. See Annexure "A" 2. 3.

(F) **TRANSFEEE**

T	SANDHURST TRUSTEES LIMITED ACN 004 030 737	S
	TENANCY:	

(G)

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. **DATED** 29 April 1996

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

.....
Signature of Witness

.....
Name of Witness (BLOCK LETTERS)

.....
Address of Witness

For execution by Transferor see Annexure "A"

.....
Signature of Transferor

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

.....
Signature of Witness

.....
Name of Witness (BLOCK LETTERS)

.....
Address of Witness

For execution by Transferee see Annexure "A"

.....
Signature of Transferee

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE GIVEN AT THE BACK

CHECKED BY (office use only)

[Handwritten signature]

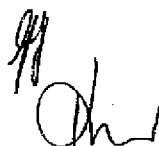
[Handwritten initials]

Annexure "A" to Transfer dated

**Permanent Trustee Australia Limited as Transferor
and Sandhurst Trustees Limited as Transferee**

Volume 8585 Folio 58 only is subject the following ENCUMBRANCES being Leases:

V372407
I251551
U697365
O68318
O68319
O418999
U982504
U941262
Z774592
I753765
U947395
O691123
Y933906
O846163
U506734
O165346
Y545362
U947394
E860003
Z184983
O418997
Y841914
Z698393
Y727446
O200351
Z698394
E749793
Z774591
X698584
2022481
U483558
Y867216
O907847
Z446471
E574546
I149825
I341022
O625445



I313266
Z46356
O907846
E98741
Z448296
O418998
Y841914
E31752
Z184983
O68320
Z423122

PERMANENT TRUSTEE AUSTRALIA LIMITED ACN 008 412 913 by its Attorneys who state that they have no notice of revocation of the Power of Attorney dated 2nd June 1993, whereby they execute this deed, document or instrument.	
Group A Attorney <i>[Signature]</i> Name: GRAHAM S. GARDNER	Group B Attorney <i>[Signature]</i> Name: KERRY J. WILLIAMS

4575

MRC ~~LEASE~~
(Shop 227)

WITNESS: *[Signature]*
DOROTHY MULLIGAN
JUSTICE OF THE PEACE, N.S.W.

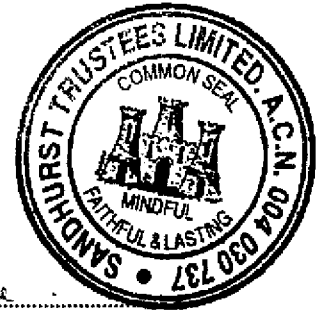
Signed in my presence by the Transferor who is personally known to me:

~~THE COMMON SEAL of
PERMANENT TRUSTEE AUSTRALIA LIMITED
(ACN: 008 412 913)
was affixed to this document
in the presence of~~

.....
Secretary/Director	Director
.....
Name (PLEASE PRINT)	Name (PLEASE PRINT)

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

THE COMMON SEAL of
SANDHURST TRUSTEES LIMITED
(ACN: 004 030 737)
was affixed to this document
in the presence of



[Signature]
.....
Manager, Corporate Trusts
EDMOND BRIAN MITCHAM
.....
Name (PLEASE PRINT)

[Signature]
.....
Trust Officer, Corporate Trusts
ROSALIE MAE CHEYNE
.....
Name (PLEASE PRINT)

Form: 97-01T
Licence: 421X/0862/97

TRANSFER
New South Wales
Real Property Act 1900

7062838M



Office of State Revenue use only

NEW SOUTH WALES DUTY
17-08-2000 0000391751-001
SECTION 18(2)
DUTY \$ *****2.00

(A) LAND TRANSFERRED

If appropriate, specify the share or part transferred.

Folio identifier 80/709313

(B) LODGED BY

LTO Box 421X 949C	HUNT & HUNT Level 15 Gateway 1 Macquarie Place, Sydney NSW 2000 DX 214 Sydney (02) 9391 3000 Reference: RHS:XL3110503 0243 RP
---	---

(C) TRANSFEROR

Community First Credit Union Limited
ACN 087 649 938

(D) acknowledges receipt of the consideration of \$825,000.00
and as regards the land specified above transfers to the transferee an estate in fee simple.

(E) Encumbrances (if applicable) 1. 6447564 2. 3. 4.

(F) TRANSFEREE

T TS (s713 LGA) TW (Sheriff)	Sandhurst Trustees Limited ACN 004 030 737 TENANCY:
---	--

(G)

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

DATE: 17 AUGUST 2000

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

THE COMMON SEAL of COMMUNITY)
FIRST CREDIT UNION LIMITED ACN)
087 649 938 was duly affixed in the)
presence of:



Signature: [Handwritten Signature]

Name: W. R. ANDREWS

PLEASE PRINT

Secretary

[Handwritten Signature] Patricia Casey

Signature: [Handwritten Signature]

Name: JOHN CURTIS

PLEASE PRINT

Director

Authorised Officer

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

[Handwritten Signature]
Signature of Transferee's SOLICITOR

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

Form: 01T
Release: 2.1
www.lpi.nsw.gov.au

TRANSFER

New South Wales
Real Property Act 1900



AB19627V

PRIVACY NOTE: this information is legally required and will become part of the public record

STAMP DUTY

Office of State Revenue use only	NEW SOUTH WALES DUTY 13-04-2004 SECTION 54A(2) DUTY \$ *****10.00
----------------------------------	--

B2

Vol 8585 Fol 58, F/1 11/715161, F/1 80/709313 and F/1 1/733980
--



Delivery Box	Name, Address or DX and Telephone CITYLINK & LEGALITIES 48t REF <i>MS CITY/CAB/CENTRO MCS</i> Reference: YMD:PKC:275904/1/4240	CODES T TW (Sheriff)
--------------	--	-------------------------------

(C) TRANSFEROR

SANDHURST TRUSTEES LIMITED ACN 004 030 737
--

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 1.00 and as regards

(E) **ESTATE** the land specified above transfers to the transferee an estate in fee simple

(F) SHARE TRANSFERRED

(G) Encumbrances (if applicable): 5517450 and 2323259, *7062839 and 6496357*

(H) TRANSFEREE

CENTRO MCS MANAGER LIMITED ACN 051 908 984
TENANCY: <i>HIST.</i>

(I) DATE *15/3/4*

Certified correct for the purposes of the Real Property Act 1900 by the corporation named below the common seal of which was affixed pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appear(s) below.

Corporation: SANDHURST TRUSTEES LIMITED ACN 004 030 737
Authority: section 127 of the Corporations Act 2001

Signature of authorised person:

Leonard Francis O'Brien

Signature of authorised person:

Name of authorised person:
Office held:

LEONARD FRANCIS O'BRIEN
ALTERNATE DIRECTOR

Name of authorised person:
Office held:

Hayden W. P. Williams
Client Relationship Officer



Certified correct for the purposes of the Real Property Act 1900 by the corporation named below the common seal of which was affixed pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appear(s) below.

Corporation: CENTRO MCS MANAGER LIMITED ACN 051 908 984
Authority: section 127 of the Corporations Act 2001

Signature of authorised person:

Andrew T. Scott

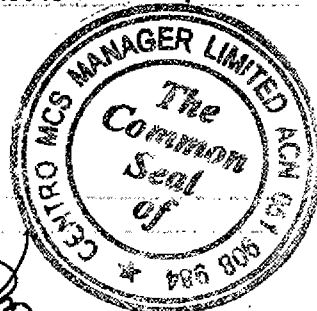
Signature of authorised person:

Name of authorised person:
Office held:

ANDREW T. SCOTT
DIRECTOR

Name of authorised person:
Office held:

Philippa Kelly
SECRETARY



AB19627

GLOVER ■

&

GLOVER ■

Lawyers

Level 5 ■
82 Elizabeth St
Sydney NSW 2000
Australia

Telephone ■
(02) 9231 6766

Facsimile ■
(02) 9235 2970

DX 108 Sydney ■

E-mail ■
lawyers@g-g.com.au

Our Ref: GMG:DH:208765
E-mail: geoffrey@g-g.com.au

16 December 2004

Registrar General
Land & Property Information NSW
Level 3
1 Prince Alfred Road
Queen's Square
Sydney NSW 2000

RELODGED

23 DEC 2004

TIME: 3.05

Dear Sir,

Folio Identifier 1/ 733980
Property: 160 Station Street, Penrith

We are the solicitors for JAX Tyres Pty Limited, which sub-leases part of the abovementioned property

We lodged a Caveat on behalf of our client, namely Caveat 8041399.

Please be advised that our client, the Caveator, consents to registration of the following Transfers:

1. Sandhurst Trustees Limited to Centro MCS Manager Limited dated 15 March 2004; and
2. Centro MCS Manager Limited to CPT Custodian Pty Limited dated 15 March 2004.

Yours faithfully



Partners:

Richard J Glover ■

Geoffrey M. Glover ■



AJ689743C

Form: 10CN
Licence: 03-10-192
Licensee: Gadens Lawyers

CHANGE OF NAME
New South Wales
Real Property Act 1900

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

(A) TORRENS TITLE

See Annexure A for affected Torrens Title

(B) REGISTERED DEALING

Number	Torrens Title
--------	---------------

(C) LODGED BY

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any	CODE
654X	M J ARMSTRONG & CO - GADENS LLP : 131317K Reference (optional): SCT/TAB 35607438 2032919	CN

(D) REGISTERED PROPRIETOR

Whose name is to be changed; show the name as it currently appears on the Torrens Title
CPT Custodian Pty Limited (ACN 077 870 243)

(E) NEW NAME

Of the above registered proprietor in full
Federation Custodian Pty Ltd (ACN 077 870 243)

(F) The registered proprietor of the above land applies to have its new name recorded in the Register in respect of that land and hereby consents to the Registrar General contacting the relevant issuing authorities to validate any supporting evidence lodged with this application.

(G) STATUTORY DECLARATION BY THE APPLICANT *

See Annexure B for Statutory Declaration by the Applicant

* *As the services of a qualified witness cannot be provided at lodgement, the statutory declaration should be signed and witnessed prior to lodgement of the form.*

(H) This section is to be completed where a notice of sale is required and the relevant data has been forwarded through eNOS.

The applicant / applicant's solicitor / applicant's agent certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. Full name: Signature:

**Annexure "A" to the Change of Name request by Federation Custodian Pty Ltd (ACN 077 870 243)
(as Registered Proprietor)**

dated 23 July 2015

Torrens Title:

1/718510

3/719886

1/610862A

3/520173

1/245697

672/755740

2/561138

3/561138

1/820693

20/746896A

1/715198

11/715161

1/733980

80/709313

All CTs Produced by 745

**Annexure "B" to the Change of Name request by Federation Custodian Pty Ltd (ACN 077 870 243)
(as Registered Proprietor)
dated 23 July 2015**

Statutory Declaration

I, Sally Tuckfield of 77 Castlereagh Street, Sydney, New South Wales, do solemnly and sincerely declare as follows:

1. I am solicitor acting for Federation Custodian Pty Ltd (ACN 077 870 243) (**Registered Proprietor**) and as such, I have the knowledge and authority to make this declaration;
2. On 16 May 2014 the Registered Proprietor lodged a Notification of Resolution Changing Company Name with the Australian Securities & Investments Commission (**ASIC**) in accordance with section 157 of the *Corporations Act 2001 (Cth)* (**Notification**) changing the company name from "CPT Custodian Pty Limited" to "Federation Custodian Pty Ltd";
3. The Notification was processed by ASIC on 16 May 2014 and recorded on its register with an effective date of 12 May 2014. Attached and marked as Annexure 'C' is a copy of the Certificate of Registration of Change of Name for the Registered Proprietor; and
4. Accordingly, the reference to the Registered Proprietor should be updated on those titles recorded in this Change of Name request,

AND I MAKE this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the *Oaths Act, 1900*.

Subscribed and declared at Sydney this
23rd day of July 2015

before me:

Tristan Baker
Solicitor
Gadens
77 Castlereagh Street
SYDNEY NSW 2000



~~Justice of the peace/solicitor~~

Deponent

Print address

Certificate under section 34(1)(c) of Oaths Act 1900 (NSW)

Article I. *Please cross out any text that does not apply

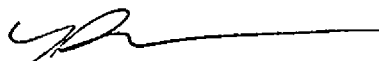
Article II. I Tristan Baker [insert name of authorised witness], a Solicitor [insert qualification to be authorised witness], certify the following matters concerning the making of this *statutory declaration / affidavit by the person who made it:

- Article III. 1. I saw the face of the person; and
- Article IV. 2. *I have known the person for at least 12 months.

OR

~~I have not known the person for at least 12 months, and I have confirmed the person's identity using an identification document and the document I relied on was~~

..... [describe identification document relied on].



.....
Signature of authorised witness

Date 23.07.15

**Annexure "C" to the Change of Name request by Federation Custodian Pty Ltd (ACN 077 870 243)
(as Registered Proprietor)**

dated

23 July

2015



Herbert Smith Freehills Attn: Josie Meilak
Level 43
101 Collins Street
Melbourne VIC 3000

Remove this top section if desired before framing.

Certificate of Registration on Change of Name



ASIC

Australian Securities & Investments Commission

This is to certify that

CPT CUSTODIAN PTY LIMITED

Australian Company Number 077 870 243

did on the sixteenth day of May 2014 change its name to

FEDERATION CUSTODIAN PTY LTD

Australian Company Number 077 870 243

The company is a proprietary company.

The company is limited by shares.

The company is registered under the Corporations Act 2001 and is taken to be registered in Victoria and the date of commencement of registration is the fourteenth day of March, 1997.

Issued by the
Australian Securities and Investments Commission
on this sixteenth day of May, 2014.

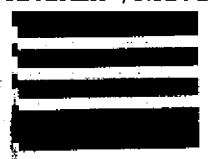
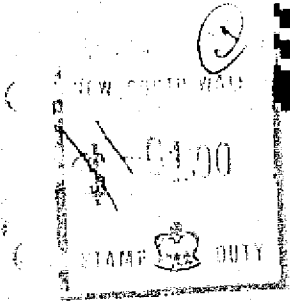
Greg Medcraft
Chairman

Page 6 of 6

CERTIFICATE

RP 13

STAMP DUTY



TRANSFER
 REAL PROPERTY ACT, 1900

3	2 ^{of 2}	
\$ 33		

A 2/2

DESCRIPTION OF LAND Note (a)	Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
	FOLIO IDENTIFIER: 80/709313	WHOLE	PARISH: MULGOA COUNTY: CUMBERLAND
TRANSFEROR Note (b)	CADOMET PTY LIMITED		

ESTATE Note (c) (the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 825,000.00 and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEREE Note (d)	SWB COMMUNITY CREDIT UNION LIMITED OF 125-129 BATHURST STREET, SYDNEY	OFFICE USE ONLY S.
TENANCY Note (e)	as joint tenants/tenants in common	

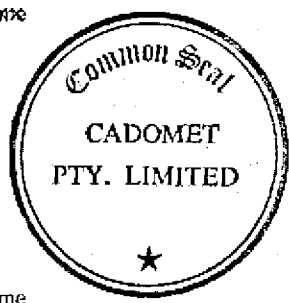
PRIOR ENCUMBRANCES Note (f) subject to the following PRIOR ENCUMBRANCES 1. 2. 3.

DATE 31st OCTOBER 1985

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

EXECUTION Note (g) THE COMMON SEAL of CADOMET PTY LIMITED was hereunto affixed by authority of the Board of Directors in the presence of:

[Signature]
 Secretary



[Signature]
 Director

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

Note (g) Signature of Witness
 Name of Witness (BLOCK LETTERS)
 Address and occupation of Witness

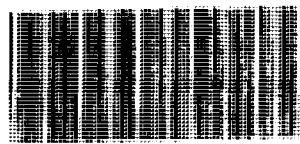
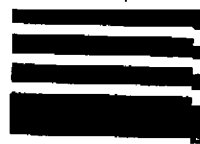
SOLICITOR FOR *[Signature]*
 D DANIELS

TO BE COMPLETED BY LODGING PARTY Notes (h) and (i)	LODGED BY		LOCATION OF DOCUMENTS		
	J. F. GALE & LENEHAN 323X		CT	OTHER	Herewith.
OFFICE USE ONLY	Delivery Box Number				In L.T.O. with
	Checked	Passed	REGISTERED	-19	Produced by
	<i>[Signature]</i>				
	Signed	Extra Fee			
					Secondary Directions
					Delivery Directions

- 8 NOV 1985

AP 16

STAMP DUTY



X918901



105

TRANSFER
 REAL PROPERTY ACT, 1900

T 3 2^{of} 2 X R2/2
 \$ 42

DESCRIPTION OF LAND Note (a)	Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
	Folio Identifier 11/715161	WHOLE	Penrith
TRANSFEROR Note (b)	GORDON LAWRENCE FRASER MARTIN and LENA MARTIN		

ESTATE Note (c) (the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 410,000.00 and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEREE Note (d)	CORPAV NOMINEES PTY. LIMITED of Level 13, MLC Centre, 19-29 Martin Place, Sydney	OFFICE USE ONLY
TENANCY Note (e)	as joint tenants/tenants in common	S

PRIOR ENCUMBRANCES Note (f) subject to the following PRIOR ENCUMBRANCES 1. 2. 3.

DATE 23rd September 1988

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

EXECUTION Note (g) Signed in my presence by the transferor who is personally known to me

Signature of Witness: *M. Wade*
 Name of Witness (BLOCK LETTERS): MATTHEW WADE
 Address and occupation of Witness: 14 HORTON ST
 ACCOUNTS CLERK

Signature of Transferor: *Gordon Fraser Martin*

Note (g) Signed in my presence by the transferee who is personally known to me

Signature of Witness:
 Name of Witness (BLOCK LETTERS):
 Address and occupation of Witness:

Solicitor for Signature of Transferee: *P.V.H. Blanch*
 P.V.H. Blanch

TO BE COMPLETED BY LODGING PARTY Notes (h) and (i)

LODGED BY CORRO PAVEY WHITING & STRINE BOX 606 FAX No. 236 3485	LOCATION OF DOCUMENTS	
	CT	OTHER
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Delivery Box Number	Produced by	

OFFICE USE ONLY

Checked <i>AM</i>	Passed <i>EC</i>	REGISTERED -19 18 OCT 1988	Secondary Directions
Signed	Extra Fee		Delivery Directions CT 306X

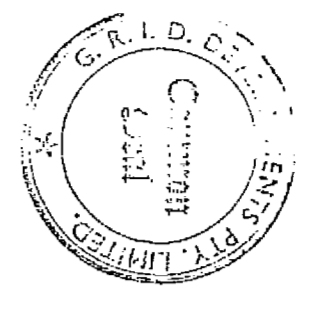
NSW \$=*****1.00 STAMP-DUTY 7/10/88 35503 X

PLAN FORM 2

Plan Drawing only to appear in this space

*OFFICE USE ONLY

Signatures and seals only.
 THE COMMON SEAL OF
 GRID DEVELOPMENTS PT.
 LIMITED WAS HERETO
 AFFIXED BY AUTHORITY OF
 THE BOARD OF DIRECTORS
 IN THE PRESENCE OF



SECRETARY
 DIRECTOR

Council Clerk's Certificate
 I hereby certify that -
 (a) the requirements of the Local Government Act, 1919
 (other than the requirements for the registration of
 plans), and
 (b) the requirements of section 34g of the Metropolitan
 Water, Sewerage and Drainage Act, 1924, as amended,
 1938, as amended, 1953, 1954, 1955, 1956, 1957, 1958, 1959,
 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968,
 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977,
 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986,
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 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031,
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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

30/9/2019 9:30AM

FOLIO: 11/715161

First Title(s): OLD SYSTEM
Prior Title(s): VOL 14360 FOL 179

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
8/11/1985	PA58808	PRIMARY APPLICATION	FOLIO CREATED EDITION 1
1/9/1987	X64403	WITHDRAWAL OF CAVEAT	
1/9/1987	X64404	TRANSFER	EDITION 2
11/8/1988	X761820	MORTGAGE	EDITION 3
18/10/1988	X918900	DISCHARGE OF MORTGAGE	
18/10/1988	X918901	TRANSFER	EDITION 4
4/11/1988	X957361	TRANSFER	EDITION 5
30/11/1993		AMENDMENT: LOCAL GOVT AREA	
24/7/1996	2323255	TRANSFER	
24/7/1996	2323259	MORTGAGE	EDITION 6
13/1/1999	5517450	MORTGAGE	EDITION 7
13/8/1999	6087109	VARIATION OF MORTGAGE	EDITION 8
6/4/2000	6694970	TRANSFER OF MORTGAGE	EDITION 9
18/6/2001	7555450	LEASE	EDITION 10
30/5/2002	8644965	LEASE	EDITION 11
1/7/2002	8722501	TRANSFER OF MORTGAGE	
1/7/2002	8722502	TRANSFER OF MORTGAGE	EDITION 12
27/5/2004	AA669691	CHANGE OF NAME	EDITION 13
31/5/2004	AA679947	DEPARTMENTAL DEALING	
29/12/2004	AB19627	TRANSFER	
29/12/2004	AB19628	TRANSFER	
16/2/2005	AB288168	LEASE	

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

30/9/2019 9:30AM

FOLIO: 11/715161

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<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
14/4/2005	AB407842	TRANSFER OF LEASE	
23/6/2005	AB567725	SURRENDER OF LEASE	
1/11/2005	AB875914	LEASE	
26/6/2008	AE44786	LEASE	
14/10/2010	AF814380	LEASE	
5/5/2011	AG213406	DEPARTMENTAL DEALING ADDED AS HEAD TITLE FOR LF35	
5/5/2011	AG213534	DEPARTMENTAL DEALING	
5/5/2011	AG213581	DEPARTMENTAL DEALING	EDITION 14
2/11/2011	AG591748	LEASE FOLIOS CREATED 76/LF35	
24/1/2012	AG763121	DISCHARGE OF MORTGAGE	
24/1/2012	AG763124	MORTGAGE	EDITION 15
24/1/2012	AG700475	WITHDRAWN - CAVEAT	
5/10/2012	AH279506	LEASE FOLIOS CREATED 77/LF35	
12/10/2012	AH296660	LEASE FOLIOS CREATED 78/LF35	
22/1/2013	AH504027	LEASE FOLIOS CREATED 79/LF35	
6/8/2014	AI791072	LEASE FOLIOS CREATED 80/LF35	
29/7/2015	AJ689743	CHANGE OF NAME	EDITION 16
18/10/2017	AM813021	DEPARTMENTAL DEALING	
11/1/2018	AN34096	DEPARTMENTAL DEALING	
18/4/2018	AM384402	REQUEST	
15/5/2018	AN325625	CHANGE OF NAME	EDITION 17

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

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FOLIO: 11/715161

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<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
30/11/2018	AN497425	WITHDRAWN - LEASE	

*** END OF SEARCH ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

30/9/2019 9:29AM

FOLIO: 80/709313

First Title(s): OLD SYSTEM
Prior Title(s): PA58475

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
15/7/1985	PA58475	PRIMARY APPLICATION	FOLIO CREATED EDITION 1
8/11/1985	W47751	DISCHARGE OF MORTGAGE	
8/11/1985	W47752	TRANSFER	EDITION 2
29/2/1988	X396574	LEASE	EDITION 3
7/2/1989	Y133671	LEASE	EDITION 4
10/4/1990	Y931805	LEASE	EDITION 5
4/12/1990	Z367597	LEASE	EDITION 6
11/10/1993	I706134	CHANGE OF NAME	EDITION 7
30/11/1993		AMENDMENT: LOCAL GOVT AREA	
19/1/1994	I748203	LEASE	EDITION 8
22/12/1999	6447564	LEASE	EDITION 9
1/9/2000	7062838	TRANSFER	
1/9/2000	7062839	MORTGAGE	EDITION 10
11/10/2001	8015500	LEASE	EDITION 11
7/12/2001	8182955	DEPARTMENTAL DEALING	EDITION 12
27/6/2002	8722484	TRANSFER OF MORTGAGE	EDITION 13
9/12/2002	9198223	TRANSFER OF LEASE	
27/5/2004	AA669691	CHANGE OF NAME	EDITION 14
31/5/2004	AA679947	DEPARTMENTAL DEALING	
29/12/2004	AB19627	TRANSFER	
29/12/2004	AB19628	TRANSFER	

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

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FOLIO: 80/709313

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Recorded	Number	Type of Instrument	C.T. Issue
10/1/2005	AB207729	LEASE	
9/3/2005	AB308902	REQUEST	
9/3/2005	AB309026	TRANSFER OF LEASE	
9/3/2005	AB309027	VARIATION OF LEASE	
9/3/2005	AB339161	DEPARTMENTAL DEALING	
20/6/2005	AB556930	LEASE	
23/5/2007	AD134293	LEASE	
5/5/2011	AG210939	DEPARTMENTAL DEALING ADDED AS HEAD TITLE FOR LF35	
5/5/2011	AG213534	DEPARTMENTAL DEALING	
5/5/2011	AG213581	DEPARTMENTAL DEALING	EDITION 15
2/11/2011	AG591748	LEASE FOLIOS CREATED 76/LF35	
24/1/2012	AG763122	DISCHARGE OF MORTGAGE	
24/1/2012	AG763124	MORTGAGE	EDITION 16
24/1/2012	AG700475	WITHDRAWN - CAVEAT	
5/10/2012	AH279506	LEASE FOLIOS CREATED 77/LF35	
12/10/2012	AH296660	LEASE FOLIOS CREATED 78/LF35	
22/1/2013	AH504027	LEASE FOLIOS CREATED 79/LF35	
6/8/2014	AI791072	LEASE FOLIOS CREATED 80/LF35	
29/7/2015	AJ689743	CHANGE OF NAME	EDITION 17
18/10/2017	AM813021	DEPARTMENTAL DEALING	
11/1/2018	AN35820	DEPARTMENTAL DEALING	
18/4/2018	AM384402	REQUEST	

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

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FOLIO: 80/709313

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<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
15/5/2018	AN325625	CHANGE OF NAME	EDITION 18
30/11/2018	AN497425	WITHDRAWN - LEASE	

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 11/715161

SEARCH DATE	TIME	EDITION NO	DATE
30/9/2019	9:29 AM	17	15/5/2018

LAND

LOT 11 IN DEPOSITED PLAN 715161
AT PENRITH
LOCAL GOVERNMENT AREA PENRITH
PARISH OF MULGOA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP715161

DESCRIPTION

NEPEAN VILLAGE
CNR WOODRIFF & STATION STREETS
PENRITH 2750

LEASE FOLIOS CREATED. SEE LEASE PREMISES INDEX SEARCH FOR LF35

THIS FOLIO MAY BE AFFECTED BY CAVEATS AND/OR WRITS
RECORDED ON THE LEASE FOLIOS FOR THESE PREMISES

FIRST SCHEDULE

VICINITY CUSTODIAN PTY LTD (CN AN325625)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AG763124 MORTGAGE TO ANZ FIDUCIARY SERVICES PTY LIMITED
AG763124 CAVEATOR UNDER CAVEAT AE392113 (1LF35 & 49/LF350
HAS CONSENTED)

NOTATIONS

AG213581 NOTE: REFER ALL DEALINGS TO SD2
AM813021 NOTE: MORTGAGEE UNDER MORTGAGE AG763124 CONSENTS TO THE
REGISTRATION OF ALL DEALINGS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

advlegs

PRINTED ON 30/9/2019

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 80/709313

SEARCH DATE	TIME	EDITION NO	DATE
30/9/2019	9:28 AM	18	15/5/2018

LAND

LOT 80 IN DEPOSITED PLAN 709313
AT PENRITH
LOCAL GOVERNMENT AREA PENRITH
PARISH OF MULGOA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP709313

DESCRIPTION

NEPEAN VILLAGE
CNR WOODRIFF & STATION STREETS
PENRITH 2750

LEASE FOLIOS CREATED. SEE LEASE PREMISES INDEX SEARCH FOR LF35

THIS FOLIO MAY BE AFFECTED BY CAVEATS AND/OR WRITS
RECORDED ON THE LEASE FOLIOS FOR THESE PREMISES

FIRST SCHEDULE

VICINITY CUSTODIAN PTY LTD (CN AN325625)

SECOND SCHEDULE (2 NOTIFICATIONS)

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- AG763124 MORTGAGE TO ANZ FIDUCIARY SERVICES PTY LIMITED
AG763124 CAVEATOR UNDER CAVEAT AE392113 (1LF35 & 49/LF350
HAS CONSENTED)

NOTATIONS

AG213581 NOTE: REFER ALL DEALINGS TO SD2
AM813021 NOTE: MORTGAGEE UNDER MORTGAGE AG763124 CONSENTS TO THE
REGISTRATION OF ALL DEALINGS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

advlegs

PRINTED ON 30/9/2019

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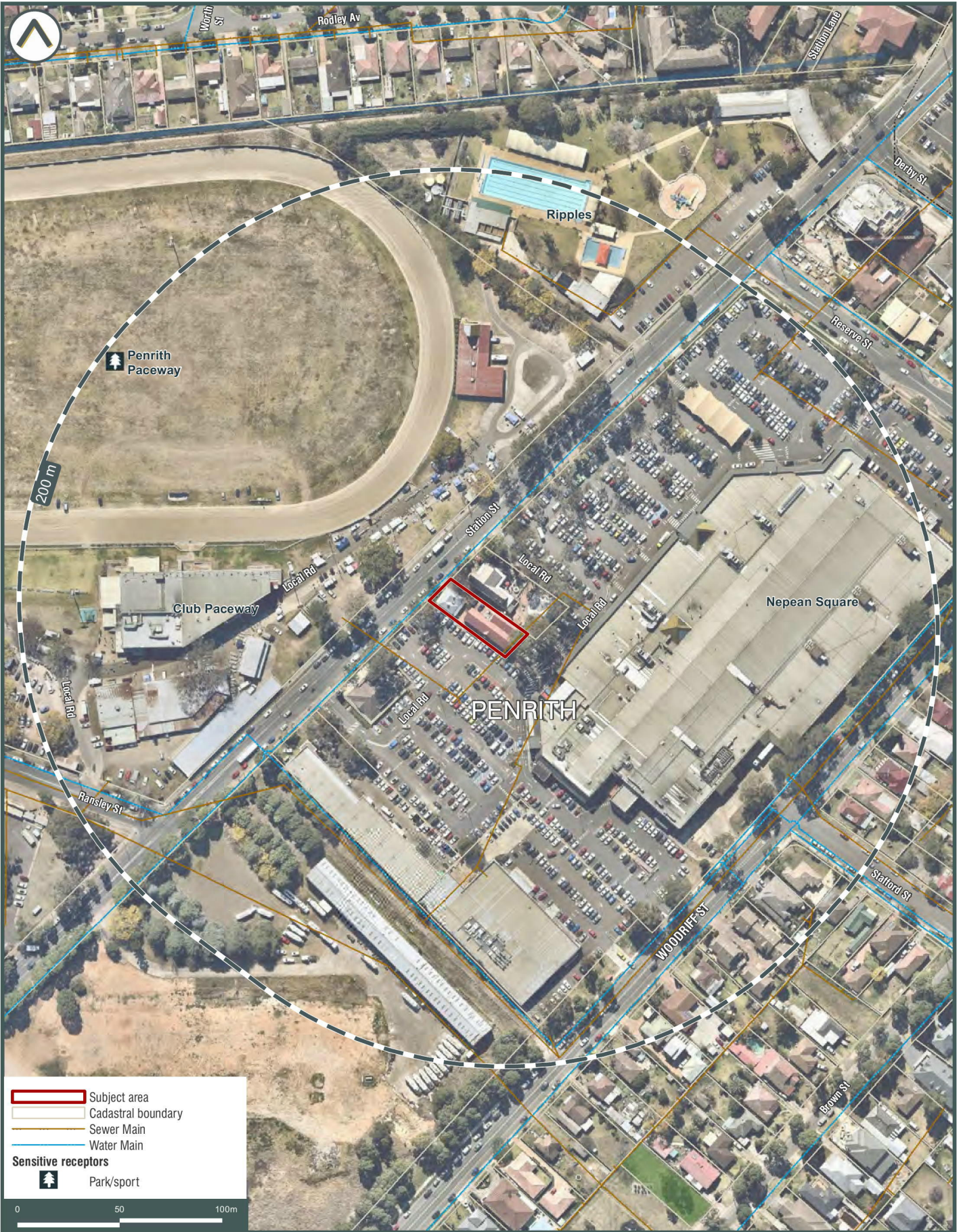
* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. GlobalX hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900. Note: Information contained in this document is provided by GlobalX Pty Ltd, ABN 35 099 032 596, www.globalx.com.au an approved NSW Information Broker.



ATTACHMENT A

Report Maps





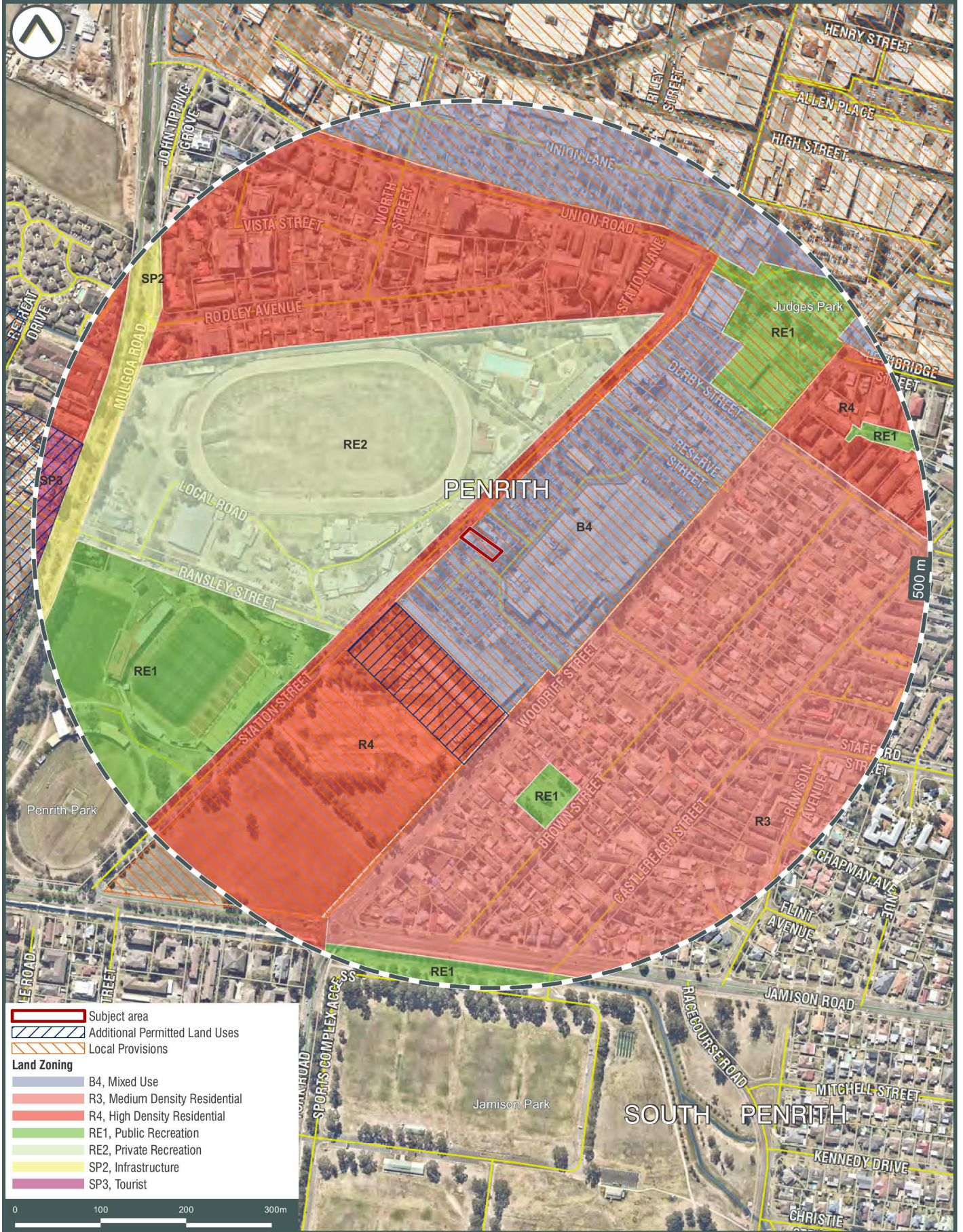
SUBJECT AREA AND SENSITIVE RECEPTORS



MAP 1

Enviro-Screen





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PLANNING CONTROLS

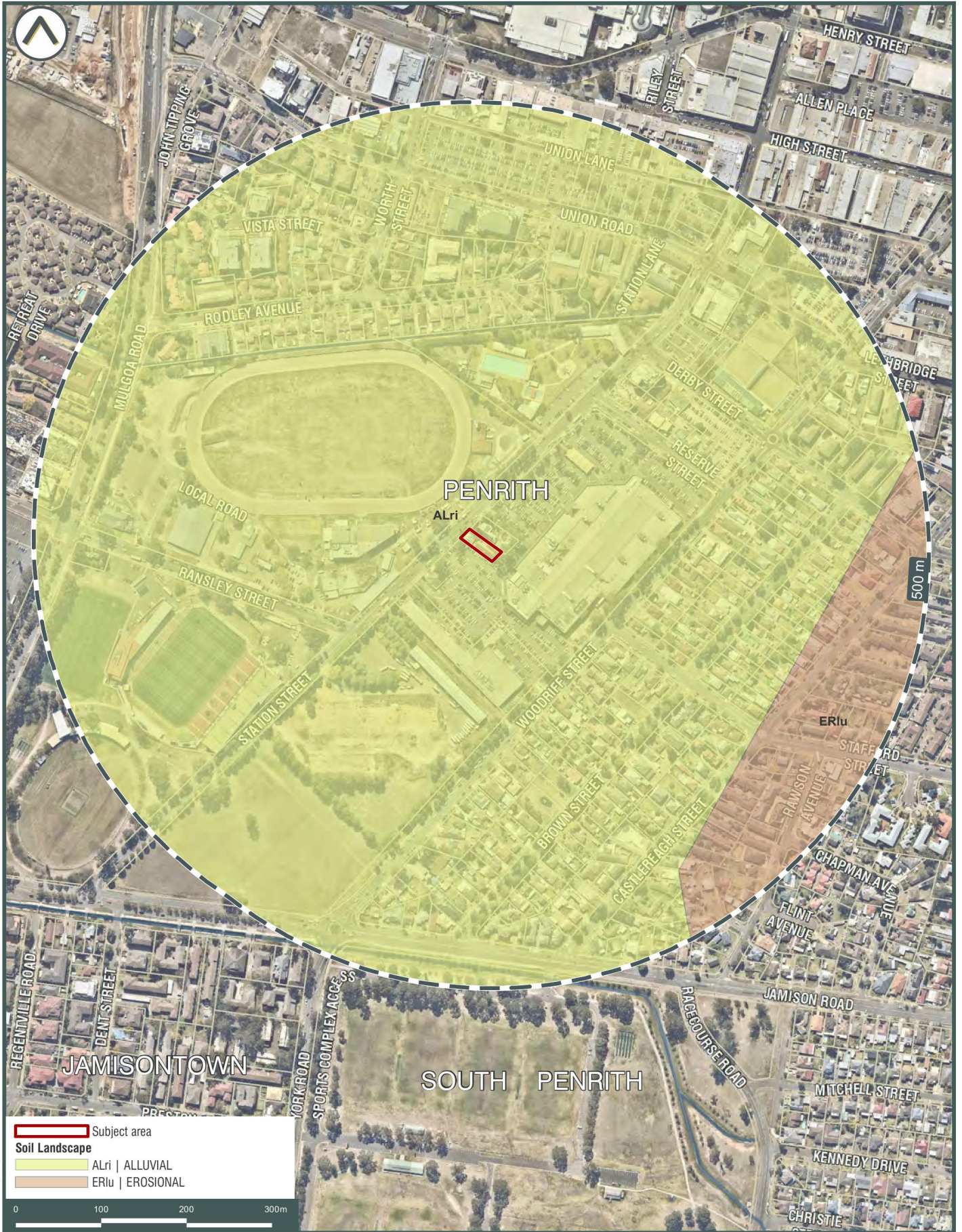


MAP 2

Enviro-Screen



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Legend

Subject area

Soil Landscape

- ALri | ALLUVIAL
- ERlu | EROSIONAL

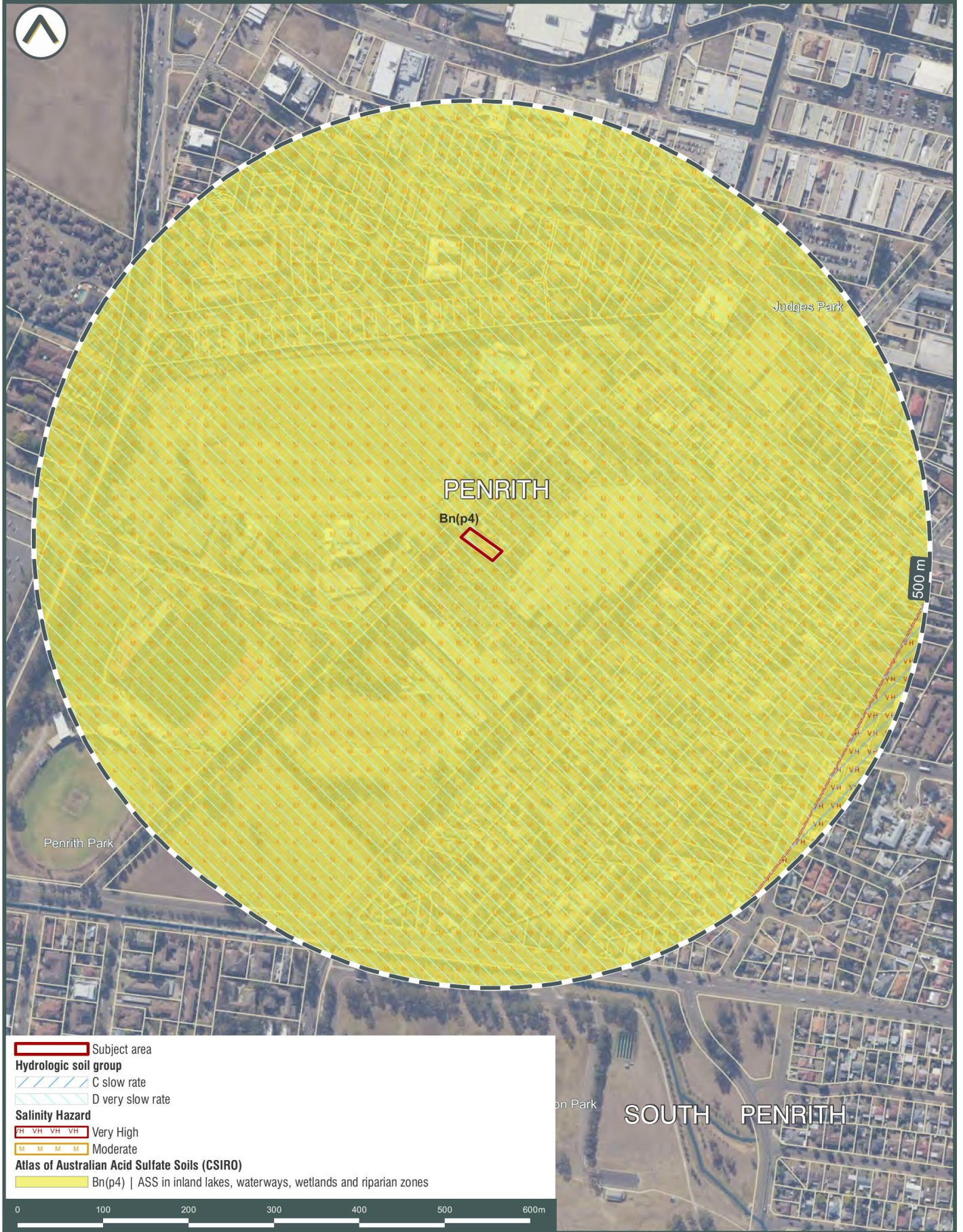
0 100 200 300m

SOIL LANDSCAPES AND ACID SULFATE SOIL RISK



MAP 3a

Enviro-Screen



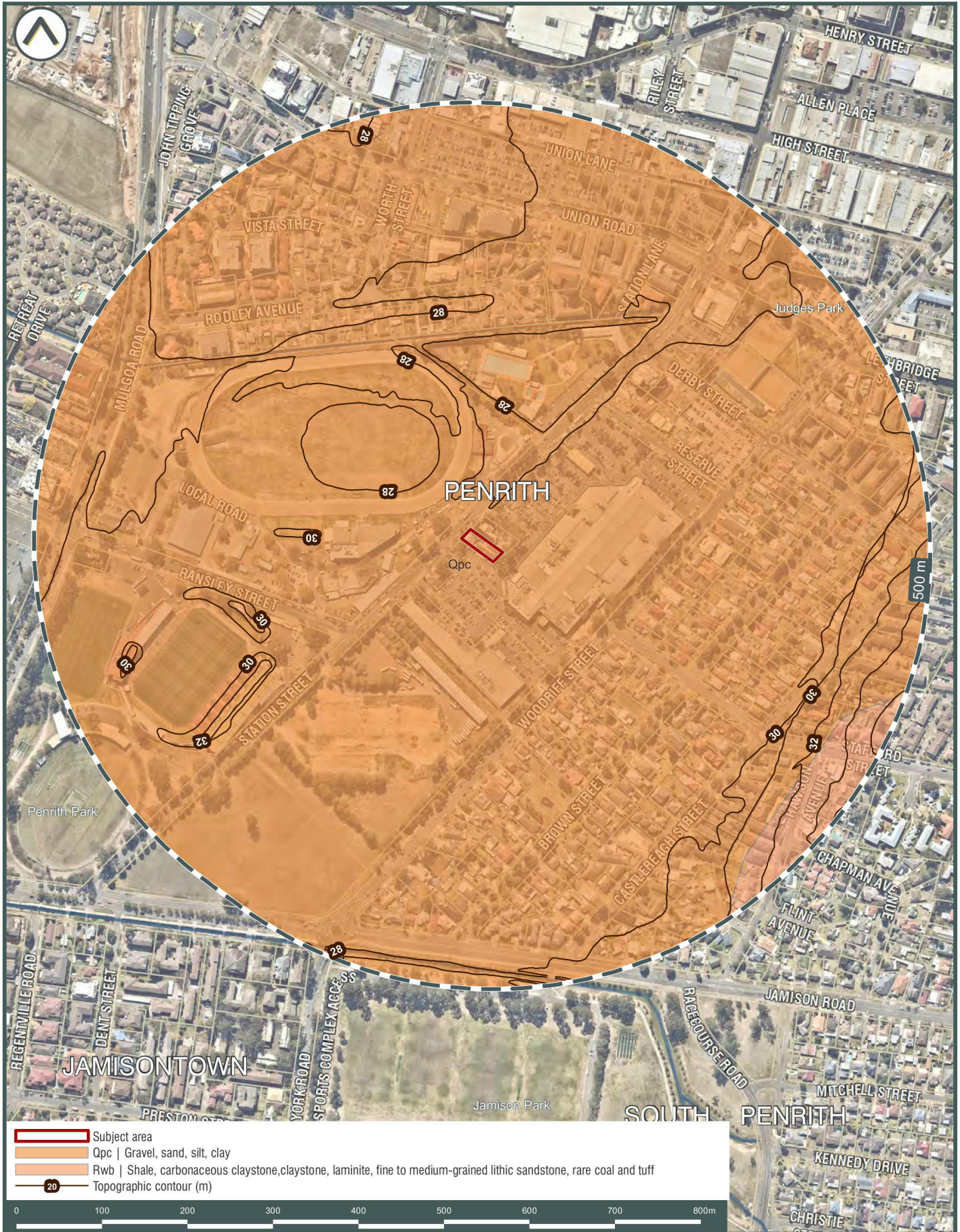
© 2018 Land Insight & Resources (LIR) https://resources.com.au/30-Sep-19 | Data source: Please refer to Digital Data Sources in the Product Guide

ATLAS OF AUSTRALIAN ACID SULFATE SOILS AND SALINITY



MAP 3b

Enviro-Screen



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GEOLOGY AND TOPOGRAPHY

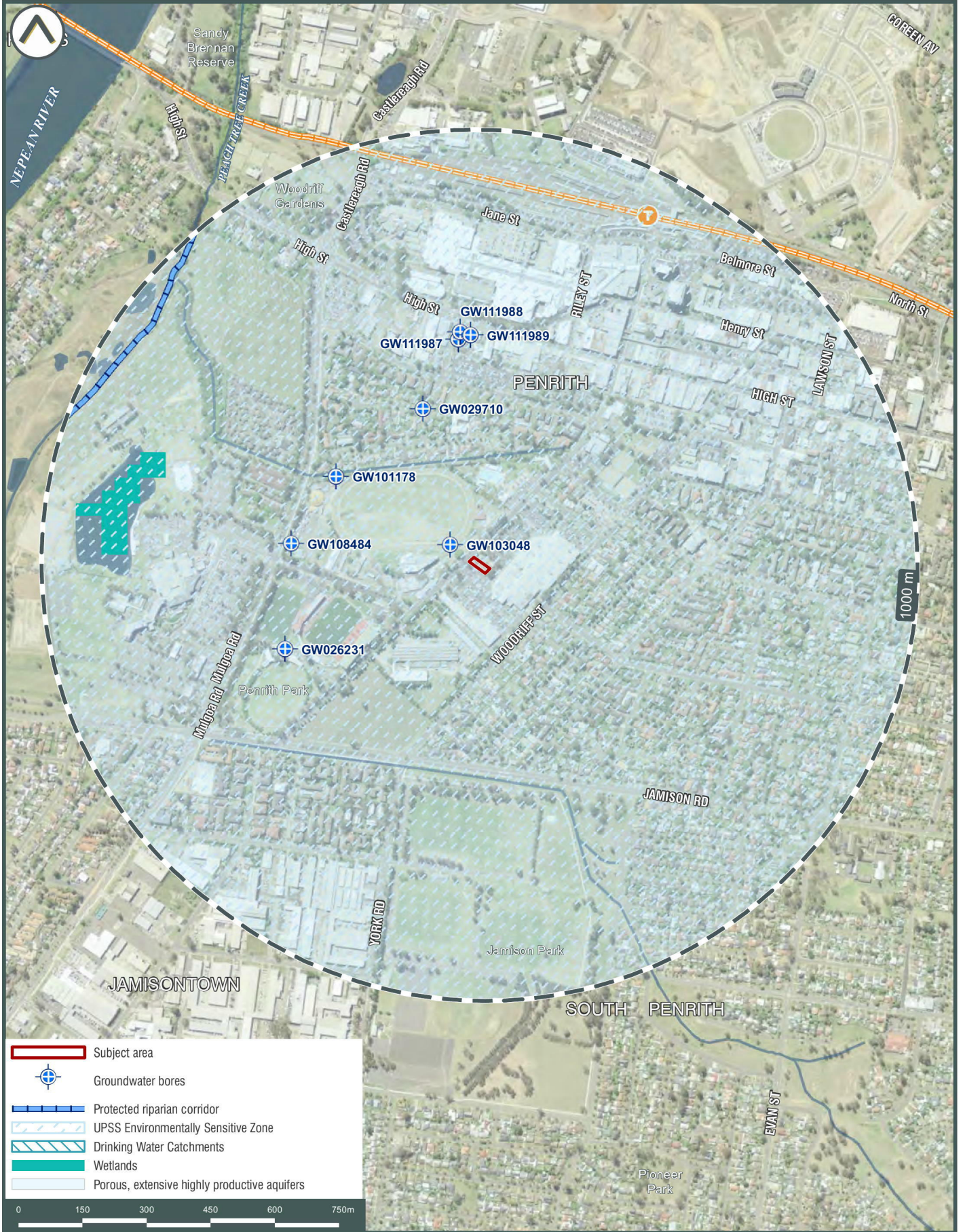


MAP 4







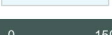
Enviro-Screen



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	Subject area
	Groundwater bores
	Protected riparian corridor
	UPSS Environmentally Sensitive Zone
	Drinking Water Catchments
	Wetlands
	Porous, extensive highly productive aquifers

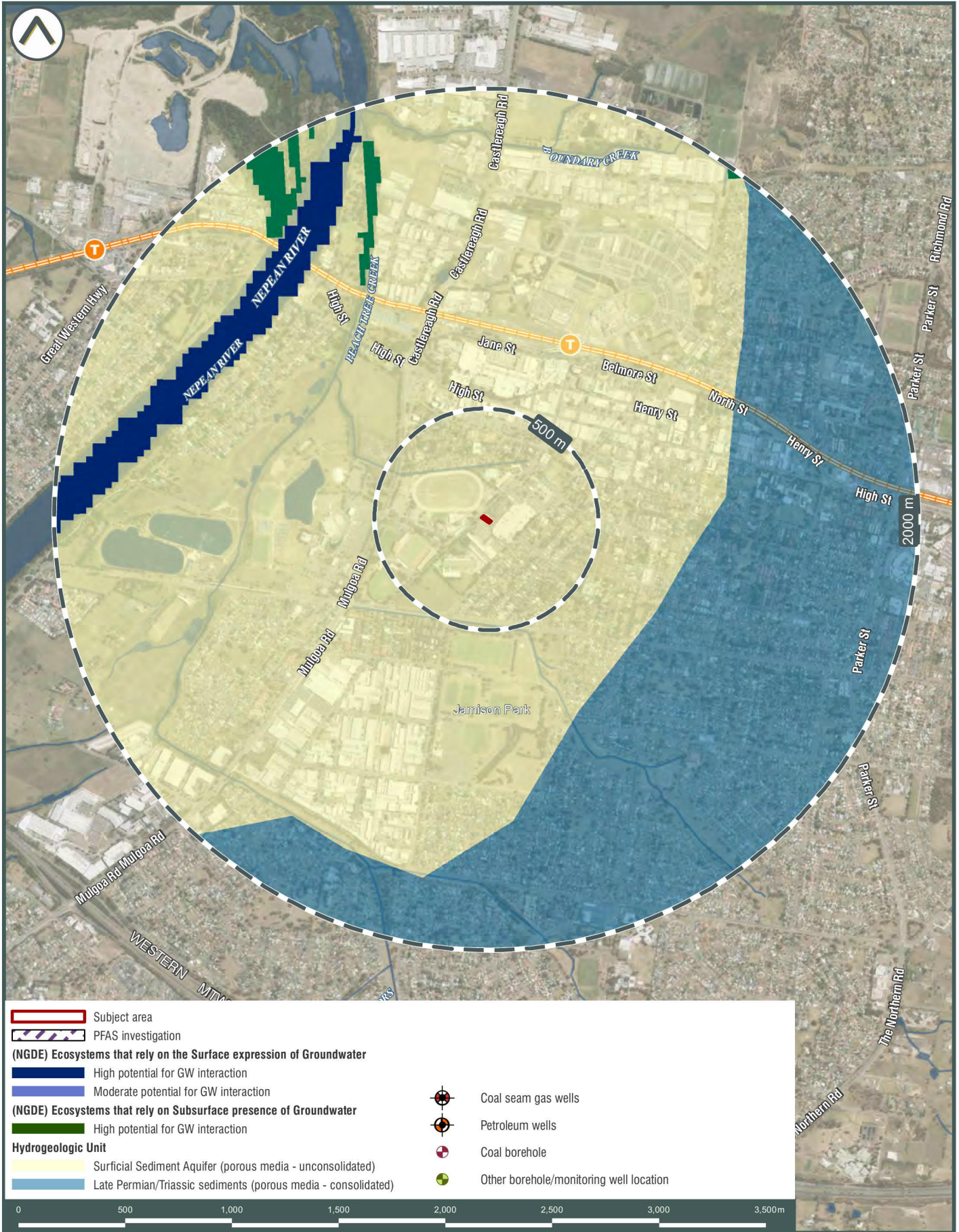
0 150 300 450 600 750m

HYDROGEOLOGY AND GROUNDWATER BORES



MAP 5a

Enviro-Screen



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HYDROGEOLOGY AND OTHER BOREHOLES



MAP 5b

Enviro-Screen





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EPA RECORDS AND OTHER REGULATORY CONTAMINATION ISSUES



MAP 6

Enviro-Screen





POTENTIALLY CONTAMINATING ACTIVITIES



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- Subject area
- ✕ Other potentially contaminating activities
- ✕ Former potentially contaminating activities
- Storage Tanks***
- Underground Storage Tank
- Aboveground Storage Tank
- ✕ Abandoned / Decommissioned

*This is not an exhaustive list of all tanks.

0 50 100 150m

CURRENT COMMERCIAL AND TRADE DATA



MAP 7

Enviro-Screen





Subject area
Protection of the Environment Operations Act 1997
 POEO Licences
 Licences no longer in force/surrendered
 Penalty and clean up notices
 NPI industrial facilities

LICENSING UNDER THE POEO ACT 1997 AND NPI FACILITIES



MAP 8

Enviro-Screen



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- Subject area
- Heritage conservation Area (LEP)
- National Heritage List (NHL)
- Register of the National Estate (RNE)
- Non-Aboriginal heritage item (Local)
- Non-Aboriginal heritage item (SHR)
- Commonwealth Heritage List (CHL)
- World Heritage Area (WHA)

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HERITAGE



MAP 9

Enviro-Screen



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NATURAL HAZARD AND COASTAL MANAGEMENT



MAP 10

Enviro-Screen





ATTACHMENT B

Historical Imagery





HISTORIC AERIAL PHOTOGRAPH - 1943



MAP 11



HISTORIC AERIAL PHOTOGRAPH - 1955



MAP 12





LIR-00879 Aerial Photograph 1961 30 09 2019. Data source: Please refer to "Digital Data Sources" in the Product Guide

HISTORIC AERIAL PHOTOGRAPH - 1961



MAP 13





LIR-00879 Aerial Photograph, 1965 30 09 2019. Data source: Please refer to "Digital Data Sources" in the Product Guide

HISTORIC AERIAL PHOTOGRAPH - 1965



MAP 14





LIR-00879 Aerial Photograph 1970-30-09-2019. Data source: Please refer to 'Digital Data Sources' in the Product Guide

HISTORIC AERIAL PHOTOGRAPH - 1970



MAP 15





LIR-00879 Aerial Photograph, 1986:30:09:2019. Data source: Please refer to "Digital Data Sources" in the Product Guide

HISTORIC AERIAL PHOTOGRAPH - 1986



MAP 17



LIR-00879 Aerial Photograph 1994 30 09 2019. Data source: Please refer to "Digital Data Sources" in the Product Guide





LIR-00879 Aerial Photograph 2002-30-09-2019. Data source: Please refer to "Digital Data Sources" in the Product Guide

HISTORIC AERIAL PHOTOGRAPH - 2002



MAP 19



LIR-00879 Aerial Photograph 2008 30 09 2019. Data source: Please refer to "Digital Data Sources" in the Product Guide

HISTORIC AERIAL PHOTOGRAPH - 2008



MAP 20



LIR-00879 Aerial Photograph: 2010.30.09.2019. Data source: Please refer to "Digital Data Sources" in the Product Guide

HISTORIC AERIAL PHOTOGRAPH - 2010



MAP 21



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LIR-00879 Aerial Photograph 2010-30-09-2019. Data source: Please refer to "Digital Data Sources" in the Product Guide

HISTORIC AERIAL PHOTOGRAPH - 2013



MAP 22

Document Set ID: 8912520
Version: 1, Version Date: 04/11/2019





LIR-00879 Aerial Photograph 2016 30.09.2019. Data source: Please refer to "Digital Data Sources" in the Product Guide

HISTORIC AERIAL PHOTOGRAPH - 2016



MAP 23

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LIR-00879 Aerial Photograph 2019 30.09.2019. Data source: Please refer to "Digital Data Sources" in the Product Guide

HISTORIC AERIAL PHOTOGRAPH - 2019



MAP 24

Document Set ID: 8912520
Version: 1, Version Date: 04/11/2019





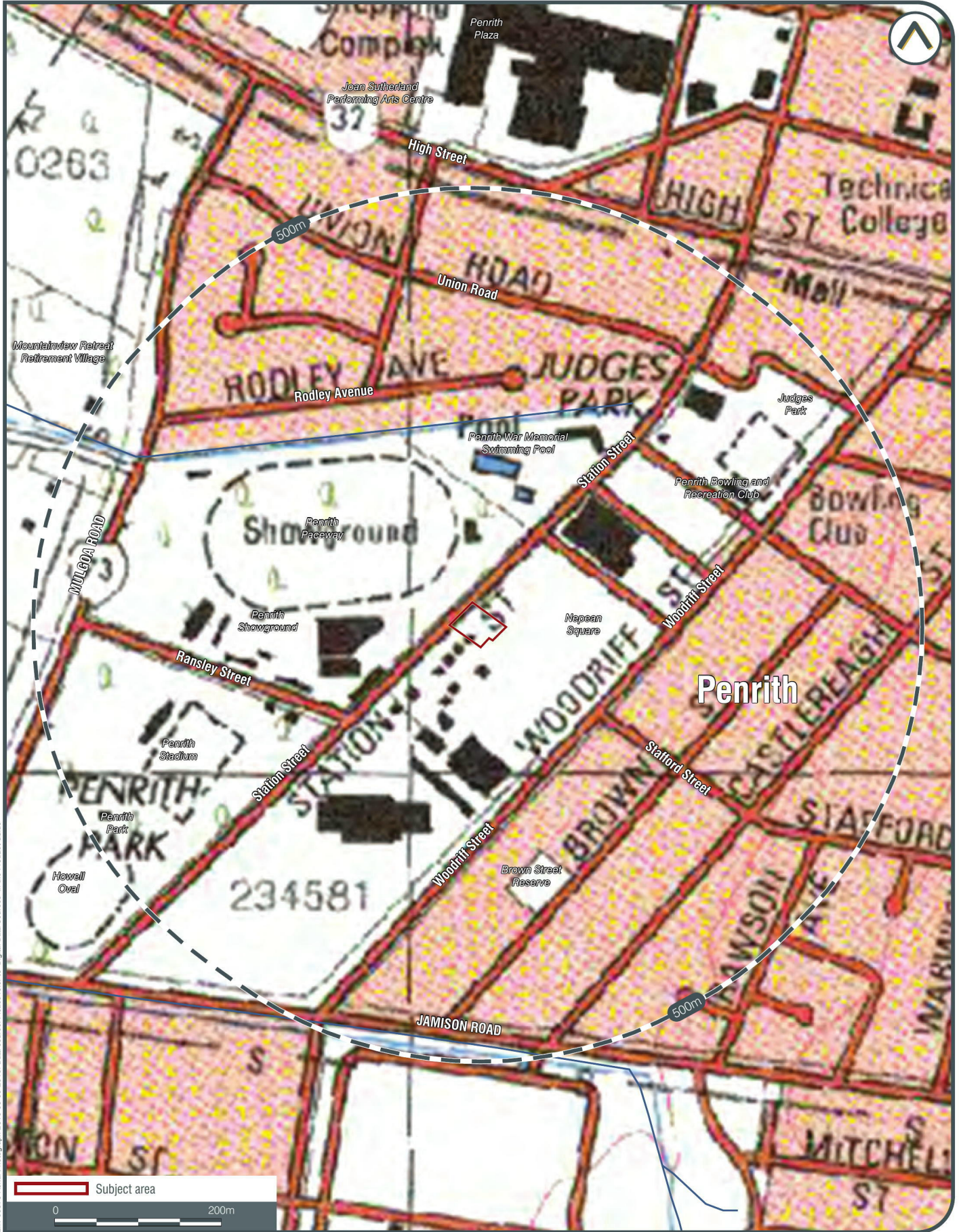
LUR-00879 Historic Zoning Map 1951 30 09 2019. Data source: Please refer to "Digital Data Sources" in the Product Guide

HISTORIC AERIAL PHOTOGRAPH - 1951



MAP 25





LIR-00879 Aerial Photograph 2016 30 09 2019. Data source: Please refer to 'Digital Data Sources' in the Product Guide

1969-1991 TOPOGRAPHIC MAP SERIES (PENRITH 9030-3N)



MAP 26



ENVIRO-SCREEN

Property Details

Lot 80 DP709313 & Lot 11 DP715161

148 Station Street, Penrith NSW

Search Date: 27 September 2019

Understanding your Report

Your Report has been produced by Land Insight and Resources (LI Resources).

Your Report is based on information available from public databases and sources at the date of reporting. The information gathered relates to land that is within a **200 to 2000 m radius** (buffer zone) from the boundaries of the Property. A smaller or larger radius may be applied for certain records (as listed under records and as shown in report maps).

While every effort is made to ensure the details in your Report are correct, LI Resources cannot guarantee the accuracy or completeness of the information or data provided.

The report provided by LI Resources includes data listed on page 3 (table of contents). All sources of data and definitions are provided on the report maps and as listed in the Product Guide (Attached). For a full list of references, metadata, publications or additional information not provided in this report, please contact LI Resources at info@liresources.com.au.

The report does not include title searches; dangerous good searches or; property certificates (unless requested); or information derived from a physical inspection, such as hazardous building materials, areas of infilling or dumping/spilling of potentially contaminated materials. It is important to note that these documents and an inspection can contain information relevant to contamination that may not be identified by this Report.

This Report, and your use of it, is regulated by LI Resources Terms and Conditions (See LIR Product Guide).

Land Insight and Resources

ABN 70 167 080 837

phone: + 61 2 9979 1720

e-mail: info@liresources.com.au

<https://liresources.com.au/>

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Section 1 - Property Setting

1.1 SITE LOCATION MAP AND SENSITIVE RECEPTORS

Map 1 (500m Buffer)

Sensitive receptor	Category	Distance (m)*	Direction
Nepean Square	Shopping Centre	28	South-east
Penrith Paceway	Trotting Track	70	North-west
Club Paceway	Club	120	west
Ripples	Public Swimming Pool	183	north

*Distance from the sensitive receptor point feature to the site boundary centroid.

1.2 PLANNING CONTROLS

Map 2 (onsite)

Zoning	B4	Mixed Use
--------	----	-----------

Environmental Planning Instruments

Type	Local Environmental Plan	Classification
Local Provisions	Penrith Local Environmental Plan 2010	Clause Application

1.3 SOIL LANDSCAPE

Map 3a (onsite)

Soil Landscape	ALri	RICHMOND	Soil Group	ALLUVIAL
Description	<p>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).</p> <p>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.</p> <p>Limitations—localised flood hazard, localised seasonal waterlogging, localised water erosion hazard on terrace edges.</p>			

1.4 ACID SULFATE SOIL

Map 3a (onsite)

	On the Property?	Within Record Search Buffer?
Acid Sulfate Soil Risk Maps (ASS) (Table 1.5.1)	Not identified	Not identified

1.5 ATLAS OF AUSTRALIAN ACID SULFATE SOIL AND SALINITY

Map 3b (onsite)

ASRIS Atlas of Australian Sulfate Soils (Table 1.5.2)	Bn(p4)	ASS in inland lakes, waterways, wetlands and riparian zones	Probability of Occurrence	Low Probability of occurrence
Hydrologic Soil Group (Table 1.5.3)	D – very slow rate			

Table 1.5.1. Classification scheme in the ASS Planning Maps

Class of Land as shown on ASS Planning Maps	
1	Any works
2	Works below natural ground surface Works by which the watertable is likely to be lowered
3	Works beyond 1m below natural ground surface Works by which the watertable is likely to be lowered beyond 1m below natural ground surface
4	Works beyond 2m below natural ground surface Works by which the watertable is likely to be lowered beyond 2m below natural ground surface
5	Works within 500m of adjacent Class 1, 2, 3, or 4 land which are likely to lower the watertable below 1m AHD on adjacent Class 1, 2, 3 or 4 land.

For each class of land, the maps identify the type of works likely to present an environmental risk if undertaken in the particular class of land. If these types of works are proposed, further investigation is required to determine if ASS are actually present and whether they are present in such concentrations as to pose a risk to the environment.

Table 1.5.2. Australian Atlas of Acid Sulfate Soils¹ (ASS) map (CSIRO/NatCASS)

Code	Distinguishing soil/sediment properties, vegetation, landforms, or other characteristics
Probability of Occurrence of ASS¹	
A	High Probability of occurrence - (>70% chance of occurrence in mapping unit)
B	Low Probability of occurrence - (6-70% chance of occurrence in mapping unit)
C	Extremely low probability of occurrence - (1-5% chance of occurrence in mapping unit)
D	No probability of occurrence - (<1% chance of occurrence in mapping unit)
x	Disturbed ASS¹ terrain - (ASS ¹ material present below urban development).
u	Unclassified - (Insufficient information to classify map unit)
Zones	
a	Potential acid sulfate soil material and/or Monosulfidic Black Ooze (MBO).
b, c	Potential acid sulfate soil generally within upper 1 m.
c, d, e	ASS ¹ generally within upper 1 m.
f	ASS ¹ generally below 1 m from the surface
g	ASS ¹ , generally below 3 m from the surface.
h	ASS ¹ generally within 1 m of the surface.
i, j	ASS ¹ generally below 1 m of the surface.
k	ASS ¹ material and/or Monosulfidic Black Ooze (MBO).
l, m, n, o, p, q	ASS ¹ generally within upper 1 m in wet / riparian areas.
Subscripts to codes	
(a)	Actual acid sulfate soil (AASS) = sulfuric material.
(p)	Potential acid sulfate soil (PASS) = sulfidic material.
(q)	Monosulfidic Black Ooze (MBO) is organic ooze enriched by iron monosulfides.
Confidence levels	
(1)	All necessary analytical and morphological data are available
(2)	Analytical data are incomplete but are sufficient to classify the soil with a reasonable degree of confidence
(3)	No necessary analytical data are available, but confidence is fair, based on a knowledge of similar soils in similar environments
(4)	No necessary analytical data are available, and classifier has little knowledge or experience with ASS, hence classification is provisional

¹Acid Sulfate Soils (ASS) are all those soils in which sulfuric acid may be produced, is being produced, or has been produced in amounts that have a lasting effect on main soil characteristics (Pons 1973). Acid sulfate soil (ASS) may include PASS or AASS + PASS. Potential acid sulfate soil (PASS) = sulfidic material. Actual acid sulfate soil (AASS) = sulfuric material.

Table 1.5.3. Hydrologic Soil Group

Code	Soil Group Characteristics
A	Soils having high infiltration rates, even when thoroughly wetted and consisting chiefly of deep, well to excessively-drained sands or gravels. These soils have a high rate of water transmission.
B	Soils having moderate infiltration rates when thoroughly wetted and consisting chiefly of moderately deep to deep, moderately fine to moderately coarse textures. These soils have a moderate rate of water transmission.
C	Soils having slow infiltration rates when thoroughly wetted and consisting chiefly of soils with a layer that impedes downward movement of water, or soils with moderately fine to fine texture. These soils have a slow rate of water transmission.
D	Soils having very slow infiltration rates when thoroughly wetted and consisting chiefly of clay soils with a high swelling potential, soils with a permanent high water table, soils with a claypan or clay layer at or near the surface, and shallow soils over nearly impervious material. These soils have a very slow rate of water transmission.

1.6 GEOLOGY AND TOPOGRAPHY

Map 4 (onsite)

Geology

Map Sheet	Symbol	Formation	Group	Era	Period	Description
Penrith 1:100,000 geological map	Qpc	Cranebrook Formation	-	Cainozoic	Quaternary	Gravel, sand, silt, clay

Topography

Topography	28mAHD
------------	--------

1.7 HYDROGEOLOGY AND GROUNDWATER BORES

Map 5a (500m - 2000m Buffer)

	On the Property?	Within Record Search Buffer?
Aquifer Type	Porous, extensive highly productive aquifers	Porous, extensive highly productive aquifers
Drinking Water Catchments	Not identified	Not identified
Protected Riparian Corridor	Not identified	Peach Tree
UPSS Environmentally sensitive zone	Southern NSW area UPSS	Southern NSW area UPSS
Wetlands	Not identified	Reservoir
Groundwater Bores	Not identified	Yes, see 1.7.1 and 1.7.2

Table 1.7.1. Groundwater Bore Details

Groundwater Bore ID	Authorised Purpose	Completion Date	Drilled Depth (m)	Final Depth (m)	SWL ¹ (m)	Salinity ¹	Yield ¹ (L/s)	Distance (m)	Direction
GW103048	Recreation	01-Jan-90	8	8	6	-	1	59.07	north-west
GW101178	Recreation	15-Jan-98	11.2	11.2	8	180.00 mg/L	0.6	368.00	north-west
GW029710	Water Supply	01-Apr-69	7.9	7.9	6	-	1.89	368.57	north-west

Groundwater Bore ID	Authorised Purpose	Completion Date	Drilled Depth (m)	Final Depth (m)	SWL ¹ (m)	Salinity ¹	Yield ¹ (L/s)	Distance (m)	Direction
GW108484	Recreation	06-Sep-06	11	11	-	-	-	415.91	north-west
GW026231	Irrigation	01-Jan-66	8.5	8.5	6	1001-3000 ppm	2.53	474.53	South-west
GW111987	Monitoring	23-Apr-10	9	9	-	-	-	513.92	north-west
GW111989	Monitoring	23-Apr-10	9	9	-	-	-	522.40	north-west
GW111988	Monitoring	23-Apr-10	9	9	-	-	-	530.78	north-west

Table 1.7.2. Groundwater Bore Driller Lithology Details

Groundwater Bore ID	From Depth (m)	To Depth (m)	Lithology	Description	Distance (m)	Direction
GW101178	0	2	<Null>	Sandy clay	368.00	north-west
	2	6	<Null>	Grey sand	368.00	north-west
	6	10.5	<Null>	Coarse gravel and cobbles (water bearing)	368.00	north-west
	10.5	11.2	<Null>	Dark grey shale and clay	368.00	north-west
GW029710	0	2.74	LOAM	Loam red	368.57	north-west
	2.74	7.92	SAND	Sand gravel water supply	368.57	north-west
GW108484	0	6	CLAY	Clay	415.91	north-west
	6	8.5	SAND	Sand	415.91	north-west
	8.5	11	GRVL	Gravel	415.91	north-west
GW026231	0	4.26	LOAM	Loam clay	474.53	South-west
	0	4.26	SILT	Silt	474.53	South-west
	4.26	8.53	GRVL	Gravel alluvial water supply	474.53	South-west
GW111987	0	3	Clay	CLAY MINOR SAND RED BROWN	513.92	north-west
	3	9	Gravel	GRAVEL WITH MINOR SAND	513.92	north-west
GW111989	0	3	Clay	CLAY MINOR SAND RED BROWN	522.40	north-west
	3	9	Gravel	GRAVEL WITH MINOR SAND	522.40	north-west
GW111988	0	3	Clay	CLAY MINOR SAND RED BROWN	530.78	north-west
	3	9	Gravel	GRAVEL WITH MINOR SAND	530.78	north-west

1.8 HYDROGEOLOGY AND OTHER BOREHOLES

Map 5b (2000m Buffer)

	On the Property?	Within Record Search Buffer?
Groundwater Vulnerability	Not identified	Not identified
Groundwater Exclusion Zones ^{1,2}	Not identified	Not identified
Hydrogeologic Unit	Surficial Sediment Aquifer (porous media - unconsolidated)	Surficial Sediment Aquifer (porous media - unconsolidated) Late Permian/Triassic sediments (porous media - consolidated)

	On the Property?	Within Record Search Buffer?
Other known borehole investigations (500m buffer)	Not identified	Not identified

1 - Botany Groundwater Management Zones (BGMZ): Zone 1 – the use of groundwater remains banned; Zones 2 to 4 – domestic groundwater use is banned, especially for drinking water, watering gardens, washing windows and cars, bathing, or to fill swimming pools.

2 – Williamstown Groundwater Management Zones (WGMZ): Primary Management Zone – this area has significantly higher levels of PFAS detected and therefore, the strongest advice applies. Secondary Management Zone – this area has some detected levels of PFAS; Broader Management Zone – the topography and hydrology of the area means PFAS detections could occur now and into the future

Groundwater Dependent Ecosystems

Name	On the Property?	Within Record Search Buffer?
Ecosystems that rely on the Surface expression of Groundwater	Not identified	High to Moderate Potential for GW Interaction
Ecosystems that rely on Subsurface presence of Groundwater	Not identified	High Potential for GW Interaction

Table 1.8.1. Other known borehole investigations (Coal Seam Gas (CSG), Petroleum Wells and Other Boreholes) (500m buffer)

Borehole ID	Purpose	Project	Client/License	Date Drilled	Depth (m)	Distance (m)	Direction
Not identified	-	-	-	-	-	-	-

Section 2 Environmental Records Summary – Contamination and Potentially Contaminating Activities

2.1 PFAS SITE INVESTIGATIONS

Map 5b (2000m Buffer)

Site	Address	Distance (m)	Direction
Not identified	-	-	-

2.2 CONTAMINATED LAND RECORD OF NOTICES ISSUED UNDER THE CLM ACT 1997

Map 6 (1000m Buffer)

Site Name ²	Site ID	Address ¹	Notices	Distance (m)	Direction
Not identified	-	-	-	-	-

1. Some addresses do not contain specific street numbers. Records identified as being in the surrounding area have been added for information.

2. Former NSW EPA sites. These sites have been removed from the Record of Notices and/or the Sites Notified lists and are kept here for information purposes only.

2.3 SITES NOTIFIED AS CONTAMINATED TO THE NSW EPA

Map 6 (1000m Buffer)

Site Name ²	Address ¹	Activity that caused Contamination	EPA Site Management Class ³	Distance (m)	Direction
Former Dry Cleaners (Jet 60 Dry Cleaners)	Shop 3, 134-138 Henry STREET, PENRITH	Unclassified	Regulation under CLM Act not required	700	North-east

1. Some addresses do not contain specific street numbers. Records identified as being in the surrounding area have been added for information.

2. Former NSW EPA sites. These sites have been removed from the Record of Notices and/or the Sites Notified lists and are kept here for information purposes only.

3. The EPA maintains a record of sites that have been notified to the EPA by owners or occupiers as contaminated land. The sites notified to the EPA and recorded on the register are at various stages of the assessment and/or remediation process. Table 5 outlines the possible management status that can be attributed to a registered contaminated site.

Table 2.3.1. EPA Site Management Class Explanation

EPA Site Management Class	
Under Assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or Protection of the Environment Operations Act 1997. Alternatively, the EPA may require information via a notice issued under s77 of the Contaminated Land Management Act 1997 or issue a Preliminary Investigation Order.
Regulation under the CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the Contaminated Land Management Act 1997 is not required.
Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997. A regulatory approach is being finalised.
Contamination currently regulated under the CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record.
Contamination currently regulated under the POEO Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. Management of the contamination is regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA's regulatory actions under the POEO Act are available on the POEO public register.

EPA Site Management Class

Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the Environmental Planning and Assessment Act 1979 (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the Environmental Planning and Assessment Act 1979 (EP&A Act).
Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the Environmental Planning and Assessment Act 1979 (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record.

2.4 OTHER CONTAMINATION ISSUES

Map 6 (1000m Buffer)

Defence Sites (current and former)

Site name	Defence code	Description	RCIP*	Distance (m)	Direction
Not identified	-		-	-	-

*RCIP (Regional Contamination Investigation Program)

James Hardie Asbestos Waste Contamination Legacy

Site	Location	Type	Distance (m)	Direction
Not identified	-	-	-	-

Former Uranium Processing Site at Hunters Hill

Site	Location	Distance (m)	Direction
Not identified	-	-	-

Former Gasworks Sites

Site	Location	Distance (m)	Direction
Not identified	-	-	-

Pasminco Smelter Lead Abatement Area

Site	Location	Distance (m)	Direction
Not identified	-	-	-

2.5 POTENTIALLY CONTAMINATING ACTIVITIES

Map 7a (500m Buffer)

Aviation Fuel Depots/Terminals

Site name	Description	Status	Distance (m)	Direction
Not identified	-	-	-	-

Aviation Rescue Fire Fighting Facilities (ARFF)

Site name	Class	Status	Distance (m)	Direction
Not identified	-	-	-	-

Cattle Dip Sites

Site name	Location	Status	Distance (m)	Direction	Direction
Not identified	-	-	-	-	-

Derelict Mines and Quarries

Deposit Name	Method	Description	Status	Distance (m)	Direction
Hornseywood Estate off Castlereagh St Penrith	rehabilitated	Set up in 1866 and situated in the Hornseywood Estate off Castlereagh St Penrith, the site operated until the 1920s (Gemmell 1986).	ceased	~400	South-east

Dry Cleaners

Site name	Location	Status	Distance (m)	Direction
Turbo Turtle Drycleaners	Nepean Village, 042 Station St, Penrith	Operating	149	North-east

Landfills (Legacy)

Site name	Description	Distance (m)	Direction
Not identified	-	-	-

Note: This is not an exhaustive list of all legacy landfills.

Liquid Fuel Depots/Terminals

Site name	Owner	Location	Status	Distance (m)	Direction
Not identified	-	-	-	-	-

Power Stations

Site name	Owner	Primary Fuel Type	Status	Distance (m)	Direction
Not identified	-	-	-	-	-

Service Stations

Site name	Owner	Location	Status	Distance (m)	Direction
Not identified	-	-	-	-	-

Substation / Switching Stations

Site name	Owner	Location	Status	Distance (m)	Direction
Not identified	-	-	-	-	-

Telephone Exchanges

Site name	Location	Status	Distance (m)	Direction
Not identified	-	-	-	-

Waste Management Facilities

Site name	Owner	Class	Status	Distance (m)	Direction
Not identified	-	-	-	-	-

Wastewater Treatment Facilities

Site name	Operator	Class	Status	Distance (m)	Direction
Not identified	-	-	-	-	-

Unexploded Ordnance (UXO) Sites - Department of Defence (DoD)

Site name	Site ID	Category	Description	Distance (m)	Direction
Not identified	-	-	-	-	-

2.6 OTHER CURRENT POTENTIALLY CONTAMINATING ACTIVITIES

Map 7b (200m Buffer)

Current Commercial and Trade Data

Site name	Category	Location	Status*	Distance (m)	Direction
JAX Tyres	Tire shop	1/160 Station St, Penrith NSW 2750	CURRENT	97.3	south
Nepean Village Auto Service & Repair Centre	Car service	unit 3/160 Station St, Penrith NSW 2750	CURRENT	100.1	south
Ultra Tune Penrith	Mechanic	Unit 4/160 Station St, Penrith NSW 2750	CURRENT	101	south
A1 Car Wash	Car Wash	Cnr Station St and, Woodriff St, Penrith NSW 2750	CURRENT	103.9	south
Aircomp Pty Ltd.	Manufacturer	1/164 Station St, Penrith NSW 2750	CURRENT	145.7	south
mycar Penrith	Tire shop	Nepean Square Shopping Centre Corner of Woodriff Street and, Reserve St, Penrith NSW 2750	CURRENT	157.2	north-east

*Data is current as when this report was created. However due to the turnover of business locations, some addresses may be former.

Underground Storage Tank (UST)

Premises	Tank type	Status*	Distance (m)	Direction
Not identified	-	-	-	-

Note: This is not an exhaustive list of all UST's.

Parramatta River Catchment Land Use Areas – Zoning Changes

Land Use 1943	Land Use 2005	Distance (m)	Direction
Not identified	-	-	-

Parramatta River Catchment Land Use Areas – Reclamation Areas

	On the Property?	Within Record Search Buffer?
Reclamation Area	Not identified	Not identified

*Many areas of Parramatta river have been reclaimed, often being used as rubbish dumps.

2.7 NPI INDUSTRIAL FACILITIES

Map 8 (500m Buffer)

Facility name	Address	Primary ANZSIC Class	Latest report	Distance (m)	Direction
Not identified	-	-	-	-	-

2.8 LICENSING UNDER THE POEO ACT 1997

Map 8 (500m Buffer)

Licences

Licence holder	EPL Number	Location Name	Premise Address ¹	Fee Based Activity	Distance (m)	Direction
Not identified		-	-	-	-	-

1. Some sites do not contain specific addresses. Records identified as being in the surrounding area have been added for information.

Delicensed Premises still Regulated by EPA, Licences Surrendered, Clean Up and Penalty Notices

Licence holder	N ^o	Name	Premise Address ¹	Fee Based Activity	Status	Distance (m)	Direction
Panasonic AVC Networks Australia Pty Ltd	2818	Panasonic AVC Networks Australia Pty Ltd	164 Station Street, Penrith	Hazardous, Industrial or Group A Waste Generation or Storage	Surrendered	120	South-west

1. Some sites do not contain specific addresses. Records identified as being in the surrounding area have been added for information.

2.9 PUBLIC REGISTER OF PROPERTIES AFFECTED BY LOOSE-FILL ASBESTOS INSULATION

Map 8 (onsite)

Address	Match Found
Not identified	-

HISTORICAL COMMERCIAL & TRADE DIRECTORY DATA

1932 HISTORICAL COMMERCIAL & TRADE DIRECTORY DATA

(200m Buffer)

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Not identified	-	-	-	-	-

1940 HISTORICAL COMMERCIAL & TRADE DIRECTORY DATA

(200m Buffer)

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Not identified	-	-	-	-	-

1950 HISTORICAL COMMERCIAL & TRADE DIRECTORY DATA

(200m Buffer)

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Not identified	-	-	-	-	-

1965 HISTORICAL COMMERCIAL & TRADE DIRECTORY DATA

(200m Buffer)

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Grocers—W'sale	MITCHELL D & CO SELF SERVICE WHOLESALE BRANCHE	Woodriffe St, Penrith	Street	-	-

1970 HISTORICAL COMMERCIAL & TRADE DIRECTORY DATA

(200m Buffer)

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Not identified	-	-	-	-	-

1974 HISTORICAL COMMERCIAL & TRADE DIRECTORY DATA

(200m Buffer)

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Television Receivers - Mfrs. &/or W'salers	Matsushita Electric Co (Aust) Pty Ltd (factory)	Station Street, Penrith	Street	-	-

1980 HISTORICAL COMMERCIAL & TRADE DIRECTORY DATA

(200m Buffer)

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Photographers - General	Linwald Photographic Services	146 Station Street, Penrith	Address	0m	East
Photographic Colour Processing	Carnival Color	146 Station Street, Penrith	Address	0m	East
Panel Beaters &/or Painters	Sinclair Ford Pty Ltd	160 Station Street, Penrith	Address	78m	South West

Builders & Contractors	Borec Homes Pty Ltd	Station Street, Penrith	Street		
Building Supplies	Penrith Hardware Specialists	Station Street, Penrith	Street		
Hardware - Retail	Murrays Hardware	Station Street, Penrith	Street		
Hardware - Retail	Penrith Hardware Specialists	Station Street, Penrith	Street		
Paper Mfrs &/or Wholesalers	Nashua Australia Pty Ltd	Station Street, Penrith	Street		
Stereophonic Equipment - Service	Melcoa (National) Matsushita Electric Co (Aust) Pty Ltd	Station Street, Penrith	Street		
Television Receivers - Mfrs &/or W'salers	Matsushita Electric Co Pty Ltd	Station Street, Penrith	Street		
Electric Light & Power Suppliers	Prospect County Council	Station Street, Penrith	Street		
Chemists - Pharmaceutical	Cama House Pharmacy	Woodriffe Street, Penrith	Street		
Chemists - Pharmaceutical	Green Denis C	Woodriffe Street, Penrith	Street		
Electronic Engineers	F.C. Electronics Pty Ltd	134 Station Street, Penrith	Street		
Toolmakers	Carbide Products	152 Station Street, Penrith	Street		
Fencing Contractors	Nepean Timber Supplies Pty Ltd	154 Station Street, Penrith	Street		
Timber Merchants	Nepean Timber Supplies Pty Ltd	154 Station Street, Penrith	Street		
Buildings-Prefabricated &/or Portable	Nepean Timber Supplies Pty Ltd	154 Station Street, Penrith	Street		
Motor Engineers & Repairers	Thistle Auto Repairs	158 Station Street, Penrith	Street		
Motor Mechanics	Thistle Auto Repairs	158 Station Street, Penrith	Street		

1990 HISTORICAL COMMERCIAL & TRADE DIRECTORY DATA

(200m Buffer)

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Printed Circuits	PC-CAD Pty Ltd	148 Station Street, Penrith	Address	On Site	
Brake &/or Clutch Service	Goodyear Tyre & Brake Service	160 Station Street, Penrith	Address	78m	South West
Brake &/or Clutch Service	Midas Australia Pty Ltd	160 Station Street, Penrith	Address	78m	South West
Mufflers &/or Exhaust Systems	Midas Australia Pty Ltd	160 Station Street, Penrith	Address	78m	South West
Mufflers &/or Exhaust Systems	Midas Brake & Clutch	160 Station Street, Penrith	Address	78m	South West

Shock Absorbers, Springs & Suspensions	Midas Australia Pty Ltd	160 Station Street, Penrith	Address	78m	South West
Transmissions - Automotive - Car	Allstates Automotive Transmissions Pty Ltd	160 Station Street, Penrith	Address	78m	South West
Tyres Retail	Goodyear Tyre & Brake Service	160 Station Street, Penrith	Address	78m	South West
Tyres Retail	Jax Tyres Pty Ltd	160 Station Street, Penrith	Address	78m	South West
Tyres Retail	"Pirelli Jax Tyres Brakes & Suspension"	Unit 3, 160 Station Street, Penrith	Address	78m	South West

Land Insight and Resources use a number of different address georeferencing methods and characterised them according to the following criteria: completeness (match rates) and positional accuracy. When address do not contain specific street numbers or a match is not found, records identified as being in the surrounding areas are included for reference.

Historical data positional accuracy and georeferencing results explanation

Positional accuracy	Georeferenced	Description
Address	Located to the address level	<i>When street address and names fully match.</i>
Street	Located to the street centroid	<i>When street names match but no exact address was found. Location is approximate.</i>
Place	Located to the structure, building or complex	<i>When building, residential complex or structure name match but no exact address was found. Location is approximate.</i>
Suburb	Located to the suburb area	<i>When suburb name match but no exact address was found. Location is approximate.</i>
Not georeferenced	Not found	<i>When it was not georeferenced, and address could not be found.</i>

Section 3 - Other Environmental Constraints

3.1 FEDERAL, STATE AND LOCAL HERITAGE

Map 9 (200m Buffer)

Local Environment Plan (LEP) Heritage

Site Name	Site ID	Significance	Type	Distance (m)*	Direction
Victorian House (former)	14	Local	Item - General	0	Onsite
"Kentucky" (former)	13	Local	Item - General	0	North-east
Cottage	847	Local	Item - General	174	South-east

National Heritage List (NHL)

Site Name	Site ID	Class	Status	Distance (m)	Direction
Not identified	-	-	-	-	-

Register of the National Estate (RNE)

Site Name	Site ID	Class	Status	Distance (m)	Direction
Not identified	-	-	-	-	-

Non-Aboriginal heritage item (Local)

Site Name	Site ID	Class	Status	Distance (m)	Direction
Not identified	-	-	-	-	-

Non-Aboriginal heritage item (SHR)*

Site Name	Site ID	Listing n ^o	Plan n ^o	Distance (m)	Direction
Not identified	-	-	-	-	-

*State Heritage Register

Commonwealth Heritage List (CHL)

Site Name	Site ID	Class	Status	Distance (m)	Direction
Not identified	-	-	-	-	-

World Heritage Area (WHA)

Site Name	Site ID	IUCN	Status	Distance (m)	Direction
Not identified	-	-	-	-	-

3.2 NATURAL HAZARDS & COASTAL MANAGEMENT

Map 10 (500m Buffer)

Bush Fire Prone Land (BPL)

Category	On the Property?	Within Record Search Buffer?
Not identified	-	-

Fire History (Wildfires and Prescribed Burns)

Category	On the Property?	Within Record Search Buffer?
Not identified	-	-

Flood Hazard Area

Name	On the Property?	Within Record Search Buffer?
Not identified	-	-

3.3 STATE ENVIRONMENTAL PLANNING POLICY (COASTAL MANAGEMENT)

Map 10 (500m Buffer)

Type	On the Property?	Within Record Search Buffer?
Coastal Wetlands Proximity Area	Not identified	Not identified
Coastal Wetlands	Not identified	Not identified
Coastal Environment Area Map	Not identified	Not identified
Coastal Use Area Map	Not identified	Not identified



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SafeWork NSW

Locked Bag 2906, Lisarow NSW 2252
Customer Experience 13 10 50
ABN 81 913 830 179 | www.safework.nsw.gov.au

Our Ref: D19/199487

4 October 2019

Michael Petrozzi
Edison Environmental & Engineering Pty Ltd
PO BOX 564
Balmain NSW 2041

Dear Mr Petrozzi

RE SITE: 146 and 148 Station Street Penrith NSW

I refer to your site search request received by SafeWork NSW on 27 September 2019 requesting information on Storage of Hazardous Chemicals for the above site.

A search of the records held by SafeWork NSW has not located any records pertaining to the above-mentioned premises.

For further information or if you have any questions, please call us on 13 10 50 or email licensing@safework.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to be a stylized 'S' or similar character.

Customer Service Officer
Customer Experience - Operations
SafeWork NSW

**ANNEXURE 3:
Site Photographs**

Photograph 1: Building 1. 148 Station Street, Penrith. Currently vacant.



Photograph 2: Building 2. 146 Station Street, Penrith. Percy Plunkett.



Photograph 3: Building 2. Percy Plunkett outdoor dining area. Paved and synthetic turf with limited small, well-mulched garden beds.



Photograph 4: Building 3. Gloria Jean's.



Photograph 5: Building 3 to the right and Building 4 (Nando's, Italian Restaurant and Vicinity Centre's Management Office) to the left.



Photograph 6: Building 4 (Nando's, Italian Restaurant and Vicinity Centre's Management Office) to the left.



Photograph 7: Drainage is assisted by three (3) grated pits



Photograph 8: Locked cage holding Liquefied Petroleum Gas (LPG) tanks was located at the rear of Building 3.



Photograph 9: There are three (3) grease traps serving the food outlets at the site.

